Revised Notice of Preparation

To: Trustee/Responsible Agencies

(Address)

From: City of Gonzales

147 Fourth Street

Gonzales, CA 93926

(Address)

Subject: Revised Notice of Preparation of a Draft Environmental Impact Report
State Clearinghouse Number 2020039056

The City of Gonzales will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

A Notice of Preparation (NOP) was originally circulated in March 2020 (State Clearinghouse Number 2020039056) for a project then known as the Vista Lucia Annexation Project. A supplemental General Plan EIR was to be prepared to evaluate its environmental impacts based on the conceptual land use plan, land development capacity, and other materials submitted by the applicant. Subsequent to the original NOP being circulated, the project applicant prepared a specific plan for the project site and tentative maps for two of several planned future development phases. In addition to the original annexation and pre-zoning approvals, the applicant is now also seeking specific plan and tentative map approvals. Consequently, new, more detailed project information is available as a basis for assessing the scope of potential project impacts. The City now plans to prepare a project specific EIR.

This revised NOP has been prepared to solicit comments on the scope of the EIR for the current Vista Lucia Project and to reflect the more detailed project information now available. The updated project description, project location, and updated discussion of potential environmental effects are contained in the attached materials. As is described in the attached materials, the land use plan and development capacity being proposed in the specific plan is substantially the same as was proposed in the conceptual land use and development capacity information described in the original NOP.

Due to the time limits mandated by State law, your response to this revised NOP must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Comments received on the original NOP will also be addressed in the EIR.

Given the circumstances associated with the novel coronavirus (COVID-19), non-essential public gatherings in the City of Gonzales may be cancelled or postponed. Therefore, for purposes of fulfilling CEQA mandates to obtain comments from the public agencies related to this NOP, only written comments will be accepted and it is assumed that there will be no public meetings to gather comments.

Please send your response to Matthew Sundt, Community Development Director at the address shown above or at msundt@ci.gonzales.ca.us or call 831-675-4203. We will need the name for a contact person in your agency.

Project Title: Vista Lucia Project

Project Applicant, if any: Cielo Grande Ranch LLC c/o Pembrook Development

Date 9/13/21 Signature Matthew Sundt

Title Community Development Director

Telephone 831-675-4203

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Vista Lucia Project EIR
Revised Notice of Preparation

PROJECT LOCATION AND SETTING

The Vista Lucia Project site is comprised of approximately 768 acres within the City of Gonzales' Sphere of Influence (SOI) in Monterey County, immediately east of the existing City of Gonzales (City) city limits. Figure 1, Location Map, presents the regional location of the project site.

Surrounding Land Uses

The project site is bound by Fanoe Road to the west, Associated Lane to the north, Iverson Road to the east, and a large agricultural to the south. Adjacent land to the north and east is in unincorporated Monterey County and has been highly modified by agricultural use; land immediately to the north is also in an agricultural preserve. Associated Lane, an unimproved farming road on the northern boundary, is shown to be a future major roadway west of the project site in the City's 2010 General Plan (General Plan). The property on the south is also in active agricultural use, but is within the City's SOI and is designated in the General Plan for future commercial and residential development. To the west are two single-family subdivisions, Canyon Creek and Arroyo Estates. To the northwest are farming operations shown as "Urban Reserve" in the General Plan. Two existing rural residences are located immediately adjacent to the project site. Figure 2, Aerial Photograph, presents the project site boundary and surrounding land uses.

Existing Site Conditions

The project site is comprised largely of agricultural land that is currently in agricultural production. Existing improvements include ancillary agricultural support structures, irrigation ditches, ponds and unimproved roadways.

The site is relatively flat, ranging in elevation from approximately 250 feet in the southeast corner to approximately 125 feet in the northwest corner.

PROJECT BACKGROUND

The project site is one of several locations the City identified as a future development area in the Gonzales 2010 General Plan. The General Plan includes AMBAG projections which at that time, showed "Gonzales growing to 23,418 people in the year 2035, an increase of about 14,393 over the current 2009 population of 9,025 persons." To accommodate the anticipated growth, the City set aside "approximately 1,500 acres of additional land for residential growth, or enough land to accommodate a total City population of about 38,000." The project site was included in the area the City set aside for growth. The project site was already within the City's Urban Growth Boundary when the General Plan was adopted in 2010, but outside of the SOI.

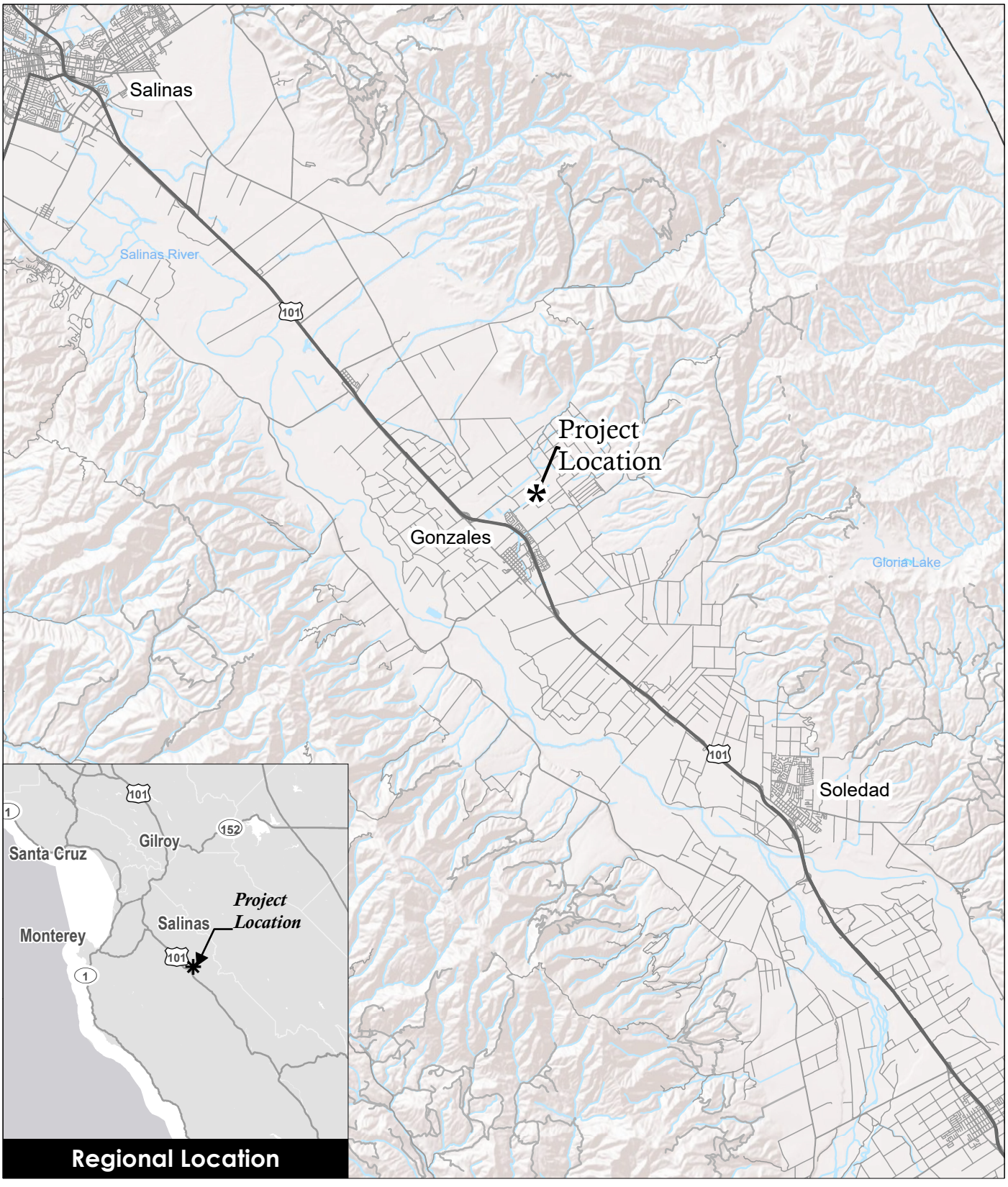
In May 2014, the Monterey County Local Agency Formation Commission (LAFCO) approved the City's request to include the project site, as well as other properties, within the SOI. When LAFCO approved the City's request to expand the SOI, it acknowledged the need to annex property within the new SOI boundary to meet the City's demand for housing.

The proposed project is the first annexation and development project proposed since the SOI was expanded in 2014. There has been no new single-family residential construction in the City since 2006. The most recent units constructed are the Fanoe Vista Apartments built in 2009, which included a net increase of 25 apartment units. Three accessory dwelling units were built in 2020/21.

PROPOSED PROJECT

Cielo Grande Ranch LLC c/o Pembrook Development (applicant) has submitted an application to the City requesting annexation, pre-zoning, specific plan, and two tentative map entitlement approvals for the project site. The annexation and pre-zoning requests require approval from the both the City and Monterey County LAFCO, while the specific plan and tentative map approvals require only City approval. Combined, the two tentative maps include 389 residential lots. They represent the first two of several future development phases identified in the specific plan. The project EIR must be certified before the City Council and LAFCO can take approval actions.

The proposed annexation and pre-zoning actions are intended to facilitate future development of the project site under the jurisdiction of the City. The specific plan provides guidance for how the project site would be developed over an assumed 20-year time horizon.



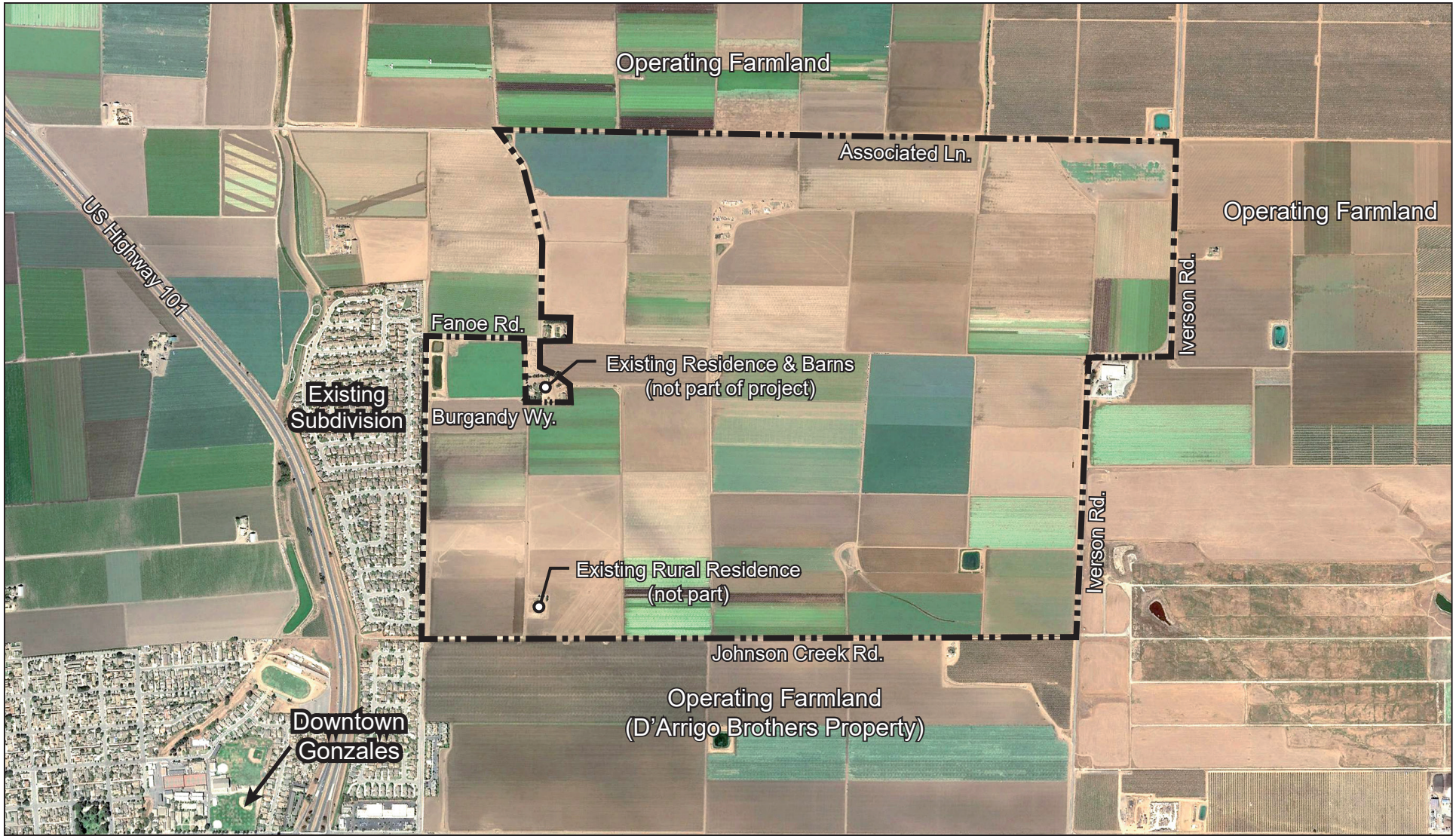
Source: Esri 2015

Figure 1

Location Map

Vista Lucia Project EIR Notice of Preparation

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Source: Google Earth 2018

Figure 2

Aerial Photograph

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Land Use Plan

The specific plan includes a land use plan and land use summary for the project site. The project includes two major development areas, Village One and Village Two, that would be developed in phases. The Village One site encompasses approximately 410 acres, taking up the western half of the Vista Lucia property. The Village One Land Use Plan calls for approximately 1,861 single-family and multi-family residential units of varying densities; approximately one acre of neighborhood retail commercial use; an approximately 12-acre elementary school site; approximately 70 acres of community and neighborhood parks, open space, and detention areas; a one-acre Village Green; and a 2.2-mile broad pedestrian promenade system that interconnects neighborhoods within Village One and beyond. In addition, bike trails, ag buffers, and other open areas will be incorporated.

Village Two will have similar attributes on the remaining 358 acres. A total of approximately 1,637 residential units are planned, for a total of 3,498 units when combined with Village One. Village Two would include an approximately six-acre Neighborhood Commercial/Mixed-Use center, that when combined with the Village One retail commercial use, would enable up to 120,000 square feet of commercial building square footage. A 12-acre elementary school site; an 18-acre middle school site; and approximately 82 acres of parks, trails, promenades, drainage/detention areas, and other open space features are also proposed. A drainage and agricultural buffer area will ring both Village One and Village Two along the west, north, and eastern boundaries of the project site.

The City acknowledges recent state legislation which requires ministerial approval of accessory dwelling units. It is considered speculative to estimate the number of accessory dwellings that may ultimately be constructed within the site. Individual future lot owners would make their own decisions about whether or not to apply for accessory dwelling unit approvals from the City.

Figure 3, Vista Lucia Project Land Use Plan, presents the locations of residential, educational, commercial, and recreational land uses, along with their associated points of access, general circulation pattern, and overall open space system.

Based on the 4.40 persons per household figure in the City of Gonzales 2015-2023 Housing Element and the projected residential capacity of 3,498 units, the proposed project could add approximately 15,391 people to the City's population. Based on the projected retail/commercial use building capacity of 96,000 square feet and an employment density of one job per 550 square feet of retail/commercial building capacity, the proposed project could generate approximately 175 new jobs.

The proposed project would trigger the need for several off-site improvements, including constructing a new segment of Fanoe Road, and widening existing roads (Fanoe Road and Associated Lane) as has been planned for by the City. Improvements to the U.S. Highway

101/North Alta Road interchange would also be required. The preliminary improvement concept for the interchange will be included in the EIR. Reasonably foreseeable potential impacts resulting from constructing the interchange will be described based at the level of information available, with detailed environmental analysis to be conducted by Caltrans as part of its interchange design and approval process.

Approach to Environmental Analysis

The City has determined that a EIR should be prepared to assess the potential impacts of the proposed project. If the City and LAFCO were to approve the project, no further CEQA documentation would be required for individual future projects developed consistent with the specific plan unless any of the conditions presented in CEQA Guidelines section 15162, Subsequent EIRs and Negative Declarations, were to occur.

Where appropriate, the EIR will reference information in the General Plan EIR. In some cases, the analysis of impacts in the General Plan EIR may, in whole or part, be largely adequate to address project-specific impacts. For purposes of the proposed project, the following environmental impacts may be adequately addressed in the General Plan EIR and consequently, may not be evaluated in detail in the EIR: aesthetics, geology and soils, and mineral resources.

Potential Environmental Effects

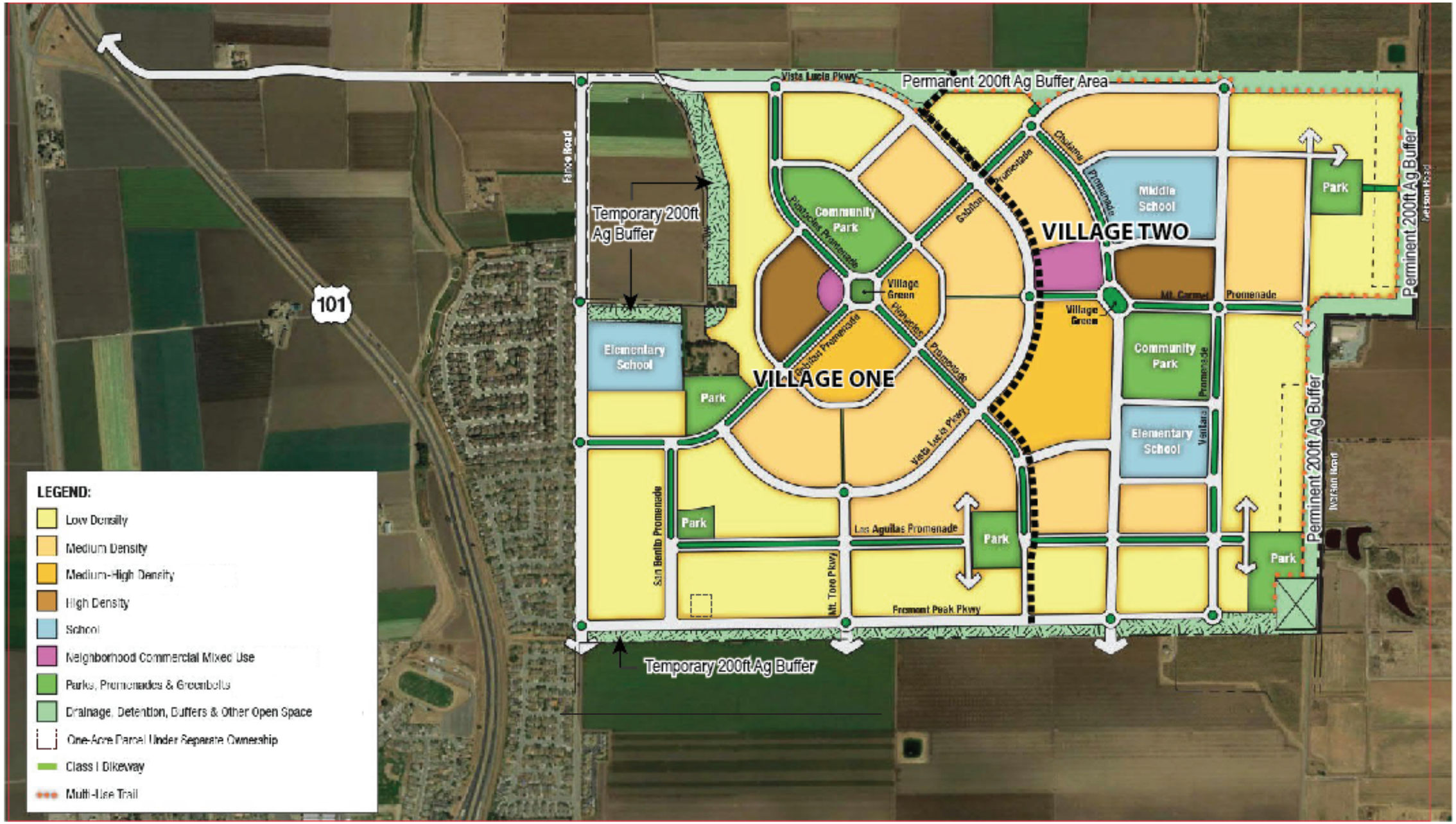
Environmental topics that will be evaluated in detail in the EIR are summarized below along with specific analysis considerations for each topic.

Air Quality

The potential for the proposed project to generate criteria air pollutants and toxic air contaminants with potential to cause significant impacts will be the focus of this analysis. Air emissions will be modeled and compared to thresholds of significance.

Biological Resources

Though the vast majority of the project site is in agricultural production and has been substantially modified, the potential presence of protected biological resources will be evaluated to determine whether significant impacts may occur. Mitigation for those impacts, if any, will be identified.



Source: Pembrook Development 2020

Figure 3
Vista Lucia Project Land Use Plan

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Cultural and Tribal Resources

This analysis will document the findings in the applicant's cultural resources report and historic resources evaluation, and a supplemental historic evaluation to be prepared to identify potential impacts This section will also describe the City's tribal consultation process and outcomes.

Energy

This analysis will be updated to reflect current practice for evaluating energy impacts in light of recent CEQA case law and heightened attention to energy use in relation to greenhouse gas effects. Sources of energy demand will be identified and quantified. Project features and mitigation measures that affect energy demand will be noted.

Greenhouse Gas Emissions

The greenhouse gas analysis will include a quantified emissions inventory for the project, describe the City's adopted climate action plan, identify whether the proposed project is consistent with the land use and growth assumptions in the climate action plan, describe measures in the climate action plan that are applicable to the proposed project, and identify mitigation measures, as needed, to ensure the project is implemented consistent with the climate action plan.

Hazards and Hazardous Materials

Potential impacts related to historic/current hazardous materials conditions within the site will be of particular relevance. This analysis will make reference to prior environmental site assessment analyses and updated environmental site assessment analyses that have been prepared by the applicant.

Hydrology and Water Quality

The analysis will make reference to the City's *Conceptual Drainage Master Plan – Proposed Developments within Sphere of Influence, City of Gonzales* as a basis for examining potential storm water management and quality issues.

Noise

A noise analysis will be prepared to assess whether new stationary and mobile-source s have potential to exceed noise compatibility standards in the General Plan and standards contained in the Municipal Code.

Transportation and Traffic

A vehicle miles traveled analysis will be conducted to evaluate baseline vehicle miles traveled, year 2030 vehicle miles traveled under the General Plan, and the change in vehicle

miles traveled that would occur with the proposed project. The analysis and impact determination will be based on guidance provided in the Office of Planning and Research's "Technical Advisory on Evaluating Transportation Impacts in CEQA".

Public Services

This section of the EIR will assess the need for new public facilities (police, fire schools, parks) and address, to the extent possible, whether constructing and operating such facilities could result in significant impacts.

Water Demand and Wastewater Treatment

Project effects will be examined with reference to the *City of Gonzales Existing City Plus Sphere of Influence Water Master Plan*, the *City of Gonzales Existing City plus Sphere of Influence Wastewater Master Plan*, and a SB 610 water supply assessment to be prepared for the project.