

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020039055

Project Title: Puente Del Monte Specific PlanLead Agency: City of GonzalesContact Person: Taven Kinison BrownMailing Address: 147 Fourth StreetPhone: (831) 675-5000City: GonzalesZip: 93926County: Monterey**Project Location:** County: MontereyCity/Nearest Community: GonzalesCross Streets: Gloria Road, Iverson RoadZip Code: 93926Longitude/Latitude (degrees, minutes and seconds): 36 ° 30 ' 21.4 " N / 121 ° 24 ' 37.8 " W Total Acres: 501Assessor's Parcel No.: 223-032-011, -012, -018

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: U.S. Highway 101Waterways: Gonzales Slough, Irrigation Ditches

Airports: _____

Railways: Union Pacific Schools: La Gloria Elementary, Fairview Middle, Gonzales High, G**Document Type:**

CEQA: ☒ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI _____

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☐ Rezone ☒ Annexation
☒ General Plan Amendment ☐ Master Plan ☒ Prezone ☐ Redevelopment
☐ General Plan Element ☒ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☒ Residential: Units 2,492 Acres 311.4
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☒ Transportation: Type Internal circulation and Gloria Road improvements (43.8 acres)
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☒ Industrial: Sq.ft. _____ Acres 8.5 Employees _____ ☐ Power: Type _____ MW
☐ Educational: Two elementary schools (21.2 acres) ☐ Waste Treatment: Type _____ MGD
☒ Recreational: Parks/trails (54.6 acres) ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD ☐ Other: _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:Land Use: Farmlands 40-160 Acre Minimum, Zoning: Farmlands 40-Acre Minimum (F/40)**Project Description:** *(please use a separate page if necessary)*

The Puente Del Monte Specific Plan ("project") consists of specific plan adoption (general plan amendment), annexation, and pre-zoning approvals for an approximately 501-acre project site in unincorporated Monterey County, within the City of Gonzales Sphere of Influence and immediately east of the existing city limits. The specific plan would allow development of 2,492 homes (low to high density) on 311.4 acres (of which 6.6 acres for mixed-uses); 8.5 acres of light industrial (business park) uses; 61.6 acres of agricultural buffers; 54.6 acres of parks/trails; 21.2 acres of public facilities (two elementary schools); and 43.8 acres of circulation improvements. Buildout of the specific plan is expected to result in an approximate population increase of 8,971 and approximately 307 new employment opportunities. The existing on-site structures would be demolished. The specific plan is proposed to be developed in seven phases over a currently undetermined period of time.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 9, 2026 Ending Date February 8, 2026

Lead Agency (Complete if applicable):

Consulting Firm: EMC Planning Group, Inc.
Address: 601 Abrego St
City/State/Zip: Monterey, CA 93940
Contact: Teri Wissler Adam, Senior Principal
Phone: (831) 649-1799 ext. 203

Applicant: Jackson Family Investments
Address: 425 Aviation Blvd
City/State/Zip: Santa Rosa, CA 95403
Phone: (949) 400-5172

Signature of Lead Agency Representative: _____

Date: 01/08/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.