

Notice of Preparation

Notice of Preparation

To: <u>State Clearinghouse, County Clerk,</u>	From: <u>City of Gonzales</u>
<u>Responsible and Trustee Agencies, and</u>	<u>147 Fourth Street</u>
<u>Interested Parties</u>	<u>Gonzales, CA 93926</u>
(Address)	(Address)

**Subject: Notice of Preparation of a Draft Environmental Impact Report
State Clearinghouse Number 2020039055**

The City of Gonzales will be the Lead Agency and will prepare an environmental impact report 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 will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An initial study was not prepared.

A scoping meeting for the project will be held at City Council Chambers, 107 Fourth Street, Gonzales on Monday, January 26, 2026 at 6:00 PM.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Taven Kinison Brown, Community Development Director at the address shown above or at TKinisonBrown@ci.gonzales.ca.us. We will need the name for a contact person in your agency.

Project Title: Puente Del Monte Specific Plan

Project Applicant, if any: Jackson Family Investments

Date January 8, 2026

Signature Taven M Kinison Brown

Title Community Development Director

Telephone 831-675-5000

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

Puente Del Monte Specific Plan EIR Notice of Preparation

Project Overview

Project Location and Setting

The Puente Del Monte Specific Plan (hereinafter “specific plan” or “proposed project”) is located on approximately 501 acres within the City of Gonzales’ Sphere of Influence in Monterey County, immediately east of the existing City of Gonzales (City) limits. The project site is currently developed with a rural single-family residence, an agriculture maintenance facility, and agricultural land consisting of row crops and vineyards. The project site is surrounded by agricultural uses and rural residential uses to the north and south, and agricultural uses to the east and west.

Figure 1, [Location Map](#), presents the regional location of the project site. Figure 2, [Aerial Photograph](#), presents an aerial photograph of the project site boundary with surrounding land uses. Figure 3, [Land Use Plan](#), illustrates the proposed land uses.

Project Description

The applicant has submitted an application to the City requesting specific plan adoption (general plan amendment), annexation, and pre-zoning approvals for the approximately 501-acre project site. The proposed specific plan would allow for the following development:

- 2,492 homes (ranging from low density to high density housing products) on 311.4 acres. Approximately 6.6 of these acres would be available for mixed-uses;
- Light industrial (business park) development of 8.5 acres;
- Open space including 61.6 acres of agricultural buffers and 54.6 acres of parks and trails;
- Civic Space including 21.2 acres for 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.

Project Background

An annexation application for the Puente Del Monte project site was initially proposed in 2019. On March 17, 2020, a notice of preparation was submitted to the State Clearinghouse, which assigned the number 2020039055. Prior to completion of a draft EIR, the project was put on hold.

In early 2025, the applicant submitted an administrative draft specific plan to the City of Gonzales for a reduced-size project site. The specific plan includes a number of proposed land use changes relative to the original annexation project, including revisions to anticipated development capacity. Therefore, this new NOP has been prepared.

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.

Agricultural Resources

The project site consists of a rural single-family residence, an agriculture maintenance facility, and agricultural land consisting of row crops and vineyards. The proposed project is expected to result in impacts to agricultural resources during the development and buildout of the project site.

Air Quality

The proposed project is expected to result in fugitive dust emissions and toxic air contaminants during construction activities, and criteria air pollutants during long-term operation of the project.

Biological Resources

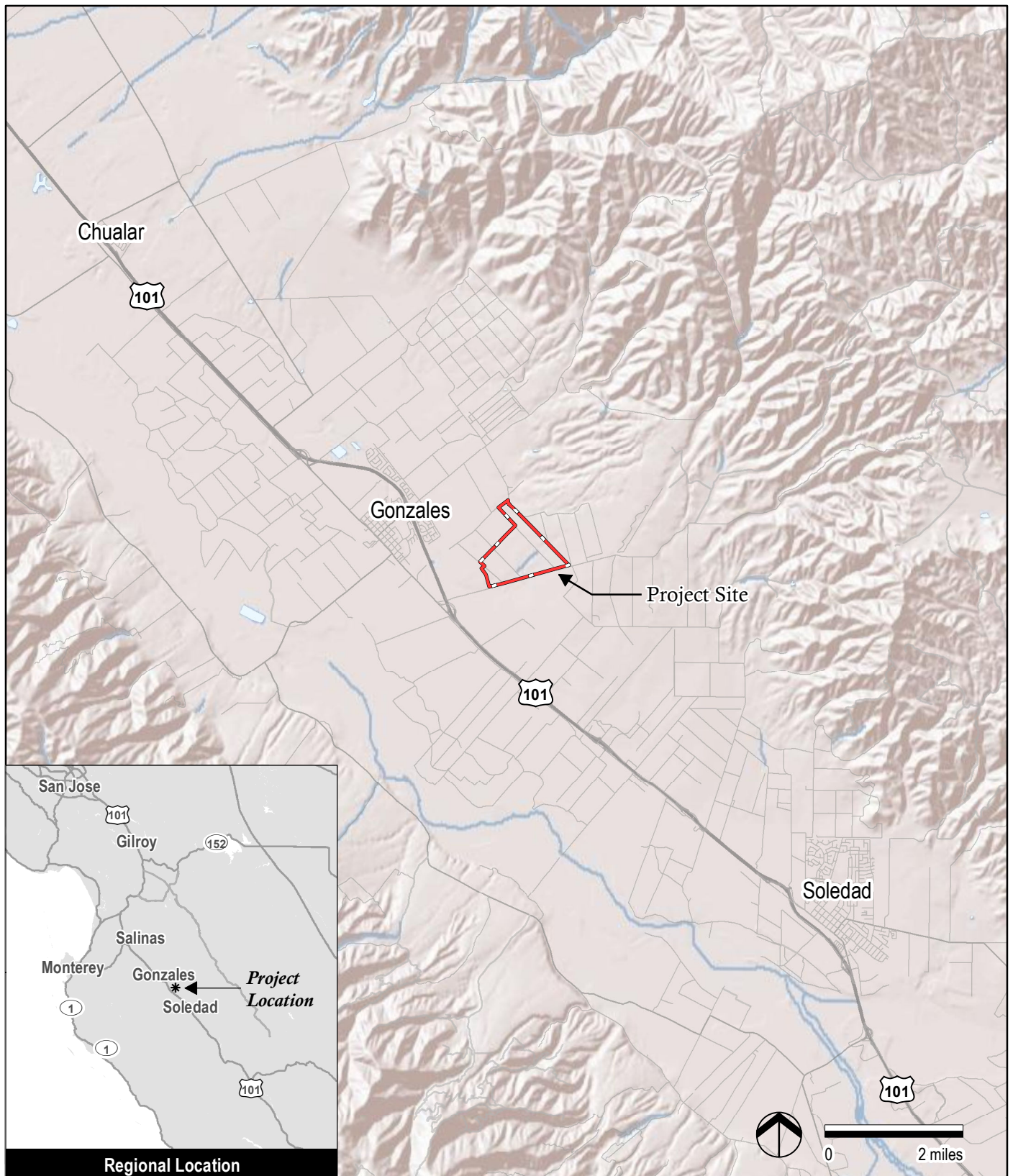
The proposed project could result in impacts to the following sensitive biological resources: Congdon's tarplant, California tiger salamander, western spadefoot, western burrowing owl, San Joaquin kit fox, protected nesting birds and raptors, jurisdictional wetlands and waterways, wildlife movement, and sensitive natural communities.

Cultural and Tribal Resources

The proposed project could have the potential to impact to cultural and/or tribal resources that may be located within the project site.

Energy

The proposed project is expected to result in impacts associated with energy demand and energy use during construction activities and during long-term operation of the project.



Source: ESRI 2025

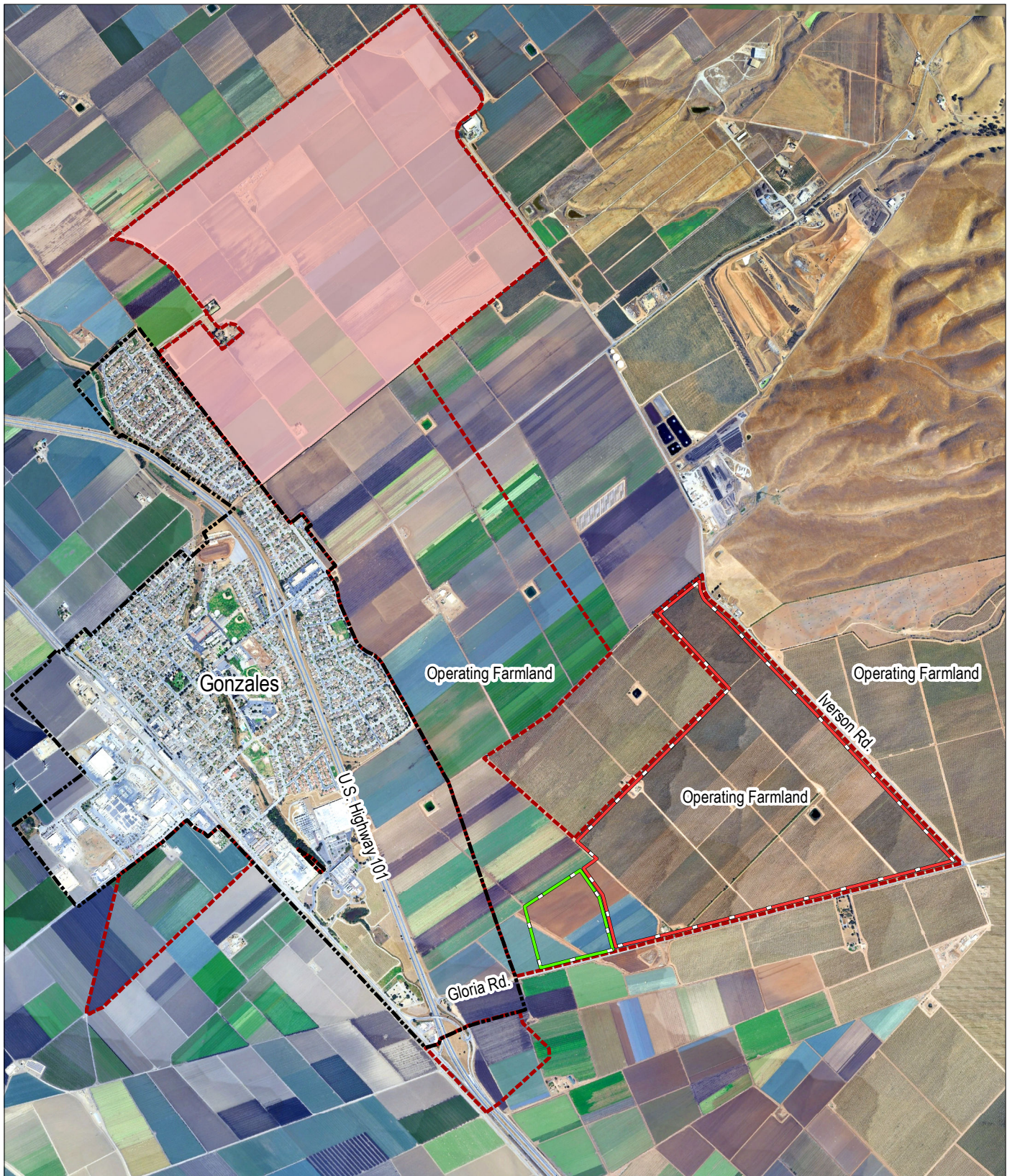
 Project Location

Figure 1

Location Map



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Source: Monterey County GIS 2025,
Google Earth 2025



-  Project Location
-  Cooler Project - Approved but not yet Developed
-  Vista Lucia Specific Plan - Approved but not yet Developed

-  Gonzales Sphere of Influence
-  Gonzales City Limit

Figure 2

Aerial Photograph



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Source: Puente Del Monte Specific Plan 2025

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Geology and Soils

The proposed project would demolish the existing structures, and result in the construction and operation of 311.4 acres of residential land uses, 8.5 acres of light industrial land uses, 54.6 acres of parks and trails, 21.2 acres for public facilities, and 43.8 acres of circulation improvements. Site preparation activities of the proposed project would result in geology and soils impacts.

Greenhouse Gas Emissions

The proposed project will generate greenhouse gas emissions during construction and operation, and is expected to result in greenhouse gas emissions impacts associated with transportation, electricity, and natural gas use during construction and operation of the project.

Hazards and Hazardous Materials

The project site includes a rural single-family residence, an agriculture maintenance facility, and agricultural land consisting of row crops and vineyards. Hazardous materials associated with agricultural activities may be present within the project site. The proposed project would demolish the existing structures. Demolition and construction activities of the proposed project could result in impacts associated with hazards and hazardous materials.

Hydrology and Water Quality

The project could result in hydrology and water quality impacts resulting from temporary construction activities and long-term operation of the project.

Noise

Temporary demolition and construction activities of the proposed project is expected to result in impacts associated with noise and vibration. Additionally, operation of the proposed project would introduce new noise sources.

Public Services

The full buildout of the proposed project would result in impacts that could require new or expanded public services facilities. The proposed project would include land uses for parks/open space, and two elementary schools. Public services evaluated in the EIR may include fire protection, police protection, public schools, and parks/recreational facilities.

Solid Waste

Demolition of the existing structures, and construction and operation of the proposed project would generate solid waste and would result in impacts associated with solid waste generation and disposal.

Transportation and Traffic

Construction and operation of the proposed project would result in new vehicle trips. The proposed project would result in impacts associated with vehicle trips, transportation facilities (improvements to north/south Herold Parkway, widening of Gloria Road adjacent to the proposed project, and widening of Gloria Road between US Highway 101 and the proposed project), and emergency access.

Wastewater Generation and Treatment

The proposed project would generate wastewater. The proposed project would result in wastewater impacts and would construct sanitary sewer system improvements to serve the site.

Water Demand and Supply

The proposed project would introduce new uses that would require water supply. The analysis will compare the estimated water demand of the proposed project to the existing agricultural use of the site. The proposed project would result in water demand and water supply impacts.

Other Topics to be Addressed

The following issues will also be addressed in the EIR; however, the impacts are anticipated to be less than significant, or less than significant when standard mitigation measures are applied:

- Aesthetics;
- Mineral Resources; and
- Wildfire.