

Notice of Completion & Environmental Document Transmittal

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SCH #**Project Title:** Puente del Monte Annexation**Lead Agency:** City of Gonzales**Contact Person:** Matthew Sundt**Mailing Address:** P.O. Box 647, 147 Fourth Street**Phone:** 831-675-4203**City:** Gonzales**Zip:** 93926**County:** Monterey**Project Location:** **County:** Monterey**City/Nearest Community:** Gonzales**Cross Streets:** Gloria Road, Iverson Road**Zip Code:** 93926**Longitude/Latitude (degrees, minutes and seconds):** 36 ° 30 ' 14.62 " N / 121 ° 24 ' 37.18 " W **Total Acres:** 540**Assessor's Parcel No.:** 223-032-011, 223-032-012, 223-032-018, 223-032-019 (Portion)**Section:** _____**Twp.:** _____**Range:** _____**Base:** _____**Within 2 Miles:** **State Hwy #:** 101**Waterways:** _____**Airports:** _____**Railways:** Union Pacific**Schools:** Gonzales High School, Fairview Middle School**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** _____ **Acres** _____☐ **Office: Sq.ft.** _____ **Acres** _____ **Employees** _____☐ **Commercial: Sq.ft.** _____ **Acres** _____ **Employees** _____☐ **Industrial: Sq.ft.** _____ **Acres** _____ **Employees** _____☐ **Educational:** _____☐ **Recreational:** _____☐ **Water Facilities: Type** _____ **MGD** _____☐ **Transportation: Type** _____☐ **Mining: Mineral** _____☐ **Power: Type** _____ **MW** _____☐ **Waste Treatment: Type** _____ **MGD** _____☐ **Hazardous Waste: Type** _____☐ **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:**Farmland 40-acre minimum (F/40) (Monterey County Zoning)/Farmland 40-160 acre minimum (Monterey County General Plan)**Project Description:** *(please use a separate page if necessary)*

The proposed annexation and pre-zoning actions are intended to facilitate future development of the project site with a master-planned urban community. Such future development would be the subject of a separate application package with entitlement requests anticipated to include a specific plan and tentative maps(s). For purposes of evaluating the potential impacts of the current proposed annexation and pre-zoning requests, the applicant has prepared a conceptual land use plan for the site. It is on this land use plan and the proposed uses and development intensities that the impacts of the annexation and pre-zoning will be evaluated. The future entitlement requests will be subject to a separate, future CEQA process. It is assumed that CEQA documentation for the future entitlement requests will be tiered from the EIR being prepared for the current annexation and pre-zoning actions.

Reviewing Agencies Checklist

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

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

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

Starting Date March 18, 2020 Ending Date April 20, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Jackson Family Investments</u>
Address: <u>301 Lighthouse Avenue, Suite C</u>	Address: <u>425 Aviation Boulevard</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Santa Rosa, CA 95403</u>
Contact: <u>Ron Sissem, Principal</u>	Phone: <u>707-525-6529</u>
Phone: <u>831-649-1799, ext. 207</u>	

Signature of Lead Agency Representative:  EMC Planning Group Date: 3/16/20

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