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PROJECT LOCATION AND SETTING

The Vista Lucia annexation area (project site) is located on 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 Fano Road to the west, Associated Lane to the north, Iverson Road to the east, and a large agricultural property owned by D'Arrigo Brothers 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 in an agricultural preserve. Associated Lane, an unimproved farming road on the northern boundary, is shown as a future major roadway in the City's 2010 General Plan (General Plan). The D'Arrigo 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 (General Plan). According to the 2010 General Plan, AMBAG projections 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.

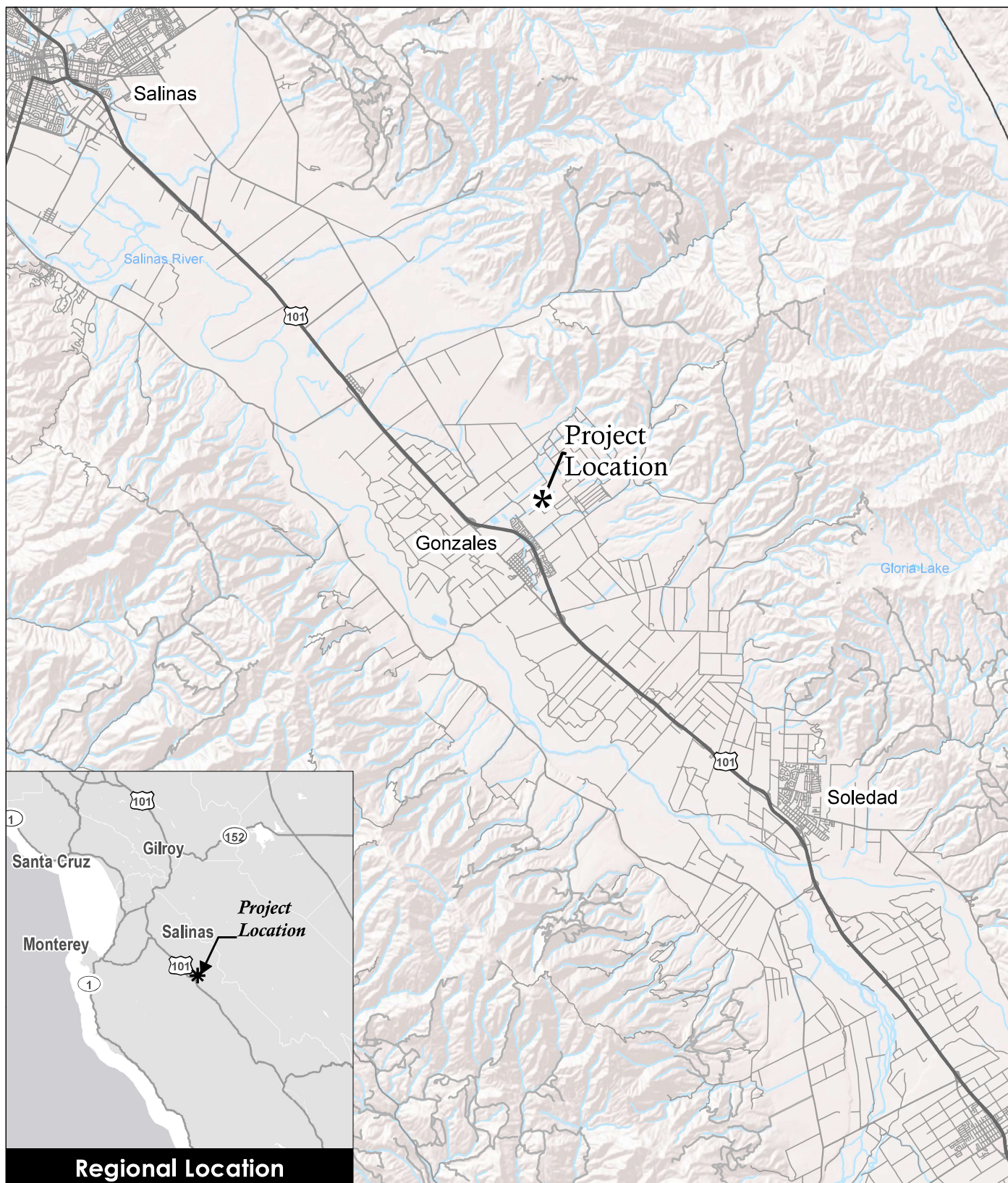
In May 2014, the Monterey County Local Agency Formation Commission (LAFCO) approved the City’s request to include the project site as well as other properties within the SOI. When LAFCO approved the City’s request to expand the SOI, it acknowledged the need to annex property within the new SOI boundary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

The proposed project is the first annexation since the SOI was expanded in 2014. There has been no new single-family residential construction in the City since 2006 and the most recent units constructed are the Fano Vista Apartments built in 2009, resulting in a net increase of 25 apartment units.

PROPOSED PROJECT

Cielo Grande Ranch LLC c/o Pembroke Development (applicant) has submitted an application to the City requesting annexation and pre-zoning approvals for the project site. Both requests require approval from the City and Monterey County LAFCO. CEQA documentation for the project must be certified before the City Council and LAFCO can take action to approve the annexation and pre-zoning requests.

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, future 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.



Source: Esri 2015

Figure 1

Location Map



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Source: Google Earth 2018

Figure 2

Aerial Photograph

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Conceptual Future Land Use Scenario

The conceptual plan for the project site 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 and open space; 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, dual use detention and drainage areas, and other open areas will be incorporated into the open space system.

Village Two will have similar attributes on the remaining 358 acres but with approximately 1,637 residential units (for a total of 3,498 units when combined with Village One). Village Two would also include an approximately six-acre Neighborhood Commercial/Mixed-Use center; a 12-acre elementary school site; an 18-acre middle school site; and approximately 76 acres of parks, trails, promenades, drainage/detention areas, and other open space features. A drainage and agricultural buffer area will ring both Village One and Village Two along the west, north, and eastern boundaries of the project area.

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 Conceptual Land Use and Zoning 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.

Using the California Department of Finance persons per household rate of 4.02 persons per household for Gonzales and the projected 2,498 residential units, future development could add up to 10,042 people to the City's population. Based on the types of non-residential, employment generating uses proposed (Neighborhood Commercial/Mixed Use), it is projected that the project could add approximately 317 employees.

APPROACH TO ENVIRONMENTAL ANALYSIS

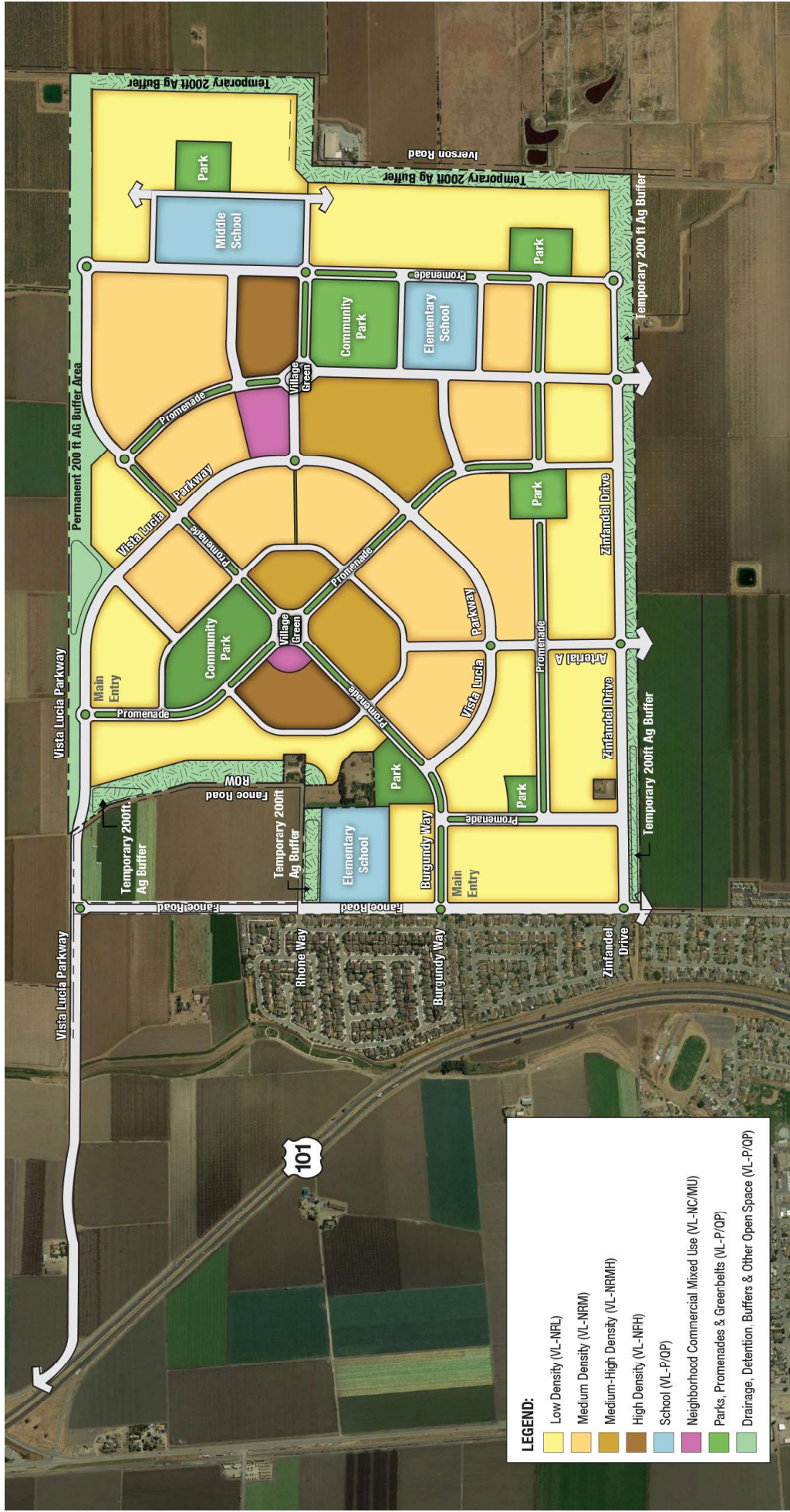
The City has determined that a supplemental EIR (SEIR) to the General Plan EIR should be prepared to assess the potential impacts of the proposed project. Though the current actions for which the SEIR will evaluate impacts are limited to annexation and pre-zoning, the SEIR

will be prepared within a sufficient level of detail that it is not only supplemental to the General Plan EIR, but can also be used to tier CEQA documentation for future project-specific entitlement requests. For many environmental issue areas addressed in this SEIR, including transportation, this will require detailed analysis that goes beyond the level of detail commonly included in a SEIR. Additional CEQA documentation for future individual project approvals would be required if any of the conditions presented in CEQA Guidelines section 15162, Subsequent EIRs and Negative Declarations, are identified in the CEQA documentation for future individual projects.

The SEIR will update the environmental setting and utilize project-specific information to determine if there are changed circumstances that lead to identification of significant impacts that were not identified in the General Plan EIR. The analysis will, in part, determine if the impacts and mitigation measures already identified in the General Plan EIR adequately address project-specific impacts. If conditions identified in CEQA Guidelines Section 15162 occur (e.g. new or more severe significant impacts than previously analyzed), mitigation measures will be developed or modified to address them.

The SEIR will evaluate in detail environmental topics for which there is potential that the General Plan EIR analysis of impacts and mitigation measures could be insufficient to address effects of the proposed project. For purposes of the proposed project, the following environmental impacts appear to have been adequately addressed in the General Plan EIR and will not likely be evaluated in detail in the SEIR:

- Agricultural Resources;
- Aesthetics;
- Geology and Soils; and
- Mineral Resources.



Source: Pembroke Development 2020

Figure 3
Vista Lucia Conceptual Land Use and Zoning Plan
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POTENTIAL ENVIRONMENTAL EFFECTS

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

Air Quality

This analysis will be updated primarily to document changes in regulations that have occurred since the General Plan EIR was prepared and determine whether those changes create potential for the proposed project to result in significant impacts not previously identified in the General Plan EIR.

Biological Resources

Site-specific biological resources analyses will be reviewed to determine whether significant impacts may occur that were not identified in the General Plan EIR. Mitigation for those impacts, if any, will be identified. This analysis will also address changes in regulations and mitigation guidance identified by resource agencies.

Cultural and Tribal Resources

This analysis will document the findings in the applicant's cultural resources report and historic resources evaluation, to identify if impacts would occur that are not identified and mitigated in the General Plan EIR. This section will also describe tribal consultation conducted by the City, as may be required.

Energy

This analysis will be updated to reflect current practice in evaluating energy impacts in light of recent CEQA case law and heightened attention to energy use in relation to greenhouse gas effects; issues that were not as pertinent when the General Plan EIR was prepared.

Greenhouse Gas (GHG) Emissions

This analysis will be updated to reflect current practice in evaluating GHG impacts, particularly in light of the substantial evolution of state legislation and regulations pertaining to climate change since the General Plan EIR was prepared.

Hazards and Hazardous Materials

This analysis will be updated to reflect considerations specific to the conceptual land use types being proposed in order to determine if impacts identified in the General Plan EIR would remain less than significant.

Hydrology and Water Quality

This analysis will be updated to document regulatory changes and changes in the environment that have occurred since the General Plan EIR was prepared. The analysis will make reference to the City's *Conceptual Drainage Master Plan -Proposed Developments within Sphere of Influence, City of Gonzales*.

Noise

A noise analysis will be prepared to update information in the General Plan EIR to ensure that impacts and mitigations associated with future development of the project site with the conceptual land use plan land uses are adequately addressed in the General Plan EIR.

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, if any, that would occur from future development of the project site. The General Plan EIR does not address vehicle miles traveled impacts given that SB 743, which requires this analysis, was only recently enacted.

Public Services

This section of the EIR will include updated information about the need for new public facilities (police, fire schools, parks) and whether the analysis of impacts in the General Plan EIR adequately addresses the changed conditions.

Water Demand and Sewer Generation

This analysis will update the analysis in the General Plan EIR utilizing the *City of Gonzales Existing City Plus Sphere of Influence Water Master Plan* and the *City of Gonzales Existing City plus Sphere of Influence Wastewater Master Plan*, as well as a SB610 water supply assessment to be prepared as an input to this SEIR.