

Notice of Completion & Environmental Document Transmittal

2020039056

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 #

Project Title: Vista Lucia 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: Fanoe Road, Associated Lane, Iverson Road Zip Code: 93926

Longitude/Latitude (degrees, minutes and seconds): 36 ° 31 ' 45.48 " N / 121 ° 26 ' 11.77 " W Total Acres: 768

Assessor's Parcel No.: 223-032-024, 223-032-026, 223-032-027

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 EIRNEPA: ☐ NOIOther: ☐ 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>Cielo Grande Ranch LLC c/o Pembroke Development</u> |
| Address: <u>301 Lighthouse Avenue, Suite C</u> | Address: <u>175 E. Main Street, Suite 110</u> |
| City/State/Zip: <u>Monterey, CA 93940</u> | City/State/Zip: <u>Morgan Hill, CA 95037</u> |
| Contact: <u>Ron Sissem, Principal</u> | Phone: <u>408-782-1669</u> |
| Phone: <u>831-649-1799, ext. 207</u> | |

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

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