



Planning for Success.

September 13, 2021

To: Responsible/Trustee Agency

Re: Revised Notice of Preparation for the Vista Lucia Project EIR
(State Clearinghouse Number 2020039056)

On behalf of the City of Gonzales (City), please find the attached Revised Notice of Preparation (NOP) for the project listed above. Additional details and a list of potential environmental effects to be addressed in the EIR is provided with the NOP.

An NOP for the Vista Lucia Annexation Project was originally distributed in March 2020. The NOP was recirculated in June 2020 due to uncertainty about its receipt by responsible agencies due to their operational challenges created by COVID-19. Comments were received from six responsible and trustee agencies. At that time, the project consisted of an annexation and pre-zoning. The original NOP noted that a supplemental EIR to the General Plan EIR would be prepared.

Subsequent to recirculating the original NOP in June 2020, the project applicant prepared a specific plan and tentative maps for the first two of several projected phases of development. The City now intends to prepare a project specific EIR. The current proposed Vista Lucia Project specific plan land use plan and development capacity are essentially unchanged from that assumed for the prior annexation and pre-zoning project for which the original NOP was circulated.

This current revised NOP has been prepared to describe the additional specific plan and tentative map approvals now being requested by the applicant. The comments received from responsible and trustee agencies on the original NOP will be incorporated into the EIR, as will new comments from those and other responsible and trustee agencies provided on the current revised NOP.

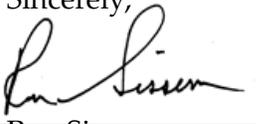
EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

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Please forward comments no later than 30 days from your receipt of this notice to:

Matthew Sundt, Community Development Director
City of Gonzales
P.O. Box 647
147 Fourth Street
Gonzales, California 93926

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Sissem", enclosed within a thin black rectangular border.

Ron Sissem

Principal