

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH # 2020039056

Project Title: Vista Lucia Project

Lead Agency: City of Gonzales

Contact Name: Taven Kinison Brown, Community Development Director

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Phone Number: 831-675-4203

Project Location: Gonzales  
*City*

Monterey  
*County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would facilitate development of a portion of the City's growth area and has been anticipated since the General Plan was adopted in 2010. The requested entitlements include a general plan amendment (specific plan), pre-zoning, annexation, and the first of several anticipated tentative maps. Up to 3,498 dwelling units at various densities; 96,000 square feet of local serving retail (mixed use), 79 acres of parks, promenades and village greens; two elementary and one middle school on a total of 48 acres; and roads, stormwater detention, agricultural buffers and other open space comprise the planned improvements/uses. Individual future projects that implement the specific plan will be subject to CEQA review that may be streamlined based on CEQA Guidelines sections 15183 and/or 15182.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would have significant aesthetic, agricultural resource, air quality, biological, cultural resource, greenhouse gas, hazardous materials, hydrology and water quality, and transportation impacts. A range of mitigation measures are proposed to substantially lessen or avoid the significance of each impact. However, mitigation measures are insufficient to reduce four of the significant impacts to less than significant: 1) aesthetics (visual character and glare); 2) conversion of important farmland to non-agricultural use; 3) generation of volatile organic compound criteria air emissions; and 4) generation of vehicle miles traveled from the residential component of the project. These impacts are significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known. A range of issues for consideration in the EIR were identified in the responses to the Notice(s) of Preparation.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife - special-status species permitting, as needed;  
California Regional Water Quality Control Board - approve National Pollutant Discharge Elimination System permit;  
Monterey County Department of Public Works – encroachment permit for Associated Lane improvements;  
Monterey County Environmental Health Bureau – permit for underground storage tank removal;  
Monterey County Local Agency Formation Commission – annexation approval;  
United States Army Corp of Engineers - permit for impacts to Waters of the U.S.; and  
United States Federal Emergency Management Agency – approve modification to the Flood Insurance Rate Map(s) for development within a flood hazard zone if necessary.