



# City of Gonzales



Council Member Liz Silva, Council Member Lorraine Worthy, Council Member Maria Orozco

Mayor Jose L. Rios, Mayor Pro Tem Scott Funk, City Manager Carmen Gil

*Small town, big heart! ~ ¡Pueblo chico, corazón grande!*

## Notice of Availability of a Draft EIR

**Project Title:** Vista Lucia Project – Vista Lucia Specific Plan & Tentative Map for Neighborhood #1  
**State Clearinghouse Number:** 2020039056

**Project Location (Specific):** Assessor Parcel Numbers 223-031-024, -025, and -027, bound by Fanoe Road to the west, Associated Lane to the north, Iverson Road to the east, and a large agricultural property to the south in unincorporated Monterey County, within the City of Gonzales Sphere of Influence

**Project Location (Town):** Gonzales

**Project Location (County):** Monterey

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project would facilitate the 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.

**Environmental Impacts:** 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.

**Lead Agency:** City of Gonzales

**Department:** Community Development

**Address Where Copy of EIR is Available:** Gonzales City Hall, 147 4<sup>th</sup> Street, Gonzales, CA 93926 and Gonzales Public Library, 851 5<sup>th</sup> Street, Gonzales, CA 93926. A copy of the EIR is also available on the City of Gonzales website (<https://gonzalesca.gov/services/community-development/development-activity-projects>) under the Vista Lucia Project section.

**Review Period:** February 2, 2024 to March 18, 2024

**Contact Person:** Taven Kinison Brown, Community Development Director

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