

**Notice of Completion & Environmental Document Transmittal**

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 # 2020039056**

**Project Title:** Vista Lucia Project

Lead Agency: City of Gonzales Contact Person: Taven Kinison Brown  
 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 HS, Fairview Middle

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  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 3,498 Acres 452  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 96,000 Acres 8 Employees 175  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: 2 Elementary Schools and 1 Middle School  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: Parks, Promenades  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  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 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 on a total site area of 768 acres. Individual future projects (e.g. additional tentative maps) that implement the specific plan will be subject to CEQA review that may be streamlined from this EIR based on CEQA Guidelines sections 15183 and/or 15182.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

## 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 checked="" type="checkbox"/> Caltrans District # 5	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 3
<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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # 4	<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	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 2, 2024 Ending Date March 18, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: EMC Planning Group Applicant: Cielo Grande Ranch LLC c/o Pembroke Development  
Address: 601 Abrego St. Address: 305 Vineyard Town Center #295  
City/State/Zip: Monterey, CA 93940 City/State/Zip: Morgan Hill, CA 95037  
Contact: Ron Sisseem, Principal Phone: 408-782-1669  
Phone: 831-649-1799, ext. 207

Signature of Lead Agency Representative:  (EMC Planning Group) Date: 5/31/24

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