

**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 #

**Project Title:** Gloria Road Agricultural Cooler ProjectLead Agency: City of GonzalesContact Person: Taven Kinison BrownMailing Address: 147 Fourth StreetPhone: 831-675-5000City: GonzalesZip: 93926County: Monterey**Project Location:** County: Monterey City/Nearest Community: GonzalesCross Streets: Gloria Road and U.S. Highway 101 Zip Code: 93926Longitude/Latitude (degrees, minutes and seconds): 36 ° 29 ' 51 " N / 121 ° 25 ' 29 " W Total Acres: 32.1Assessor's Parcel No.: 223-032-019-000

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 101Waterways: Salinas River, Gonzales SloughAirports: n/aRailways: Union Pacific Railroad Schools: La Gloria Elem, Fairview**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 \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. 313,800 Acres \_\_\_\_\_ Employees 436 Power: Type \_\_\_\_\_ MW Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD Recreational: \_\_\_\_\_ 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:**County: Agriculture/F/40 (Farmland 40-acre Minimum)/County-Farmlands 40-Acre Minimum/City: Neighborhood Residential**Project Description:** *(please use a separate page if necessary)*

Agricultural processing facility - 313,800 square feet of building area within a 32.1-acre development footprint. The base facility includes 210,000 SF of building area for raw product cold storage and processing lines, and approximately 33,800 SF of office administration and miscellaneous functional space. 70,000 SF of building is proposed for future construction with operations similar to the base facility. Balance of the site will be largely paved for parking, truck circulation, and siting refrigeration and other equipment. Process wastewater will be treated and stored for use as agricultural irrigation supply. Planned off-site improvements include water and wastewater mains and a recycled process water storage pond. Peak operations are April-November with 426 new jobs, 80 jobs in the off-season. Annexation and General Plan Amendment approvals are required.

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.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date March 15, 2023 Ending Date April 13, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Rianda Family Partnership</u>
Address: <u>601 Abrego Street</u>	Address: <u>31958 Gloria Road</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Gonzales, CA 93926</u>
Contact: <u>Ron Sisssem</u>	Phone: _____
Phone: <u>831-649-1799 ext 207</u>	

Signature of Lead Agency Representative: Ron Sisssem (EMC Planning Group) Date: 3/14/23

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