AGENDA ITEM NO. 8.a

LAFCO *of Monterey County*

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KATE McKENNA, AICP
Executive Officer

DATE: August 23, 2010

TO: Chair and Members of the Formation Commission

FROM: Kate McKenna, AICP, LAFCO Executive Officer

SUBJECT: DRAFT GONZALES 2010 GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT

SUMMARY OF RECOMMENDATIONS:

It is recommended that the Commission:

1. Receive report from the Executive Officer;
2. Receive a presentation by Mr. Bill Farrel, Interim Community Development Director, City of Gonzales;
3. Consider comments on the Draft *Gonzales 2010 General Plan* and Draft Environmental Impact Report, and
4. Authorize Chair to execute a comment letter to the City of Gonzales. (An initial draft comment letter is provided in Attachment 1.)

EXECUTIVE OFFICER'S REPORT:

Overview

The City of Gonzales has released the Draft *Gonzales 2010 General Plan* and the General Plan Draft Environmental Impact Report for public review and comment. The comment period closes on September 21. Please see Attachments 2 (figures and tables), 3 (Notice of Completion) and 4 (compact disc). The documents can also be viewed on the City's website or at City Hall.

The City's planning and environmental review processes provide LAFCO with formal opportunities to comment on the draft documents. In addition, Mr. Bill Farrel, the City's Interim Community Development Director, will present an overview of the City's comprehensive growth plans as identified in the Draft General Plan.

Attachment 1 is a draft comment letter prepared by the Executive Officer. The letter provides comments in four areas. The Commission may direct changes to the letter after considering this report, the presentation, public comments and individual Commissioner comments. The final letter will be executed by the Chair and sent to the City.

Description of the Gonzales 2010 General Plan

The Draft *Gonzales 2010 General Plan* presents a vision of what Gonzales will be like 35 years or more in the future. Growth is planned primarily to the east, away from the highest value prime farmlands. The planned growth pattern can be seen in the Project Features Diagram (Draft EIR Figure 3.2.2) on the first page of Attachment 2. The Land Use Plan has three basic elements: an Urban Growth Area, an Urban Reserve Area, and a Planning Area.

The existing City is approximately 1,200 acres, and there are approximately 50 acres in the current Sphere of Influence outside of the City boundaries.

The 2,150-acre Urban Growth Area is an irregularly shaped area that extends primarily eastward from the existing City limits for a distance ranging from 700 to 7,500 feet. The Urban Growth Area extends slightly to the north of the existing City. It also extends slightly south of Gloria Road at one point. Gloria Road is a major truck route to the Johnson Canyon landfill. This road, which is served by a freeway interchange, is planned for industrial and highway commercial development. No portion of the Urban Growth Area is located west of Highway 101. The General Plan identifies the existing western city edge as a part of the City's "Permanent Agricultural Edge."

An additional 2,130 acres are designated for the Urban Reserve. This area primarily extends further eastward toward the foothills. At its eastern edge, it extends approximately 2½ miles from the existing City limits. There are also small segments of the Urban Reserve Area on northern and southern edges of the Urban Growth Area. The Urban Reserve is planned for development only after substantial buildout of the Urban Growth Area. Development of the Urban Reserve is estimated to be decades away if growth rates projected by the Association of Monterey Bay Area Governments are accurate.

The entire Planning Area of the *Gonzales 2010 General Plan* is approximately 19,200 acres. This includes the proposed Urban Growth Area and Urban Reserve, as well as the existing City and Sphere of Influence. Together, these four areas comprise about 5,530 acres of the total Planning Area. The remainder of the Planning Area is a ring, approximately one mile wide, around the Urban Growth Area and Urban Reserve. No

City development is planned inside the ring. The City has determined that land use decisions within the Planning Area could affect its ability to achieve the basic goals of the General Plan. To ensure consistency with the City's General Plan, the City will formally request an opportunity to review and comment on all development proposals submitted to the County in unincorporated territory within the Planning Area.

Importantly, the Draft General Plan includes a number of policies that are generally consistent with LAFCO policies. These include direction of growth, phased growth, efficient urban development patterns, agricultural land preservation, and agricultural buffers. The Plan also notes the City's participation in the transportation improvement fund established by the Transportation Agency of Monterey County. Further, the General Plan emphasizes that Sphere of Influence and annexation approvals should include complete neighborhoods, not portions of neighborhoods, to ensure the viability of the Plan's neighborhood development concept.

Figure VI-3 in Attachment 2 depicts the Planning Area's agricultural resources. It shows the location of parcels categorized as "Prime Farmland" and "Farmland of Statewide Importance" by the California Department of Conservation. It also shows agricultural parcels protected by the Williamson Act and private land trust easements. Easements are located west, north and south of the City limits.

The General Plan does not designate a proposed Sphere of Influence. The City's intent is to leave this determination to a later and separate process that will involve close cooperation with LAFCO and the County of Monterey. Shortly after General Plan adoption, and with the assistance of affected property owners, the City intends to undertake preparation of a Sphere of Influence amendment application. The Draft General Plan acknowledges that an "important part of the process anticipates reaching formal agreements with the County of Monterey about growth and related issues of mutual concern." In anticipation of proposing a Sphere update to LAFCO, the City has initiated consultation with County officials. Consultation is required by State law before the Sphere application is submitted to LAFCO. If the City of Gonzales and County of Monterey can reach an agreement, the Commission must give the agreement great weight in making its final determination, to the extent that the agreement is consistent with Commission policies.

The *Gonzales 2010 General Plan* includes a review of the constraints to development and the services required for City expansion. The Plan's Circulation Element contains policies and programs for streets, highways, public transit, railroads, bicyclists, and pedestrians. The Community Health and Safety Element includes a review of needed police and fire protection, hazardous materials, air and water quality, and noise. It also reviews natural hazards, such as earthquakes, geologic conditions and floods. Goals, policies, and actions for the provision of public facilities and services are contained in the Community Facilities and Services Element. This element reviews services relating to water supply, sanitary sewage, drainage, solid waste, schools, libraries and social services. It also discusses the establishment of a downtown "Civic Center" and the development of a community center.

Description of the Draft Environmental Impact Report

In January 2010, LAFCO responded to the City's Notice of Preparation of a Draft Environmental Impact Report for the Draft General Plan. LAFCO's letter is provided for background in Attachment 5. The letter requested information on agricultural resources, land use and planning, population and housing, transportation, public services and utilities.

The Draft EIR is a program level EIR addressing the environmental impacts of a comprehensive update of the Gonzales General Plan. The Notice of Completion for the Draft EIR is Attachment 3; a complete copy of the Draft EIR is contained in Attachment 4. Activities which are subsequent to the General Plan's adoption, including Sphere of Influence updates, Specific Plans, and development applications, must be examined in light of the program EIR to determine whether additional environmental analysis is required. The long range nature of the *Gonzales 2010 General Plan*, which extends well beyond twenty years, means that all potential future impacts cannot be adequately examined until Specific Plans are prepared and development entitlements are proposed.

The Draft EIR examined the potential project and cumulative environmental impacts of the *Gonzales 2010 General Plan*. The document included a review of impacts to land use and planning, population and housing, agricultural resources, transportation/traffic, utility and service systems and public services. The *Gonzales 2010 General Plan* Draft EIR identified several significant unavoidable impacts of the Plan: the conversion of prime farmland, visual impacts, light pollution and glare, and the generation of greenhouse gases. Draft comments to the City on minimizing the impact on prime farmland are included in Attachment 1.

The Draft EIR determined that all other potentially significant impacts could be mitigated to a level of less than significant with the imposition of mitigations. Mitigation for transportation and traffic impacts include interchange improvements, the widening of streets, the redesign or extension of certain streets, traffic calming and updating the City's traffic impact fees. The EIR also imposes mitigation that requires a project-level analysis and report on public facilities impacts as part of Specific Plan and other major development plan review. A listing of all proposed mitigations can be found in Attachments 3 and 4.

LAFCO Comments

The draft comment letter (Attachment 1) identifies four areas of focus.

First, it requests that the City's future application for a Sphere of Influence amendment should contain a 20-year horizon Sphere of Influence, consistent with LAFCO's definition of that term. It also requests designation of a proposed Urban Service Area

(to be developed within 5 years) and Urban Transition Area (to be developed within 5-20 years). The City may include a Future Study Area (territory outside of an adopted Sphere of Influence that may warrant inclusion in the Sphere in future years, pending further study).

Second, the letter requests that the Sphere application include more information about agricultural buffers, including their specific locations and widths. It is the Commission's position that agricultural buffers provide an important means to preserve open-space and agricultural lands and preserve the integrity of planned, well-ordered, efficient urban development patterns. The draft letter requests additional information about the proposal's effect on maintaining the physical and economic integrity of agricultural lands, and a discussion of specific buffers included in the proposal.

Third, it requests that the policies and requirements for Agricultural Easements and an Impact Mitigation Fund should be in place before the completion of Specific Plans or the submission of a Sphere of Influence amendment application. One of the Commission's legislative purposes is to "preserve open space and prime agricultural lands", and the letter requests additional information in support of this purpose.

Finally, the letter requests two technical corrections to the map of the City's existing Sphere of Influence.

Legal Authority

While the General Plan does not include a proposed Sphere of Influence boundary, the planning and analysis contained in the General Plan will be the basis of future applications for Sphere amendments and annexations. The General Plan EIR will also serve as the basis of environmental review for boundary changes; subsequent environmental review will be tiered from this EIR. The City is the Lead Agency and LAFCO of Monterey County is a Responsible Agency under the California Environmental Quality Act (CEQA).

The State CEQA Guidelines state that a Responsible Agency should review and comment on a Draft EIR for projects that it would later be asked to approve. These comments should be on the shortcomings of the Draft EIR or on additional alternatives or mitigation measures that the EIR should include. The comments should be limited to those project activities that are within the agency's area of expertise or which are required to be carried out or approved by the agency or which will be subject to the exercise of the agency's powers. (CEQA Guidelines Section 15096(d))

Government Code section 65352 requires a city to refer a proposed general plan to LAFCO prior to city council adoption. The Commission has 45 days to comment on the proposed plan, unless a longer period is specified by the planning agency.

ALTERNATIVE ACTIONS:

The Commission may modify, delete or add to the draft comment letter.

Respectfully Submitted,

Kate McKenna, AICP
Executive Officer

Attachments:

1. Draft Comment Letter
2. Figures and Tables[1]:
   - Figure 3.2.2: Project Features
   - Figure I-2: Planning Area and Existing Sphere of Influence
   - Table II-2: Existing Land Use, Population and Employment - 2009
   - Table II-3: Future Land Use, Population and Employment - Buildout
   - Figure II-4: Land Use Diagram
   - Figure II-5: Land Use Diagram – Inset #1 (Existing SOI)
   - Figure II-6: Land Use Diagram – Inset #2
   - Figure II-7: Land Use Diagram – Inset #3
   - Figure III-7: Circulation Diagram
   - Figure VI-3: Agricultural Resources
3. Notice of Completion and Availability of Draft EIR, and August 2, 2010 Cover letter from Bill Farrel, Interim Community Development Director
4. Disc Containing the Draft *Gonzales 2010 General Plan* and *Gonzales 2010 General Plan* Draft Environmental Impact Report (Volume I and Volume II / Appendices)
5. Letter from Simón Salinas to Bill Farrel, re: Comments on Notice of Preparation of a Draft Environmental Impact Report for the *Gonzales 2010 General Plan*, January 25, 2010

cc: René Mendez, City Manager, City of Gonzales
Bill Farrel, AICP, Interim Community Development Director, City of Gonzales
Martin Carver, AICP, CEQA Project Manager, Coastplans

[1] All figures and tables are from the Draft *Gonzales 2010 General Plan* except for Figure 3.2.2 (Project Features) which is from the *Gonzales 2010 General Plan* Draft EIR

Attachment 1

Draft Comment Letter

LAFCO *of Monterey County*

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KATE McKENNA, AICP
Executive Officer

DRAFT

August 23, 2010

Mr. Bill Farrel, AICP
Interim Community Development Director
City of Gonzales
P.O. Box 647
Gonzales, CA 93926

RE: Draft *Gonzales 2010 General Plan* and the *Gonzales 2010 General Plan* Draft Environmental Impact Report

Dear Mr. Farrel:

Thank you for the opportunity to comment on the Draft *Gonzales 2010 General Plan* and the *Gonzales 2010 General Plan* Draft Environmental Impact Report (EIR). We also wish to thank you for your presentation on the City's comprehensive growth plans.

The Draft General Plan includes a number of policies that are generally consistent with LAFCO policies. These include a commitment to directing growth away from prime farm lands, a phasing of growth, efficient urban development patterns, mitigation for loss of agricultural lands, and agricultural buffers. The City will participate in the transportation improvement fund established by the Transportation Agency of Monterey County.

The *Gonzales 2010 General Plan* includes a program level review of the constraints to development and services required for City expansion, including needed improvements to transportation, public facilities and services. The General Plan also emphasizes that Sphere of Influence and annexation approvals should include complete neighborhoods, not portions of neighborhoods, to ensure the viability of the Plan's neighborhood development concept.

Although the Draft General Plan does not include a Sphere of Influence, the planning information and analysis will be the basis of future applications for Sphere amendments and annexations to implement the adopted Plan. The City's intent is to delineate the Sphere of Influence in a separate and later process, with the assistance of property

owners and in close cooperation with LAFCO and the County of Monterey. The City has initiated a consultation process with the County in compliance with requirements of California Government Code 56425(b), and intends to reach agreement on issues of mutual concern. LAFCO will give great weight to such an agreement, to the extent that the agreement is consistent with LAFCO policies.

The General Plan EIR will serve as a program-level EIR that will be the basis for subsequent project-level environmental analysis for Sphere of Influence amendments and annexations. The City's environmental documents will be used by LAFCO as a Responsible Agency under the California Environmental Quality Act (CEQA).

In anticipation of future applications for Sphere of Influence amendments and annexations, LAFCO provides the following comments for consideration:

Phasing of Growth, Specific Plans and LAFCO Applications *[General Plan Comment]*

Adoption of the General Plan will be followed by the City's preparation and submission of one or more applications for a Sphere of Influence amendment. The Sphere of Influence Policies and Criteria of the Local Agency Formation Commission of Monterey County define a Sphere of Influence as *"a plan for the probable physical boundaries and service area of a local agency."* It is further defined as *"the area around a local agency eligible for annexation and extension of urban service within a twenty-year period."* Please prepare a Sphere of Influence amendment application that is consistent with the twenty-year time period stated in this definition.

In addition, the City may delineate "Urban Service" and "Urban Transition" areas as part of the Sphere of Influence application. An Urban Service Area is an area proposed to be served by urban facilities within a 5-year period. An Urban Transition Area is proposed to be served within approximately 5 to 20 years. The City may also wish to include a Future Study Area in the application (territory outside of an adopted Sphere of influence that may warrant inclusion in the Sphere in future years, pending further study).

Agricultural Buffers *[General Plan Comment]*

The General Plan includes requirements for interim and permanent buffers between agricultural and urban uses. The use of agricultural buffer overlays (General Plan, page II-48) will identify those parts of the Urban Growth Area where measures must be put in place to alleviate potential physical conflicts between existing and planned agricultural and urban uses. Measures identified by the City include 200-foot wide buffers as well as vegetation, walls and other screening. As a part of future City applications for Sphere of Influence amendments and annexations, please include additional specifics on buffers including their specific locations and widths.

It is the position of the Commission that agricultural buffers provide an important means to preserve open-space and agricultural lands and preserve the integrity of planned, well-ordered, efficient urban development patterns. As part of an application for a Sphere of Influence amendment, the City will be asked to discuss the proposal's effect on maintaining the physical and economic integrity of agricultural lands. This information will be considered during in the Commission's deliberations on the application.

Agricultural Easements and Impact Mitigation Fund *[General Plan and Draft EIR Comment]*

The General Plan will require new development to contribute to the cost of purchasing permanent agricultural easements beyond the permanent urban edges identified in the Land Use Diagram. It will also require the City's establishment of an agricultural impact mitigation fund to purchase agricultural easements on these lands. (General Plan, pages VI-49 and VI-50). Even with these Implementing Actions, the Draft EIR lists the "Conversion of Prime Farmland and Farmland of Statewide Importance" as a potentially significant unavoidable project and cumulative impact (DEIR, pages 4-36 and 5-4). The Draft EIR states that no feasible mitigations are available, beyond the policies and actions listed in the General Plan.

Additional detail is requested on how the Agricultural Easements and Impact Mitigation Fund will work and the extent that they will lessen the impact on farmland. The Commission understands that all of these program specifics have not yet been developed. At a minimum, we request that the General Plan or Draft EIR outline the process and timeline for the development of program policies and requirements. The policies and requirements should be in place before the completion of Specific Plans or the submission of a Sphere of Influence amendment application to LAFCO.

One of the Commission's legislative purposes is to "preserve open space and prime agricultural lands." In support of this purpose, the City will be requested to include information in an application for a Sphere of Influence amendment concerning: 1) how the proposal balances the State interest in the preservation of open space and prime agricultural lands against the need for orderly development; 2) the proposal's effect on maintaining the physical and economic integrity of agricultural lands, and 3) whether the proposal could reasonably be expected to induce, facilitate or lead to the conversion of existing open-space land to uses other than open-space. This information will be considered by the Commission as a part of its deliberations on the application.

Boundaries of the Existing Sphere of Influence *[General Plan Comment]*

There are two minor inconsistencies between the existing City Sphere of Influence boundaries shown in the General Plan and LAFCO's records. Please correct the inconsistencies on General Plan Figure I-2, and subsequent figures, to be consistent with the attached LAFCO map.

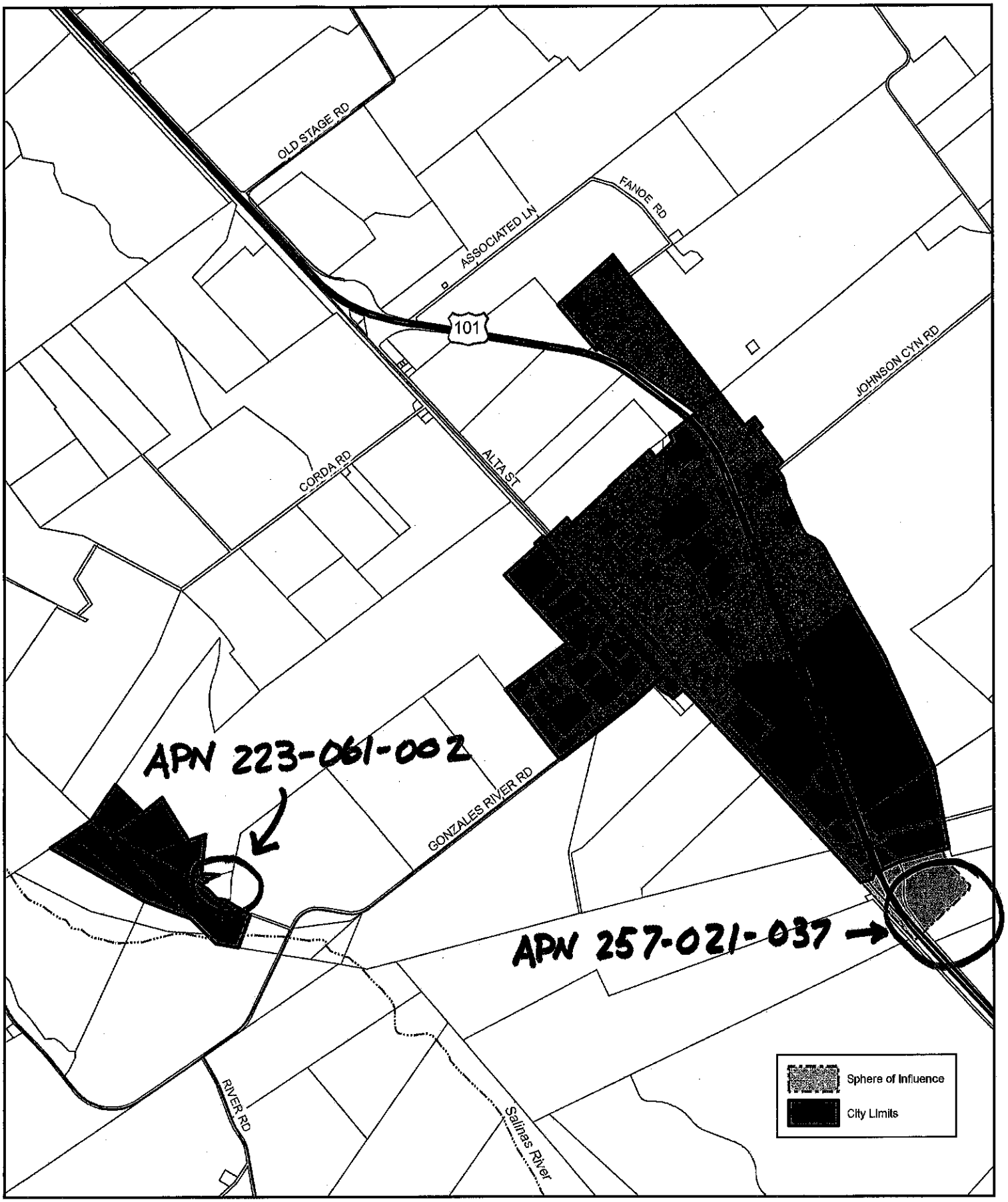
The first inconsistency pertains to a City-owned parcel, APN 223-061-002. Figure I-2 identifies this parcel as being in the existing Sphere of Influence. However, LAFCO records indicate that this parcel has not been approved for inclusion within the Sphere. The City may wish to request that this 5.5 acre parcel be added to the Sphere of Influence as part of the upcoming Sphere update proposal.

The second inconsistency pertains to APN 257-021-037. Figure I-2 identifies a slightly different portion of this parcel as being within the City's existing Sphere of Influence compared to LAFCO's records. The City may also wish to include this adjustment within the upcoming amendment proposal.

We appreciate this opportunity to provide comments. Executive Officer Kate McKenna will be pleased to meet with the City staff and consultants for more detailed discussions and assistance.

Sincerely,

Don Champion, Ph.D.
Chair



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Feet

MONTEREY COUNTY CITIES

GONZALES
ATTACHMENT 1 - 5
(Last LAFCO-Approved Change: 2/27/06)
(Map Produced on 6/29/10)

Attachment 2

Figures and Tables

Figure 3.2.2:	Project Features
Figure I-2:	Planning Area and Existing Sphere of Influence
Table II-2:	Existing Land Use, Population and Employment - 2009
Table II-3:	Future Land Use, Population and Employment - Buildout
Figure II-4:	Land Use Diagram
Figure II-5:	Land Use Diagram – Inset #1 (Existing SOI)
Figure II-6:	Land Use Diagram – Inset #2
Figure II-7:	Land Use Diagram – Inset #3
Figure III-7:	Circulation Diagram
Figure VI-3:	Agricultural Resources

NOTE: All figures and tables are from the Draft *Gonzales 2010 General Plan* except for Figure 3.2.2 (Project Features) which is from the *Gonzales 2010 General Plan* Draft EIR

Figure 3.2.2: Project Features

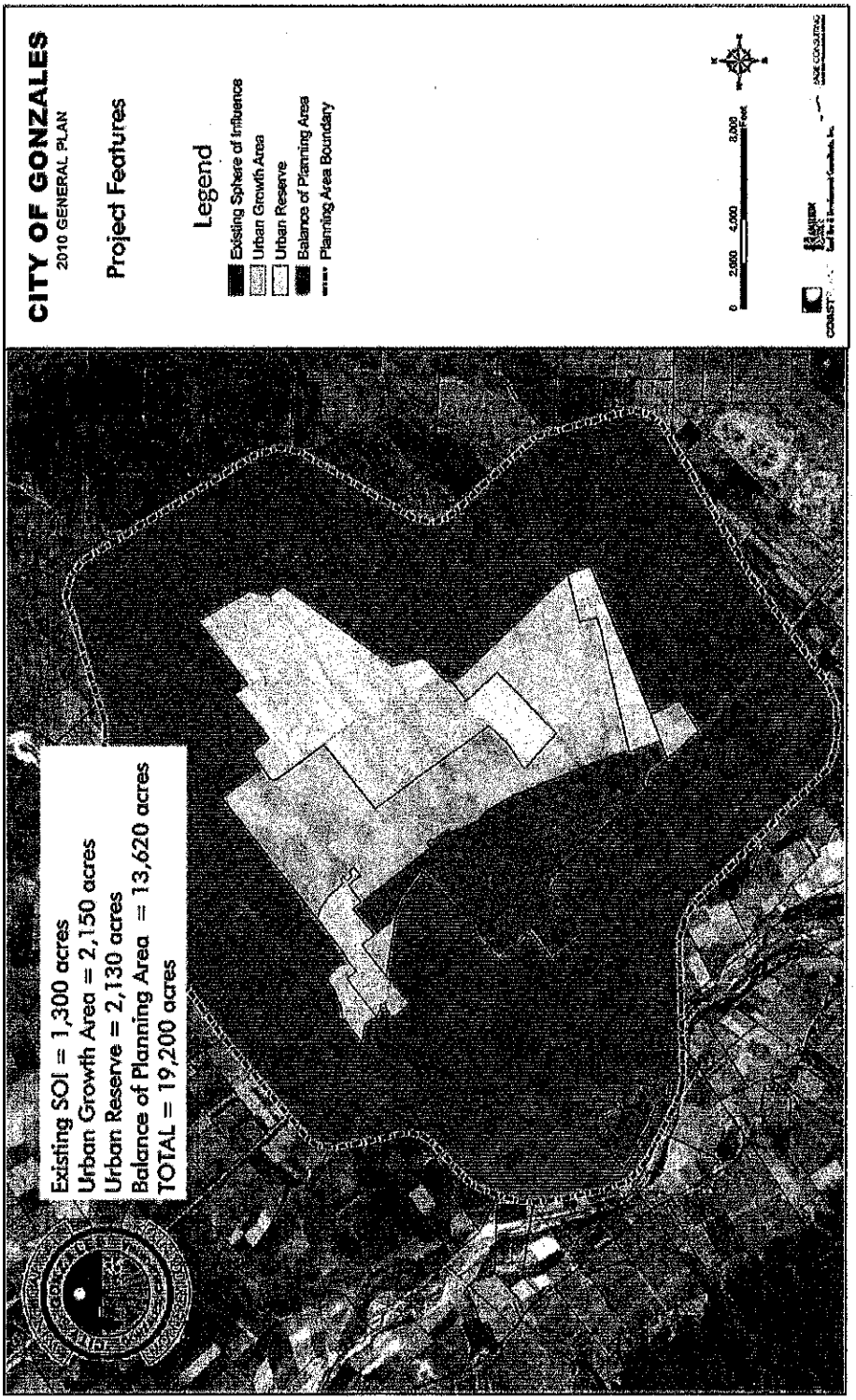


Figure I-2

PLANNING AREA AND EXISTING SPHERE OF INFLUENCE

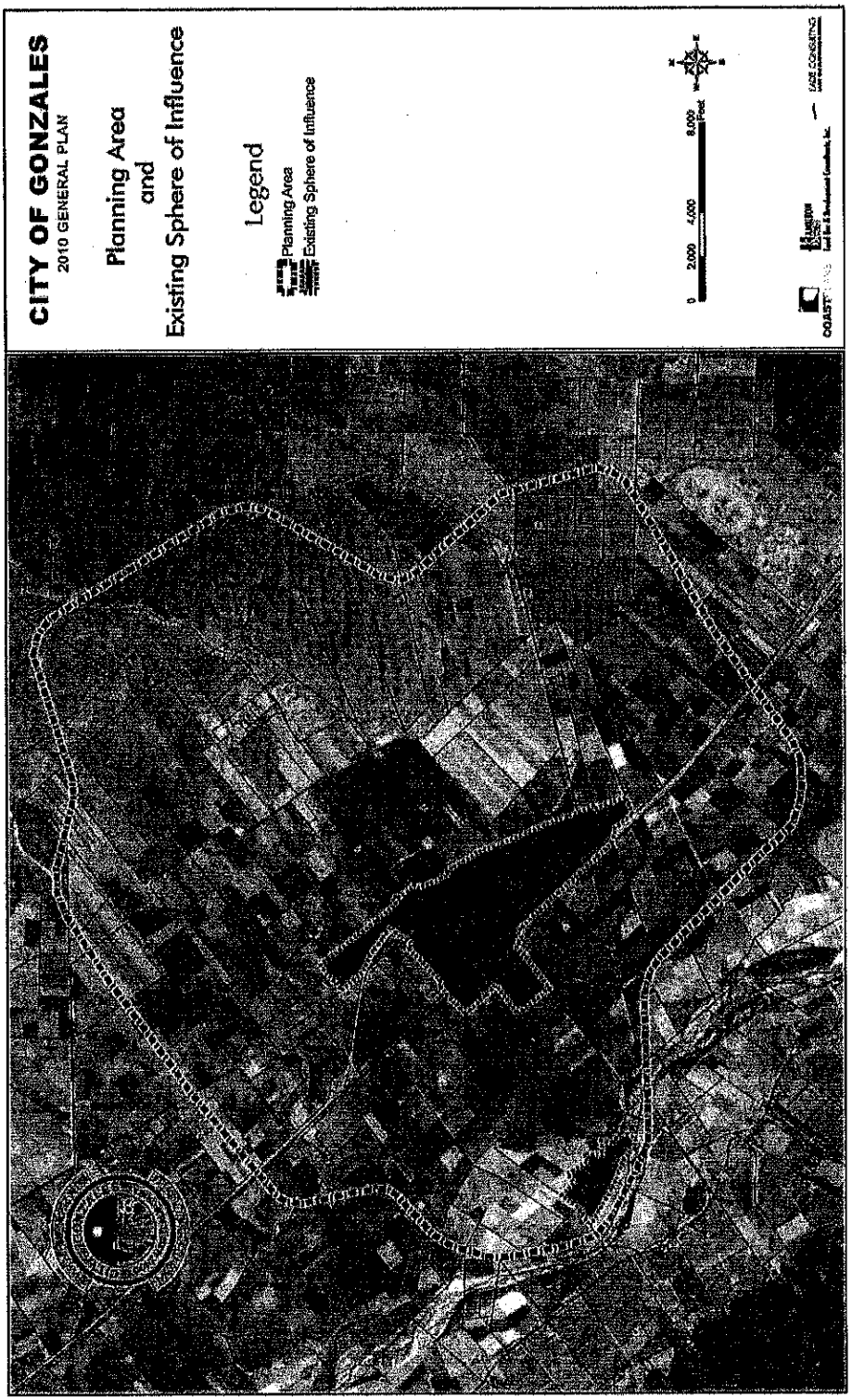


Table II-2

EXISTING LAND USE, POPULATION, AND EMPLOYMENT
2009

Designation	Total Acres	Developed Acres	Vacant Acres	Existing Land Use[1]	Population[1]	Employment[2]
Residential Uses						
Neighborhood/Neighborhood Residential	1,490	0	1,490	0 DU	0	0
Low Density Residential	427	297	130	1,474 DU	6,494	--
Medium Density Residential	49	39	10	380 DU	1,674	--
High Density Residential	12	2	10	213 DU	856	0
Subtotal	1,978	338	1,640	2,067 DU	9,025	0
Commercial Uses						
Community and Neighborhood Commercial	90	0	90	0 SF	--	0
Downtown Mixed use	18	18	0	220,000 SF	--	157
Highway Commercial	75	5	70	60,000 SF	--	157
Subtotal	183	23	160	280,000 SF	--	314
Manufacturing Uses						
Heavy Industrial/Manufacturing	469	159	310	1,730,000 SF	--	390
Light Industrial/Business Park	20	0	20	0 SF	--	0
Subtotal	489	159	330	1,730,000 SF	--	390
Other Uses						
Public/Quasi-Public	751	431	320	--	--	252
Agriculture	0	0	0	--	--	107
Parks and Open Space	97	27	70	--	--	--
Urban Reserve	2,130	0	2,130	--	--	--
Subtotal	2,978	458	2,520	--	--	359
TOTAL	5,628	978	4,650		9,025	1,063

Footnotes:

[1]Total dwelling units and population are consistent with California Department of Finance, Table E-5 (DOF 2009)

[2]Total employment is consistent with AMBAG 2010 Projection (AMBAG 2008)

Table II-3

FUTURE LAND USE, POPULATION, AND EMPLOYMENT
BUILDOUT

Designation	Added Land Use	Total Land Use	Added Population	Total Population	Added Employment	Total Employment
Residential Uses[1]						
Neighborhood/Neighborhood Residential	6,800 DU	6,800 DU	25,400	25,400	--	--
Low Density Residential	700 DU	2,174 DU	2,600	9,094	--	--
Medium Density Residential	100 DU	480 DU	400	2,074	--	--
High Density Residential	100 DU	313 DU	400	1,256	--	--
Subtotal	7,700 DU	9,767 DU	28,800	37,825	--	--
Commercial Uses[2]						
Community and Neighborhood Commercial	1,010,000 SF	1,010,000 SF	--	--	1,800	1,800
Downtown Mixed use	0 SF	220,000 SF	--	--	0	157
Highway Commercial	550,000 SF	610,000 SF	--	--	1,000	1,157
Subtotal	1,560,000 SF	1,840,000 SF	--	--	2,800	3,114
Manufacturing Uses[3]						
Heavy Industrial/Manufacturing	2,450,000 SF	4,180,000 SF	--	--	1,600	1,990
Light Industrial/Business Park	160,000 SF	160,000 SF	--	--	200	200
Subtotal	2,610,000 SF	4,340,000 SF	--	--	1,800	2,190
Other Uses						
Public/Quasi-Public	--	--	--	--	800	1,052
Agriculture	--	--	--	--	--	107
Parks and Open Space	--	--	--	--	--	--
Urban Reserve	--	--	--	--	--	--
Subtotal	--	--	--	--	800	1,159
TOTAL			28,800	37,825	5,400	6,463

Footnotes:

[1]Dwelling units for new neighborhood areas calculated as follows: acres x 65% x 7 du/ac ; for other areas: acres x 7 du/ac. Population calculated as follows: dwelling units minus 3% vacancy factor x 3.84 persons per household. All rounded to nearest hundred. Residential potential for community commercial area calculated as follows: 90 acres total, half of which will be one-story commercial development with an F.A.R. of 25%. The other half will be two-story, with a F.A.R. of 45%. With a 10% net-to-gross conversion, that yields: 40 acres @ 25% = 435,600 sf traditional one-story commercial; 40 acres @ 45% = 784,000 sf mixed, two-story commercial. Second-story space (i.e., 392,000 sf) would be office or residential use. If we allocate one quarter to residential use, we get 98,000 sf residential. At an average of 800 sf per residential unit, that gets us about 122 units (rounded to nearest 100).

[2]Commercial square feet calculated as follows: acres x 80% occupancy x 90% gross to net conversion x .25 FAR; rounded to nearest 10,000. Jobs calculated as follows: SF ÷ 550 SF per employee; rounded to nearest 100.

[3]Industrial square feet calculated as follows: acres x 80% occupancy x 90% gross to net conversion x .25 FAR; rounded to nearest 10,000. Jobs calculated as follows: SF ÷ 1,000 SF per light industrial employee (1,500 per heavy industrial employee); rounded to nearest 100.

Figure II-4

LAND USE DIAGRAM

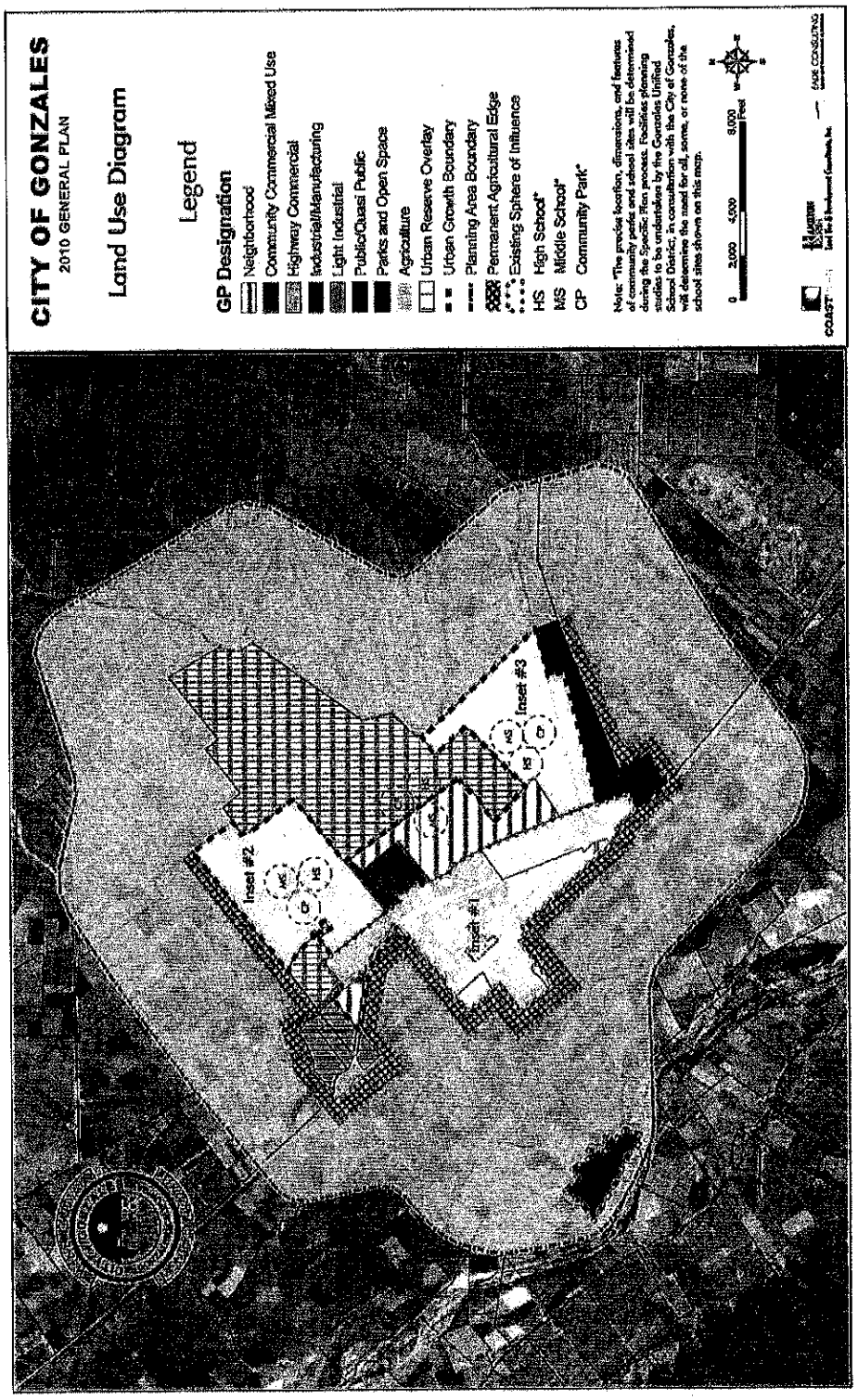


Figure II-5
LAND USE DIAGRAM INSET #1

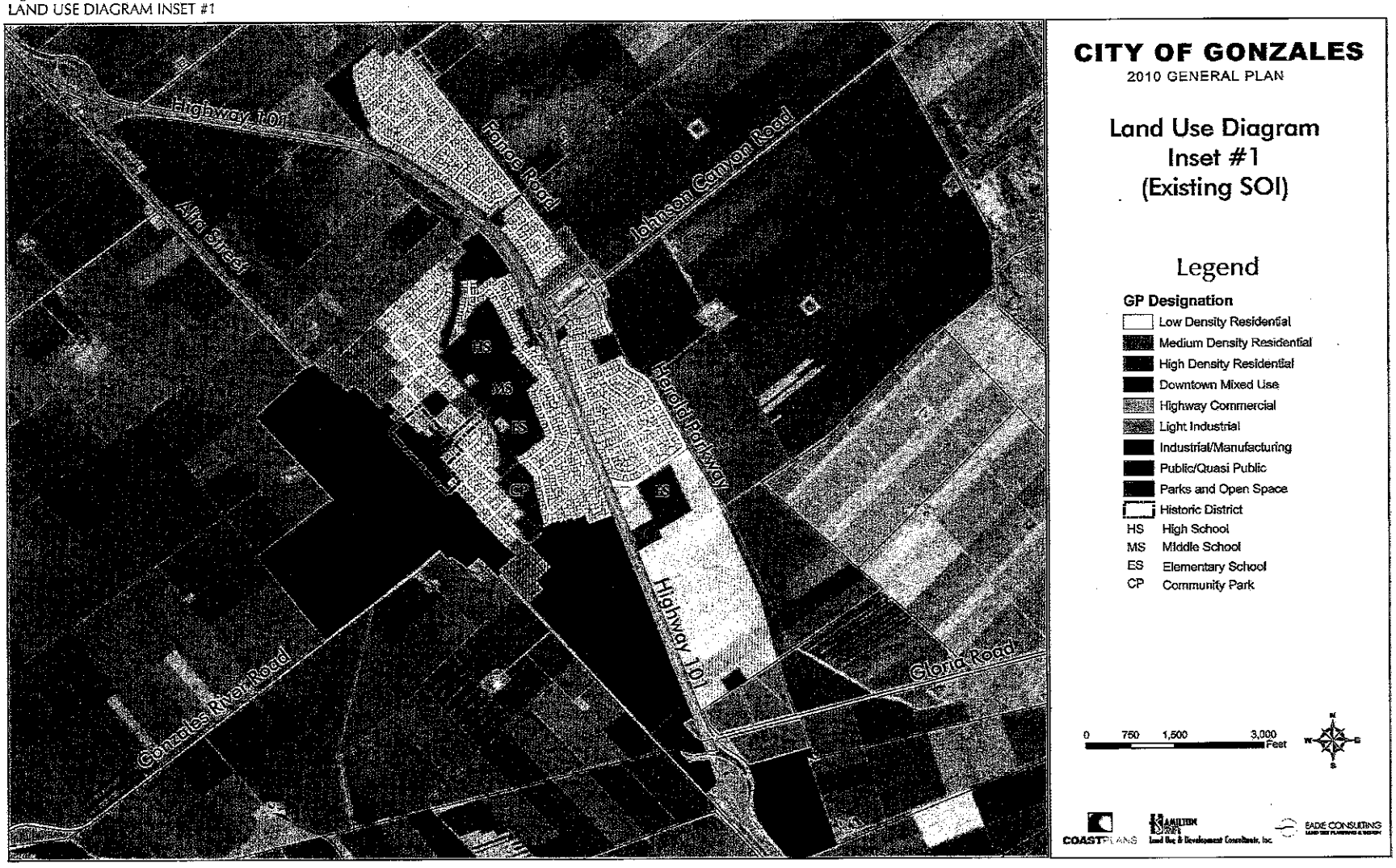


Figure II-6

LAND USE DIAGRAM INSET #2

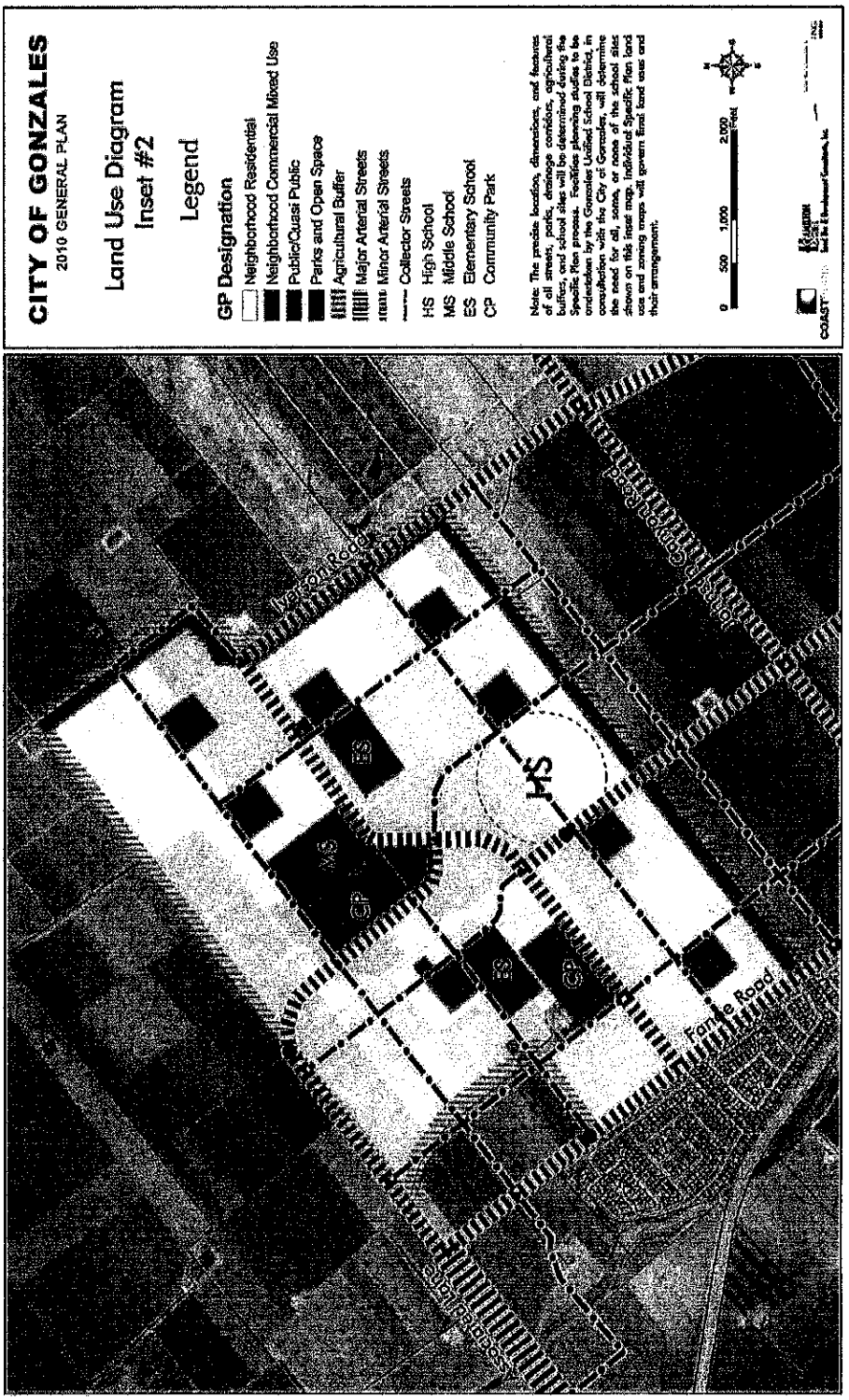


Figure II-7

LAND USE DIAGRAM INSET #3

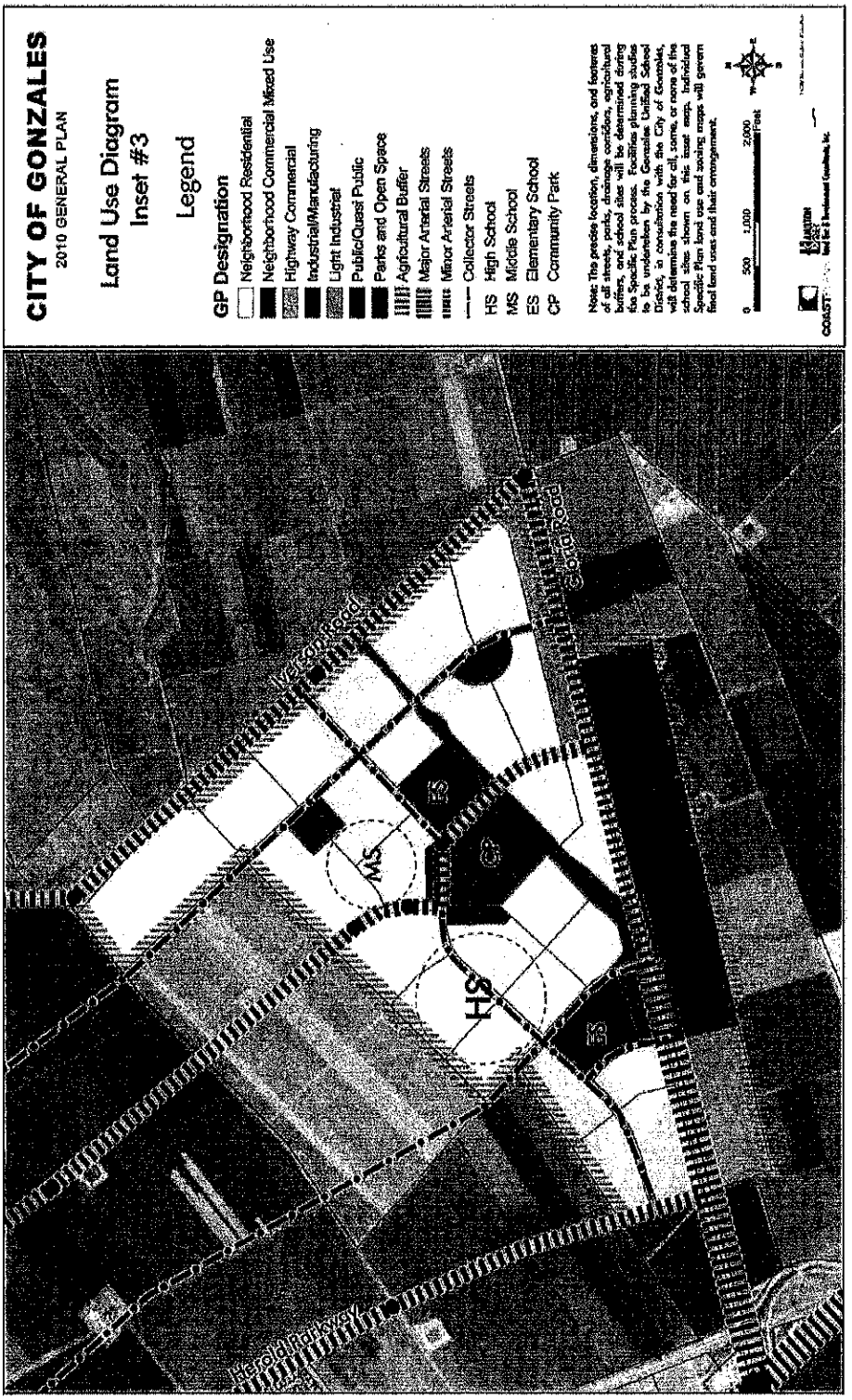


Figure III-7

CIRCULATION DIAGRAM

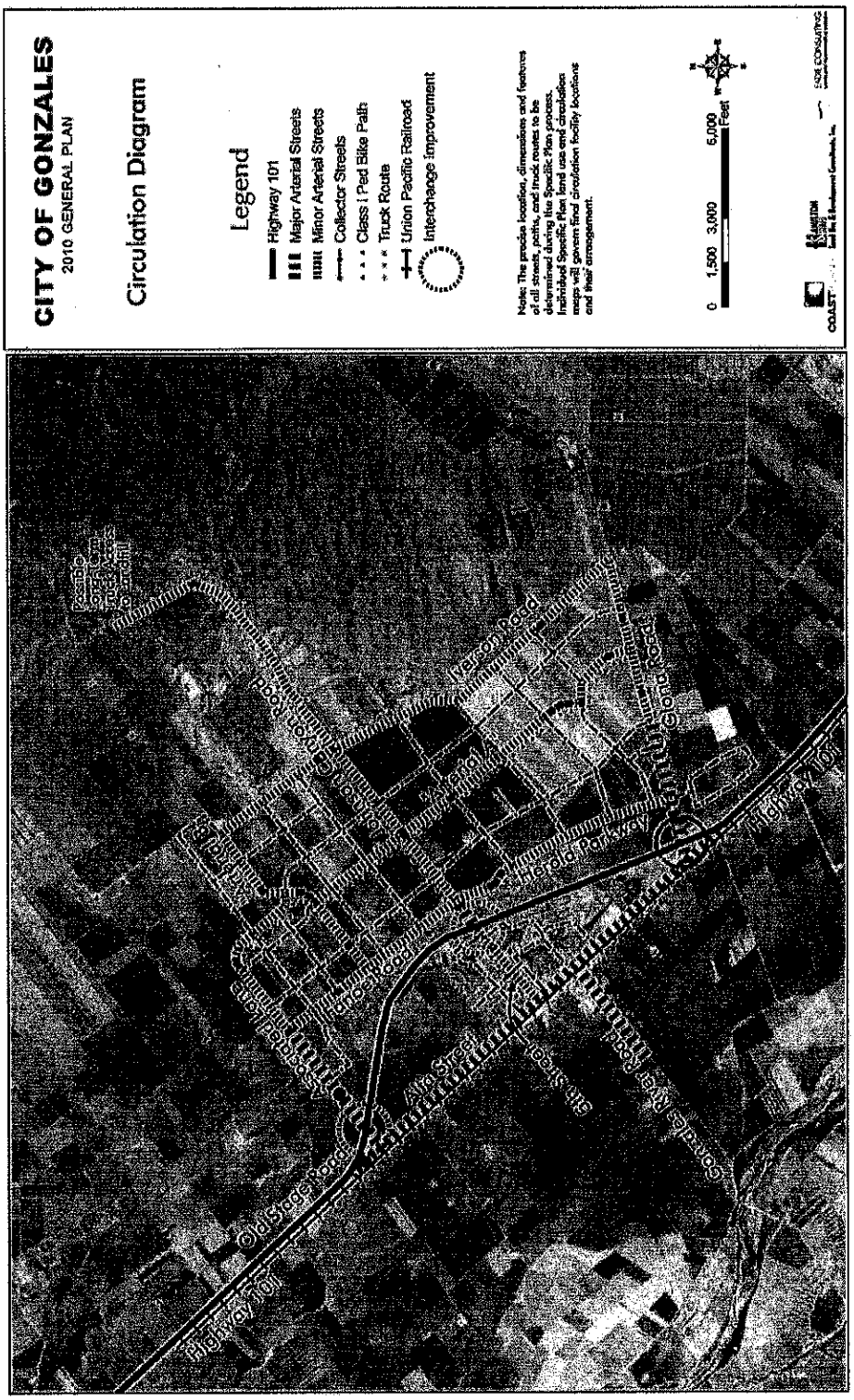
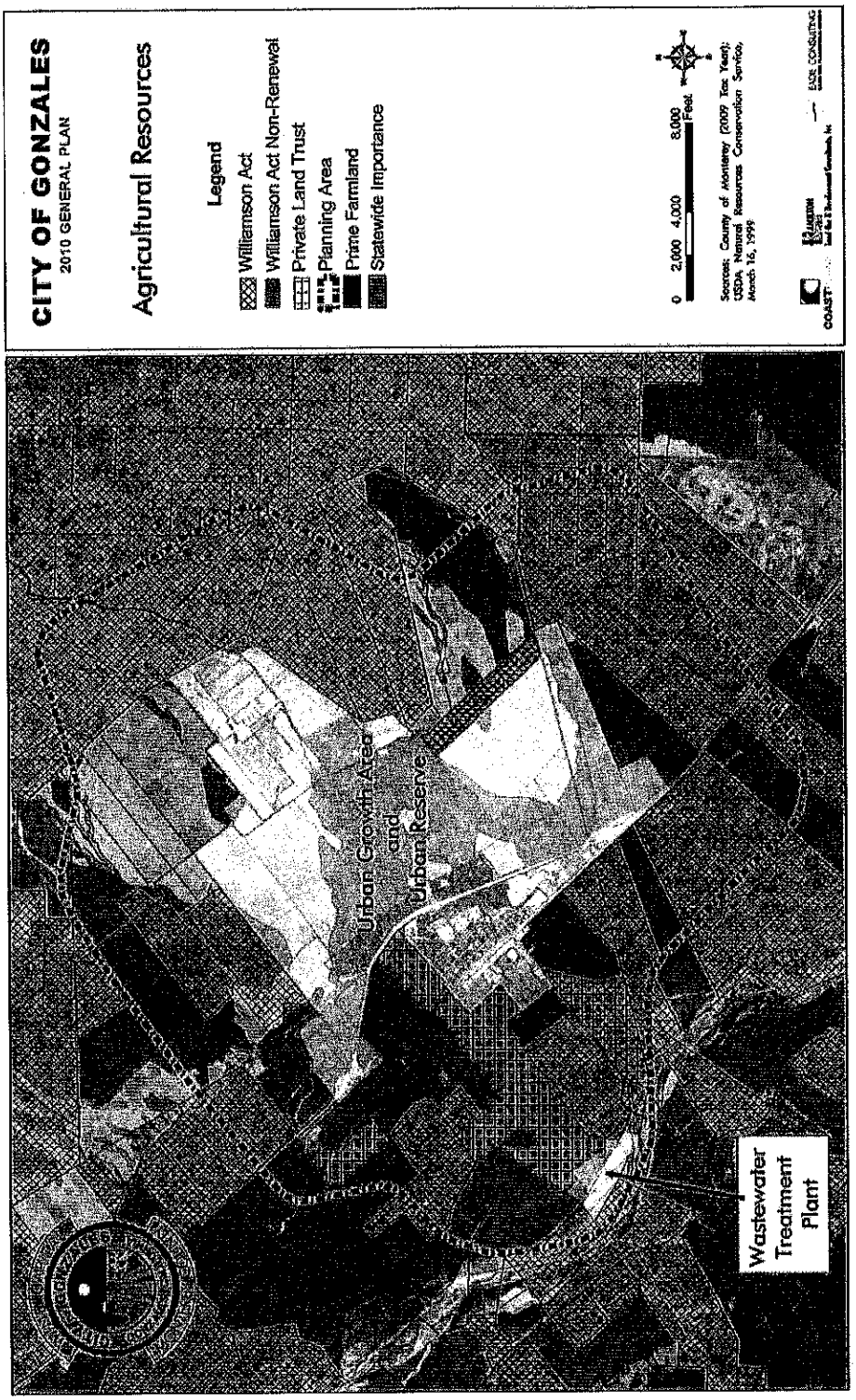


Figure VI-3

AGRICULTURAL RESOURCES



Attachment 3

Notice of Completion and Availability of Draft EIR, and August 2, 2010 Cover Letter from Bill Farrel, Interim Community Development Director

Wine Capital
City of Gonzales
Monterey County

City of Gonzales

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147 FOURTH ST.
FAX: (831) 675-2644

GONZALES, CALIFORNIA 93926
www.ci.gonzales.ca.us

August 2, 2010

Dear Sir or Madam:

Enclosed for your review and comment are two documents:

- Draft Gonzales 2010 General Plan
- Gonzales 2010 General Plan Draft Environmental Impact Report and technical appendices.

For your convenience, these documents are being provided in the form of a CD. The documents will also be available on the City's web site at *ci.gonzales.ca.us* on August 3rd. Should you wish to review a printed copy, they will be available viewing at City Hall at 147 Fourth Street, or at the Gonzales Library at 851 Fifth Street in Gonzales, or you may purchase a printed copy from FedEx Print Center located at 501 South Main Street in Salinas, phone 831-769-9855. You will need to call FedEx in advance to request a copy be printed for you.

All comments should be received at the City of Gonzales by 5:00 p.m. on September 21st. If you do wish to comment, please provide your comments in writing to my attention at the address shown below. Comments on the Draft Gonzales 2010 General Plan should be clearly separated from any comments on the Draft EIR.

Also please note that there will be a public informational meeting on the Draft EIR on September 13, 2010 at 6:00 p.m. in the City Council Chambers at 117 Fourth Street in Gonzales. The purpose of the meeting is to assist interested members of the public or public agencies in understanding the documents and environmental considerations while the formal public comment period is open and to provide an opportunity for all parties to comment. City staff will present a summary of the Draft EIR and the Gonzales 2010 General Plan and respond to general questions and will make a record for comments received.

I can be reached at 831-675-4203 if you have any questions about this process or the enclosed documents. Thank you in advance for your interest in the City of Gonzales.

Sincerely,

Bill Farrel, AICP
Interim Community Development Director

Wine Capital
City of Gonzales
Monterey County

City of Gonzales

P.O. BOX 647
PHONE: (831) 675-5000

147 FOURTH ST.
FAX: (831) 675-2644

GONZALES, CALIFORNIA 93926
www.ci.gonzales.ca.us

Notice of Completion and Availability of Draft EIR

Project Title: Gonzales 2010 General Plan

Lead Agency: City of Gonzales

Project Location: The project is located at Gonzales, California and includes the incorporated City and additional lands, generally to the east of Highway 101 and the City's eastern boundary that are proposed to be included in the Gonzales 2010 General Plan.

Description of Nature, Purpose, and Beneficiaries of Project: This is program level Draft EIR addressing the environmental impacts of a comprehensive update of the Gonzales General Plan. The proposed Gonzales 2010 General Plan includes expanded areas for future growth for residential, commercial, industrial and public facilities development. It is a long-range plan for the "ultimate" City form and provides growth capacity for many years into the future - well beyond a 20-year time frame. The update includes a planning area, and urban growth area, and an urban reserve area. The draft plan results in conversion of agricultural lands but provides for a permanent agricultural/urban boundary to define the urban edge and protect adjacent agricultural areas. The plan provides for an improved jobs/housing balance, housing variety and increased densities, and a well-planned urban form, with public facilities and new parks.

Addresses Where Copy of EIR is Available for Review

City of Gonzales
147 Fourth Street
Gonzales, CA 93926

Gonzales Public Library
851 Fifth Street
Gonzales, CA 93926

Review Period: August 2, 2010 through September 21, 2010

Contact Person: Bill Farrel, Interim Community Development Director, 831-675-4203 bfarrel@ci.gonzales.ca.us

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 #2009121017

Project Title: Gonzales 2010 General Plan Environmental Impact Report

Lead Agency: City of Gonzales
Contact Person: Bill Farrel
Mailing Address: P.O. Box 647
Phone: 831-675-5000
City: Gonzales, CA
Zip: 93926
County: Monterey

Project Location: County: Monterey
City/Nearest Community: Gonzales
Cross Streets: Highway 101/5th Street
Zip Code: 93926
Longitude/Latitude (degrees, minutes and seconds): 36 ° 31 ' 0 " N / 121 ° 26 ' 0 " W
Total Acres: 5,500 approx.
Assessor's Parcel No.: numerous
Section: ---- Twp.: 16.S Range: 5.E. Base: Mt. Diablo
Within 2 Miles: State Hwy #: US 101
Waterways: Gonzales Slough, Salinas River, Johnson Canyon Cr.
Airports: ----
Railways: Union Pacific
Schools: Gonzales Unified SD

Document Type:

CEQA:
- [ ] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [x] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: ____

Local Action Type:

- [x] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Master Plan
- [ ] Planned Unit Development
- [ ] Site Plan
- [ ] Rezone
- [ ] Prezone
- [ ] Use Permit
- [ ] Land Division (Subdivision, etc.)
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [ ] Other: ____

Development Type:

- [x] Residential: Units 14,300 Acres -- --
- [ ] Office: Sq.ft. -- -- Acres -- -- Employees 1,052
- [x] Commercial: Sq.ft. 2.1 mill. Acres -- -- Employees 3,114
- [x] Industrial: Sq.ft. 5.0 mill. Acres -- -- Employees 2,190
- [x] Educational: new high schools, middle and elementary schools
- [x] Recreational: new neighborhood and community parks 130 ac.
- [x] Water Facilities: Type wells MGD 1.37 net inc.
- [x] Transportation: Type road system and public transit
- [ ] Mining: Mineral ____
- [ ] Power: Type ____ MW ____
- [x] Waste Treatment: Type adv. secondary MGD 8.3
- [ ] Hazardous Waste: Type ____
- [ ] Other: ____

Project Issues Discussed in Document:

- [x] Aesthetic/Visual
- [x] Agricultural Land
- [x] Air Quality
- [x] Archeological/Historical
- [x] Biological Resources
- [ ] Coastal Zone
- [x] Drainage/Absorption
- [x] Economic/Jobs
- [ ] Fiscal
- [x] Flood Plain/Flooding
- [x] Forest Land/Fire Hazard
- [x] Geologic/Seismic
- [x] Minerals
- [x] Noise
- [x] Population/Housing Balance
- [x] Public Services/Facilities
- [x] Recreation/Parks
- [x] Schools/Universities
- [ ] Septic Systems
- [x] Sewer Capacity
- [ ] Soil Erosion/Compaction/Grading
- [x] Solid Waste
- [x] Toxic/Hazardous
- [x] Traffic/Circulation
- [x] Vegetation
- [x] Water Quality
- [x] Water Supply/Groundwater
- [x] Wetland/Riparian
- [x] Growth Inducement
- [x] Land Use
- [x] Cumulative Effects
- [x] Other: GHG and Energy

Present Land Use/Zoning/General Plan Designation:

The City is currently planned and developed for residential, commercial, industrial and various public/quasi-public uses.

Project Description: *(please use a separate page if necessary)*

This is program level Draft EIR addressing the environmental impacts of a comprehensive update of the Gonzales General Plan. The proposed Gonzales 2010 General Plan includes expanded areas for future growth for residential, commercial, industrial and public facilities development. It is a long-range plan for the "ultimate" City form and provides growth capacity for many years into the future - well beyond a 20-year time frame. The update includes a planning area, and urban growth area, and an urban reserve area. The draft plan results in conversion of agricultural lands but provides for a permanent agricultural/urban boundary to define the urban edge and protect adjacent agricultural areas. The plan provides for an improved jobs/housing balance, housing variety and increased densities, and a well-planned urban form, with public facilities and new parks.

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 2008

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".

X Air Resources Board
___ Boating & Waterways, Department of
___ California Highway Patrol
X Caltrans District # 5
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
X Education, Department of
___ Energy Commission
X Fish & Game Region #___
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
X Housing & Community Development
___ Integrated Waste Management Board
X Native American Heritage Commission

___ Office of Emergency Services
___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB # ___
X Resources Agency
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date August 2, 2010 Ending Date September 21, 2010

Lead Agency (Complete if applicable):

Consulting Firm: Coastplans
Address: 110 Pine Street, Ste D
City/State/Zip: Santa Cruz, CA 95062
Contact: Martin Carver
Phone: 831-426-4557

Applicant: City of Gonzales
Address: P.O. Box 647
City/State/Zip: Gonzales, CA 93926
Phone: 831-675-5000

Signature of Lead Agency Representative: ___ **Date:** 7/30/2010

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

Revised 2008

CHAPTER 2. SUMMARY

This chapter summarizes the project under review, discusses areas of potential controversy, and summarizes project impacts and mitigation measures identified in this DEIR (see Figure 2.2.1).

2.0 PROJECT UNDER REVIEW

The proposed project is the adoption of *Gonzales 2010 General Plan*. The project includes legislative approvals by the City of Gonzales and certification of an EIR with supporting findings. A detailed project description is provided in Chapter 3.

2.1 AREAS OF KNOWN CONTROVERSY AND ISSUES TO BE RESOLVED

The major point of controversy as well as the main challenge for long-term planning in Gonzales is protecting open space and productive agricultural lands while planning for growth. The City is located amidst highly fertile agricultural lands, so some measure of conflict between open space and agricultural preservation, on the one hand, and general plan strategies, on the other, is inevitable. Another challenge to long-term planning is addressing greenhouse gas emissions while planning for growth. This general plan update comes at a time when the State is working to reduce greenhouse gas emissions, so conflicts involving greenhouse gas emissions may be inevitable.

2.2 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by a project, including effects on land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. The criteria used to determine whether or not effects are significant are included in the introductory part of each topic discussion in Chapter 4 of this EIR. This EIR presents information on all impact categories recommended in the CEQA Guidelines, unless the impact considered was discussed and focused out in the Initial Study (see Appendix A for the NOP, which contains the Initial Study).

Potential environmental impacts of the project are summarized in Figure 2.2.1. This figure lists impacts and mitigation measures in three major categories: 1) significant unavoidable impacts, 2) significant unavoidable cumulative impacts, and 3) less than significant impacts with mitigation measures. For each impact, the figure includes a summary of mitigation measure(s). Please refer to Chapter 4, Impacts and Mitigation Measures, for a complete discussion of each impact and associated mitigation. Cumulative effects are discussed separately in Chapter 6, Broad-Scale CEQA Considerations, and have also been included in the summary table.

Figure 2.2.1: Summary of Impacts and Mitigations

Environmental Impact	Mitigation Measures (See also the GP diagrams, policies, and implementing actions cited in Chapter 4)
----- Significant Unavoidable Impacts ----- **(These are impacts that remain significant even after all feasible mitigation has been applied)**	
4.2 AGRICULTURAL RESOURCES	
Impact AG-1 [Conversion of Prime Farmland and Farmland of Statewide Importance]	No measures available to supplement the diagrams, policies, and implementing actions contained in *Gonzales 2010 General Plan*.
4.3 AESTHETICS	
Impact AES-1 [Substantial degradation of the existing visual character or quality of the site and its surroundings]	Mitigation Measure AES-1: Visual Screen for Permanent Agricultural Edge The City shall require Specific Plans and development approvals, either of which include land east of Highway 101, to incorporate a naturalistic visual screen along the "Permanent Agricultural Edge" (as depicted in the General Plan Land Use Diagram) separating the Urban Growth Area from adjacent parts of the Planning Area that are not contained in the Urban Growth Area. Such a visual screen shall be designed to screen urban uses contained in the Urban Growth Area from views outside the Urban Growth Area and shall be comprised of dense plantings of tall and large-canopy trees and other vegetation that are native to the Salinas Valley. The trees and other vegetation chosen for the visual screen shall be sufficiently mature when planted to ensure that the visual screen will be effective within five (5) years of approval of the first subdivision in the Specific Plan or other development approval area. The visual screen shall be maintained as a long-term feature of the Urban Growth Area.
Impact AES-2 [Light trespass, light pollution, and glare]	[Re: Light trespass/pollution—see the GP diagrams, policies, and implementing actions cited in Chapter 4] Mitigation Measure AES-2: Reflective Building Exteriors The City shall prohibit building exteriors with large expanses or glass or other reflective material that could become a significant source of glare.

Environmental Impact	Mitigation Measures (see also the GP diagrams, policies, and implementing actions cited in Chapter 4)

----- Significant Unavoidable Impacts -----

(These are impacts that remain significant even after all feasible mitigation has been applied)

4.6 GREENHOUSE GAS EMISSIONS	
Impact GHG-1 [Generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment]	Mitigation Measure GHG-1: Citywide Climate Action Plan The City shall complete work currently underway on, and then adopt, a citywide climate action plan with the objective of meeting a GHG emissions reduction trajectory consistent with State law (currently codified in Health and Safety Code 38500 et seq. (AB 32) and Executive Order S-03-05). The City, in setting the trajectory, shall recognize the likelihood that Gonzales may bear a much larger percentage of growth than other more mature communities in the State and that an appropriate scaling of the State targets set forth in AB 32 and Executive Order S-03-05 would allow a citywide increase in GHG emissions as the City implements the Gonzales 2010 General Plan. This allowable increase in GHG emissions shall be tempered by appropriate measures to limit GHG emissions from new development on a per capita basis, while achieving actual reductions in such emissions from existing uses in the planning area (i.e., uses in place as of the date of certification of the Gonzales 2010 General Plan EIR). The limits to be established for per capita GHG emissions shall be indexed to realistic targets that are readily achievable using GHG Best Management Practices identified as part of the citywide climate action plan. Targets for reducing GHG emissions in existing development shall, at a minimum, be a 15 percent reduction from the baseline identified in the GHG Inventory conducted as part of the citywide climate action plan. GHG Best Management Practices shall include but not be limited to: • Increased energy efficiency beyond Title 24 • Use of electrically powered landscape equipment and outdoor electrical outlets • Installation of green roofs • Installation of solar or tank-less water heaters • Installation of solar panels • Increased diversity and/or density of land use mix • Provision of necessary infrastructure and treatment to allow use of graywater/ recycled water for outdoor irrigation • Installation of rainwater collection systems • Provision of composting facilities at residential sites • Incorporation of all other measures in Figure 4.7.2 above that are identified as being appropriate for implementation in Gonzales. The City shall adopt a citywide climate action plan as outlined above prior to the adoption of any Specific Plan in the Urban Growth Area.

Environmental Impact	Mitigation Measures (See also the GP diagrams, policies, and implementing actions cited in Chapter 4)
----- Significant Unavoidable Impacts ----- (These are impacts that remain significant even after all feasible mitigation has been applied)	
	Mitigation Measure GHG-2: Implementation of GHG Best Management Practices The City shall require Specific Plans and development approvals to contain a plan to implement GHG Best Management Practices, as outlined above, that would result in achieving the limits on GHG emissions adopted as part of the citywide climate action plan. Mitigation Measure GHG-3: Timeframe to Adopt Green Building Code The City shall adopt the "California Green Building Standards (CALGreen) Code," which becomes effective on January 1, 2011, by July 1, 2011.
4.10 UTILITIES AND SERVICE SYSTEMS	
Impact USS-1 [Upgrade and modernization of the Gonzales Wastewater Treatment Plant could result in the conversion of Prime Farmland]	No measures available to supplement the diagrams, policies, and implementing actions contained in *Gonzales 2010 General Plan*.

Environmental Impact	Mitigation Measure (See also the GP diagrams, policies, and implementing actions cited in Chapter 4)
----- Significant Unavoidable Cumulative Impacts ----- (These are cumulative impacts that remain significant even after all feasible mitigation has been applied)	
Agricultural Resources [Conversion of Prime Farmland and Farmland of Statewide Importance]	No measures available to supplement the diagrams, policies, and implementing actions contained in *Gonzales 2010 General Plan*.
Aesthetics [Substantial degradation of the existing visual character or quality of the site and its surroundings; light trespass, light pollution, and glare]	See descriptions of Mitigation Measures AES-1 and AES-2, above.
Greenhouse Gas Emissions [Generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment]	This is listed above as a significant and unavoidable impact. By definition, the environmental effects associated with greenhouse gas emissions are cumulative impacts. As such, the reader should refer to the analysis contained in Section 4.6 (Greenhouse Gas Emissions) for a discussion of cumulative impacts related to greenhouse gas emissions. See descriptions of Mitigation Measures GHG-1, GHG-2, and GHG-3, above.
Utilities and Service Systems [Upgrade and modernization of the Gonzales Wastewater Treatment Plant could result in the conversion of Prime Farmland]	No measures available to supplement the diagrams, policies, and implementing actions contained in *Gonzales 2010 General Plan*.

Environmental Impact	Mitigation Measure (See also the GP diagrams, policies, and implementing actions cited in Chapter 4)
----- Less than Significant Impacts with Mitigation Measures ----- (These are impacts that become less than significant after all feasible mitigation has been applied)	
4.2 AGRICULTURAL RESOURCES	
Impact AG-2 [Conflicts with existing agricultural zoning]	Mitigation Measure AG-1: Collaboration with County of Monterey Collaborate with the County of Monterey to establish an urban reserve area around Gonzales that corresponds in all or part to the Urban Growth Area and Urban Reserve Area established by the Gonzales 2010 General Plan.
4.4 TRANSPORTATION/TRAFFIC	
Impact TT-1 [Conflicts with established measures of effectiveness for the performance of the circulation system]	Mitigation Measure TT-1: Interchange Improvements The city shall work with TAMC and Caltrans to improve each of the three Gonzales Interchanges on a schedule that would ensure that the improvements are in place to maintain acceptable levels of service at the interchanges as new development occurs in the Urban Growth Area. For the Fifth Street Interchange, the City shall work with Caltrans to explore the feasibility of a non-standard design that would minimize requirements for additional right-of-way and disruption of existing development. Mitigation Measure TT-2: Widen Fifth Street from Rincon to Highway 101 The city shall widen Fifth Street from Rincon Road to the Highway 101 southbound on-ramp from two lanes to four lanes or shall complete other improvements that will effectively maintain acceptable levels of service. Mitigation Measure TT-3: Widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway The City shall obtain offers of dedication of right of way as opportunities arise and shall subsequently widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway from four through lanes to six through lanes of traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. Mitigation Measure TT-4: Widen Fifth Street from Fanoe Road/Herold Parkway to Iverson Road The city shall widen Fifth Street/Johnson Canyon Road from Fanoe Road/Herold Parkway to Iverson Road. The segment between Fanoe Road/Herold Parkway to "Arterial A" shall be widened from two lanes to six lanes, and this improvement shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. The segment between "Arterial A" and Iverson Road shall

Environmental Impact	Mitigation Measure (See also the GP diagrams, policies, and implementing actions cited in Chapter 4)
----- Less than Significant Impacts with Mitigation Measures ----- (These are impacts that become less than significant after all feasible mitigation has been applied)	
	be widened to from two lanes to four lanes only after such time that the City amends the Gonzales 2010 General Plan to allow development of the Urban Reserve Area east of Iverson Road. Mitigation Measure TT-5: Synchronization of Signals along the Fifth Street/Johnson Canyon Road corridor The city shall coordinate with Caltrans to integrate interchange improvements at Highway 101 and Fifth Street/Johnson Canyon Road with local improvements along the entire corridor from Rincon Road to Fanoe Road/Herold parkway, including the synchronization of traffic signals. Mitigation Measure TT-6: Widen Associated Lane The City shall widen Associated Lane to a four-lane arterial with limited access between Highway 101 and Fanoe Road. Between Fanoe Road and "Arterial A", this facility shall be widened to a divided four-lane arterial. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. Mitigation Measure TT-7: Extend Associated Lane to Iverson Road The city shall revise its Circulation Diagram to extend Associated Lane from "Arterial A" to Iverson Road as a four-lane facility. Such an improvement shall only be required at such a time that the City amends the Gonzales 2010 General Plan to allow development of the Urban Reserve Area east of Iverson Road. In the interim, sufficient right-of-way shall be set aside to build the future street extension. Mitigation Measure TT-8: Widen Gloria Road and Design for Truck Use The City shall widen Gloria Road to a four-lane arterial between Highway 101 and "Arterial A". The roadbed for the entire length of Gloria Road from Highway 101 to Iverson Road shall be constructed to handle large volumes of heavy truck traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. Mitigation Measure TT-9: Design Iverson Lane for Truck Use The City shall reconstruct the roadbed of Iverson Road from Gloria Road to Johnson Canyon Road to handle large volumes of heavy truck traffic. These improvements shall be timed to replace road segments as they deteriorate from truck use and as adjacent properties are developed. Mitigation Measure TT-10: Widen Fanoe Road

Environmental Impact	Mitigation Measure (See also the GP diagrams, policies, and implementing actions cited in Chapter 4)
----- Less than Significant Impacts with Mitigation Measures ----- (These are impacts that become less than significant after all feasible mitigation has been applied)	
	The City shall widen Fanoe Road/Herold Parkway from a two-lane to a four-lane arterial between Gloria Road and Associated Lane. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. Mitigation Measure TT-11: Traffic Calming on "Arterial A" The city shall work with Specific Plan preparers to refine operations by incorporating traffic calming measures and/or consider alternative alignments on "Arterial A" to discourage large volumes of through traffic on this street. Mitigation Measure TT-12: Update Traffic Impact Fees The City shall update its existing traffic impact fee nexus study to accurately project the costs of circulation system improvements for the 2010 Gonzales General Plan area and shall equitably spread the costs and update its traffic impact fee schedule consistent with the requirements of state law.
Impact TT-2 [Hazards due to a design feature or incompatible uses]	Mitigation Measure TT-13: Project-Level Traffic Analysis Required The City shall require Specific Plans and development approvals to contain a project-level traffic analysis for all areas planned for urbanization. Such an analysis shall evaluate the full range of operational, safety, emergency access, parking, and alternative-mode transportation issues. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on transportation/traffic.
Impact TT-3 [Emergency access in the planning area]	See Mitigation Measure TT-13, above.
Impact TT-4 [Conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities]	Mitigation Measure TT-14: Revise Circulation Diagram for Consistency with TAMC's "2005 General Bikeways Plan" The City shall amend the Circulation Diagram contained in the Gonzales 2010 General Plan Circulation Element to designate Alta Street and Gonzales River Road as bikeway facilities to achieve consistency with TAMC's "2005 General Bikeway Plan."

Environmental Impact	Mitigation Measure (See also the GP diagrams, policies and implementing actions cited in Chapter 4)
----- Less than Significant Impacts with Mitigation Measures ----- (These are impacts that become less than significant after all feasible mitigation has been applied)	
4.5 AIR QUALITY	
Impact AQ-3 [Toxic Air Contaminants or odors]	Mitigation Measure AQ-1: Toxic Air Contaminants The City shall minimize local air quality impacts related to exposure of sensitive receptors to TACs by evaluating new development for proximity to TAC sources as recommended in the California Air Resources Board's "Air Quality and Land Use Handbook". Mitigation Measure AQ-2: Deed Restriction Notification of Strong Odor The City of Gonzales shall require that a deed restriction be recorded on all properties located within one (1) mile of either the animal feed lot or the Johnson Canyon Road Landfill (both of which are located east of Iverson Road) notifying the owner or the prospective property buyer of the potential for strong odors emanating from these facilities to adversely affect the property on which the deed restriction is recorded. This measure may be modified and refined as part of the Specific Plan or other development approval process based on a detailed analysis by a qualified air quality expert and based on land use changes over time. Mitigation Measure AQ-3: Working to Reduce Strong Odors The City of Gonzales shall work in partnership with the MBUAPCD and the owners of operations that create significant odors in the planning area to reduce such odors using the most current operational and other techniques available.
4.11 PUBLIC SERVICES	
Impact PS-3 [Provision of new or physically altered public facilities and services]	Mitigation Measure PS-1: Project-Level Public Facilities Impact Analysis Required The City shall require a project-level analysis and report on public facilities impacts as part of Specific Plan and other major development plan review and approval. Such and analysis and report shall identify measures necessary to reduce any environmental effects to a level of less than significant.

Environmental Impact	Mitigation Measure (See also the GP diagrams, policies and implementing actions cited in Chapter 4)
----- Less than Significant Impacts with Mitigation Measures ----- **(These are impacts that become less than significant after all feasible mitigation has been applied)**	
4.13 BIOLOGICAL RESOURCES	
Impact BIO-2 [Affects on riparian habitat or other sensitive natural communities]	Mitigation Measure BIO-1: Riparian Protection Ordinance The City shall adopt a Riparian Protection Ordinance to ensure that development does not encroach on Gonzales Slough or any "Waters of the United States" that may be located in the planning area. Such an ordinance shall establish required minimum setbacks from Gonzales Slough, wetlands, and other "Waters of the United States" and require Specific Plans and development applications to contain measures to ensure that all sensitive habitats are protected from the significant negative effects of encroaching development.
Impact BIO-3 [Affects on federally-protected wetlands]	See Mitigation Measure Bio-1, above.
4.14 CULTURAL RESOURCES	
Impact CUL-1 [Significant adverse change in historical resources]	Mitigation Measure CUL-1: Project-Level Cultural Analysis Required The City shall require Specific Plans and development applications to contain a project-level analysis of cultural resources for all areas planned for urbanization. Such an analysis shall evaluate the full range of cultural resources, including historical, archaeological, and paleontological resources, and buried human remains. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on cultural resources.
Impact CUL-2 [Significant change in prehistoric archaeological resources that may exist in the planning area]	Mitigation Measure CUL-2: Accidental Discovery of Cultural Resources The City shall require as a standard condition of project approval the following: "if any archaeological resources are discovered during grading or construction, all work shall be immediately halted and appropriate personnel, including a qualified Native American representative, shall be contacted and consulted. Based on these consultations, appropriate measures shall be taken to protect the discovered resources, and only after such measures have been implemented shall grading or construction continue."
Impact CUL-3 [Potential to lead to the destruction of a unique paleontological resource or site of unique geologic features]	See Mitigation Measure CUL-1: Project-Level Cultural Analysis Required, and CUL-2: Accidental Discovery of Cultural Resources
Impact CUL-4 [Disturbance of human remains]	See Mitigation Measures CUL-1: Project-Level Cultural Analysis Required, and CUL-2: Accidental Discovery of Cultural Resources

Environmental Impact	Mitigation Measure (See also the GP diagrams, policies, and implementing actions cited in Chapter 4)
----- Less than Significant Impacts with Mitigation Measures ------ (These are impacts that become less than significant after all feasible mitigation has been applied)	
4.17 HAZARDS AND HAZARDOUS MATERIALS	
Impact HAZ-3 [Hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school]	Mitigation Measure HAZ-1: Site-Specific Review of Potential Land Use Conflicts Involving the Location of New Schools. The City of Gonzales shall identify and evaluate potential land use conflicts between schools and industrial uses as part of Specific Plan or other major development plan review and approval. Such review shall address California Public Resources Code §21151.8(a) regarding requirements for the proposed construction of an elementary or secondary school. Such review should also address the Monterey Bay Unified Air Pollution Control District's Rule 402, Nuisances.
Impact HAZ-4 [Development activity on Fanoe Ranch, a part of which is known to contain hazardous materials]	Mitigation Measure HAZ-2: Remediation Plan for Clean-Up of Fanoe Ranch The City of Gonzales shall require a remediation plan for the clean-up of any contaminated areas of Fanoe Ranch as part any Specific Plan that includes the ranch in its planning area. The remediation plan shall be coordinated with appropriate regional, state, and federal agencies. Mitigation Measure HAZ-3: Site-Specific Investigation of Potential Soil Contamination Required The City of Gonzales shall require site-specific investigations and reports on potential soil contamination as part of Specific Plan or other major development plan review and approval. Such an investigation and report shall include measures necessary to mitigate any environmental hazards to a less than significant level.
Impact HAZ-6 [Significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands]	Mitigation Measure HAZ-4: Development in Areas of Very High Wildfire Potential The City of Gonzales shall require site-specific investigations and reports on wildfire potential for any development east of Iverson Road, which is an area of very high wildfire potential. Such an investigation and report shall include measures necessary to mitigate any wildfire hazards, including the establishment of "fire safe" zones around habitable structures, to a less than significant level.

Attachment 4

Disc
Containing the Draft *Gonzales 2010 General Plan* and the *Gonzales 2010 General Plan* Draft Environmental Impact Report (Volumes I and II / Appendices)

The General Plan and EIR can be found through a link on the website for the City of Gonzales' Planning Department:

http://www.ci.gonzales.ca.us/planning.php

Attachment 5

Letter from Simón Salinas to Bill Farrel, re: Comments on Notice of Preparation of a Draft Environmental Impact Report for the *Gonzales 2010 General Plan*, January 25, 2010

LAFCO of Monterey County

LOCAL AGENCY FORMATION COMMISSION
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KATE McKENNA, AICP
Executive Officer

January 25, 2010

Mr. Bill Farrel, AICP, Community Development Director
City of Gonzales
P.O. Box 647
Gonzales, CA 93926

RE: Comments on Notice of Preparation of a Draft Environmental Impact Report for the *Gonzales 2010 General Plan*

Dear Mr. Farrel:

Thank you for your courtesy in accommodating our request for an extension of time to submit comments for the *Gonzales 2010 General Plan* Notice of Preparation. It is our understanding that the Notice of Preparation is being revised to add LAFCO as a Responsible Agency under the California Environmental Quality Act. LAFCO will be responsible for reviewing and approving future proposals to update the City's Sphere of Influence and to annex territory to the City. Those actions are necessary to implement the General Plan.

We also understand that the General Plan does not include a proposed Sphere of Influence boundary, and that the proposed Environmental Impact Report will therefore not examine the impacts of a future Sphere of Influence amendment. Further, we understand that the City intends to use this Program Environmental Impact Report as the basis for its separate environmental review of a future Sphere of Influence proposal.

In anticipation of future proposals for amendments to the City's Sphere of Influence, LAFCO requests that analysis of the following issues be addressed in the environmental review process:

Agricultural Resources –

- Please include a detailed review of the project's direct impact on open space and farmland mapped as prime and of statewide importance, including an assessment of recommendations for avoidance of impacts and mitigation of impacts. Examples of potential mitigations are permanent on-site or off-site conservation easements, mitigation

fees to a regional agricultural lands conservation bank program, permanent agricultural buffers, and temporary agricultural buffers that can be put in place prior to full General Plan buildout.

- Please review the impacts of the *Gonzales 2010 General Plan* on parcels that currently participate in the Williamson Act or Farmland Security Zone programs.
- In the analysis of farmland that would be converted to urban uses, please state which land would be considered as "prime agricultural land" as defined in Government Code section 56064. This code section is a part of the Cortese-Knox-Hertzberg Act which LAFCO utilizes for determining impacts.
- Please review the impacts upon agricultural resources consistent with the attached draft LAFCO *Policy on Preservation of Open Space and Agricultural Lands* that was adopted by the Commission on January 25, 2010.

Land Use and Planning –

- Please review the *Gonzales 2010 General Plan's* compatibility and compliance with the "determinations" listed for consideration of a Sphere of Influence by a local agency formation commission (see Section 56425[e] of the Government Code).
- Please review the *Gonzales 2010 General Plan's* compatibility and compliance with LAFCO of Monterey County's adopted "Sphere Of Influence Policies and Criteria" (attached).
- Please review the *Gonzales 2010 General Plan's* compatibility and compliance with the *Policy on Preservation of Open Space and Agricultural Lands* (see above, and attached).

Population and Housing –

- Please compare the population growth that would be allowed by the proposed plan with population projections published by the Association of Monterey Bay Area Governments (AMBAG) within its most recent Regional Forecast. Discuss potential timelines for the buildout of the proposed *Gonzales 2010 General Plan.*

Public Services –

- Please analyze the adequacy of the public service delivery systems and infrastructure to serve the proposed expansion area, and any changes recommended.
- Please analyze the impacts of the proposed General Plan on affected Special Districts, with respect to impacts on the capability of districts to continue to provide services to their residents, impacts on current and proposed district boundaries, and any other impacts.

Transportation/Traffic –

- Please analyze the adequacy of the existing regional and local transportation network to serve the proposed expansion area, and any changes recommended.

Utilities and Service Systems –

- Please analyze the adequacy of the existing service delivery systems and infrastructure to serve the proposed expansion area, and any changes recommended.

Cumulative Impact –

- Please analyze the cumulative impact to the Salinas Valley of the conversion of farmland mapped as prime and of statewide importance and any required mitigations.
- Please analyze the cumulative impacts to regional roadways and regional jobs/housing balance.
- Please analyze the cumulative impacts to the regional water supply.

Alternatives –

- Please discuss a *Gonzales 2010 General Plan* alternative that would be consistent with AMBAG population projections.

We look forward to providing comments on the Draft Program EIR, and to commenting on the subsequent environmental review for a future Sphere of Influence proposal.

We extend an invitation to the City of Gonzales to participate in LAFCO's preliminary review process as a way to promote early and informal dialogue, understanding and cooperation. The preliminary review process would consist of an informal presentation and discussion about the City's comprehensive growth plans. We encourage the City to take part in the preliminary review process prior to formal submittal of Gonzales' comprehensive Sphere of Influence amendment proposal and annexation proposals to LAFCO.

In addition, please note the statutory requirement for early consultation between the City and County (Government Code Section 56425b) before the formal Sphere of Influence amendment is submitted to LAFCO.

We appreciate this opportunity to provide comments. LAFCO's Executive Officer, Kate McKenna, would be pleased to meet with your City staff and consultants for more detailed discussions.

Sincerely,

Simón Salinas
Chair