

# General Plan Land Use Map

April 15, 2019

Joint City Council, Planning  
Commission AND Gonzales  
Unified School District Board  
Workshop on the Subject of  
Development in Gonzales

# **GONZALES VISION STATEMENT**

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Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage and committed to working collaboratively to preserve and retain its small town charm.

# JOINT STUDY SESSION OVERVIEW

- Study session designed to cover several topics including the availability of developable land within the existing City limits for residential and industrial development
- Implementation of the General Plan, including the potential for the development of new community areas, which include housing, schools, parks and open space
- development of new schools
- development of affordable and market-rate multi-family dwellings

# General Plan

The General Plan provides direction to landowners, developers and investors by clearly stating the City's expectations for growth. The General Plan also provides guidance for public investment in new facilities such as roads, parks and public utility systems.

The General Plan is the basis for day-to-day decisions by the City.

# General Plan Major Objectives

**Objective 1.** Create a Self-Sustaining Local Economy

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**Objective 2.** Long-Term Vision - discourage incremental development that could eventually result in an incoherent and/or sprawling urban form.

**Objective 3.** Small-Town Character –

- 1) provide a variety of housing types, and
- 2) establish the highest residential densities at a range consistent with other small cities in the region

# General Plan

**Objective 4.** Discourage Suburban Sprawl

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**Objective 5.** Protect Best Agricultural Lands

**Objective 6.** Build energy efficient projects

**Objective 7.** Natural Environment – provide residents abundant opportunities to enjoy open space areas and the natural environment within projects

# General Plan

- Build residential and commercial/retail developments to the east towards the hills and away from best agricultural lands
- Provide for long-term development capacity
- Increase average density and range of housing types
- Place industrial uses on the west side



# General Plan

- Requires Specific Plans to be based around traditional neighborhood design
- The General Plan and Specific Plans allow for gradual development as demand dictates - subject to careful City controls including use of neighborhood principals, appropriate infrastructure and fiscal balance



**VISTA LUCIA**

**5TH Street/Johnson Canyon**

**HWY 101**

**Gloria Road**

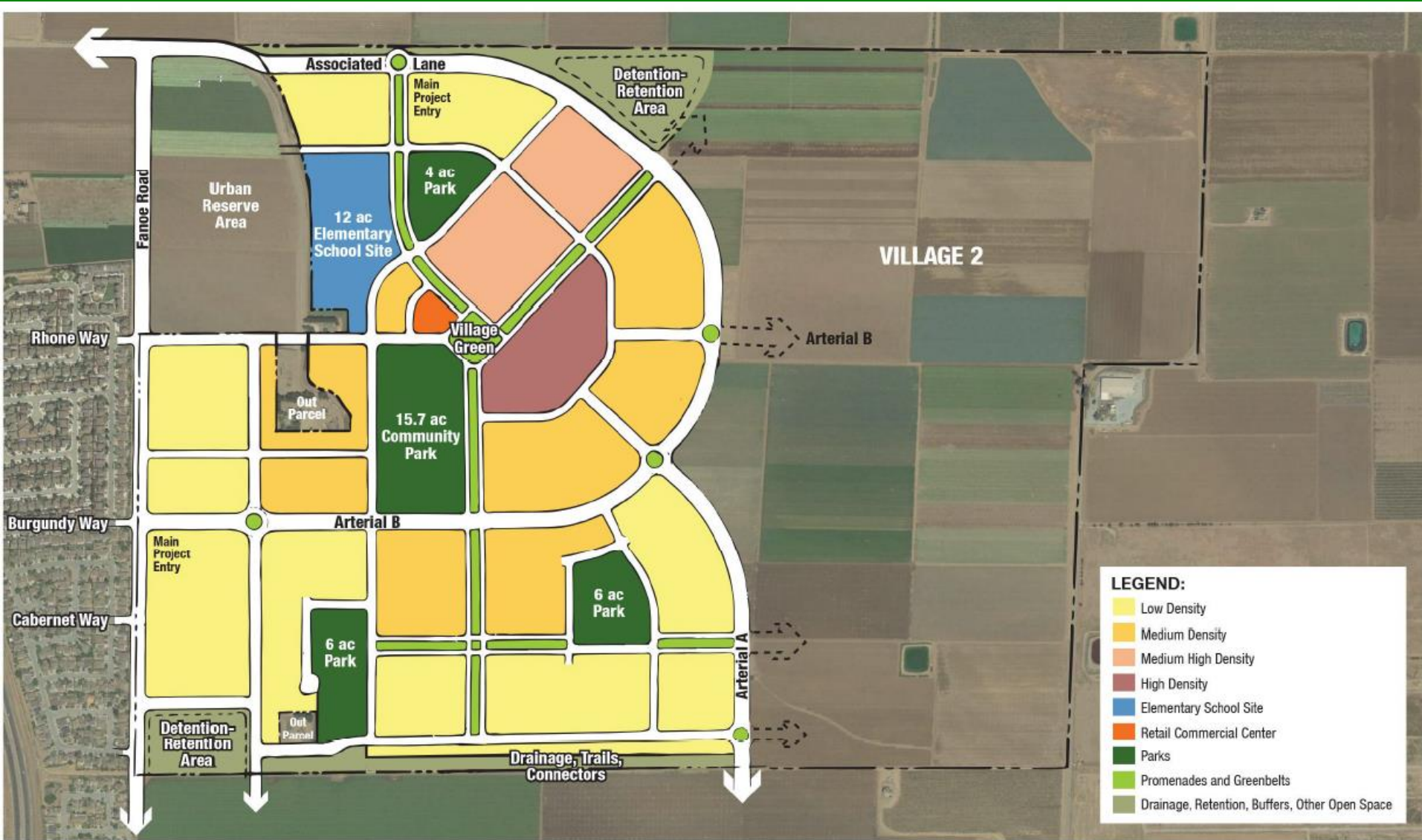
**Alta Street**

**VISTA LUCIA**





## VISTA LUCIA VILLAGE 1 and 2



# VISTA LUCIA VILLAGE ONE – 2019 Proposed Annexation

# EAST SIDE DEVELOPMENT

	Gross acres	Residential	Commercial	Schools	Industrial
Vista Lucia 1	400 acres ±	1,700 units ± <u>(on 220 ac.)</u>	1 acre	12 acres ±	-
Vista Lucia 2	367 acres ±	1,800 units ± <u>(on 189 ac.)</u>	5 acres	28 acres ±	-
Puente Del Monte*	540 acres ± *	2,622 units ± <u>(on 407 ac.)</u>	6 acres	26 acres ±	22 acres±
D'Arrigo Brothers	597 acres ±	681 units ± <u>(on 236.34 ac.)</u>	90 acres	18 acres ±	-
Franscioni/Vosti	165 acres ±	-	-	-	165 acres±
<b>TOTAL</b>	<b>2,069 acres</b>	<b>6,803 units**</b>	<b>112 acres ±</b>	<b>84 acres ±</b>	<b>187 acres±</b>

\*of this 540 acres, 78.30 acres is held by the Rianda Family

\*\* 6,803 units = 25,500± new residents



## CONCEPTUAL SINGLE-FAMILY DWELLINGS



## CONCEPTUAL VILLAGE GREEN



# CONCEPTUAL PROMINADE / GREENSPACE





**CONCEPTUAL PROMINADE / GREENSPACE**

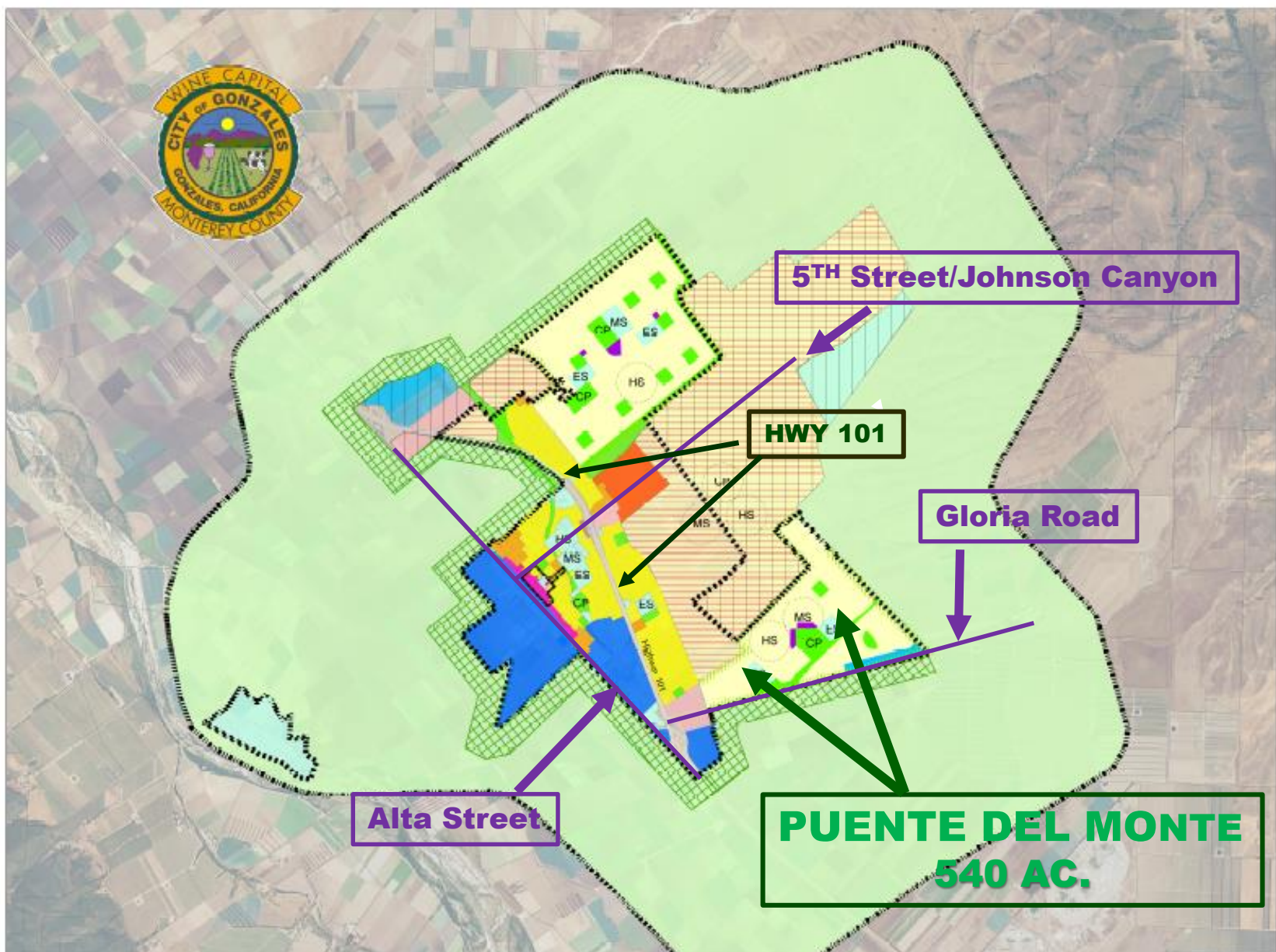
# PENDING ACTIONS BY CITY...

## 2019 -

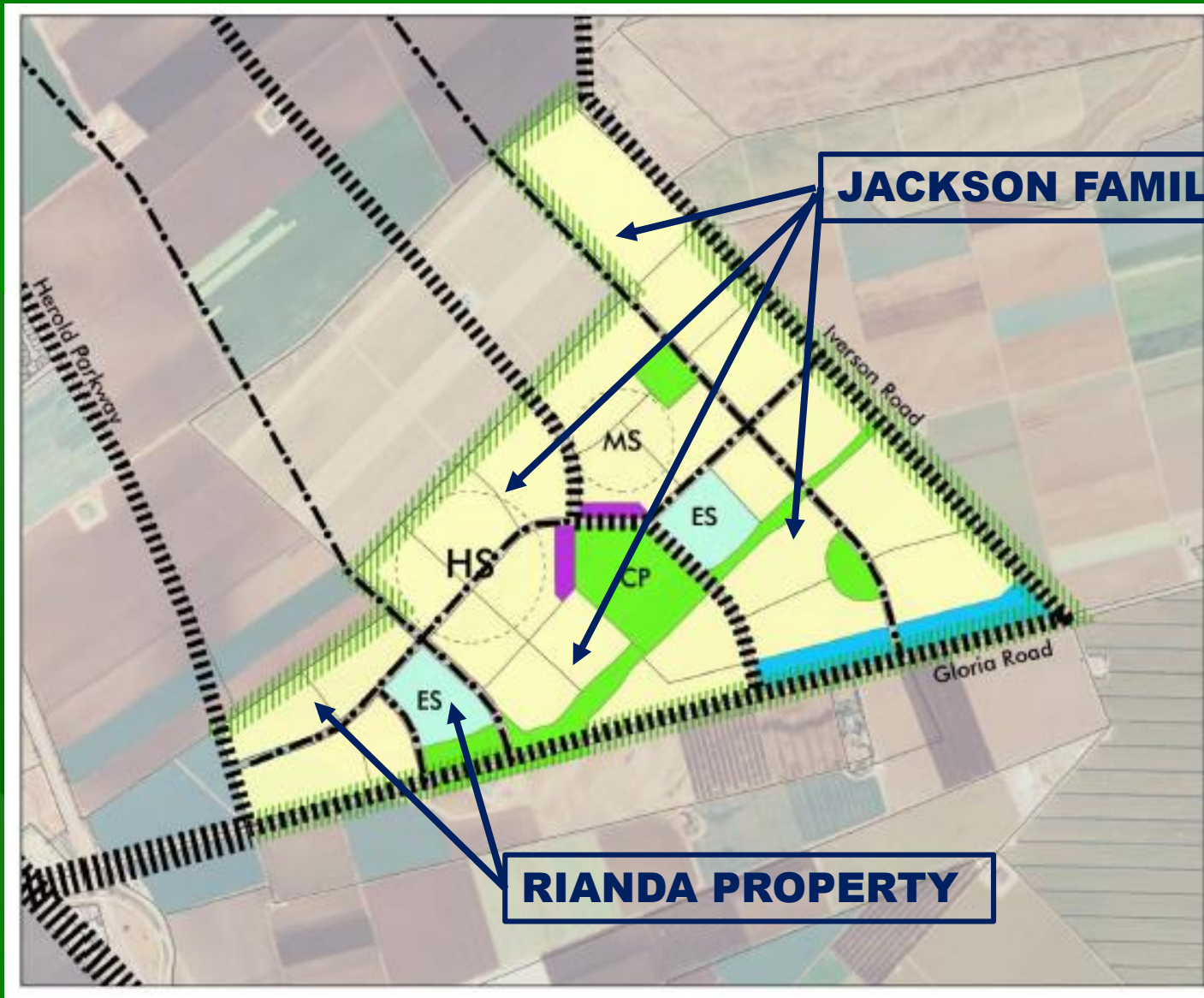
1. INFRASTRUCTURE MASTER PLAN REPORTS
2. ENVIRONMENTAL REPORT
3. PLANNING COMMISSION AND CITY COUNCIL REVIEW
4. ANNEXATION APPLICATION TO LAFCO

## 2020 -

1. LAFCO COMMISSION REVIEW / APPROVAL OF ANNEXATION – January/February
2. DEVELOPER/CITY FINALIZE SPECIFIC PLAN AND DEVELOPMENT AGREEMENT and PRESENT TO CITY COUNCIL



# PUENTE DEL MONTE



# PUENTE DEL MONTE SPECIFIC PLAN

# EAST SIDE SPHERE OF INFLUENCE AREA DEVELOPMENT

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# Overall Residential Buildout Capacity

**Current Gonzales Population = 8,560\***

- 2010 Gonzales General Plan Urban Growth
  - Existing City Boundary = 1,268.11 acres
  - Current (2014) SOI area is outside of City Boundary
  - = 2,081 ac.\*\*
- ✓ Total “Urban Growth Boundary” = 3,350 acres

\* Cal. Dept. of Finance January 2018

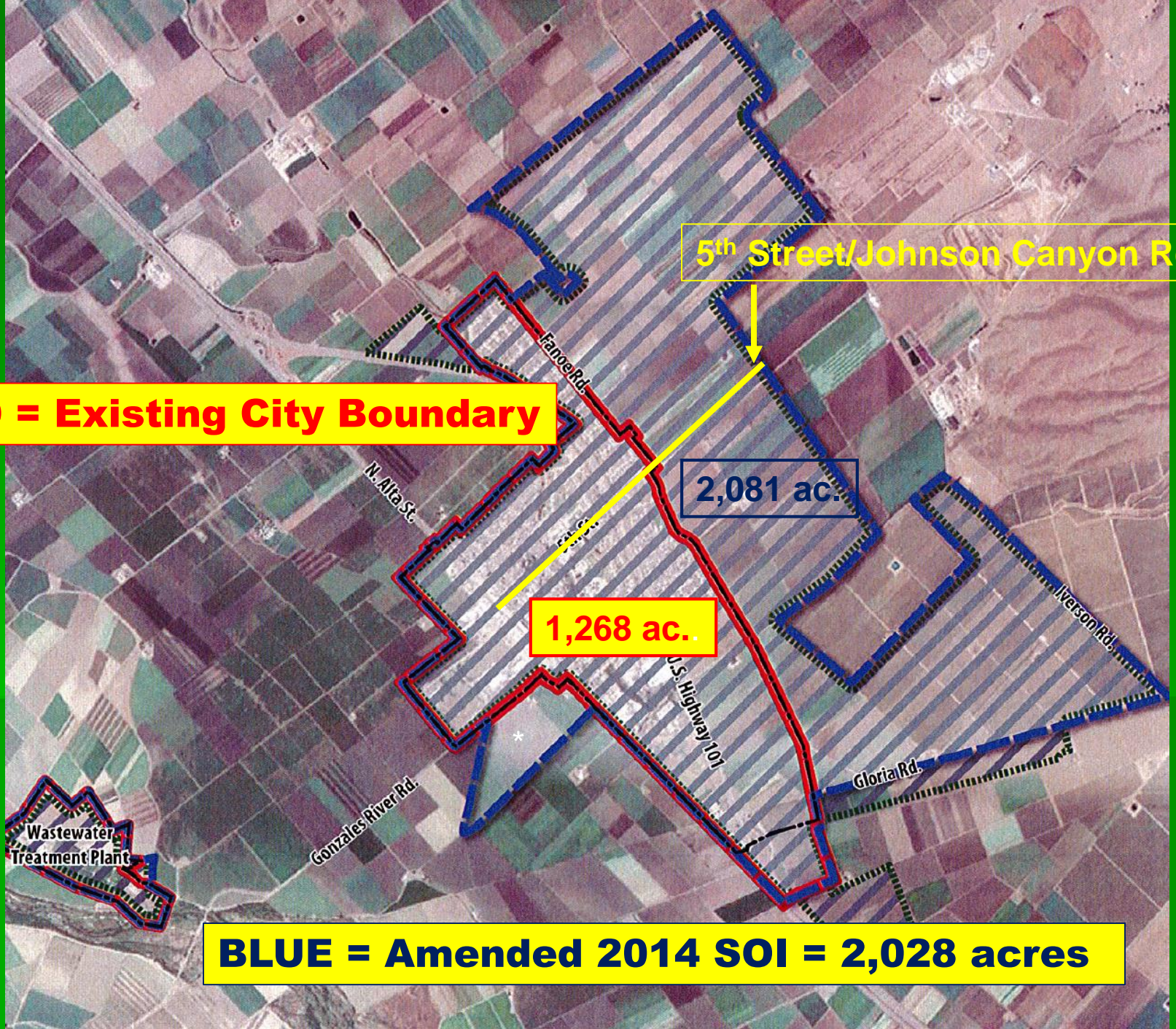
**RED = Existing City Boundary**

**5<sup>th</sup> Street/Johnson Canyon Rd.**

**2,081 ac.**

**1,268 ac.**

**BLUE = Amended 2014 SOI = 2,028 acres**



# Buildout Capacity (Cont.)

- “Urban Growth Boundary Area” = existing city boundary and SOI area added in 2014 - combined.
- Future development to the east has potential to add 25,500 new residents over the decades - bringing total City population to approximately 34,000 (25,500 + 8,500)
  - ✓ Enough development area THRU year 2065 based on average of 150 units sold per year
  - ✓ The annual rate of home sales will be based on the market and the economy.



# HOUSING COSTS

Median price for single-family dwellings in Gonzales has fluctuated dramatically—from \$550,000 in 2005 to a low of \$175,000 in 2011, and now at \$410,000.\*

From 2017 to 2018, the median sale price of a single-family dwelling in Gonzales increased by 8.5% - \$378K to \$410K.

In 2014, a family earning the County median family income of \$68,700 and spending 30 percent of its income on housing can afford a \$178,500 house.

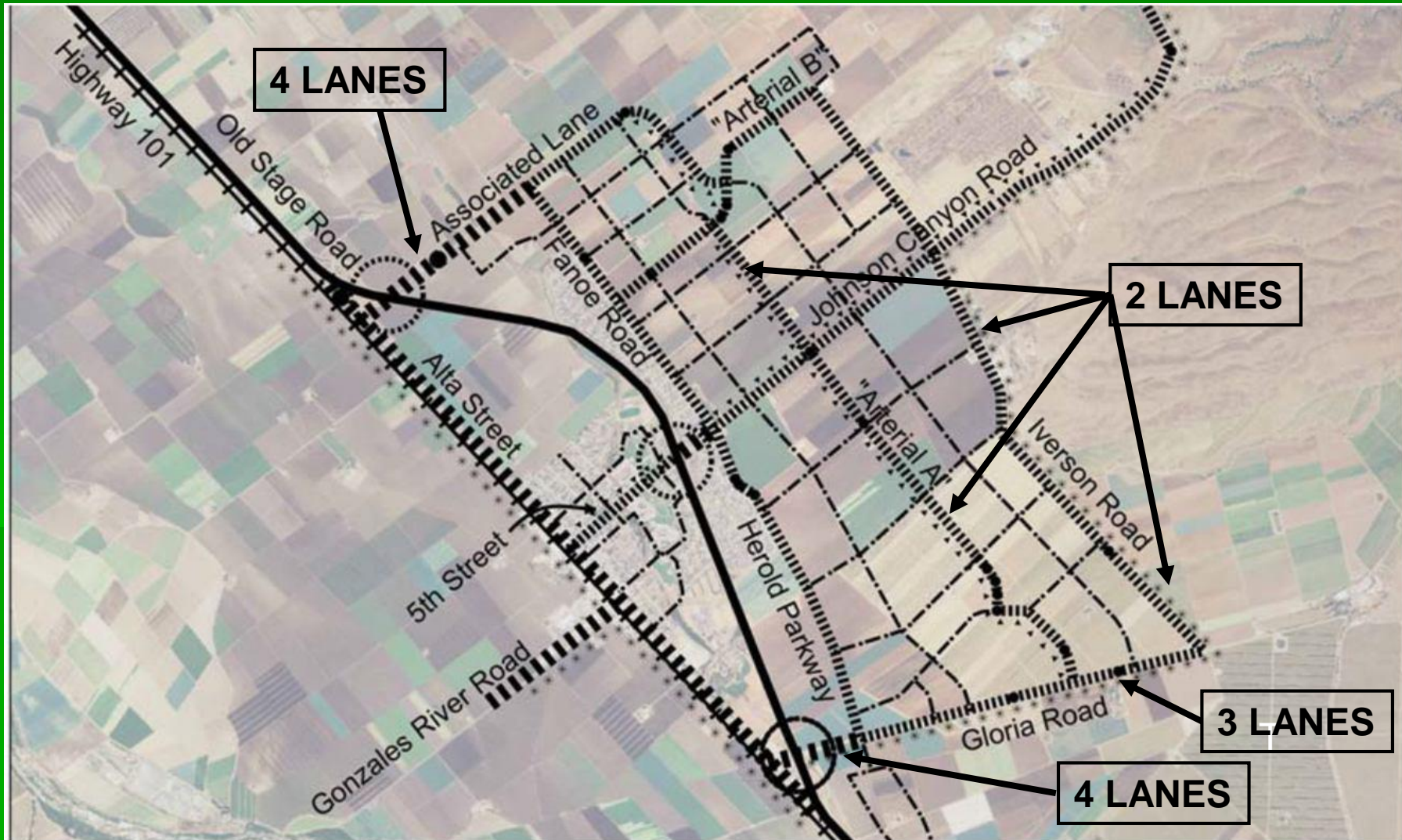
\* 2018-2019 Property Data. The City of Gonzales Preliminary Property Tax Reports. HdL

\*\* City of Gonzales 2014-2023 Housing Element

# ROADS and Circulation

- “Grid” road system for “traditional character” and efficiency and easy pedestrian mobility
- Neighborhood connectivity from one phase of development to next
- Modular system can be functionally complete when each neighborhood is complete, but will connect to other neighborhoods as they are built over the years.

# EAST SIDE CONNECTIVITY





Village  
One

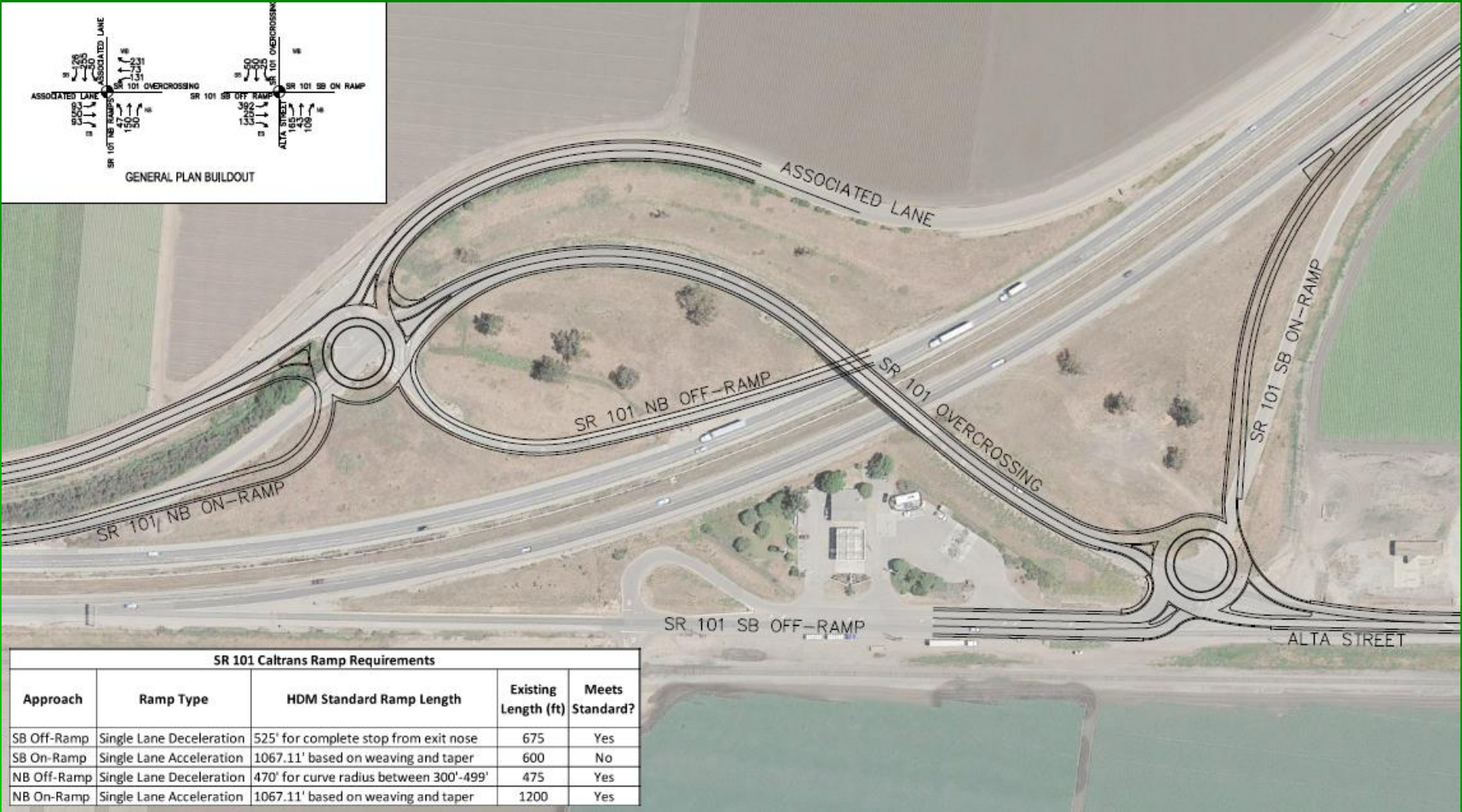
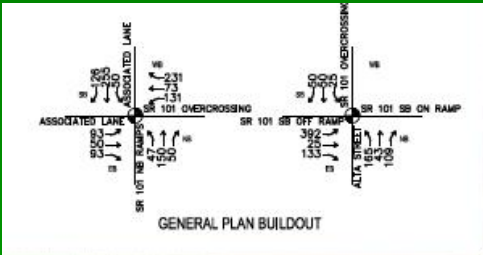
Associated Lane  
Fance Road

"Arterial B"

Johnson Canyon

"Arterial A"

Alta Street



SR 101 Caltrans Ramp Requirements

Approach	Ramp Type	HDM Standard Ramp Length	Existing Length (ft)	Meets Standard?
SB Off-Ramp	Single Lane Deceleration	525' for complete stop from exit nose	675	Yes
SB On-Ramp	Single Lane Acceleration	1067.11' based on weaving and taper	600	No
NB Off-Ramp	Single Lane Deceleration	470' for curve radius between 300'-499'	475	Yes
NB On-Ramp	Single Lane Acceleration	1067.11' based on weaving and taper	1200	Yes

**JOBS!!**

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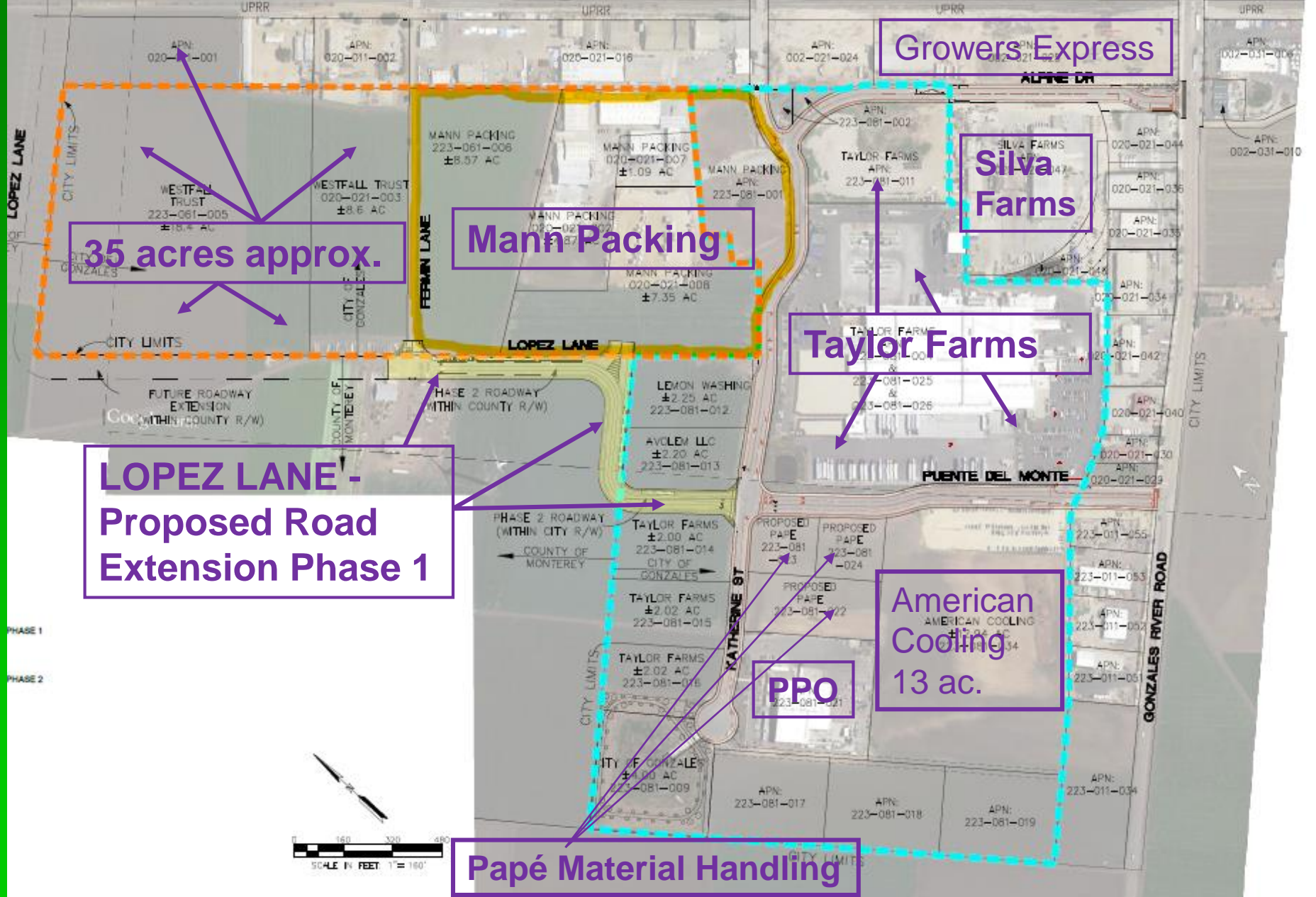
**JOBS!!**

**JOBS !! JOBS !! JOBS !!**

# **GONZALES INDUSTRIAL PARK**

- **Taylor Farms (850 – 1,000)**
- **Mann Packing/Del Monte (500)**
- **Pure Pacific Organics (100)**
- **Silva Farms (30)**
- **Growers Express**
- **American Cooling – pending bldg.**
- **Papé Material Handling (pending  
30 – 40 employees)**

# GONZALES INDUSTRIAL PARK



35 acres approx.

Mann Packing

Growers Express

Silva Farms

Taylor Farms

LOPEZ LANE - Proposed Road Extension Phase 1

American Cooling 13 ac.

PPO

Papé Material Handling



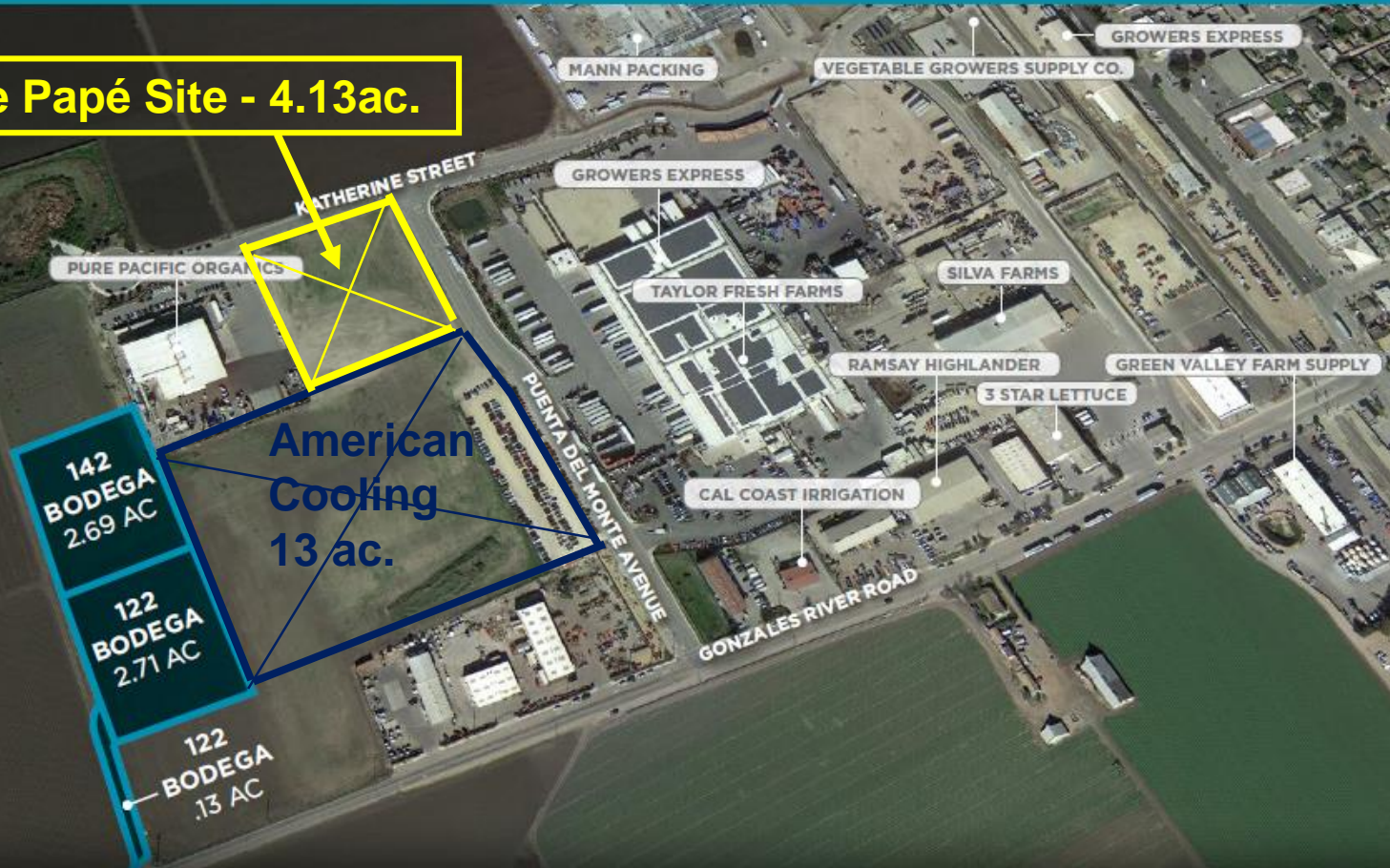
# **GONZALES INDUSTRIAL PARK**

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- **The Major Employers**
- **Primary source of tax revenue for City**
- **Economic Development Administration Grant for Lopez Lane**
- **Approx. 75 acres vacant and available**

# GONZALES INDUSTRIAL PARK

Future Papé Site - 4.13ac.



# Conclusion:

- **City Staff is implementing the General Plan vision for new residential development**
- **Gonzales has not built housing since 2009, but is now poised to provide housing**
- **2022 is the potential year for new home sales**
- **Gonzales has been successful in bringing industry and jobs to the community**
- **City staff is committed to assuring ample affordable housing through higher density**
- **City staff is ready, willing and able to assist the community and City Council**

**THANK YOU!!**