

Annexation and Rezoning of Vista Lucia

Applicant, Cielo Grande Ranch, LLC, requests annexation and rezoning (PUD) of the approximately 768 acres it is in contract to acquire from the property owner, the location of which is more particularly shown on the site plans (the "Project Area").

Background: The Vista Lucia Project Area is one of several locations the City identified as a future development area in the Gonzales 2010 General Plan. According to the Gonzales 2010 General Plan, the most recent projections of AMBAG show "Gonzales growing to 23,418 people in the year 2035, an increase of about 14,393 over the current 2009 population of 9,025 persons." To meet this demand, the Gonzales 2010 General Plan set aside "approximately 1,500 acres of additional land for residential growth, or enough land to accommodate a total City population of about 38,000." At the time the Gonzales 2010 General Plan was adopted, the Vista Lucia Project Area was included in the area the City set aside for growth. The Vista Lucia Project Area was already within the City's Urban Growth Boundary when the Gonzales 2010 General Plan was adopted, but outside of the City's Sphere of Influence. In May 2014, the Monterey County LAFCO approved the City's request to expand the Sphere of Influence to include, among other properties, the Vista Lucia Project Area.

When LAFCO approved the City's request to expand the Sphere of Influence, including the Vista Lucia Project Area, it acknowledged the need to annex property within the new Sphere of Influence to meet the City's demand for housing. According to the LAFCO staff report accompanying the Resolution approving annexation, "[i]t is expected that annexations will proceed in increments that approximately five-year market absorption rates." The proposed annexation of the Vista Lucia Project Area is the first proposed annexation since the Sphere of Influence was expanded in 2014.

Vista Lucia Project Description: The proposed Vista Lucia project is a master planned community which has been designed to address the City of Gonzales' need for not only housing, but new commercial development and public facilities, including schools (subject to an agreement being reached with the Gonzales School District). Once fully approved, Vista Lucia will provide up to 3,498 new dwelling units and up to 90,000 square feet of commercial services. Additionally, the Project includes approximately 118 acres of parks, promenades and open space, and 30 acres for an elementary school site and a middle school site. The Applicant is amendable to dividing the Project into two phases, if requested or required by LAFCO.

In concert with the annexation and pre-zoning of the Project Area, the applicant is preparing an Administrative Draft Specific Plan per the Gonzales Specific Plan Procedures. The Administrative Draft Specific Plan will provide the conceptual development plan for the Project Area, and include land use designations, zoning districts, plans for all municipal services, stormwater and drainage plans, circulation plans, plans for financing both the capital improvements necessary for the Project and the long term maintenance of the same, as well as design guidelines.

Gonzales Planning Department
STANDARD DEVELOPMENT APPLICATION

GENERAL INFORMATION:

Application(s) for: Site Plan Permit Conditional Use Permit
 Variance Subdivision
 Rezoning (pre-zoning) General Plan Amendment
 Annexation Other

1. Name of Property Owner: Neil Fanoe, et al (see attached)
Street Address: 2037 Park Royal Drive
City: San Jose State: CA Zip: 95125
Telephone No: 408-979-0833 E-mail NeilFanoe@comcast.net

2. Name of Applicant: Cielo Grande Ranch, LLC
Street Address: 175 E. Main Street, Suite 110
City: Morgan Hill State: CA Zip: 95037
Telephone No: 408-782-1669 E-mail Glenn Pace/ Glenn@pembrookdevelopment.com

3. Other Persons to be placed on distribution list: (For additional names, add on separate sheet).

Name: Katharine Hardt-Mason/ Hardt Mason Law
Street Address: 175 E. Main Street, Suite 110
City: Morgan Hill State: CA Zip: 95037
Telephone No: 408-373-3770 E-mail katiehardtmason@outlook.com

4. Property Address or General Location if no Address: Between Fanoe Road and Iverson Road, southeast of future Associated Road

5. Assessor's Parcel Number: 223-032-024, -026, and -027 (partial)

6. Zoning Designation: County- Farmlands 40-160 ac. min/ Applicant requests PUD

7. General Plan Designation: Neighborhood Residential, Commercial, Parks & Open Space, and Public/Quasi-Public

8. Gross Property Area (acres or square feet): Approx. 768 acres

9. Present or last use of project site or building: Agricultural

PROJECT INFORMATION

10. Briefly describe what you intend to do on the subject property: Please see the attached for Questions 10-18.
 - a. If **NO** New Construction, what will be done to the site or building and what will be the use of the site or building?:

 - b. **NEW CONSTRUCTION, RESIDENTIAL:** Type and total number of units (e.g., one story single-family; two story duplex):

c. NEW CONSTRUCTION, COMMERCIAL/INDUSTRIAL: Type (e.g., retail, industry, warehouse, office, depot, storage):

d. Number of employees _____ Building Sq. Footage _____ Number of Restrooms _____

e. Height of buildings: _____

f. Number of on-site parking spaces provided: _____

g. Number of on-site loading spaces provided: _____

h. If the entire project is not to be constructed at one time, indicate the number of phases, the time for each phase, and the date of final completion:

i. Will there be any demolition? Y___ N___. If YES, show on plans.

11. Will grading or filling be required? Y___ N___. If YES, show location and extent on plans.

12. Is water available to serve the site? Y___ N___. If YES, show location and size of water main on plans.

13. Is sanitary sewer available to serve the site? Y___ N___. If YES, show location and size of sewer main on plans.

14. Does the subject property have direct access to public streets of adequate size to serve the project? Y___ N___. Show existing and proposed streets on plans.

15. Will any hazardous materials be used or stored as part of the proposed use (e.g., explosives, corrosives, chemicals, gasoline)? Y___ N___. If YES, explain and list quantities:

16. Will the proposed project create any of the following environmental effects: fire or explosion hazard; noise or vibration; intense illumination; smoke, charred paper, dust, soot, grime, carbon, noxious acids, fumes, gases odors, particulate matter, or any other form of air contamination; heat or cold; dampness; electrical, magnetic or radioactive emission? Y___ N___. If YES, explain fully on a separate sheet of paper.

17. Is this land being farmed? Y___ N___.

18. Is this land used for grazing? Y___ N___.

VARIANCE

19. Variance Requested: _____

20. Explain why a variance is needed: _____

By signing and submitting this application, the applicant agrees to the following:

1. At its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, vendors, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
2. That all materials submitted as part of this application package are considered to be public information, may be posted on the internet, distributed to the necessary Committees, Commissions and Council as part of the approval process, and reviewed by the public.
3. To comply with all City ordinances and State laws relating to building construction for any and all aspects of the project proposed in this application and authorizes representatives of the City and Advisory Agencies to enter the above mentioned property at reasonable times for inspection purposes related to the project for which this application is submitted.

I declare under penalty that I am the owner or authorized agent for this property and that the foregoing statements and answers and all data information, documents and evidence herewith submitted are to the best of my knowledge and belief, true and correct.

Property Owner's Name (Print or Type)

Date

Property Owner's Signature

I certify under penalty of perjury that I am authorized by the property owner(s) of the described property to make this application.

Glenn H. Pace for Cielo Grande Ranch, LLC 7/9/19
Applicant's Name (Print or Type) Date

 for Cielo Grande Ranch, LLC 7/9/19
Applicant's Signature