

VISTA LUCIA

PROJECT DESCRIPTION



VISTA LUCIA

This Project Description provides an overview of the Vista Lucia Specific Plan project for the environmental analysis to be contained in a Supplemental Environmental Impact Report (SEIR).

Acknowledgements

Vista Lucia Consultants

Kimley-Horn and Associates, Inc.,
Land Planning, Landscape Architecture
CEQA Consultation
Traffic/Transportation Analysis
Hardt Mason Law, Legal
HMH Engineering, Civil Engineering
House Moran Consulting, Hydrology
Engineering
Water Works Engineers, Water and
Wastewater Plan
Tully and Young, Water Resources
Management
Live Oak Associates, Biology and
Environmental Resources
McCloskey Consultants, Geology and Soils
O'Dell Engineering, Survey

City of Gonzales

Matthew Sundt, Community Development
Director / Building Official
Patrick Dobbins, Public Works Director
Rene Mendez, City Manager
Harris and Associates, City Consulting
Engineers
Willdan, Economics and Strategic Planning

1

INTRODUCTION

1.1. Introduction and Background

This Project Description describes the proposed master planned community called **Vista Lucia**. Vista Lucia is located on approximately 768 acres within the City of Gonzales' Sphere of Influence (SOI) in Monterey County. It has been prepared to provide a basis for the environmental analysis contained in this Supplemental Environmental Impact Report (SEIR). Included in this chapter are the objectives for the proposed project and a summary of the main discretionary approvals necessary to implement the proposed project. In addition, this chapter presents the reasoning that supports the proposed project and may be used in subsequent necessary CEQA descriptions. It is on this description that the framework for future use and development of the Vista Lucia project area will be based.

The Vista Lucia Specific Plan (Specific Plan) would regulate and provide development guidance for the development of up to 3,498 residential units, comprised of single family and multi-family residential units, along with commercial, residential, mixed-uses, two proposed elementary school sites, a middle school site, and recreational facilities, including parks, play fields, trails, plazas, community gardens, two town squares, and an almost two-mile long pedestrian promenade system that interconnects neighborhoods and amenities within the two villages of Vista Lucia. In addition, Class 1 bike trails, agricultural landscape buffers, detention and drainage areas, and other open areas will be incorporated into the open space system.

Development of the proposed project would occur over multiple phases, depending on market demand and the ability to provide adequate infrastructure. The proposed project will include requests for various approvals, among which are, but are not limited to, the following: Annexation to the City of Gonzales; a Specific Plan; Amendments to the City Zoning Code and Map; Large Lot Tentative Map(s); a Development Agreement; and multiple Tentative Maps for each phase of development within the Specific Plan Area.

1.1.1 Vista Lucia Mission Statement

Following is the Vista Lucia project Mission Statement:

Seeking to fulfill the objectives of the Gonzales General Plan, the vision of Vista Lucia is to create a mixed-use community made up of two strategically sized Villages that reinforce traditional community character and smart growth concepts: cohesive neighborhoods connected by design features that support strong social, cultural, and civic amenities and activities.

1.1.2 Project Setting

As shown in [Figure 1-1: Site Location Map](#), the proposed Vista Lucia project site is situated east of Fanoe Road in the northeast section of the City, with Associated Lane forming its northern boundary.

The proposed Village One project site encompasses approximately 398 acres, taking up the western portion of the Vista Lucia property, as shown in [Figure 1-2: Village Location Map](#) below. Village Two is comprised of the remaining approximately 370 acres on the eastern portion of the property. For the purposes of this project description, the site boundary along Associated Lane will be considered as north, Fanoe Road will be considered as west, the site's boundary along the D'Arrigo property will be considered as south, and Iverson Road will be considered as east.

Figure 1-1: Site Location Map



Figure 1-2: Village Location Map



1.1.3 Existing Land Uses

The site is relatively flat, ranging in elevation from approximately 250 feet in the southeast corner to approximately 125 feet in the northwest corner. The land is currently used for agricultural production and related agricultural facilities, irrigation ditches, ponds and unimproved roadways.

1.1.4 Surrounding Land Uses

Surrounding lands to the north and east are in the County of Monterey and highly modified for existing farming purposes; the land to the north is in an agricultural preserve. Associated Lane, an unimproved farming road on the northern boundary, is shown as a future major roadway in the City General Plan (GP). On the southern side of the property is also an agricultural farming operation; however, this land, D'Arrigo property, is within the City's Sphere of Influence (SOI) and is planned in the City General Plan for future commercial and residential development. To the southwest is a single family subdivision; to the northwest are farming operations, shown as "Urban Reserve" in the City General Plan. Two existing rural residences are located immediately adjacent to the project property line.

1.2. Guiding Principles and Objectives

Vista Lucia is envisioned to be a community encouraging an active and healthy quality of life, in which agricultural and historical values of the region will be reflected in its small

town neighborhood character and in the community's land use and circulation program. A full open space and amenity program with special features will inspire a vibrant lifestyle for individuals, families, and visitors.

The primary principles and objectives for the proposed project are to:

- Maintain consistency with the General Plan's land use policies and priorities for the property.
- Create a plan with a balance of land uses, that optimizes residential opportunities and provides educational, recreational, shopping and job opportunities, all brought together to create a strong sense of place and community spirit.
- Include a wide array of residential densities, housing types and choices for people of different income levels, age groups, and lifestyles.
- Create a community village character by orienting residential land uses around central village features.
- Establish two mixed-use village centers to provide activity hubs and gathering destinations to enhance the community experience.
- Provide park and open space amenities, including neighborhood parks, two large community parks, two village greens, and interconnecting pedestrian-friendly and bicycle-friendly routes.
- Provide employment opportunities to assist in meeting the City of Gonzales employment goals.
- Plan for the inclusion of two proposed elementary school sites and a middle school site.
- Plan residential land uses for orderly, compact growth, achieving a minimum net density of 7 dwelling units per acre, as mandated by the General Plan.
- Establish neighborhoods that are buffered from noise and other factors associated with nearby agricultural practices in accord with good planning design.
- Design multimodal streets that effectively circulate vehicular traffic and provide for future transit.
- Design for consistency with General Plan Policy LU-3.3: Street Connectivity.
- Design a roadway framework consistent with the intent of the General Plan Circulation Element.
- Design narrow residential streets to reduce traffic speeds and create safer, pedestrian-friendly neighborhoods.
- Create a park-to-park-to-school connective pedestrian system that establishes safe routes to the school, parks and other community gathering places.
- Employ roundabouts and other traffic calming features to promote efficient movement, safety and a relaxed neighborhood environment.
- Plan for the development of appropriate community facilities that are integrated into the central elements of the Vista Lucia plan.

- Plan for the development of supporting utility services and infrastructure that will be phased in accordance with development.
- Minimize water waste through water conservation techniques, including: effective management of stormwater runoff through Low Impact Development (LID); use retention basins and other devices to recharge groundwater tables; use drought-tolerant landscaping and efficient irrigation practices.
- Adopt green building practices for site and building design that focus on resource and energy efficiency.
- Plan and phase development so as to minimize the impact on existing agricultural operations to the north of Vista Lucia.
- Provide adequate buffers or transitional zones to all permanent agricultural areas.
- Address agricultural land conservation with the City along the northern edge of the project area.
- Establish financing mechanisms to develop and maintain the necessary infrastructure (e.g., water, sewer, storm drain, parks, open space, and roadways) to create a fiscally neutral project for the City.

1.3. Relationship to Agency Plans and Policies

Following is a summary of the primary plans, policies, and regulations that govern the development of Vista Lucia.

1.3.1. Gonzales 2010 General Plan

The Gonzales 2010 General Plan (General Plan) provides a broad framework for supporting future land use and development decisions within the City. The General Plan has identified the Vista Lucia property in its Future Growth Area as a site *"available for urbanization within the horizon of the General Plan..."* and is currently considered *"the most likely path for long-term development...to give expression to the City's long-term vision for growth."*

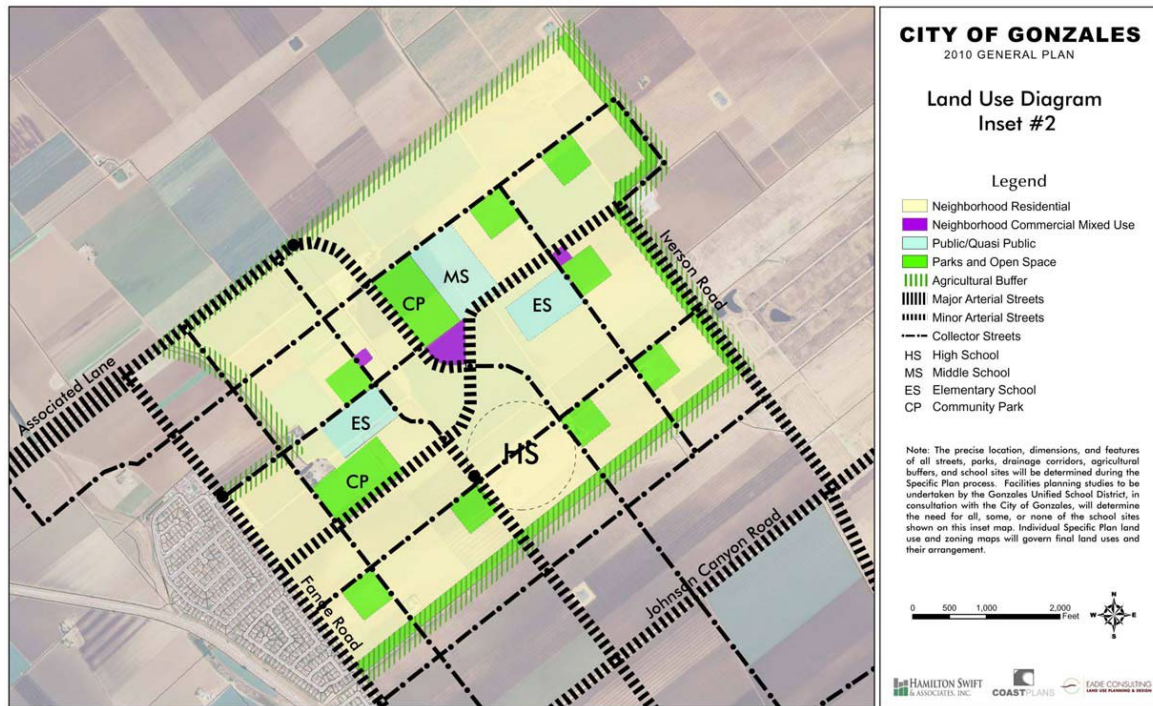
It is the intent of the Vista Lucia project to remain consistent with the policies, land uses and requirements established for this property under the General Plan.

The General Plan's Land Use Diagram Inset #2, shown in [Figure 1-3](#), schematically depicts the land uses called for within the Vista Lucia property. The Vista Lucia property is currently identified with the following land use designations:

- Neighborhood Residential
- Neighborhood Commercial Mixed-Use
- Public/Quasi Public (schools, parks, other open space and common areas)
- Agricultural Buffer

- Arterial and Collector streets

Figure 1-3: General Plan Land Use Diagram Inset #2



The primary Project objectives follow General Plan land use policies, the principal ones of which are:

- Obj 2. Long-Term Vision;*
- Obj 3. Small-Town Characteristics;*
- Obj 4. Discouragement of Suburban Sprawl; and*
- Obj 6. Sustainability.*

In keeping with this General Plan vision, the Land Use Plan for Vista Lucia calls for the development of a healthy and balanced mix of single-family, multi-family, and mixed-use residential units, four neighborhood parks, two community parks, two elementary school sites and a middle school site, two village greens, two village retail centers, and a system of multi-purpose trails and promenades connecting residents easily to key village features and to the village centers.

1.3.2. Gonzales Zoning Code

The City's Zoning Code assigns a zoning designation to all property within City limits. Property to be annexed into the City of Gonzales must first be pre-zoned. The pre-zoning approved by the City Council becomes effective if and when LAFCO approves annexation of the property into the City.

Vista Lucia is proposed for pre-zoning consistent with the land use and zoning designations set forth in this Project Description. The Specific Plan land use and zoning designations are intended to be consistent with the General Plan designations and policies for the property and will become the new zoning for the project site when the Project is annexed into the City. Because these land use and zoning designations vary from the City's existing zoning designations, Vista Lucia will apply for Planned Unit Development pre-zoning status.

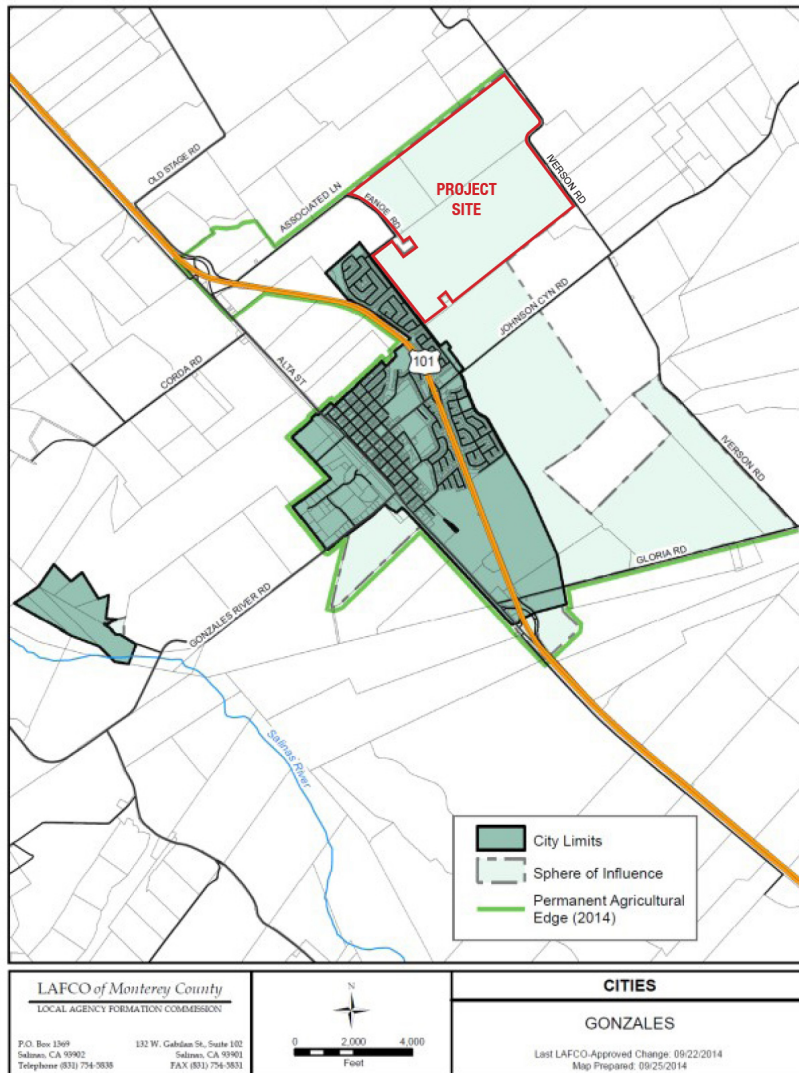
1.3.3. Gonzales Sphere of Influence

The Local Agency Formation Commission (LAFCO) is responsible for the orderly growth and development within Monterey County. LAFCO reviews all applications for sphere of influence amendments, changes to the urban growth boundary, and annexation of property to any city within the County. On September 22, 2014, by Resolution, LAFCO approved expansion of the City of Gonzales Sphere of Influence to include, among other properties, the Vista Lucia site. The Staff Report noted, *"If the City's Sphere of Influence Amendment proposal is approved, areas within the approved Sphere will be eligible for annexation, extension of urban services, and urban development, subject to discretionary LAFCO action."*

Figure 1-4: [City Sphere of Influence Map](#), shows Vista Lucia located within the City of Gonzales' Sphere of Influence and Urban Growth Boundary, but outside of City limits. The City will serve as the applicant in submitting to LAFCO an application for annexation of the Project into City limits. The City will also act as the lead agency in the issuance of all development permits, including review of a Specific Plan for the entirety of Vista Lucia and all related environmental documentation.

The City has prepared infrastructure, traffic/circulation, and other plans necessary to demonstrate public utility and infrastructure capacity. In accordance with General Plan Implementing Action LU-1.3.1: Plans for Service, the City must *"[e]stablish the timing of Sphere of Influence and annexation applications based on completion of plans for services, plans for public facilities, and financing plans that demonstrate compliance with LAFCO standards."* Vista Lucia, LLC, requests annexation of the Project, comprised of Villages One and Two, so that the City will then apply to LAFCO for annexation into City limits.

Figure 1-4: City Sphere of Influence Map



1.3.4. Memorandum of Agreement between the City of Gonzales and the County of Monterey

In April, 2014, the City of Gonzales and the County of Monterey entered into a Memorandum of Agreement whereby the County and the City agreed to multiple items related to the future planning, growth and development of the City. Among other things, the parties agreed to the direction of City growth, phased development and annexations, the protection of agricultural land, traffic mitigation, and tax sharing. The parties continue to work cooperatively in these areas, as well as others, with the common goal of creating compact cities intended to minimize impacts on agriculture.

1.3.5. Specific Plan Procedures

The 2008 City of Gonzales Specific Plan Procedures are intended to *“implement the goals and policies of the Gonzales General Plan”* and require Specific Plans to be created *“for all future growth areas within the areas added to the City’s planning area.”* General Plan Implementing Action LU-2.1.1: Neighborhood Residential Specific Plan, similarly states, *“[a]dopt Specific Plans for all areas within the Urban Growth Boundary prior to City approval of development entitlements.”*

Additionally, General Plan Policy LU-2.1--Specific Plans Required in General Plan Growth Area—states in part,

“New development outside of the City’s incorporated area as of 2008 shall be organized through the use of Specific Plans that contain self-contained neighborhoods with the uses prescribed by the applicable land use designations shown in the Land Use Diagram.”

For this reason, the Project has been divided into two Villages, each of which comprises a self-contained neighborhood.

General Plan Implementing Action LU-2.1.1-- Neighborhood Residential Specific Plans—states,

“Adopt Specific Plans for all areas within the Urban Growth Boundary prior to City approval of development entitlements.”

1.3.6. Project Entitlements

City of Gonzales to Initiate LAFCO Application

Below is a list of the anticipated discretionary approvals required by the City of Gonzales, in order for the project to be submitted to LAFCO for annexation:

- Pre-zoning of Vista Lucia to PUD designation;
- Completion and acceptance by the City of five technical studies for the entire SOI area: (1) a Drainage Master Plan, (2) a Wastewater Master Plan, (3) a Water Master Plan; (4) a Circulation Study; and (3) a Financial Impact Study;
- Request from the Project Applicant and property owner for Annexation of Vista Lucia into City limits;
- Completion and approval of a Specific Plan (per April, 2014 MOA between City and County) ;
- Certification of a Supplemental EIR; and
- Preparation of application by the City to LAFCO for annexation of Vista Lucia.

LAFCO Requirements

Below is a list of the required submittals for review by LAFCO required for annexation approval:

- Written request for LAFCO action;
- City Council Resolution of Application to LAFCO;
- Ordinance Designating Pre-Zoning of Affected Property, adopted by the City Council;
- Application Form:
 - Description of the proposal;
 - Supporting statements detailing the proposal's conformance to state law and LAFCO's locally adopted policies and procedures;
- Plan for Providing Services:
 - Description of services to be provided (e.g., sewer, water, flood control, fire, police, circulation, parks and recreation, etc.);
 - Municipal Services Review (MSR);
 - Financing; and
 - Capacity of existing systems and a Plan for Providing Services attachment.
- Responses to City-Related LAFCO Policies;
- Map and Legal Description;
- Environmental Clearance Documentation;
- Property Tax Transfer Agreement, approved by both the City Council and the County Board of Supervisors;
- Consent to Inclusion of Property; and
- Additional Proposal-Specific Documents (i.e., MOA Conformance Statement)

Additional Subsequent Approvals

Following is a list of some of the principal additional approvals necessary for entitlement of the Vista Lucia project development:

- Amendments to the City Zoning Code and Map;
- Approved Project Water Supply Assessment (WSA);
- Approved Project Large Lot Tentative Map;
- Approved Project Phase 1 Tentative Map; and
- Approved Development Agreement.

Other Agencies Whose Approval May Be Required

- California Department of Fish and Wildlife;
- California Department of Health Services--approval for public water system permits and water reclamation permits;

- California Department of Water Resources--Use of groundwater for potable water use;
- Gonzales Unified School District-- approval for the location and size of new school sites within Vista Lucia;
- California Department of Transportation--Potential approval of improvements to Caltrans facilities;
- California Public Utilities Commission--Approval of electrical systems to serve the project;
- Regional Water Quality Control Board -- National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act (CWA); and
- Monterey Bay Air Resources District.

2

DEVELOPMENT PLAN

2.1. Land Use Plan

As stated in Section 1, Vista Lucia is comprised of two villages. Village One calls for the development of up to 1,864 single-family and multi-family residential units; approximately two acres of retail commercial and mixed-use; a 12-acre elementary school site; and approximately 70 acres of parks, trails, plazas, community gardens, promenades, drainage/detention areas, and other open space features.

Village Two calls for the development of up to 1,634 single family and multi-family residential units; an approximately 6-acre Neighborhood Commercial/Mixed-Use center; a 12-acre elementary school site, an 18-acre middle school site, and approximately 76 acres of parks, trails, promenades, drainage/detention areas, and other open space features.

The Specific Plan also includes a variety of land use designations and zoning districts, consisting of residential and commercial uses, as well as open space uses. [Figure 2-1: Vista Lucia Land Use and Zoning Plan](#) illustrates the locations, relative sizes and configurations of the proposed residential, educational, commercial, and recreational land uses, along with their associated points of access, general circulation pattern, and the overall open space system.

[Table 2-1: Vista Lucia/Villages One and Two: Land Use and Zoning Summary](#) and [Table 2-2: Vista Lucia/Villages One and Two: Residential Land Use and Zoning Summary](#) itemize the proposed land uses for both villages, with their estimated quantities, acreages, and projected allowable unit counts.

The Vista Lucia Specific Plan defines land use designations applicable to the Vista Lucia planning area. In addition, the Specific Plan establishes new zoning districts and provisions that will implement the land use designations. Upon approval of the Specific Plan, the City of Gonzales Zoning Map will be amended to identify the project area as the Vista Lucia Specific Plan and the zoning as set forth in the Vista Lucia Specific Plan would apply.

Figure 2.1: Vista Lucia Land Use and Zoning Plan

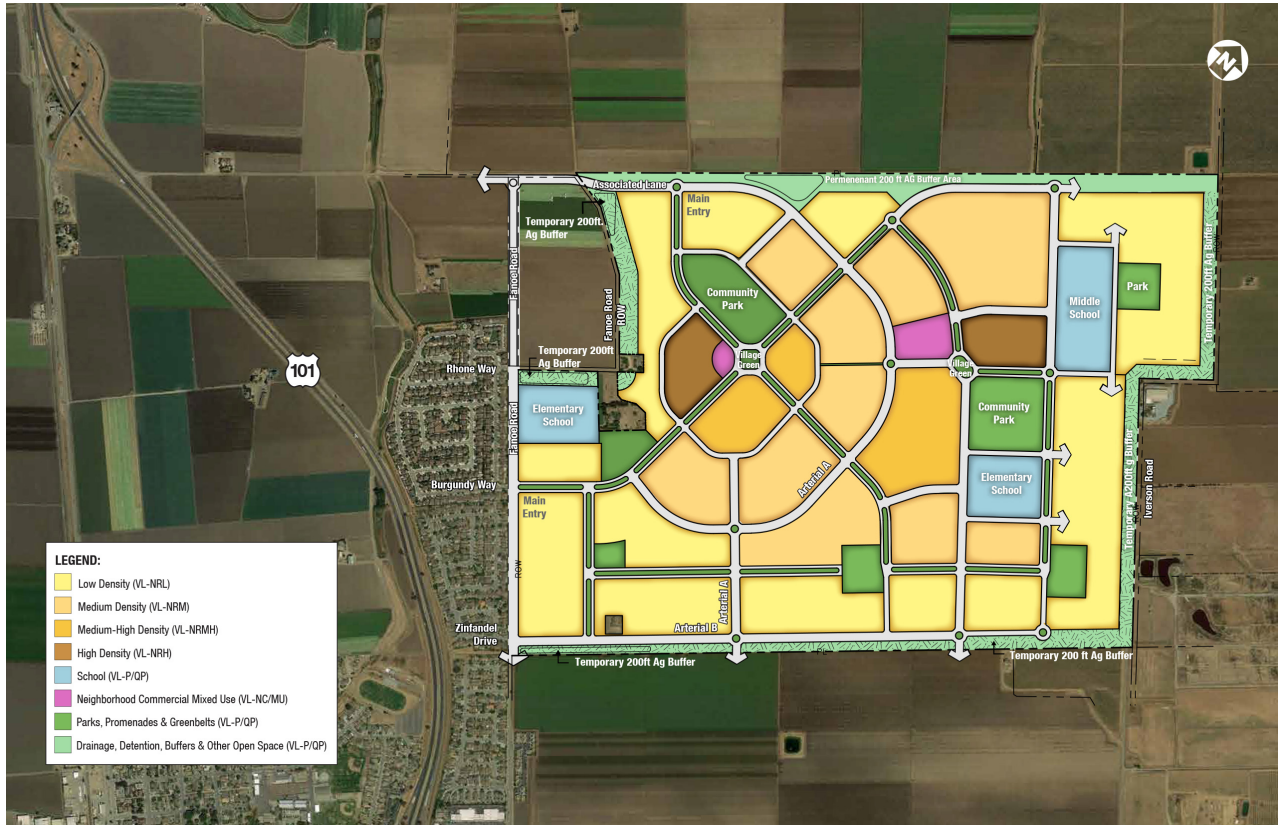


Table 2.1: Vista Lucia/Villages One and Two: Land Use and Zoning Summary

Land Use and Zoning Designation	Approximate Gross Acres ¹			Maximum Land Use Yield (du/ac or s.f.)
	Village One	Village Two	Total	
Residential Uses				
<i>Residential</i>	<i>260³</i>	<i>210³</i>	<i>470</i>	Up to 3,498 du
Commercial				
<i>Neighborhood Commercial / Mixed Use (VL-NC/MU)</i>	<i>2</i>	<i>6</i>	<i>8</i>	<i>Up to 96,000 sf²</i>
Other Land Uses				
Neighborhood Park	12	10	23	
Community Park	14	15	29	
Promenades	13	7	20	
Village Green	1	1	2	
Detention, Drainage, buffers, other Open Space	30	43	72	
<i>Parks and Open Space Subtotal (VL-P/QP)</i>	<i>70</i>	<i>76</i>	<i>146</i>	
<i>Elementary School (VL-P/QP)</i>	<i>12</i>	<i>12</i>	<i>24</i>	
<i>Middle School (VL-P/QP)</i>		<i>18</i>	<i>18</i>	
<i>Major Roads & Other Miscellaneous Areas</i>	<i>66</i>	<i>36</i>	<i>102</i>	
Land Use Totals	410	358	768	<i>Up to 3,498 dwelling units Up to 96,000 square feet Commercial</i>

Notes:

1. Approximate gross acres includes all land (including interior local streets and rights-of-way) designated for a particular land use category.
2. Commercial square footage allowances are based on a maximum .30 FAR factor.
3. Acreage does not include Mixed Use residential component, to avoid double-counting Mixed-Use acreages for commercial component.

Table 2.2: Vista Lucia/Villages One and Two: Residential Land Use and Zoning Summary

Residential Land Use Designation and Zoning	Gross Acres ¹		Allowable Gross Density Range by Residential Category (du/ac) ⁴	Target Dwelling Units ²		Total Units	Percentage of Total Units ³
	Village One	Village Two		Village One	Village Two		
<i>Neighborhood Residential Low (VL-NRL)</i>	137	105	3-6 (5 du/ac target)	685	525	1,210	35.0 %
<i>Neighborhood Residential Medium (VL-NRM)</i>	92	69	6-9 (7 du/ac target)	644	483	1,127	32.0 %
<i>Neighborhood Residential Medium-High (VL-NRMH)</i>	20	25	9-15 (12 du/ac target)	240	300	540	15.5 %
<i>Neighborhood Residential High (VL-NRH)</i>	11	11	15-24 (24 du/ac target)	270	271	541	15.5 %
<i>Neighborhood Commercial /Mixed Use⁵ (VL-NC/MU)</i>	2 ⁵	6 ⁵	10 ⁵ (10 du/ac target)	20	60	80	2.0 %
<i>Sub-Totals by Village</i>	260	210		1,864	1,634		
<i>Overall Totals: Villages One and Two</i>	470		7.4 average du/ac.			3,498	100 %

Notes:

1. Gross acres include all land parcels (including interior local streets and rights-of-way) designated for a particular residential category. According to City standards, the density of dwelling units per gross residential acre “is calculated exclusive of schools, parks, drainages, commercial areas, and major rights-of-way.”
2. Unit counts within each residential land use category or parcel may vary, as long as the City requirement of a 7.0 du/ac. overall minimum density is met for the overall project, and the overall unit count shown above is not exceeded.
3. Unit counts must conform to General Plan requirements for minimum percentage of units by density category.
4. Allowable gross density ranges for parcels within each category are taken from City’s 2008 “Neighborhood Design Guidelines and Standards” for the New Growth Area.

2.1.1. Residential

There are five residential land use designations proposed within Villages One and Two. Proposed Land Use Designations and Zoning Districts are described below.

Neighborhood Residential Low (VL-NRL)

This designation allows for single family detached units on lots ranging in density between 3 and 6 du/ac. The General Plan requires a minimum of 15% of total units within each specific plan area to be in this residential land use category.

Neighborhood Residential Medium (VL-NRM)

This designation allows for single and multifamily attached and detached units on lots ranging in density between 6 and 9 du/ac. The General Plan requires a minimum of 15% of total units within each specific plan area to be in this residential land use category.

Neighborhood Residential Medium High (VL- NRMH)

This designation allows for both attached and detached units on lots ranging in density between 9 and 15 du/ac. The General Plan requires a minimum of 15% of total units within each specific plan area to be in this residential land use category.

Neighborhood Residential High (VL-NRH)

This designation allows attached units with a density range between 15 and 24 du/ac. The General Plan requires a minimum of 15% of total units within each specific plan area to be in this residential land use category.

Neighborhood Commercial Mixed-Use (VL-NC/MU) (Residential Component)

This designation allows units within a density range up to 10 du/ac, in combination with commercial land uses. Mixed-Use residential units may be either “horizontal” (uses in separate buildings) or “vertical” (uses in the same building). There is no percentage requirement for this residential land use in the General Plan.

2.1.2. Commercial

There are two commercial areas proposed within Villages One and Two. Proposed Neighborhood Commercial Designations and Zoning Districts are described below.

Neighborhood Commercial Mixed Use (VL-NC/MU) (Commercial Component)

The Neighborhood Commercial Mixed Use land use designation allows for uses including retail, office, and public or quasi-public land uses. This land use also allows for mixed-use residential units or offices combined with commercial uses. These uses may be either “horizontal” or “vertical.” (see above)

2.1.3. Parks and Open Space

Parks, Trails, Open Space, and Buffers (VL-P/QP)

This land use designation may include passive and active recreation uses. Some active uses might include ballfields, fitness areas, sport courts, playgrounds, grassy playfields, trails and walkways. Passive uses might include gardens, plazas, natural areas, and other public gathering spaces.

Approximately 147 acres of parks, trails, drainage corridors, and other open space will be provided within the two Villages. Specific uses will be planned and designed with the appropriate facilities to meet the recreation and functional needs of the community.

[Figure 2.2: Open Space, Park and Promenade System](#) illustrates the open space, park, and connecting promenade system proposed for Vista Lucia. Following are descriptions of the principal forms of open space planned for Vista Lucia.

Neighborhood Parks: The project will develop four neighborhood parks, distributed throughout the two Villages, totaling approximately 23 acres. Each neighborhood park will have its own character and set of amenities. Note: school sports fields and playgrounds are not included in the calculation of Neighborhood Parks.

Community Parks: One community park will be located in each village, together totaling 29 acres (14 acres in Village One, 15 acres in Village Two), centrally accessible for residents and visitors. These parks form major destinations connected by a promenade system, along with other open space elements and key community features.

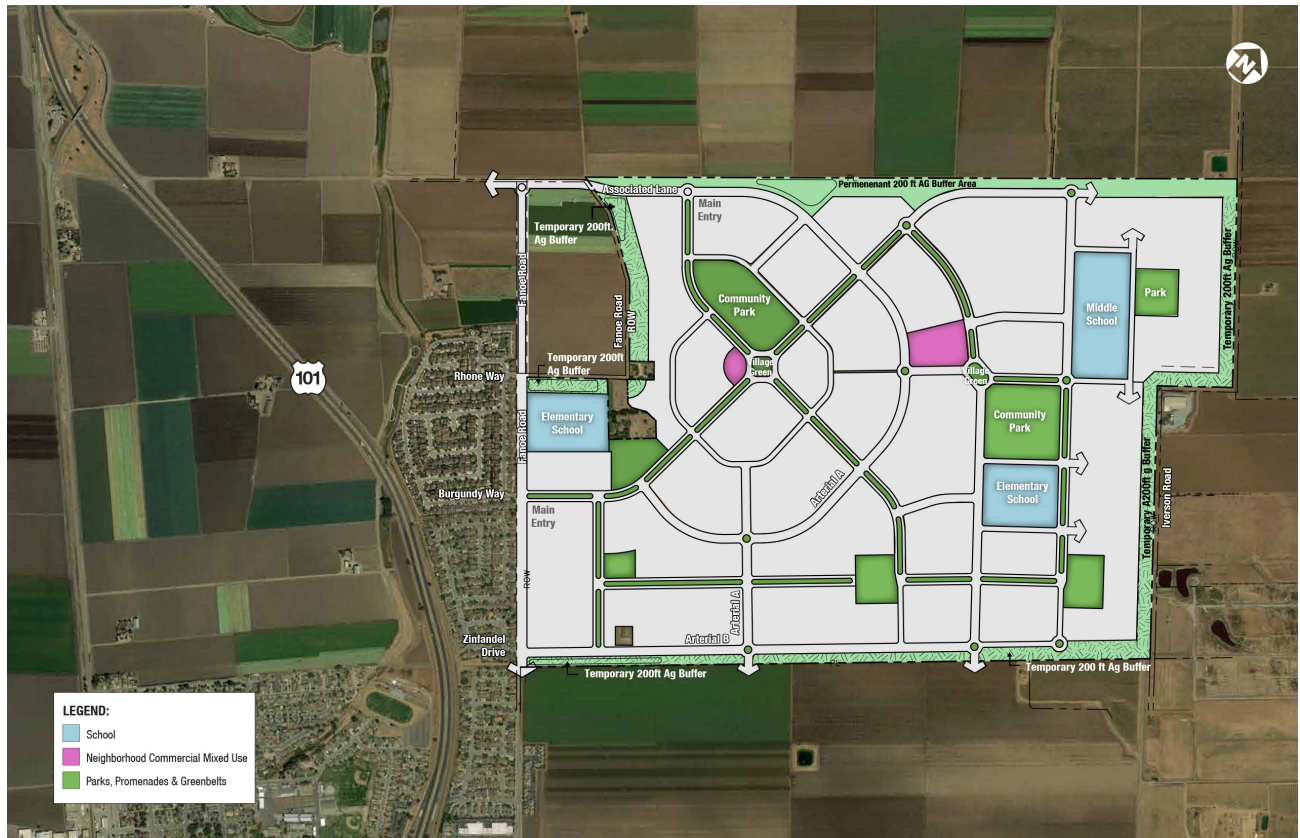
Village Greens: At the heart of each village will be a village green, a central park and plaza feature. Each will be used as a community focus point, encouraging such activities as farmers' markets, craft fairs, exhibits, displays, music programs, outdoor meeting venues, and other communal uses. Examples of features might include a bandstand, a clock tower, landscape sculptures, passive gardens, park benches, a play area with an interactive splash pad for children, or a hardscape plaza.

Promenades: These are landscaped linear parks-- broad boulevard medians-- for pedestrian, cycling, and other park uses, that will extend across the villages and link parks, public places, and other community elements throughout the project, forming a green corridor system. These promenades may feature amenities such as a wide multi-use path, flower gardens, entry arbors, kiosks, shade trees, landscape sculptures, sitting areas, fitness areas, and other landscape and recreational features. [Section 2.3.2](#) below further describes the connective aspects of this system.

Detention, Drainage, Buffers and Other Open Space: Planning for Vista Lucia includes various additional open space areas necessary for storm drainage conveyance and

detention, and two hundred feet of separation between development areas and on-going agricultural operations. Note: Streetscape landscaping, retail plazas, school outdoor recreation areas, and other similar open spaces within land types are not included in this category. These uses are not shown in Figure 2.2: Open Space, Park and Promenade System.

Figure 2.2: Open Space, Park and Promenade System



2.1.4. Schools

Land for two 12-acre elementary schools and an 18-acre middle school have been located as neighborhood gathering elements within the villages, with access to adjacent or nearby neighborhood parks, the community park, the village greens, and near or along the system of promenades. The schools would be owned and operated by the Gonzales Unified School District (GUSD).

2.1.5. Connectivity

The General Plan calls for streets in new development areas to be *“organized to emphasize high connectivity between neighborhoods.”* Also, designs and street patterns should provide for *“a range of options, enabling designers to accommodate most traffic with two-lane*

streets." It calls for "grid or modified grid patterns," high connectivity, with only limited use of cul-de-sacs, and adds, "[H]owever, a traditional rectilinear block pattern is not the only way to achieve connectivity." In addition, it encourages the use of roundabouts, through-streets, and "Class 1 bike and pedestrian facilities along open space corridors and perhaps in the center of wide medians."

Figure 2.3: Connectivity Diagram, Gonzales General Plan is a diagram from the City General Plan, of the overall connective circulation concept for the City's new growth areas.

Figure 2.3: Connectivity Diagram, Gonzales General Plan



The circulation system within Vista Lucia is designed as a road network consistent with the General Plan, providing both vehicular and non-vehicular mobility to allow the safest and most efficient movement of people. Streets will be designed for multiple modes of transportation, including walking, bicycling, and automobiles. Some of the key features of the circulation plan are to:

- Facilitate an efficient multi-modal circulation system;
- Provide direct, convenient, and efficient automobile, pedestrian, bicycle, and local use vehicle routes to all uses on- and off-site;
- Provide efficient collector and arterial through travel to areas beyond Vista Lucia, avoiding interference with pedestrian-friendly village centers;
- Provide compatibility with transportation choices for access to residential and nonresidential uses by creating a pedestrian-supportive environment;
- Minimize or eliminate the need for wide arterial streets by creating an interconnected circulation network that distributes traffic evenly across many

streets, while providing the capacity necessary to accommodate the levels and types of traffic anticipated in the land use plan, and those of the surrounding area;

- Furnish an aesthetic environment for public circulation; and
- Minimize impacts on regional air quality.

The circulation network for Village One is laid out beginning with emphasis on pedestrian and bicycle connectivity to parks, schools, and community centers, then integrating the vehicular roadway system.

2.1.6. Creating a Walkable Community

As described in [Section 2.1.3](#) and [Figure 2.2: Open Space, Park and Promenade System](#) above, the residential neighborhoods in Vista Lucia are designed around a framework of parks and recreation facilities to encourage a walkable community and active community interaction. Dwelling units in Vista Lucia are located within walking distance of parks, community features, and amenity centers. This walkable community concept will serve to:

- Promote healthy lifestyles;
- Reduce local vehicle traffic and greenhouse gas emission; and
- Promote safety and security through increased social interaction between homes and neighborhoods.

Residential neighborhoods are designed such that residents will be within a quarter-mile walking distance to a local neighborhood park, a school, the community park, or the Village Green, providing convenient opportunity for active and passive recreation, as well as social interaction.

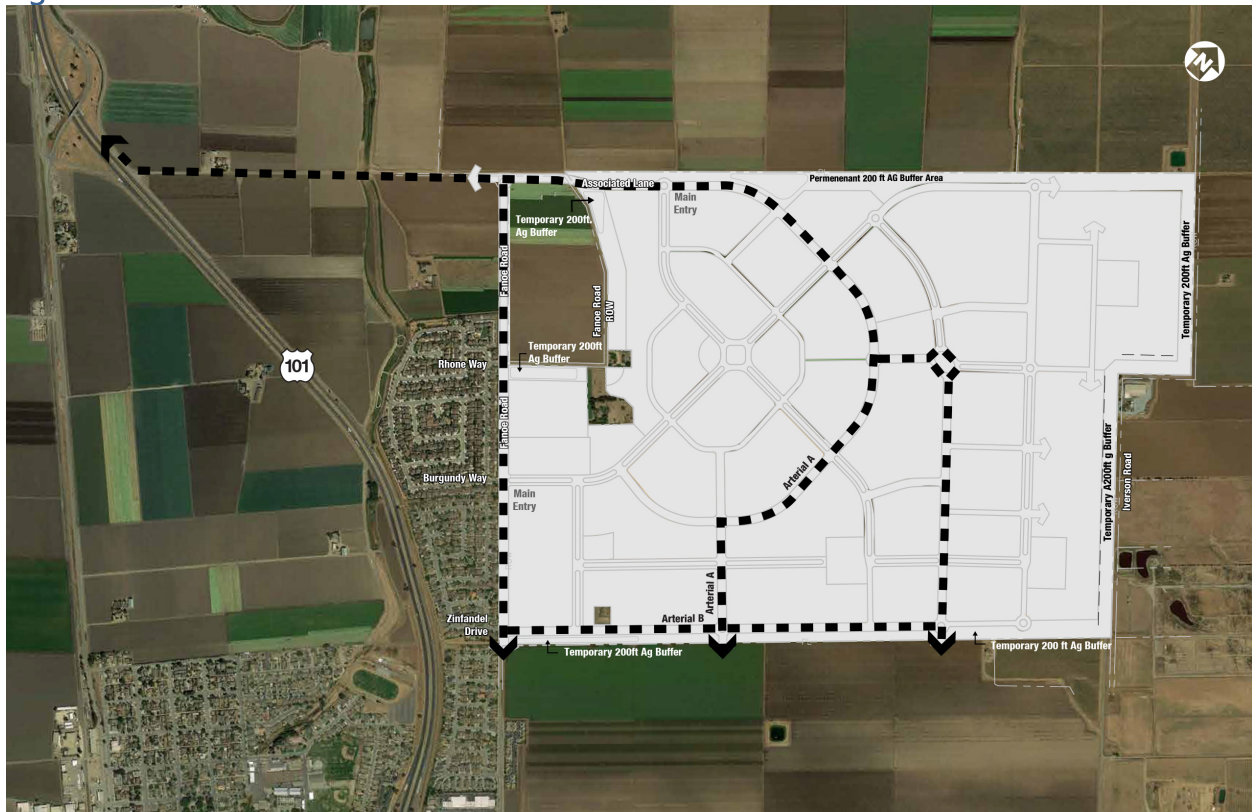
Promenades

From each village green, a system of broad 45-to-50-foot-wide landscaped pedestrian corridors will extend across the villages and link parks, public places, and other community elements throughout the project, forming a connection system between neighborhoods that encourages walking and biking. One-way roads on each side of the promenades will define its boundaries and provide vehicular and bicycle access throughout the community.

2.1.7. Vehicular Circulation

[Figure 2.5: Arterial Backbone Network](#), illustrates the proposed main backbone arterial roadway system that facilitates through traffic and provides the most efficient access from Fanoe Road through Village One to Village Two (Arterial B), southward toward Johnson Canyon Road (Arterial A), and westward toward U.S. 101 (Associated Lane). Consistent with the General Plan's Circulation Element, the arterial roadways, Arterial A, Arterial B, and Associated Lane, provide the needed movement of cars and people to and through the project site without negatively impacting the interior integrity of the villages.

Figure 2.5: Arterial Backbone Network



2.1.8. Transit Service

Gonzales is a member of the Monterey-Salinas Transit District, formed in July, 2010, which serves a 280 square-mile area of Monterey County and Southern Santa Cruz County.

The Vista Lucia project applicant, in coordination with the City of Gonzales and the Transit District, will work cooperatively to identify the most effective ways to provide transit service to and from the Vista Lucia villages. At least one bus stop with a bus shelter will be provided in a convenient and accessible location within the Villages. Routes and locations of stops will be identified as the project plan progresses.

2.2. Project Phasing

Development of Vista Lucia Villages One and Two will occur in phases depending on market demand. Phasing will allow the construction of facilities such that:

- Improvements in each phase can support associated development in compliance with City policies and standards;
- There is adequate infrastructure for each phase;
- Development in each phase can support the costs of the required improvements; and

- All public and private recreation facilities will be constructed commensurate with the residential and commercial development needs.

Construction is anticipated to start with entry roads from either Fanoe Road or Associated Lane. Village One will be constructed first, followed by Village Two, as the housing market demands and evolves. Allowance will be made for Village Two to commence development prior to the full buildout of Village One, if market demand conditions are such that this approach is justified.

2.3. Infrastructure Facilities and Public Services

To provide services to all properties within the expanded Sphere of Influence, the City has prepared master plans for water, wastewater, and storm drainage. Additionally, a traffic and transportation study has been conducted to address the circulation patterns within the Sphere of Influence and beyond, including how the urbanization of this area will impact the ability of the community to access local collector and arterial streets and Highway 101. Subsequently, the City will review and adopt a Rate Study and Report which will address allocation of the funding needed to improve the existing water, wastewater, storm drainage and road infrastructure systems, or funding needed to construct new facilities.

The Municipal Services Review (MSR) prepared by the City as a component of the 2014 Sphere of Influence determination by LAFCO, has been designated as adequate for assessment of the Vista Lucia project. The MSR was prepared in accordance with the guidelines established by LAFCO.

2.4.1 Water

With the development area being located east of, and adjacent to, the existing City limits, expansion of the City's current water distribution will be required to meet the development's water demands. The City will own, operate and maintain the storage, transmission and distribution system. The project applicant will be responsible for building a complete and operational water supply, storage and transmission system to serve the development that becomes part of the City of Gonzales' potable water system. The water improvements would consist of a conventional water supply system with transmission and distribution mains, water service laterals, and fire hydrants designed in accordance with the City of Gonzales' standards.

Based on studies completed for the development, the potable water system will consist of a looped system following the major arterial and collector street alignments. The pipe diameter sizes range in diameter from 8-inches to 18-inches. A minimum of one potable groundwater well will be required. In addition, a minimum of one above-grade water storage reservoir will also be required for the project.

2.4.2 Wastewater

The project applicant will be responsible for building the wastewater collection system within the proposed development area and expanding the wastewater collection and treatment capacities of the City of Gonzales to serve Vista Lucia.

Two feasible alternative scenarios have been developed for providing wastewater collection and treatment capacity for the proposed development.

Alternative One, the preferred alternative, considers the implementation of one or more new satellite wastewater treatment plants at appropriate designated locations that would ultimately be expandable to serve development within the SOI area. Initially, a satellite wastewater treatment plant would be sized and constructed specifically to meet the needs of Vista Lucia. New infrastructure within the Vista Lucia development area would be required including sewer collection mains and up to three (3) lift stations to boost flow to the proposed new satellite wastewater treatment plant. Under Alternative One, improvements to the City's existing wastewater collection and treatment system would not be required. Under this alternative, recycled water from the satellite plant would be available to serve irrigation and non-potable uses within the SOI area and beyond.

Alternative Two considers sewerage the proposed development through the existing City of Gonzales system to the existing wastewater treatment plant. The wastewater improvements would generally consist of new and upsized gravity sewer mains designed in accordance with the City of Gonzales' guidelines. Up to three (3) new lift stations would also be required along with upgrading capacity of the wastewater conveyance system under U.S. 101, either through new pipeline crossing(s) or by upsizing existing crossings. Expansion of the City's wastewater treatment capacity, in conjunction with other ongoing treatment upgrades the City is currently contemplating, would be required.

Both alternatives require coordination with the City and the State Water Resources Control Board and its Regional entity.

2.4.3 Recycled Water

In the event that wastewater treatment Alternative One is selected, recycled water would be available for the development. Wastewater at the satellite treatment plant would be treated to a minimum tertiary level in accordance with the State of California Title 22 Standards for recycled water for unrestricted irrigation uses.

The recycled water would be proposed as the primary source of irrigation of landscaping in the streetscapes, parks, open space, and other common areas. In addition, the recycled water could be used on fodder and agricultural crops within the area.

Infrastructure for the recycled water system would be installed concurrently with the water and sewer infrastructure that is serving the development.

2.4.4 Stormwater

Off-site stormwater flows generated from the hills above the development area and on-site stormwater flows have been estimated for the development in accordance with the City's design standards. The City's design standards require drainage pipes to be sized for the 20-year design storm for commercial, industrial, and major trunk lines. The proposed drainage system within the development area has been contemplated based on the 25-year storm event. Where feasible, the system will be designed to route off-site storm flows around the proposed development. Ultimately, as with existing conditions within the City, all flows are routed into Gonzales Slough.

The City requires detention facilities to mitigate the increase in runoff associated with the 100-year design storm. A regional storage basin(s) has been incorporated into the proposed drainage network to mitigate post-project peak flows to pre-project levels for the 10- through 100-year storm events.

Post construction stormwater management requires new developments replacing or creating greater than 22,500 square-feet of impervious surface to treat at least the 0.2 inches per hour intensity, retain the 95th percentile rainfall event, and mitigate post-development peak flows to at least pre-project peak flows for the 2- through 10-year storm events.

The storage basin(s) will be sized to detain all flows up to and including the 100-year event and, therefore, meet the hydromodification requirements. The storage basin(s) will be located in area(s) that are ideal based on topography, and where possible, within land use areas designated for drainage. As such, the storage area(s) will be sized to minimize the surface area for the 10- through 100-year events.

2.4.5 Dry Utilities

It is anticipated that the proposed utility services (electric, gas, telephone, and cable) would be provided through extension of existing service provider facilities adjacent to the development area. All on-site dry utilities would be provided through underground infrastructure.

Pacific Gas & electric (PG&E) provides electricity and gas service to the development area. Any new infrastructure for electric and gas service will be in accordance with their requirements. PG&E will need to assess their overall system to ascertain if off-site improvements will be required to serve the area.