Vista Lucia Specific Plan

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APPENDIX

VISTA LUCIA

VISTA LUCIA

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ADMINISTRATIVE DRAFT SPECIFIC PLAN

December 2023

Acknowledgements

Vista Lucia Consultants

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

City of Gonzales

Carmen Gil, City Manager
Taven M. Kinison Brown, Community Development Director
Patrick Dobbins, Public Works Director, City Engineer
GDH, Traffic/Transportation Planning
Willdan, Economics and Strategic Planning
EMC Planning Group, Inc. CEQA/Environmental Services
Kimley-Horn and Associates, Inc., Infrastructure Master Plans
Zanjero, Inc., Water Supply Assessment
Brent Slama Consultants, Advanced Planning Services

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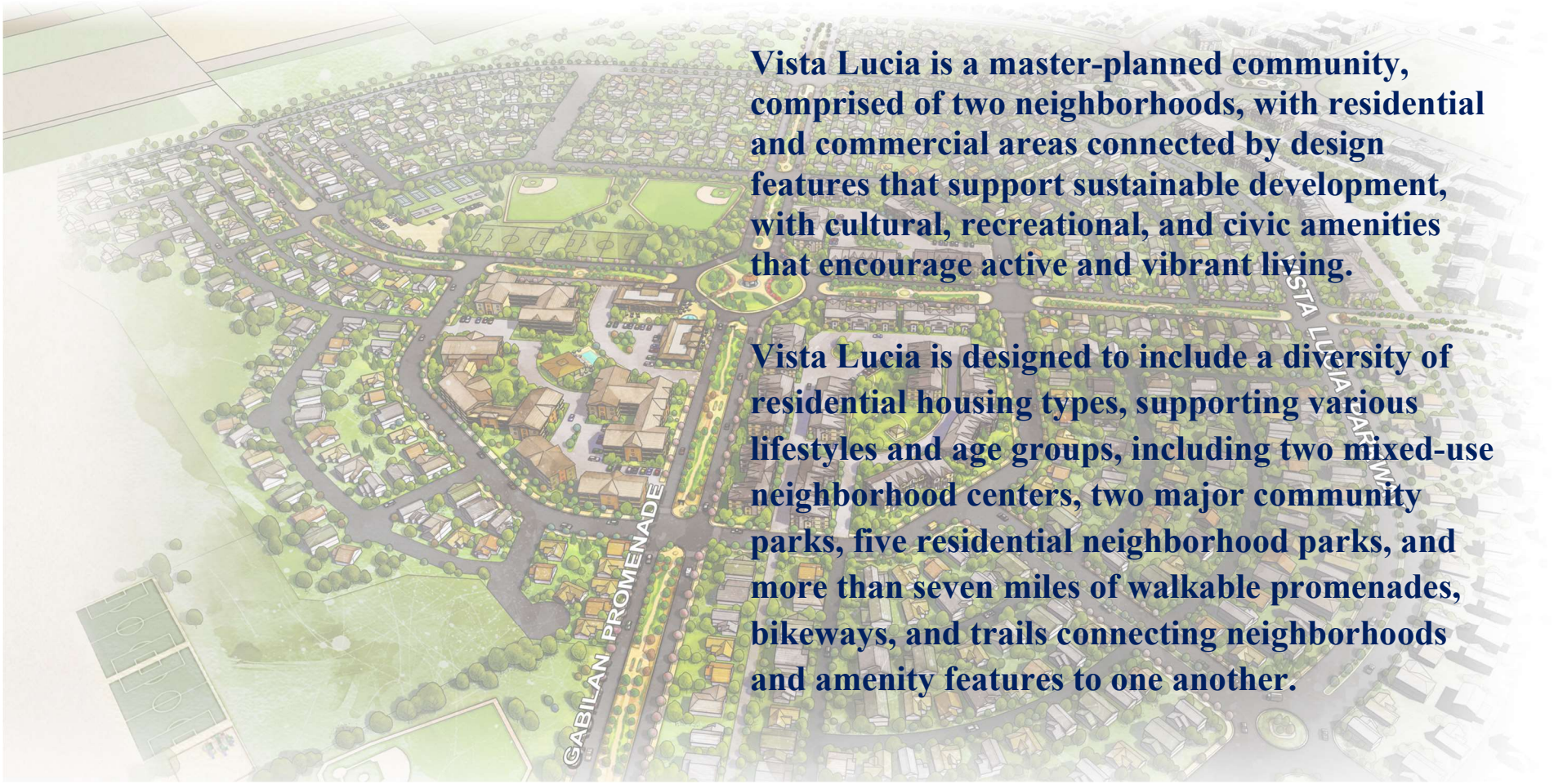

Vista Lucia is a master-planned community, comprised of two neighborhoods, with residential and commercial areas connected by design features that support sustainable development, with cultural, recreational, and civic amenities that encourage active and vibrant living.

Vista Lucia is designed to include a diversity of residential housing types, supporting various lifestyles and age groups, including two mixed-use neighborhood centers, two major community parks, five residential neighborhood parks, and more than seven miles of walkable promenades, bikeways, and trails connecting neighborhoods and amenity features to one another.

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APPENDICES

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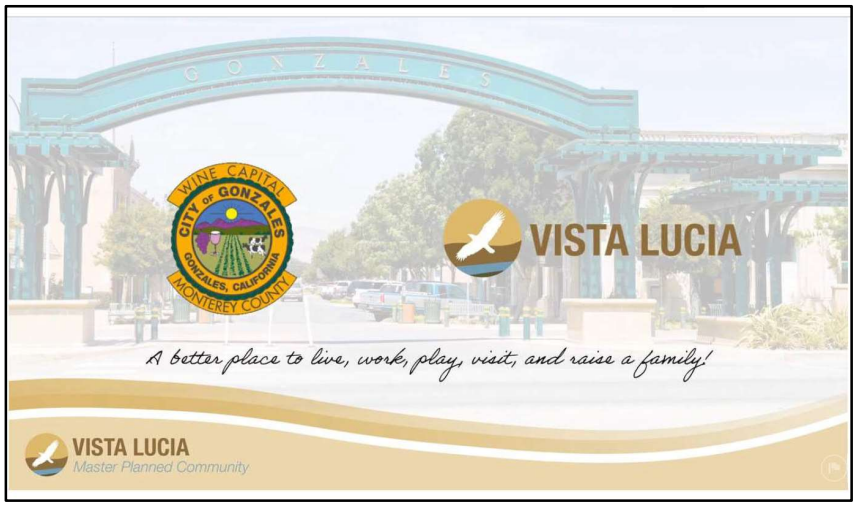
1

INTRODUCTION

This section explains the purpose and basis of the Specific Plan; the organization of the Specific Plan; project setting and background; the relationship to existing plans and policies; and the planning process and entitlements.

1.1. Vision

Vista Lucia is a master-planned community, comprised of two neighborhoods, with residential and commercial neighborhoods connected by design features that support sustainable development, and cultural, recreational, and civic amenities that encourage active and vibrant living. Vista Lucia is designed to include residential neighborhoods supporting a diversity of lifestyles and age groups, and to include two mixed-use neighborhood centers, two major community parks, five residential neighborhood parks, and more than seven miles of walkable promenades, bikeways, paseos, and trails connecting parks, schools, neighborhood centers, and other amenities to one another and outside destinations.



1.2. Purpose

This Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450 through 65457, which grants local government agencies the authority to prepare specific plans for any area covered by a general plan. These sections of the Government Code identify the required contents of the specific plan and mandate that specific plans be consistent with the general plan within which they are included. A specific plan is a planning and regulatory tool made available to local governments by the State of California. Specific plans implement a plan through the development of policies, programs, and regulations that provide an intermediate level of detail between the general plan and individual development projects.

Section 65451 states, "*A specific plan shall include text and a diagram or diagrams which specify all the following in detail:*

- *The distribution, location, and extent of the uses, including open space, within the area covered by the plan.*
- *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential faculties proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*

- *Standards and criteria by which the development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.*
- *A program of implementation measures including regulation, programs, public works projects, and financing measures to carry out the plan.*
- *This Specific Plan shall include a statement of the relationship to the General Plan."*

When subsequent site-specific development proposals for the Vista Lucia Specific Plan Area are presented to the City of Gonzales, planning staff will use this Specific Plan as a policy and regulatory guide. Projects will be evaluated for consistency with these Specific Plan policies and for conformance with its Development Standards and Design Guidelines included in it. In situations where policies or standards relating to a particular subject have not been provided in this Specific Plan or an approved Development Agreement, the existing policies and standards of the City's General Plan and Municipal Code will apply.

1.3. Introduction and Background

The Vista Lucia Specific Plan (Specific Plan) will regulate and provide guidance for the development of up to 3,498 residential units, comprised of single family and multi-family residential units, along with two commercial/residential mixed-use centers, proposed elementary school sites, a middle school site, and recreational facilities, including parks, play fields, trails, plazas, community gardens, and neighborhood squares. In addition a pedestrian promenade system that interconnects residential and commercial areas within and between the two neighborhoods is included. Bike trails, 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. Infrastructure will be available prior to occupancy, thereby maintaining fiscal neutrality for the City. The proposed project will include requests for various other approvals, which include the following:

- Amendments to the City Zoning Code and Map;
- Development Agreement; and
- Tentative Maps for each phase of development.

Several additional documents have been prepared as part of this Specific Plan process or as part of the pre-zoning and annexation application. Some of these reports are components of the EIR. These studies and reports include, but are not limited to:

- Conceptual Drainage Master Plan for Proposed Developments within Sphere of Influence;
- Existing City Plus Sphere of Influence Wastewater Master Plan;
- Existing City Plus Sphere of Influence Water Master Plan;
- Water Supply Assessment (WSA) (Part of EIR);

- Sphere of Influence Circulation Study;
- Vista Lucia Vehicle Miles Traveled (VMT) (Part of EIR);
- Biological Constraints Analysis (Part of EIR); and
- Vista Lucia Phase I and Phase II Environmental Site Assessments.

1.4. Specific Plan Organization

1.4.1 Organization of Sections

Section 1 – Introduction

This section explains the purpose and basis of the Specific Plan; the organization of the Specific Plan; project background; site opportunities and constraints; relationship to existing plans and policies; and the planning process and entitlements.

Section 2 – Development Plan

This section explains the goals and objectives of the Vista Lucia project and describes the proposed Land Use Plan and Zoning Districts, demonstrating consistency with the City's General Plan for the Project Area.

Section 3 – Circulation and Mobility

This section describes the Vista Lucia circulation and streetscape plan, including the roadway hierarchy and proposed mobility plans for motorists, pedestrians, and bicyclists.

Section 4 – Development Standards and Regulations

This section includes Specific Plan development standards and Use Regulations.

Section 5 – Infrastructure & Public Services

This section presents an overview of the plan to provide infrastructure utilities and public services for the Project.

Section 6 – Administration, Implementation, & Financing

This section describes how the development plan, public facilities, public services, and community support systems of Vista Lucia will be implemented and administered. A range of possible financing measures is discussed. The responsibilities for construction, the funding mechanisms, and the entities or agencies responsible for administering and maintaining each system or service are also identified.

1.5. Project Setting and Overview

The Vista Lucia Project site is located on approximately 771 acres in the northeast area of Gonzales within the City's Sphere of Influence in Monterey County. As shown in Figure 1-1: Site Location Map, the Vista Lucia site is situated east of Fanoe Road in the northeast section of the City, with the existing alignment of Associated Lane forming its northern boundary.

Figure 1-1: Site Location Map

Figure 1-2: Neighborhood Location Map

The Vista Lucia Project plan is comprised of two neighborhoods. The Santa Lucia Neighborhood site encompasses approximately 399 acres, taking up the western portion of the Vista Lucia property, as shown in Figure 1-2: Neighborhood Location Map. The Gabilan Neighborhood is comprised of the remaining approximately 372 acres on the eastern portion of the property. (See Figure 2-2, Section 2)

For the purposes of this Specific Plan, the site boundary along Vista Lucia Parkway (currently Associated Lane) will be considered as the north edge, the boundary along Iverson Road as the east edge, the boundary along Fremont Peak Parkway as the south edge, and the boundary along Fanoe Road as the west edge.

1.5.1 Existing Land Uses

The site topography is relatively flat, ranging from approximately125 feet in elevation at its low point in the northwest corner to approximately 250 feet in elevation in the southeast corner, draining from southeast to northwest. The land is currently used for agricultural production and

related agricultural facilities, irrigation ditches, ponds, and unimproved roadways. Figure 1-3: Existing Site Features shows the current features and elements within and immediately around the Project site.

1.5.2 Surrounding Land Uses

Lands to the north and east are in the unincorporated County of Monterey and in agriculture production, highly modified for farming purposes. Associated Lane is shown partway along the northern boundary in the Gonzales 2020 General Plan, and Iverson Road is adjacent to the eastern boundary. Adjacent to the southern boundary are also agricultural farming operations; however, the southern portion of this land area is in the City's Sphere of Influence and is planned in the General Plan for a future major commercial center, plus residential development. To the west of the project is Fanoe Road, an improved two-lane roadway, with a residential single-family subdivision on the west side, along with farming operations adjacent to the northwest corner, shown as Urban Reserve in the General Plan. Two existing rural residences are located immediately adjacent to the Project's western property line, with a third one-acre rural residence located near the southwestern corner of the Project site.

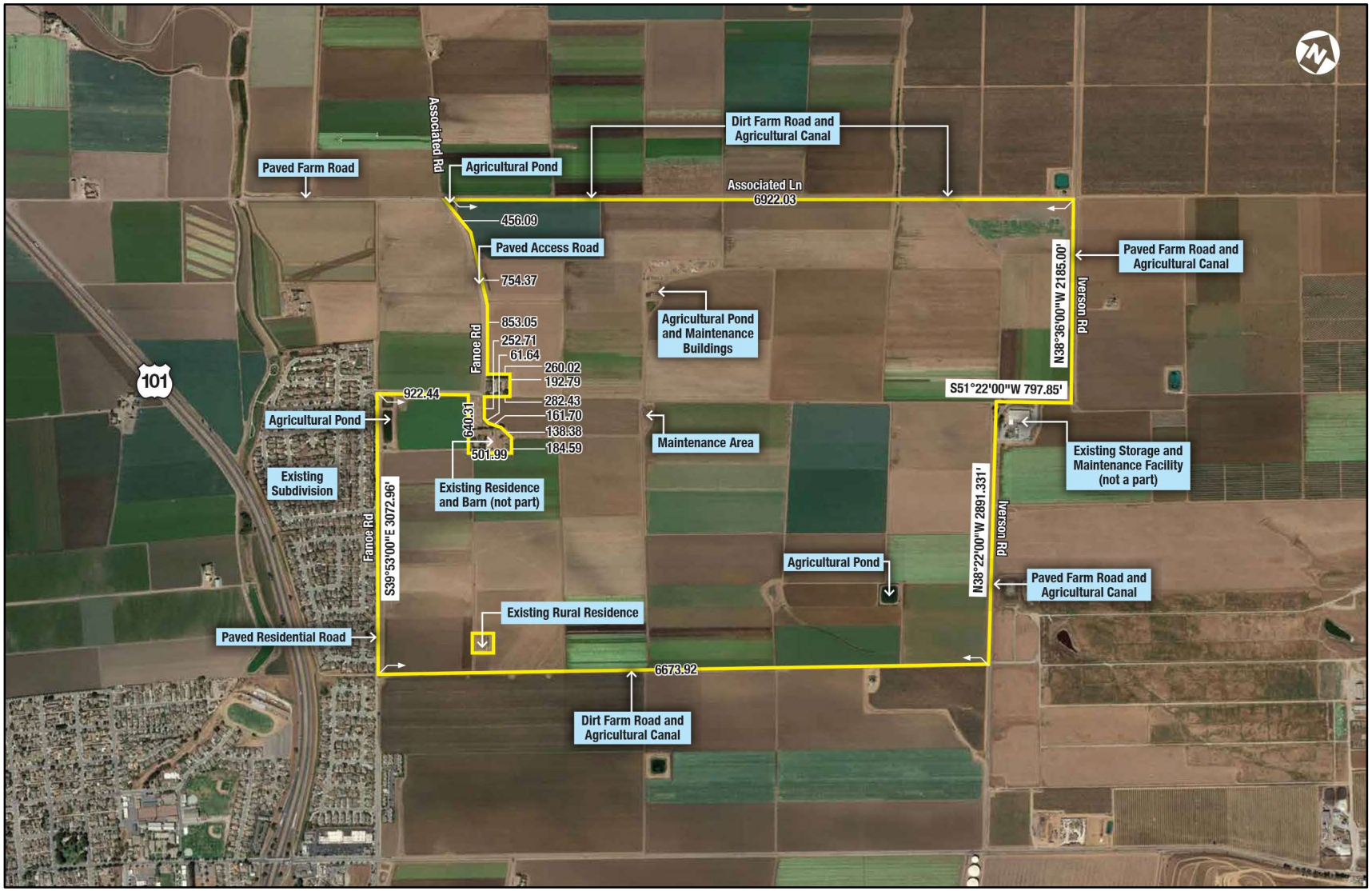


Figure 1-3: Existing Site Features

1.6. Project Relationship to City and Other Agency Plans and Policies

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

1.6.1 Gonzales 2010 General Plan

The Gonzales 2010 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."*

The Vista Lucia project is intended to remain consistent with the General Plan policies, land uses, and requirements established for this property.

In the General Plan's Land Use Diagram, Inset #2 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
- Parks and Open Space
- Agricultural Buffer
- Arterial and Collector streets

This inset diagram is shown in Figure 1-4.

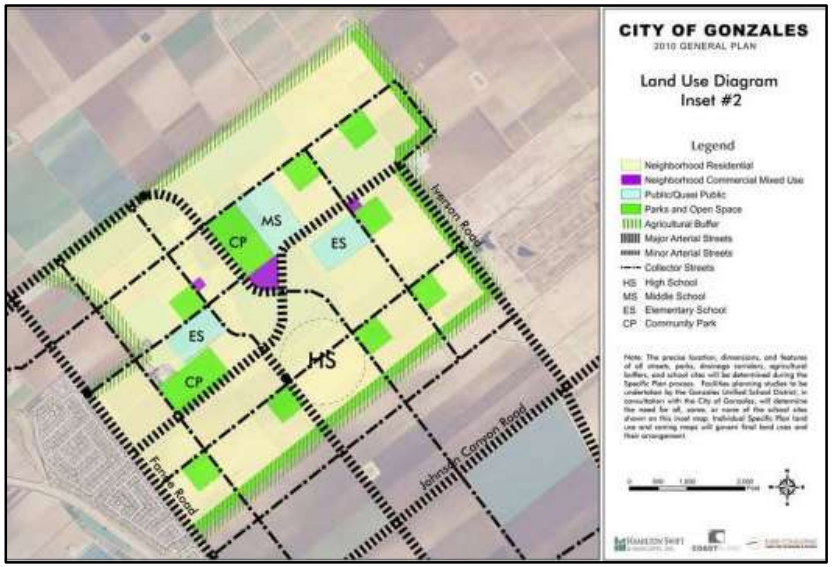


Figure 1-4: General Plan Land Use Diagram Inset 2

Relevant General Plan objectives include:

> ***Obj 2.*** *Long-Term Vision. The development of a city that has a coherent long-term vision of development that discourages incremental development decisions that could eventually result in an incoherent and/or sprawling urban form characterized primarily by a collection of residential subdivisions (Land Use, Circulation, and Conservation and Open Space elements).*

***Obj 3**. Small-Town Characteristics. The development of a city that has retained essential small-town characteristics by 1) providing a variety of housing types to meet the housing needs of existing and new residents, and 2) establishing the highest residential densities at a range consistent with other small cities in the region (Land Use and Community Character elements).*

***Obj 4.** Discouragement of Suburban Sprawl. The development of a city that discourages low-density suburban development characterized by large, single-use subdivisions with separate car-dependent commercial services.*

***Obj 6.** Sustainability. The development of a city that has sustainable, energy efficient development that successfully manages greenhouse gas emissions consistent with state and regional goals by emphasizing compact urban form, high connectivity and mobility within and between neighborhoods, ample opportunity for walking and bicycle use, neighborhood retail and other neighborhood commercial uses within neighborhood centers to reduce vehicle use within the neighborhood, and otherwise designing for the efficient use of energy resources.*

Regarding future growth potential in the City, General Plan Chapter II: Section B, Land Use Framework, subsection 1: Physical Setting states:

Given the lack of physical constraints and the precedent of new housing and shopping areas east of Highway 101, Gonzales is a likely candidate for additional growth during the coming decades…Gonzales is the first community reached when traveling south from Salinas and the Monterey Bay area. Driving time to Salinas is roughly 20 minutes, to Monterey about 30 minutes, and to the southern Santa Clara Valley about an hour. The 2000 Census reported that home prices in Gonzales were 62 percent of the Monterey County median and were significantly less than prices in the San Francisco Bay Area. In short, the City is well-positioned for expansion.

Within the General Plan's Land Use Element, several qualities are described relating to its vision for projects within the Urban Growth Area. Key phrases from representative policy objectives are shown below and incorporated into the Vista Lucia development plan:

- *Sense of community;*
- *Small town character;*
- *Well-designed developments;*
- *Appearance and rural setting of the City;*
- *Intimate pedestrian scale;*
- *New development to complement older sections of town;*
- *Distinct edge between urban area and surrounding open space;*
- *Varied architectural styles, lot sizes, residential densities;*
- *Pedestrian-oriented, with safe routes to school;*

- *Pedestrian-Friendly Community Commercial;*
- *Connectivity for both auto circulation and pedestrian/bicycle systems, including connective access to out parcels and future growth areas;*
- *Use of a grid or modified grid street pattern allowing multiple routes in and out of the community;*
- *Minimization of cul-de-sacs;*
- *Use of roundabouts to move traffic smoothly;*
- *Minimization of sound walls around subdivisions;*
- *Compact growth and a mix of residential densities, with the overall gross density ranging from 7-9 du/ac.—both single family and higher density multifamily housing types;*
- *Low densities on the periphery, higher densities toward center core areas;*
- *Use of a school as a community central hub and gathering place; and*
- *Provision of both community parks and neighborhood parks.*

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; five neighborhood parks and two community parks; two elementary school sites and a middle school site; two neighborhood greens; two neighborhood retail centers; and a system of multi-purpose trails and promenades connecting residents easily to key neighborhood features and to the neighborhood centers.

Vista Lucia will be a Neighborhood-centric community with a strong sense of place. Its design is inspired by the values of the region, incorporating amenities and features to create a vibrant community for individuals, families, visitors, and workers. Please refer to Section 2.1.1: Land Use, for a more specific list of project goals and objectives.

1.6.2 Gonzales Neighborhood Design Guidelines and Standards

The Gonzales Neighborhood Design Guidelines and Standards, adopted by the City in 2008, are intended to *"...help advance the objectives and policies of the Gonzales General Plan."* They *"...serve as the design basis for future neighborhood development and help to ensure a high level of design quality while providing the flexibility necessary to encourage creativity on the part of the project designers."*

This Vista Lucia Specific Plan represents a project designed to be consistent with the Gonzales Neighborhood Design Guidelines and Standards.

1.6.3 Gonzales City 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 will become effective when LAFCO approves annexation of the property into the City.

The City Council will approve pre-zoning the Vista Lucia Property as a Planned Unit Development (PUD) based on

the zoning designations set forth in this Specific Plan. When the Vista Lucia Property is approved for annexation by LAFCO, the Vista Lucia PUD pre-zoning will become effective. The Specific Plan zoning designations are intended to both constitute the Precise Development Plan required by the City's Zoning Code and to be consistent with the General Plan designations and policies for the property. Following annexation, an application for zoning, consistent with the pre-zoning and this Specific Plan, will be submitted to the City for approval. When approved, the zoning designations set forth herein shall become the zoning for the Vista Lucia Project.

1.6.4 LAFCO and the 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. Concurrent with approval of the application to LAFCO for annexation of the Vista Lucia Property into City limits, this Specific Plan will be adopted by the City for pre-zoning and zoning.

An additional one-acre rural residential separate parcel will be included in the City's application for annexation. Please refer to Figure 1-3: Existing Site Features, in this section, and Figure 2-1: Land Use Designations and Zoning Districts in Section 2 for the location of this parcel.

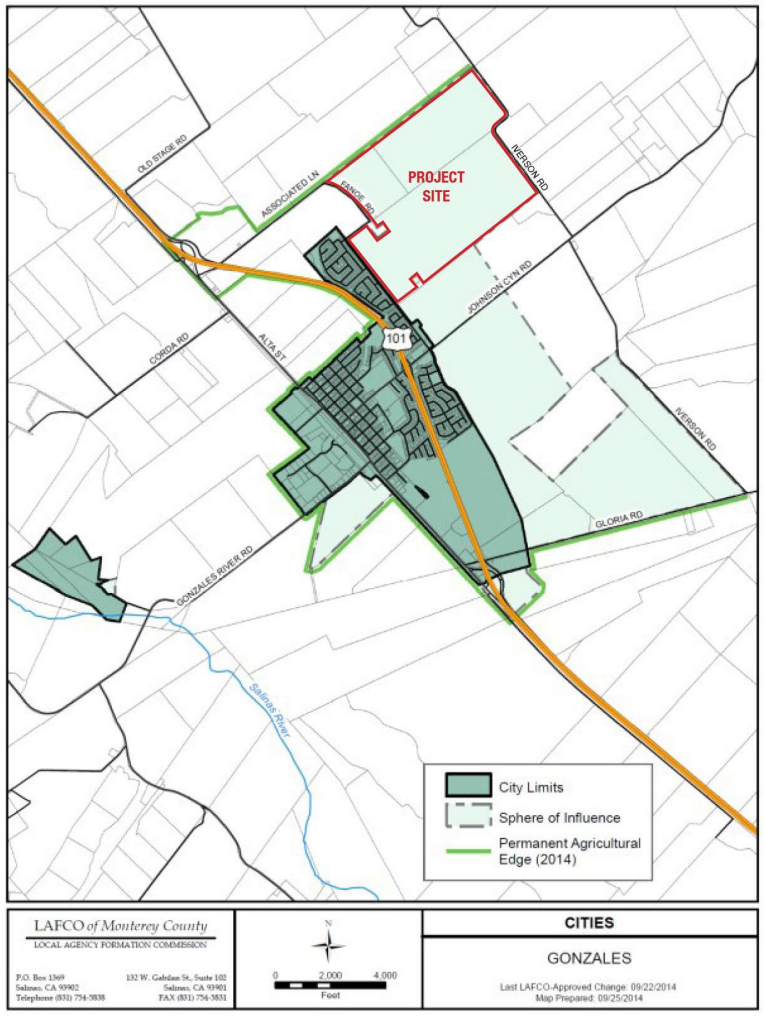


Figure 1-5: City Sphere of Influence Map

1.6.5 Memorandum of Agreement Between the City of Gonzales and the County of Monterey

In April 2014, the City and the County of Monterey entered into a Memorandum of Agreement (MOA), whereby the County and the City agreed to terms related to the future planning and the logical and orderly growth and development of the City. Among other things, the parties agreed to the direction of City growth, 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 a compact city intended to minimize impacts on agricultural land compatibility.

This Specific Plan describes a project that is consistent with the County-City MOA. Section 2.2 below describes and illustrates the project's two development halves, termed "Neighborhoods," both of which are under 400 acres in size, in accord with the MOA.

1.6.6 Controlling Document

The Specific Plan and the Development Agreement(s) for Vista Lucia are the controlling documents for development within the Vista Lucia site.

The purpose of the Specific Plan is to provide more detail to guide development within Vista Lucia, such that the Specific Plan fully implements the goals, objectives, and policies of the General Plan for development of the Planning Area.

When there are differences between the standards, regulations, and guidelines of the City's Zoning Ordinance and the Specific Plan, the Specific Plan shall prevail. If the Specific Plan is silent on a matter addressed by the Zoning Ordinance, the Zoning Ordinance shall govern. Where other City plans or ordinances differ from the Specific Plan, the Specific Plan and the Development Agreement(s) shall govern. If the Specific Plan or Development Agreement is silent on a matter addressed by other City plans or ordinances, the relevant plan or ordinances shall govern.

1.6.7 Specific Plan Procedures

The 2008 City of Gonzales Specific Plan Procedures guidelines are intended to *"implement the goals and policies of the Gonzales General Plan"* and require Specific Plans *"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."*

This Specific Plan is intended to be consistent with these procedures.

1.7. Severability

In the event that any portion or provision of this Specific Plan, including any regulation or program identified here, is held invalid or unconstitutional by a California or federal court of competent jurisdiction, such provision(s) shall be deemed separate, distinct, and independent provisions. The invalidity of such provisions shall not affect the validity of the remaining provisions of this Specific Plan, provided the overall vision and principles of the Specific Plan can be achieved.

1.8. Project Entitlements and Requirements

1.8.1 City of Gonzales

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

- Vista Lucia Specific Plan
- Development Agreement(s);
- Vista Lucia Environmental Impact Report;
- Vista Lucia Mitigation Monitoring Plan;
- Parcel, Tentative, and Final Maps;
- Financing Plan.

1.8.2 Other Agencies Whose Approval May be Required

- California Department of Fish and Wildlife;
- California Department of Health Services;
- California Department of Water Resources;
- Gonzales Unified School District;
- California Department of Transportation;
- California Public Utilities Commission;
- Regional Water Quality Control Board;
- Monterey Bay Air Resources District;
- Monterey County Public Works Department.

2

DEVELOPMENT PLAN

This section explains the goals and objectives of the Vista Lucia project and describes the proposed Land Use Plan and Zoning Districts, demonstrating consistency with the City's General Plan for the Project Area.

2.1. Development Plan Guiding Principles

This section describes the key goals and objectives that will implement the General Plan and Project vision for this property and will be used as the basis for the development of Vista Lucia.

2.1.1 Land Use

- Maintain consistency with the General Plan's land use policies and priorities for the property.
- Maintain consistency with the Neighborhood Design Guidelines and Standards for land planning, circulation planning, and site design.
- Create a plan with a balance of land uses, that optimizes residential opportunities and also provides educational, recreational, shopping and job opportunities, all brought together to create a strong sense of place and community.
- Include a wide array of residential densities, housing types and choices for people of different income levels, age groups, and lifestyles.
- Create two community-centric neighborhoods by orienting residential land uses around central Neighborhood features, including local retail centers, community parks, and public schools.
- Establish two mixed-use Neighborhood centers and Neighborhood greens to provide activity hubs and gathering destinations to enhance the community experience and support the residents, visitors, and employees.
- Provide employment opportunities to assist in meeting the City of Gonzales employment goals.
- Plan for two proposed elementary school sites and a middle school site that are centrally located, integrated into the overall activity core of the community, and readily accessible via non-vehicular pathways, trails, and promenades.
- Locate lower density uses on the outer perimeter areas of each Neighborhood, with densities increasing as one moves toward the Neighborhood centers, thereby providing central services most accessible to the highest density of residents.
- Plan residential land uses for orderly, compact growth, achieving at least a required minimum net density consistent with the City General Plan.
- Establish residential neighborhoods that are inviting for residents and buffered from noise, arterial traffic, and other factors associated with agricultural practices in accord with good planning design.

2.1.2 Circulation and Mobility

- Design multimodal streets that effectively circulate vehicular traffic and provide future transit connections while providing a safe, attractive, and connective circulation system throughout the community.
- Design for consistency with General Plan Land Use and Circulation Policies relating to street connectivity to form a pattern that provides direct travel routes, facilities for walking and biking, and provides more than one way of reaching a destination.

- Design an arterial framework that accomplishes General Plan objectives for efficient access and through traffic, without interfering with the small-town feel of neighborhood centers.
- Set up a framework that allows efficient grid-like or concentric local residential blocks to conform to optimum lengths and patterns.
- Minimize the use of cul-de-sacs to provide multiple routes in and out of residential neighborhoods.
- Design narrow residential streets to reduce traffic speeds and create safer, pedestrian-friendly residential neighborhoods.
- Design a connective greenway system that, to the extent feasible, maintains separation between autos, pedestrians, and bicycles, including a system of promenades.
- Create a park-to-park, park-to-school, and school-to-neighborhood-village-center connective pedestrian system that establishes safe routes to the school, parks and other community gathering places.
- Employ roundabouts, bulb-outs, and other traffic calming features to further promote efficient movement, safety, and a relaxed residential neighborhood environment.
- Design local residential and commercial neighborhood streets such that buildings front on community amenities and park features.
- Create a network of multi-use trails within parks and open spaces that complements the other pedestrian-bicycling networks to encourage walking and bicycling.

2.1.3 Community Facilities and Services

- Plan for the development of community facilities that are the central elements of the Vista Lucia Project.
- Plan for the inclusion of two elementary schools and a middle school that are integrated into the overall land plan and serve as residential neighborhood gathering places.
- Provide park and open space amenities, including residential neighborhood parks, community parks, two neighborhood greens, and interconnecting pedestrian-friendly and bicycle-friendly routes.
- Provide for potential civic uses within neighborhood centers to serve the local residents.
- Plan for the development of supporting utility services and infrastructure that will be phased in accordance with development.
- Provide community facilities and services (water service, sewer service, parks and open spaces, retail services, etc.) that accommodate the needs of the community and do not place an unfair burden on the City of Gonzales or Monterey County.

2.1.4 Natural and Environmental Features

- Minimize water waste through water conservation techniques, including effective management of stormwater runoff through Low Impact Development (LID); use of retention basins and

other devices to recharge groundwater tables; and use of drought-tolerant landscaping and efficient irrigation practices.

- Maintain consistency with the Water Supply Assessment (WSA).
- Adopt green building practices for site and building design that focus on resource and energy efficiency.
- Design landscape plans and guidelines to encourage native and adaptive plants that harmonize with the region's environment.

2.1.5 Agricultural Compatibility and Preservation

- Phase development of neighborhoods, so as to allow continued agricultural use of undeveloped properties until such time as site preparation requires termination of use. Minimize the impact on existing agricultural operations, including the neighboring permanent and operational agricultural lands outside of Vista Lucia.
- Provide a minimum 200-foot buffer or transitional zone within Vista Lucia adjacent to all permanent and operational agricultural areas. Provide a minimum 200-foot buffer zone as a temporary transition area adjacent to agricultural properties which have been identified for future growth.
- The 2009 Right to Farm law in California denies nuisance lawsuits against farmers who use accepted farming practices and have been in prior operation, even if these practices harm or bother adjacent property owners or the general public. Land sellers and agents must disclose whether the property is located within one mile of designated farmland.

2.1.6 Economic Vitality

- Promote a long-term financially viable project that provides for housing, recreation, educational opportunities, and the creation of new jobs.
- Provide housing choices for a range of income levels to help meet Monterey County housing demand.
- 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.
- Phase development with adequate financing for infrastructure, public services, facilities, and amenities.

2.2. Land Use Plan

As stated in Section 1, Vista Lucia has been planned in accordance with the Gonzales 2010 General Plan (GP) and is comprised of two neighborhoods. The Santa Lucia Neighborhood calls for the development of up to 1,927 single family and multifamily residential units on 399 acres; approximately two acres of neighborhood commercial and mixed-uses; a 12-acre elementary school site; and approximately 70 acres of parks, trails, plazas, community gardens, promenades, drainage/detention areas, and other open space and amenity features.

The Gabilan Neighborhood calls for the development of up to 1,571 single family and multi-family residential units on 372 acres; an approximately 6-acre neighborhood commercial/mixed-use center; a 12-acre elementary school site, an 18-acre middle school site, and approximately 82 acres of parks, trails, plazas, community gardens, promenades, drainage/detention areas, and other open space and amenity features.

Altogether, the Vista Lucia plan calls for a total of 3,498 residential units; eight acres of neighborhood commercial/ mixed-uses; three school sites, and approximately 152 acres of parks, trails, plazas, community gardens, promenades, drainage/detention areas, and other open space and amenity features.

Figure 2-1: Land Use Plan and Zoning Districts illustrates the locations, land uses, and configurations of the proposed residential, educational, commercial, recreational, and other public land uses and Zoning Districts for both neighborhoods, along with their associated backbone circulation pattern, and the overall open space system. Individual parcels (blocks) are identified by numbers for convenient reference.

Figure 2-2: Land Use Plans by Neighborhood illustrates the two Neighborhoods of Vista Lucia: the Santa Lucia Neighborhood and the Gabilan Neighborhood. As shown in Table 2-1, both neighborhoods to be annexed are under 400 acres in size, consistent with the 2014 County-City MOA, described in Section 1.6.5 Memorandum of Agreement Between the City of Gonzales and the County of Monterey.

Table 2-1: Land Use Summary and Table 2-2: Residential Land Use Summary itemizes the proposed land uses for both Neighborhoods, with their approximate quantities, acreages, and projected unit counts, based on estimated target densities within each residential land use type.

The boundaries and acreage of the individual land uses shown in this Specific Plan are approximate. Precise boundaries and acreages will be established in conjunction with the subdivision map(s) for each development phase or portion within the Project. Except as otherwise indicated, planning area acreages and densities are based upon gross acreages, which include land for internal local streets and internal pocket parks and open spaces.

A one-acre island parcel, surrounded by Vista Lucia Project property, is shown on Figure 2-1: Land Use Designations and Zoning Districts as a parcel to be included as R-1

zoning to be annexed into the City. This parcel is not a part of the Vista Lucia Project.

In the context of this Specific Plan and the City's GP Circulation Diagram, and throughout the Specific Plan exhibits, the following are the Project's proposed new assigned names for the major roadways:

Existing GP Name	Vista Lucia SP Name
Associated Lane	Vista Lucia Parkway
Arterial A	Mt. Toro Parkway
Arterial B (Zinfandel extension)	Fremont Peak Parkway
Burgundy Way (extension)	Gabilan Promenade

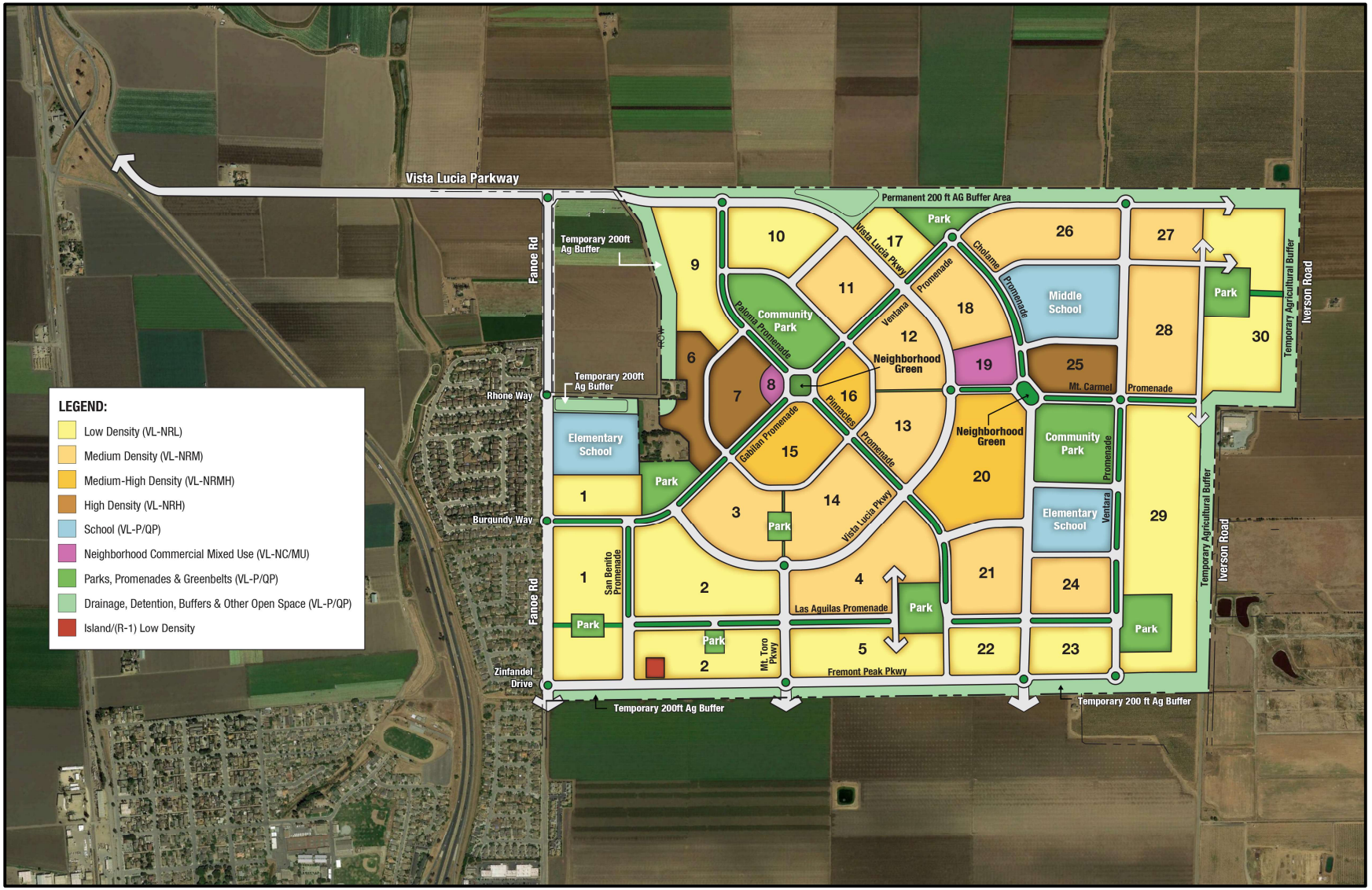


Figure 2-1: Land Use Designations and Zoning Districts

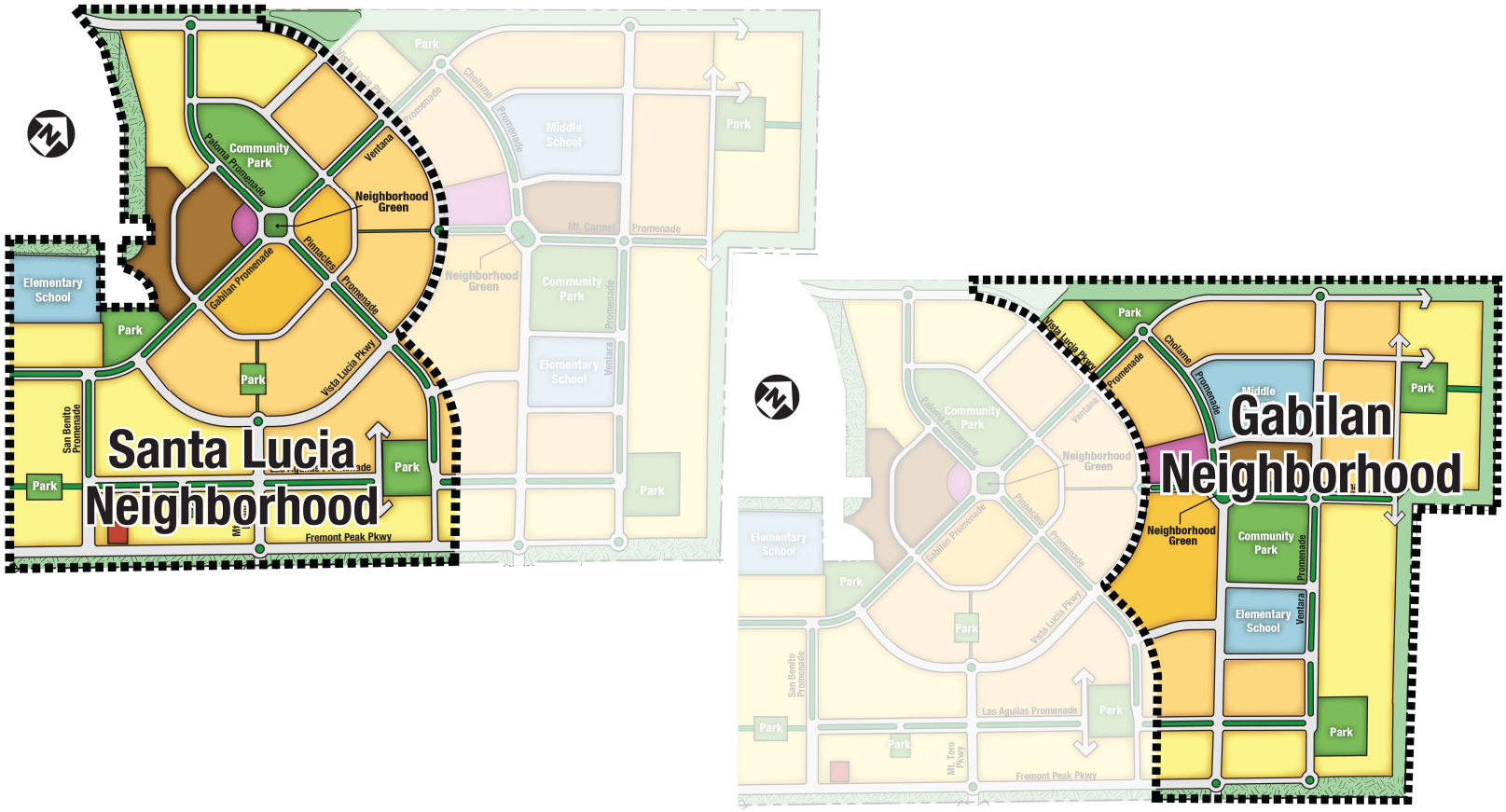


Figure 2-2: Land Use Plans by Neighborhood (See Figure 2-1 for Land Use Designation Key)

Table 2-1: Land Use Summary

Land Use Designation and Zoning District	Approximate Gross Acres[1]			Maximum Units (du/ac or s.f.)
	Santa Lucia Neighborhood	Gabilan Neighborhood	Totals	
Residential Land Uses				
Residential (see Table 2-2 for Residential Land Use Designations and Zoning Districts)	**249** [3]	**203** [3]	**452**[3]	**Up to 3,498 du**[4]
Commercial Land Uses				
Neighborhood Commercial / Mixed-Use (VL-NC/MU)	**2**	**6**	**8**	**Up to 96,000 sf** [2]
Public/Quasi-Public Land Uses				
Parks, Promenades, and Greenways (VL-P/QP)	**40**	**39**	**79**	
Neighborhood Parks	12	16	28	
Community Parks	14	15	29	
Promenades	13	7	20	
Neighborhood Greens	1	1	2	
Detention, Drainage, buffers, other Open Space	**30**	**43**	**73**	
Elementary Schools(VL-P/QP)	**12**	**12**	**24**	
Middle School (VL-P/QP)		**18**	**18**	
Major Roads & Other Miscellaneous Areas	**66**	**51**	**117**	
Land Use Totals	**399**	**372**	**771**	**Up to 3,498 dwelling units; Up to 96,000 square feet Commercial**

1. Approximate gross acres includes all land (including interior local streets and rights-of-way) within parcels designated for a particular land use category.
2. Commercial square footage allowances are based on a maximum 0.36 Floor Area Ratio factor. This factor does not include mixed-use residential units.
3. Acreage does not include the Mixed-Use residential component, to avoid double-counting Mixed-Use acreages for commercial component.
4. 3,498 unit allowable total excludes any accessory dwelling units (ADUs) or "granny units."

Table 2-2: Residential Land Use Summary

Residential Land Use Designations and Zoning District	Gross Acres [1]		Gross Density Range (du/ac) [4]	Projected Dwelling Units [2]		Total Projected Units [2,7]	Percentage of Total Units [3]
	Santa Lucia N'hood	Gabilan N'hood		Santa Lucia N'hood	Gabilan N'hood		
Neighborhood Residential Low (VL-NRL)	112	86	3-7 (5 du/ac target)	560	430	990	28 %
Neighborhood Residential Medium (VL-NRM)	96	81	6-9 (7 du/ac target)	672	567	1,239	35 %
Neighborhood Residential Medium-High (VL-NRMH)	20	25	9-15 (12 du/ac target)	240	300	540	16%
Neighborhood Residential High (VL-NRH)	21	11	15-24 (20 du/ac target)	429	211	640	18 %
Neighborhood Commercial /Mixed-Use[5] (VL-NC/MU)	2	6	7-15 (11 du/ac target)	26	63	89	3%
Sub-Totals by Neighborhood	249[6]	203[6]		1927	1,571		
Residential Totals	452		7.7 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. Projected dwelling unit counts within each residential land use category or parcel are based on estimated densities and may vary, as long as the City General Plan overall minimum density is met for the overall project, the overall unit count is not exceeded, and the City General Pland and 2008 City Neighborhood Design Guidelines and Standards "Required Mix of Residential Uses" (Table II-4, City GP, and Item B2 in the Neighborhood Design Guidelines) are met.
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. The density range for VL-NRL has been increased to 3-7 du/ac in order to allow flexibility between Medium and Low Density housing design.
5. Mixed Use residential units shall be above ground floor commercial. The residential component of this mixed-use area allows for up to 15 du/ac density within mixed use sites.
6. Total acreage does not include Mixed-Use residential component, to avoid double-counting Mixed-Use acreages for commercial component in Table 2-1 above.
7. Accessory Dwelling Units (ADUs) and residential units resulting from California Senate Bill SB9 are permitted, but are not included in the residential unit counts.

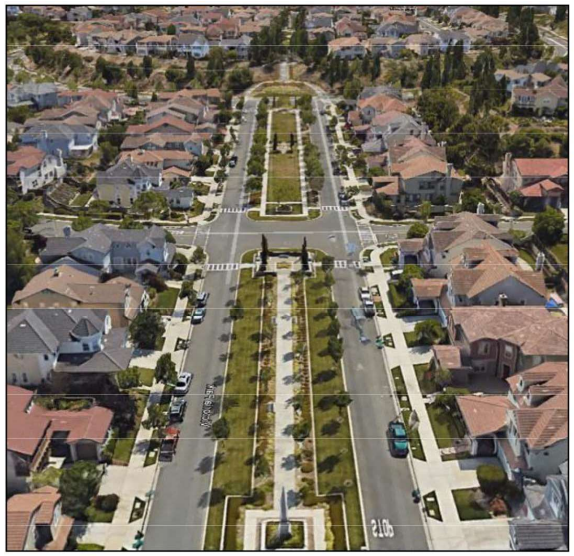
2.2.1 Neighborhood Greenway Connection

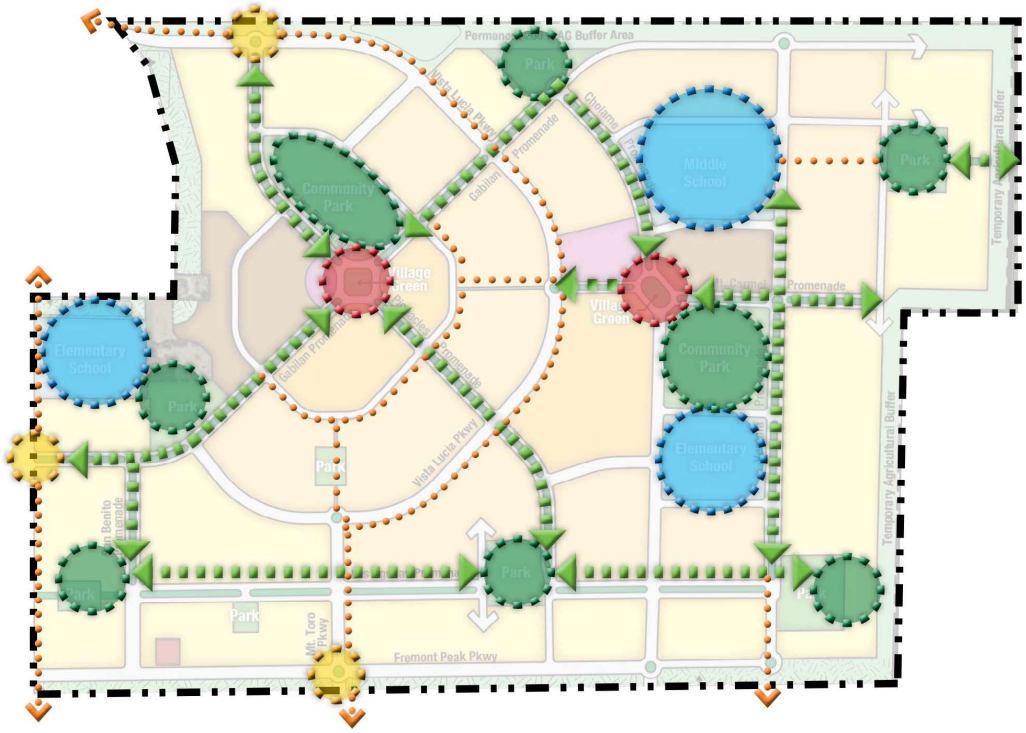
The two Neighborhoods, their Neighborhood centers, and the educational facilities of Vista Lucia, are planned to encourage active community interaction and walkability for residents, students, visitors, and workers. The convenient location of public open space and parklands is an important component of a compact smart-growth community. Dwelling units in Vista Lucia are located within easy walking and biking distance to parks, community gardens, and amenity centers. Vista Lucia's backbone greenway system will include nearly four miles of central promenade streets, three miles of Class I separated bikeways along major streets, paseos, and other connecting trails in parks and open spaces, all within the community. This walkable, bikeable community concept will serve to promote healthy lifestyles by:

- reducing local vehicle traffic and greenhouse gas emission;
- minimizing potential conflicts between motor vehicles and pedestrian-bicycle travel; and
- promoting strong community bonds and increased Neighborhood identity.

This greenway framework provides an interconnected network of pedestrian walkways, bike paths, bike lanes and central promenades along the internal street system, as well as potential external connections to existing and future surrounding Neighborhoods to the south and west of Vista Lucia, including a direct connection to the City's planned Community Commercial Mixed-Use center immediately to the south. Pedestrian greenways will be provided from residential Neighborhoods to the two Neighborhood greens, the large community parks and Neighborhood parks, schools, commercial centers, and other key project amenities and common areas. Included in the walkable approach to the Vista Lucia community plan are measures that also make it safer for students to walk and bike to school. Some of the promenade corridors, such as the Gabilan Promenade, are oriented to provide views to the distant Gabilan Mountains.

Figure 2-3: Schematic Connection Framework illustrates in diagrammatic form the framework of the Vista Lucia community model, built around Project-wide internal and external linkages. Figure 2-4: Vista Lucia Aerial: Santa Lucia Neighborhood Center, Looking Northeast Along Gabilan Promenade is a conceptual aerial illustration showing an aerial view along one of Vista Lucia's main promenade streets toward the Santa Lucia Neighborhood's central green.





LEGEND:

- Greenway Connections
- Multi-Use Trail
- Neighborhood Core
- Neighborhood Schools
- Neighborhood and Community Parks
- Major Project Entries

Figure 2-3: Schematic Connection Framework

Figure 2-4: Vista Lucia Aerial: Santa Lucia Neighborhood Center, Looking Northeast Along Gabilan Promenade

2.3. Land Use Designations and Zoning Districts

The Vista Lucia Specific Plan defines the Land Use Designations applicable to the Vista Lucia Project site. In addition, this 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, the Vista Lucia Project site, and the Vista Lucia Zoning Districts as set forth in this Vista Lucia Specific Plan. Additionally, actions deemed to be consistent with the Vista Lucia Specific Plan will be deemed consistent with the General Plan.

The proposed Land Use Designations and Zoning Districts are illustrated in the Figure 2-1: Land Use Designations and Zoning Districts.

The "VL" prefix designation identifies the Land Use Designations and Zoning District described in this Specific Plan which apply only to property within Vista Lucia.

2.3.1 Residential Land Use Designations and Zoning Districts

Residential land uses are orchestrated such that higher densities are located closest to Neighborhood centers, schools, and other community facilities, with lower densities located toward the periphery of the Project site. Unit counts within each residential land use designation or parcel may vary, as long as the City General Plan minimum density is met for the overall project, and the overall unit count shown in Table 2-2: Residential Land Use Summary is not exceeded. Unit counts must also conform to General Plan requirements for minimum percentages of units for each residential Zoning District. See Table II-4 General Plan.

There are five residential Land Use Designations and Zoning Districts proposed within Vista Lucia, followed by a sixth category for affordable housing. They are described below.

Neighborhood Residential Low (VL-NRL)

This Land Use Designation and Zoning District allows for single family detached units, as well as duplexes and triplexes on lots ranging in density between 3 and 7 du/ac. This Specific Plan requires a minimum of 15% of total units to be in this residential category, consistent with the General Plan. (See chapter 4 regarding Development Standards)

Neighborhood Residential Medium (VL-NRM)

This Land Use Designation and Zoning District allows for single and multifamily detached and attached units ranging in density between 6 and 9 du/ac. This Specific Plan requires a minimum of 15% of total units to be in this residential category, consistent with the General Plan. (See chapter 4 regarding Development Standards)

Neighborhood Residential Medium High (VL- NRMH)

This Land Use Designation and Zoning District allows for both attached and detached units on lots ranging in density between 9 and 15 du/ac. This Specific Plan requires a minimum of 15% of total units to be in this residential category, consistent with the General Plan. (See chapter 4 regarding Development Standards)

Neighborhood Residential High (VL-NRH)

This Land Use Designation and Zoning District allows attached units with a density range between 15 and 24 du/ac. This Specific Plan requires a minimum of 15% of total units to be in this residential land use category, consistent with the General Plan. (See Chapter 4 regarding Development Standards.)

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

This Land Use Designation and Zoning District allows residential units within a density range of 7 to 15 du/ac., in combination with commercial land uses. Any mixed use residential units shall be above ground-floor commercial uses. There is no percentage requirement for this land use.

Figure 2-5: Housing Variety shows an overview of potential housing types in Vista Lucia within the various Land Use Designations and Zoning Districts. The housing types shown are examples only; other housing types beyond those shown are possible within each residential category, providing that density and Development Standards are met.

2.3.2 Affordable Housing Component

City Affordable Housing Background

Through the sound planning principles set forth in the existing and prior General Plans, including the Housing Elements, the City of Gonzales has continually strived to meet the affordable housing demands of its residents. Currently, within city limits there are 1,985 dwelling units: 190 dwelling units are owned or rented by extremely low income households, 175 are owned or rented by very low income households, and 590 dwelling units are owned or rented by low income households. (City of Gonzales 2015-2023 Housing Element, Page IV-21, Table IV-14)

To create a balanced approach to housing in the future, the City initiated the "Neighborhood-Centered Growth" concept (City of Gonzales 2010 General Plan, Chapter II: Land Use, Page II-19), which focused on "affordability by design." (City of Gonzales 2010 General Plan, Chapter IV: Housing, Page IV-55) The goal of these concepts is to build Neighborhoods comprised of "a variety of housing types that create an interesting residential character suited to a variety of living situations and income status." Within a 3/8 mile radius, each Neighborhood should include a school, a central park, Neighborhood-serving commercial, and civic/public uses, all of which are intended to provide those services needed to support housing for all income levels.

These concepts require that all new development result in an overall minimum average density consistent with the City General Plan (City of Gonzales 2010 General Plan, Chapter II: Land Use, Page II-38) To reach this goal, the City requires that at least 15% of all new development be zoned high density (15-24 du/acre of attached housing), at least 15% be zoned medium-high density (9-15 du/acre of attached and detached housing), and at least 15% be zoned medium density (6-9 du/acre) (City of Gonzales 2010 General Plan, Chapter II: Land Use, Page II-38). At these zoning densities, the following will apply:

- **Low and Very Low** income households will be served by dwelling units constructed within the High density category: Neighborhood Residential High (VL-NRH);
- **Low and Moderate** income households will be served by dwelling units constructed in the Medium-High density category: Neighborhood Residential Medium High (VL-NRMH); and
- **Workforce** (above moderate) income households will be served by dwelling units constructed within the Medium Density category: Neighborhood Residential Medium (VL-NRM).

Vista Lucia Affordable Housing Plan

Vista Lucia has been designed to not only meet, but exceed, the goal of providing commercial and public services and a mix of residential housing to serve residents of every income status within each Neighborhood. Both of the Vista Lucia Neighborhoods include at least one school site, a Neighborhood green, a central park, and multiple smaller parks and walkways, a Neighborhood commercial center, and the option for several civic and public facilities. In general, the housing closest to the community core of each Neighborhood is the densest, which is intended to serve those households with limited means to access commercial and public facilities, and is less dense towards the perimeter of the Project area where alternative transportation might be needed to access these types of facilities. Several miles of planned landscape corridors and promenades, however, will link the entire community, creating a sense of place and connectivity for all residents. Using the "affordable by design" concept, Vista Lucia will provide up to 3,498 residential dwelling units:

- 729 dwelling units are projected to be multi-family units within both the Vista Lucia Neighborhood Residential High density zoning district (15-24 dwelling units per acre) and the Vista Lucia Neighborhood Commercial/Mixed Use density zoning district (7-15 dwelling units per acre).
    - 640 dwelling units are projected as traditional multi-family units and approximately 89 dwelling units will be mixed-use residential units in the commercial areas.
    - One of the goals of this zoning district is to provide housing opportunities to **very low and low income** households.
    - These dwelling units will be primarily "for rent."
    - These dwelling units account for approximately 21% of the total project.
- 540 dwelling units are projected to be multi-family and single family attached and detached units on small lots within the Vista Lucia Neighborhood Residential Medium-High density zoning district (9-15 dwelling units per acre).
    - One of the goals of this zoning district is to provide housing opportunities to **moderate income** households.
    - These dwelling units are expected to be both "for rent" and "for sale."

    - These dwelling units account for approximately 16% of the total project.
- 1,239 dwelling units are projected to be single family detached units on small to medium size lots within the Vista Lucia Neighborhood Residential Medium density zoning district (6-9 dwelling units per acre).
    - One of the goals of this zoning district is to provide housing opportunities to **Workforce** (above moderate) income households.
    - These dwelling units are expected to be both "for rent" and "for sale."
    - These dwelling units account for approximately 35% of the total project.
- 990 dwelling units are projected to be single family detached units on medium to standard size lots within the Vista Lucia Neighborhood Residential Low density zoning district (3-7 dwelling units per acre).
    - Depending on the affordability limits established by Monterey County Housing, some of these units will provide affordable housing opportunities for **workforce** (above moderate) income households.
    - These dwelling units are expected to be "for sale."
    - These dwelling units account for 28% of the total project.

The foregoing demonstrates Vista Lucia's compliance with the City's "affordability by design" concept. At each zoning density, Vista Lucia meets or exceeds the percentage of dwelling units required within each density type. More importantly, assuming the Association of Monterey Bay Area Governments assigns the City an obligation to provide 800 very low and low income affordable housing units, Vista Lucia will provide over 50% of the dwelling units needed to meet all of the City's obligation to provide dwelling units to very low and low income households and more dwelling units will be available to moderate income and workforce households than are required to meet all of the City's obligation to provide the same. In other words, the City's "affordability by design" concept will achieve the goal of providing a "variety of housing types" for a "variety of living situations and income status."

To ensure that the needs of very low and low income households are met, 20 acres within the high density zoning category will be donated to qualified affordable housing builders or the City. Dedication of this land will provide affordable housing builders the opportunity to construct up to 422 multi-family dwelling units which will be made available to households which qualify as meeting the very low and low income criteria. Within the Santa Lucia Neighborhood, approximately 13 acres has been identified for this purpose. The land to be dedicated within the Santa Lucia Neighborhood is near the community core and close to the first phase of development. This approximately 13-acre parcel will be dedicated to an affordable housing builder or the City when the infrastructure necessary for development of the parcel is in close proximity and upon request for dedication from an affordable housing builder or the City.

The second parcel, approximately 7 acres will be dedicated concurrent with development of the Gabilan Neighborhood.

Additionally, to provide housing for which **moderate and workforce** households will qualify, a tentative map for property within the medium density category will be submitted to the City to be processed with this Specific Plan. This tentative map for medium density housing will provide for approximately 125 lots and is intended to produce housing for which moderate and workforce households will qualify.

The planning elements set forth in the General Plan, which will be implemented through the Specific Plan, are but one way to address affordable housing. Outside of providing affordable housing opportunities, the City will work with the Master Developer and builders in preparing a program to market and assist with financing the affordable housing opportunities created by Vista Lucia to residents of Gonzales. The Vista Lucia Affordable Housing Program will include:

- a homebuyer education program;
- a targeted marketing campaign to alert households which are eligible for affordable housing of housing units to be constructed within Vista Lucia;
- the obligation of the City to keep a list of households which are eligible and interested in affordable housing, a copy of which will be provided by the City to all builders constructing dwelling units for which affordable housing households are eligible;
- the obligation of builders constructing units for which affordable housing households qualify to notify such households on the list maintained by the City of such housing units prior to opening the same to the general public; and
- a pre-qualification and lending program for affordable housing households, to the extent a local bank/mortgage broker is available to provide the same.

The Vista Lucia Affordable Housing Program will be prepared and implemented by the City, with the assistance of the Master Developer and builders, prior to the first affordable housing units being available to the public.

Through implementation of the planning principles set forth in the Vista Lucia Specific Plan, the City's General Plan, the City's Housing Element, and the Vista Lucia Affordable Housing Program, affordable housing opportunities will be provided within Vista Lucia.

Development of the remaining property within the City, assuming that these same principles are applied, will result in more than double the number of affordable housing units which the development of Vista Lucia will include. Collectively, the planned residential development within the City will create a more balanced mix of housing which provides rental and ownership opportunities to a variety of income levels; all of which is being planned consistent with the Neighborhood Centered Growth and Affordable by Design concepts set forth in the City's 2010 General Plan and the City's 2015-2023 Housing Element, and general principles of sound land planning for socially integrated and economically thriving communities.

Figure 2-5: Housing Variety

2.3.3 Commercial Land Use Designations and Zoning Districts

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

The Neighborhood Commercial Mixed-Use Land Use Designation and Zoning District allows for uses including retail, office, civic, and other public land uses. This land use also allows residential units or offices above retail uses, as well as residential uses above offices. Commercial uses are centralized within Neighborhoods, providing easy walking distance from all residential homes, and are located closest to highest density residential Zoning Districts, in conformance with General Plan standards and guidelines.

2.3.4 Public/Quasi-Public Land Use Designation and Zoning Districts

Parks and Open Space (VL-P/QP)

This Land Use Designation and Zoning District includes passive and active recreation uses, as well as other public facility uses. Active uses may include such facilities as ballfields, soccer fields, sport courts, playgrounds, grassy playfields, trails, fitness areas, dog parks, or other such uses. Passive uses may include gardens, plazas, natural areas, monument features, gazebos, picnic areas, and other public gathering spaces, as well as City indoor recreation areas. Functional uses might include drainage facilities, detention or retention, water supply wells and tanks, or other infrastructure facilities. Approximately 152 acres of interconnected parks, trails, promenades, and other open space will be provided within the two Neighborhoods. Of the 152 acres, a minimum of 79 acres will be Project parklands, promenades, and Neighborhood greens, thereby increasing the City's existing public park and recreation acreage by five-fold. Specific uses will be planned and specifically designed with the appropriate facilities to meet the needs of the community.

Following are descriptions of the various types of open space, parks, Neighborhood greens, and promenades that may be included in Vista Lucia. Figure 2-6: Open Space and Park System illustrates an overview of the diversity of parks, school fields, and green spaces that are envisioned for Vista Lucia. The following photos and illustrations are examples only; actual designs and amenity features will be determined at the time each open space feature is phased and developed.

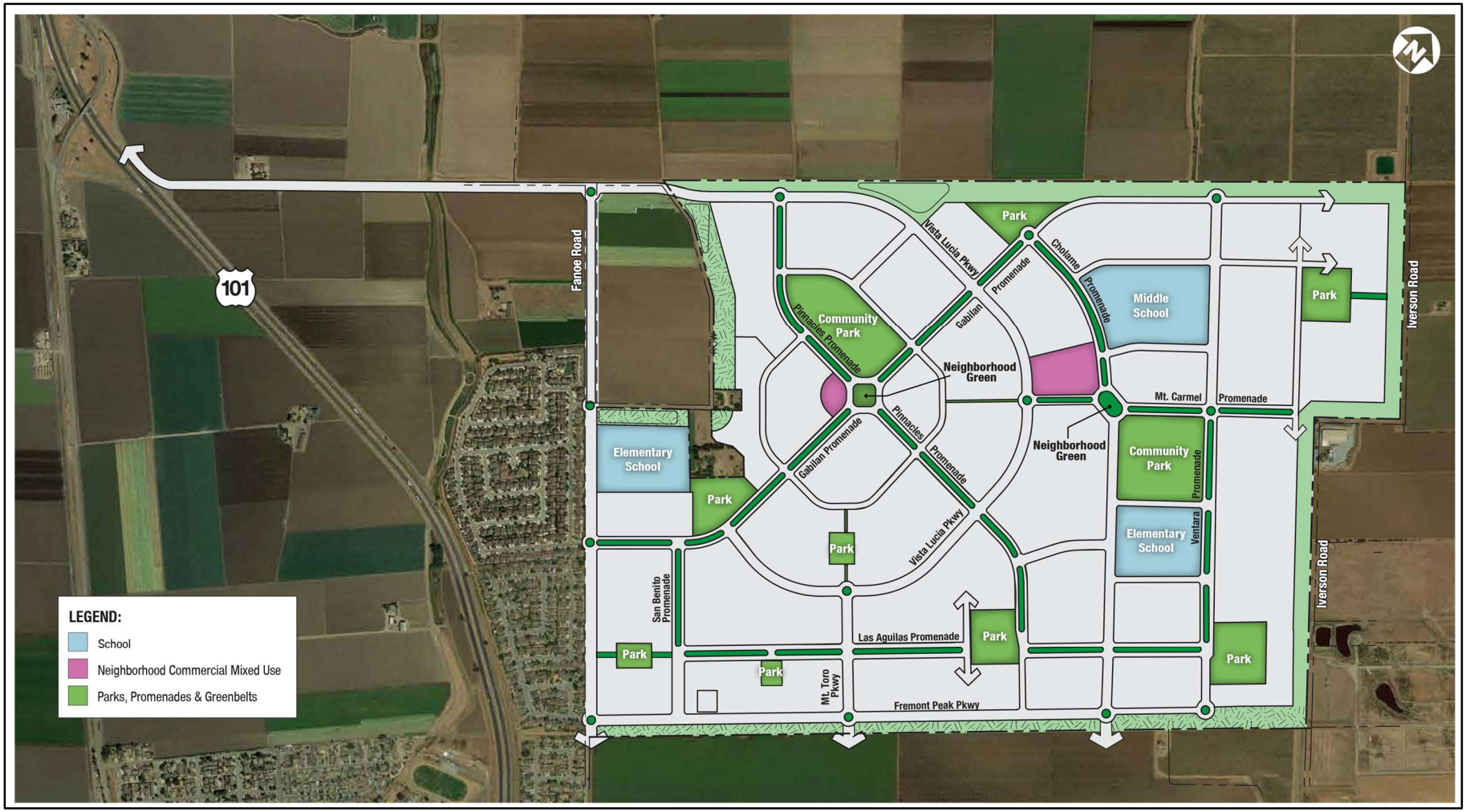


Figure 2-6: Open Space and Park System

Community Parks

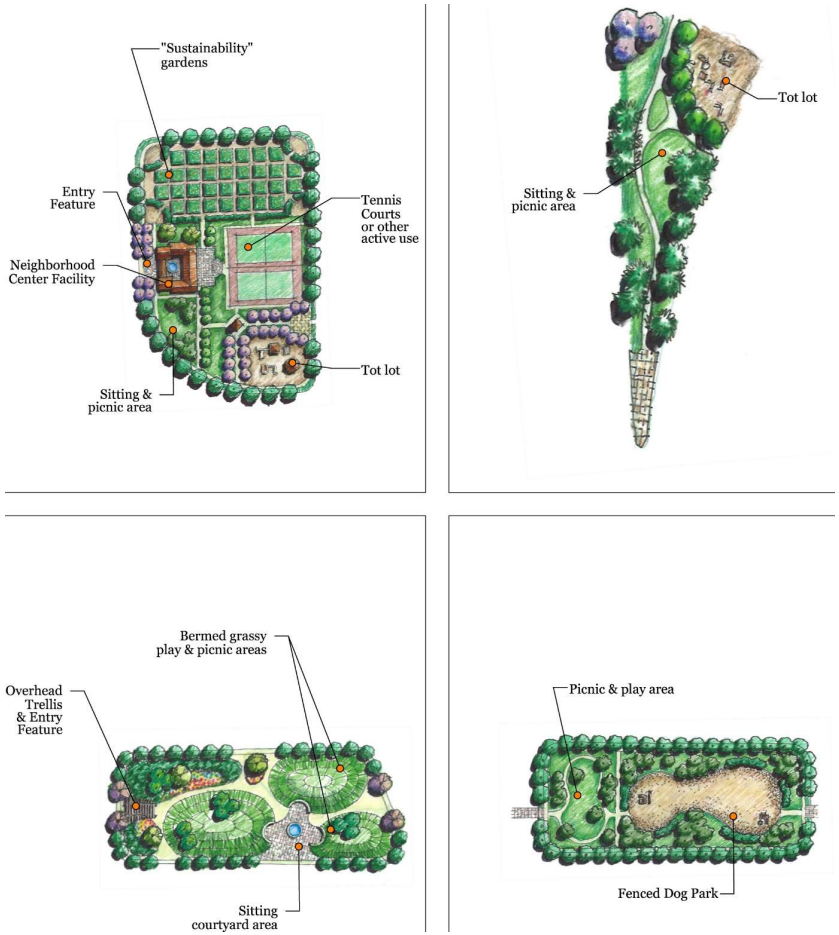
Two Community Parks are included, one in each Neighborhood, together totaling 29 acres (14 acres in the Santa Lucia Neighborhood, 15 acres in the Gabilan Neighborhood), both centrally accessible for residents and visitors. These parks may contain such features as large play fields, sports courts, garden sitting areas, trails, and a performing outdoor amphitheater. Each will be treated as a destination connected by the promenade system, along with other open space elements and key community features.

Examples of Typical Community Parks

Neighborhood Parks

The Vista Lucia Project includes five Neighborhood parks connected by promenades and distributed throughout the two Neighborhoods, totaling approximately 28 acres. Each Neighborhood park will have its own character and set of amenities, depending on the Neighborhood needs.

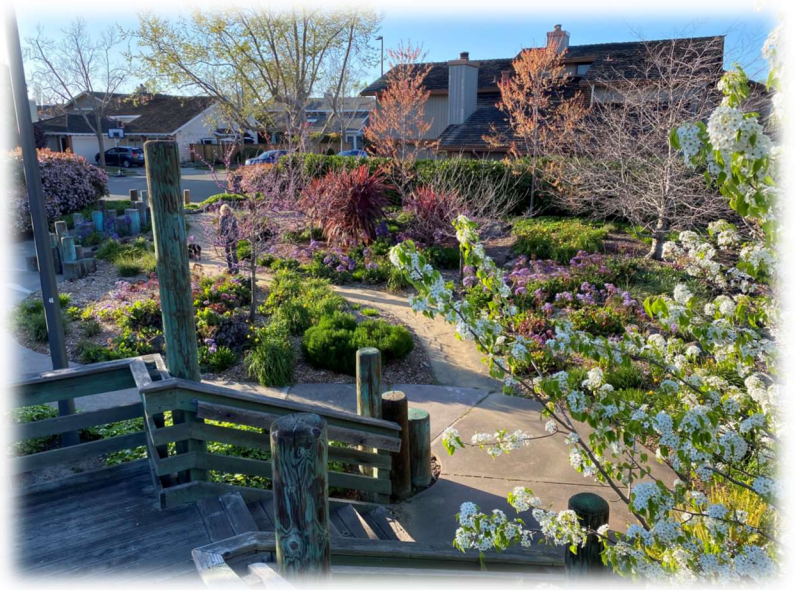
Examples of Typical Neighborhood Parks



Examples of Typical Pocket Parks

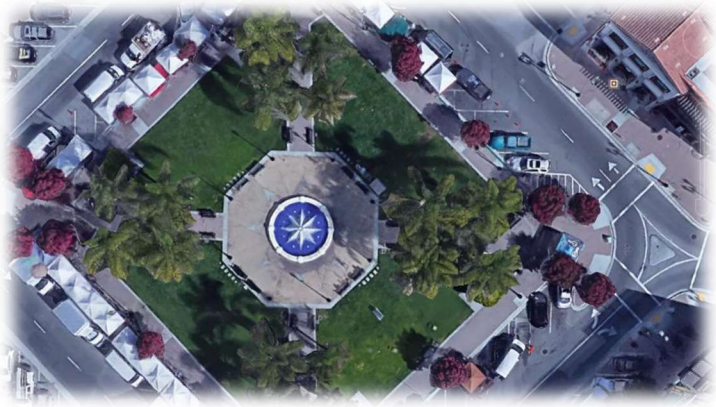
Pocket Parks

Within each residential Neighborhood, small areas of green space can provide relief, respite, and recreation for local residents, in addition to breaking up the visual aesthetics of streetscapes and buildings. Not all potential pocket parks are shown on Figure 2-1: Land Use Designations and Zoning Districts. Additional pocket parks are encouraged within residential neighborhoods. These pocket parks may vary in size from one-quarter to one acre each and may be varied in their character, function, and shape.



Neighborhood Greens

At the heart of each Neighborhood will be a Neighborhood green. Each will have its own character and be used as a community focus area, encouraging such activities as farmers' markets, craft fairs, exhibits, displays, music programs, outdoor meeting venues, garden walks, and other passive uses. Examples of Neighborhood green features might include a bandstand, a clock tower, a monument, landscape art, passive gardens, park benches, a fountain, an interactive splash pad for children, a hardscape plaza, or other appropriate amenities.



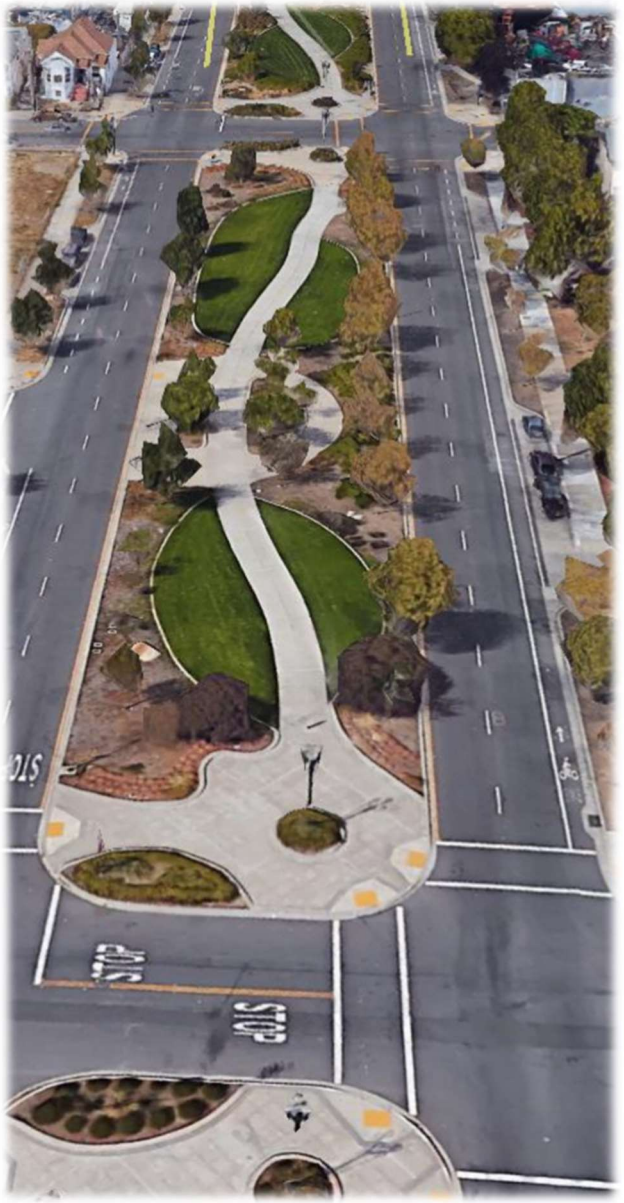
Examples of Typical Neighborhood Greens

Promenades

The promenade system, also described in Section 3.2.3: Circulation and Mobility, and illustrated in Figure 2-8: Connectivity, Walkability, and Active Lifestyle, includes a network of special project-defining open space features. The promenade system is characterized by wide landscaped medians, designed as linear parks, to provide a four-mile-long system of road-separated, median greenways that will connect Neighborhoods to community parks, schools, shopping areas, and other community features. Promenades provide greenway access to the centers of the two Neighborhoods and throughout the residential areas within Neighborhoods. Figure 2-7: Aerial View of The Gabilan Promenade and Santa Lucia Neighborhood Green is an illustrative image of the view looking down a promenade toward the distant Gabilan Mountains. Figure 2-8: Connectivity, Walkability, and Active Lifestyle illustrates the system of promenades, bikeways, and other greenway elements that implement the Vista Lucia interconnective model. Sample photos of connecting promenades and linear greenways are also included.

Figure 2-7: Aerial View of The GabilanPromenade and Santa Lucia Neighborhood Green

Amenities along these promenades may include such features as multi-use walking and biking paths, flower gardens, sitting areas, entry arbors, plaza spaces, landscape sculpture, kiosks, shade trees, bicycle rental facilities, garden settings, or other landscape features. Photos on this page illustrate examples of various promenades.



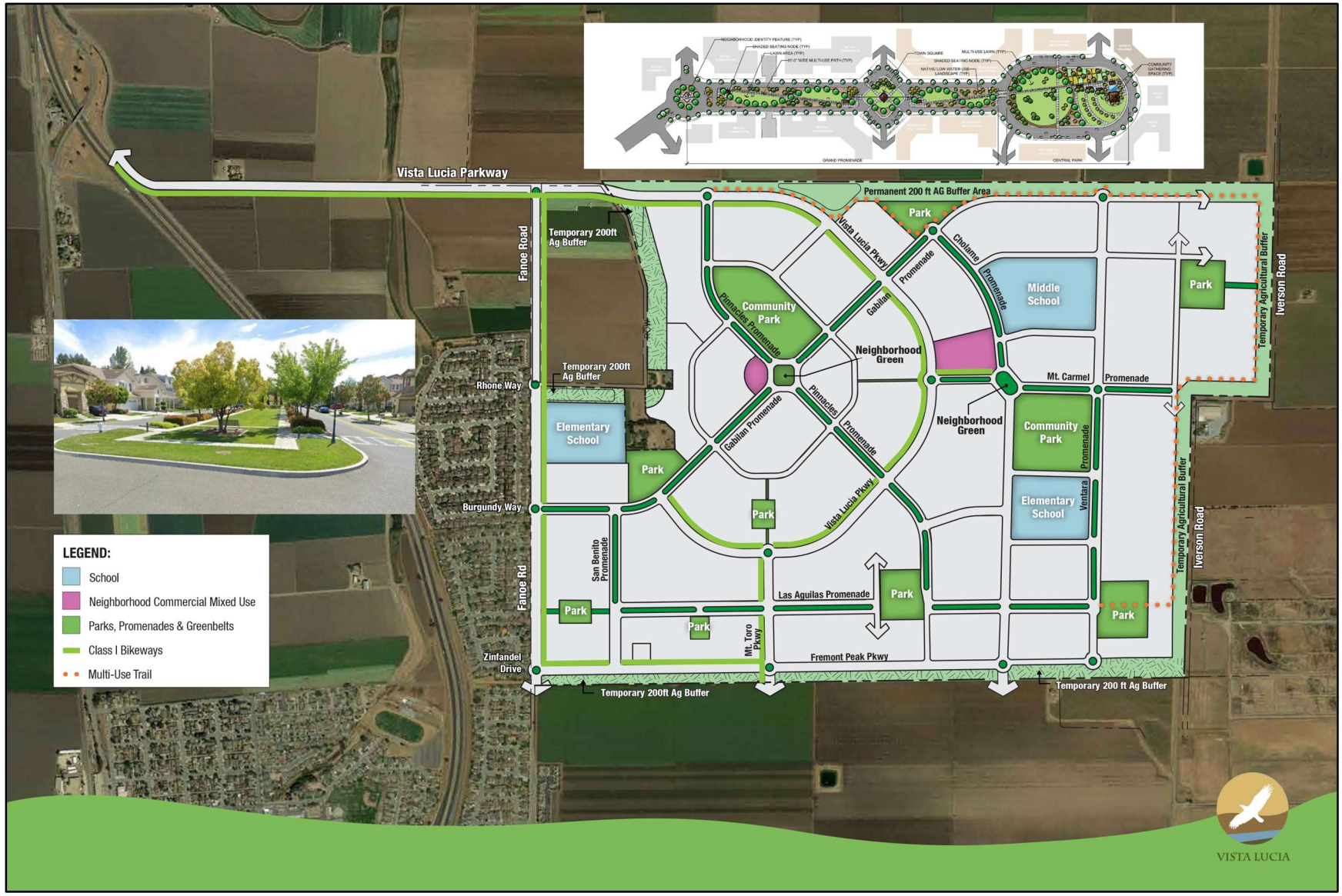


Figure 2-8: Connectivity, Walkability, and Active Lifestyle

Paseos

Paseos are pedestrian and bicycle open space connectors placed in between residences or other buildings, linking Neighborhoods to parks, open spaces, and other community amenities. Paseos should be a minimum of 20 feet wide with pathways and landscaping.

Detention, Drainage, Agricultural Buffers, and Other Open Space

Vista Lucia includes various additional open space areas necessary for infrastructure facilities and separation between development areas and ongoing agricultural operations.

The south (along Fremont Peak Parkway), and northwest (extension of Fanoe Road), and east (along Iverson Road) Project boundaries are shown as temporary agricultural buffers, as designated in the General Plan or City policies. The Land Use Designation for these areas within Vista Lucia calls for a 200-foot buffer between existing on-going agricultural uses and residential development, schools, commercial uses, parks, trails, and certain other Project uses. Roadways, utilities, infrastructure facilities, drainage channels, detention-retention basins, and similar uses are permitted within these buffer zones. At such time that the adjacent agricultural lands become developed, these buffers will become eligible for conversion to development.

The north (along Vista Lucia Parkway) and a portion of the southeast edge of the Project site are adjacent to permanent agricultural operations. Concurrent with development of parcels adjacent to these areas of the Project site, a screening plan shall be submitted to the City. The screening plan shall specify the location of (a) a naturalistic visual screen separating the Project Area from the agricultural operations, consisting of dense plantings of tall trees, screening shrubs, or other vegetation that are native or adaptive to the Salinas Valley region, or (b) a minimum five foot (5') fence separating the Project Area from the agricultural operations in the event private property borders directly on a permanent agricultural buffer. The trees, shrubs, 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 Project Area. The landscape plans shall also specify maintenance requirements and responsibilities for the visual screen or fence. (See also Figures 3-8e and 3-8f in Chapter 3 and Section B8 Agricultural Buffer Areas in Appendix B)

Schools, Streets, and Other Public Facilities (VL-P/QP)

The VL-P/QP Land Use Designation and Zoning District allows for the construction of schools, street dedications, and the development of other public utilities and infrastructure.

Schools

Sites for two 12-acre schools, one within each Neighborhood, and one 18-acre school within The Gabilan Neighborhood, are shown in Figure 2-1. Schools may serve also as Neighborhood gathering centers and would have access to adjacent or nearby parks, a Neighborhood green, or a retail center, via the system of promenades. Both public and private schools are permitted within the Vista Lucia Neighborhood Residential Low Density (VL-NRL) and Neighborhood Residential Medium Density (VL-NRM) Districts.

An elementary school site along Fanoe Road has been offered as a donation to the Gonzales Unified School District.

(Note: school sports fields and playgrounds are *not included* in the tabulation of parks and open space acreage in Table 2-1: Land Use Summary).

Street Dedications

Within the Public/Quasi-Public Land Use Designation and Zoning District, street dedications for the main roadway framework are also included. Within each land use parcel shown on Figure 2-1: Land Use Designations and Zoning Districts, internal local Neighborhood roadways will also be included in street dedications and will be determined as each Tentative Map is developed.

2.4. Phasing Concept

Development of Vista Lucia will occur in multiple phases, depending on market demand and assuring that there is adequate infrastructure for each "Block" of land developed. Sequencing also coordinates the construction of facilities such that:

- applicable improvements are completed when needed so each Block of development is adequately served;
- improvements in each Block can support associated development in compliance with City policies and standards; and
- development in each Block can support the costs of the required improvements.

Figure 2-9: Sequencing and Direction of Growth, depicts the initial sequencing of the project Blocks. Development of the Blocks is anticipated to start in the southwestern quadrant of the project site (Block 1) and move eastward (towards Block 29) and northward (towards Blocks 9 and 10). The sequencing plan is for schematic purposes only and is not intended to control or limit the size of each Block or the direction of development within the project area. The sequence and sizing of each Block will be dictated by market, economic, and other considerations.

Changes to the conceptual phasing plan, in whatever sequence or form they are implemented, will be consistent with the requirements and land uses in this Specific Plan and associated Development Agreement(s) and shall not be subject to a Specific Plan Amendment.

Construction of the Neighborhood centers, retail components, and mixed use elements will likely be phased in as enough residences are developed for the market to support them. Development of any Block will include public and private infrastructure necessary for that Block. Each Block may include sub-phases which may require the recordation of multiple Final Maps.

All public and private recreation facilities and other amenities will be constructed commensurate with residential and commercial development needs, pursuant to terms in the Development Agreements and other entitlement provisions. This includes the residential Neighborhood and community parks, the village greens, the promenades, Neighborhood parks, and trails.

2.4.1 Grading

All lots, roadways, and other improved areas within a Block shall be graded sufficiently to provide for the appropriate development. A grading borrow/stockpile area may be established in a future phase area, if necessary, to accommodate extra grading material.

It is expected that grading of the Specific Plan Area will balance cut and fill material without the need to export or import soils.

2.4.2 Roadways

Roadways shown within a Block shall be improved and constructed per the applicable road cross sections as identified in Section 3: Circulation & Mobility. This includes paving for sidewalks, paths, and travel lanes, landscaping, lane and crosswalk striping, traffic signals, street furnishings, and infrastructure elements within the right-of-way.

Key arterial roadways, such as Fanoe Road, Vista Lucia Parkway, and others will be phased in stages according to the amount of traffic generated by the project development. Development Agreement(s) between the City and developer will further establish in more detail the phased construction of roadway improvements and how the financing programs will be used to fund construction and maintenance of roads serving Vista Lucia.

Where roadways terminate at a construction Block boundary, appropriate barricades, and signage, as approved by the Gonzales Public Works Director, shall be installed to alert roadway users of the street termination. All temporary turnarounds, if necessary, will be constructed per Gonzales City Code requirements.

2.4.3 Utilities

Utilities, including water, wastewater, storm drain, telephone, cable, electricity, and other utility connections, will be installed to serve each Block prior to issuance of the occupancy permits. All utilities will be fully operational prior to building occupancy. Connections shall be constructed so that future Blocks can connect to previously installed utility infrastructure.

The provision of all infrastructure and public services are described in more detail in Section 4: Infrastructure & Public Services.

2.4.4 Schools

As stated earlier in this Specific Plan, parcels for three educational facilities have been identified within the Specific Plan Area. These will be phased as needed to meet the demands of the Project.

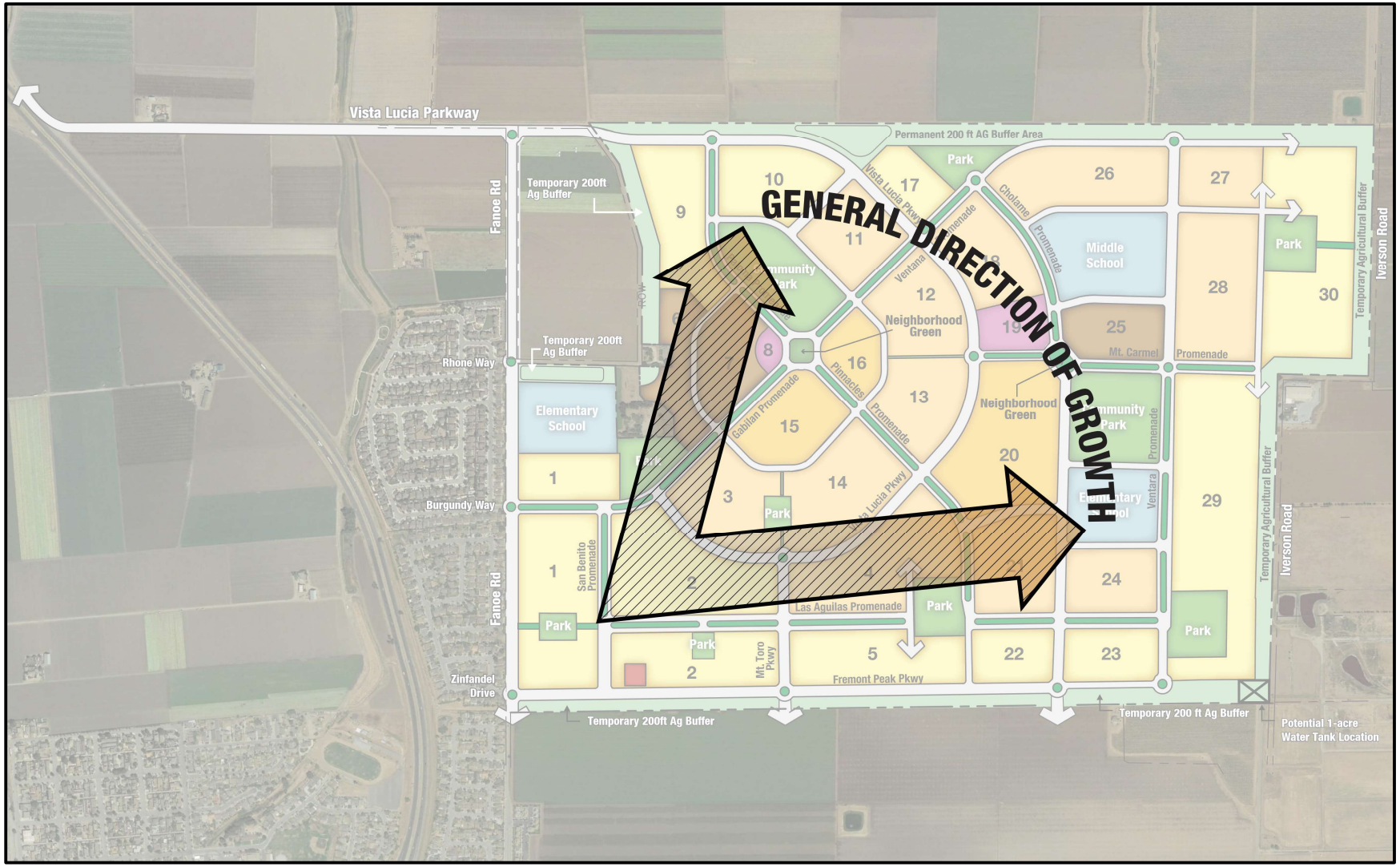


Figure 2-9: Sequencing and Direction of Growth

3

CIRCULATION AND MOBILITY

This section describes the Vista Lucia circulation and streetscape plan, including the roadway hierarchy and proposed mobility systems for motorists, pedestrians, bicyclists and transit users.

3.1. Introduction

The Circulation Element of the City's General Plan provides a generalized circulation diagram to support its adopted land use element. At that high level of detail, the General Plan analysis was limited to identification of system deficiencies, and the need for future backbone facilities – major roadways – to carry the traffic of future City growth. The analysis studied roadway segments for general operations but did not perform a detailed intersection analysis.

The GP and the City's Neighborhood Design Guidelines call 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,…"*, incorporating high connectivity, with only limited use of cul-de-sacs, and adds, *"however, 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 3-1: Connectivity Diagram, Gonzales General Plan is a schematic diagram, from the General Plan, showing the overall connective circulation concept for the City's New Growth Areas, followed by Figure 3-2: Connectivity Diagram Detail, Vista Lucia, an enlargement of the northern system specifically highlighting the Vista Lucia site.

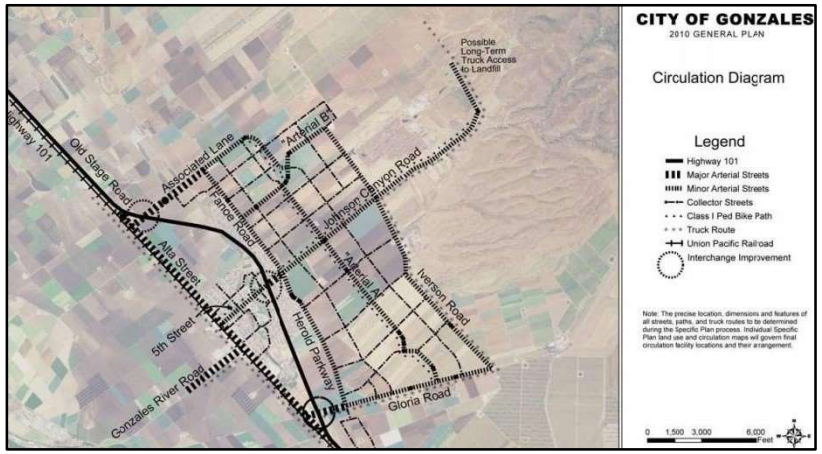


Figure 3-1: Connectivity Diagram, Gonzales General Plan

Figure 3-2: Connectivity Diagram Detail, Vista Lucia

Based on the planning efforts by projects such as Vista Lucia and other landowners within the SOI area, the City decided in 2016 to further refine its infrastructure planning in anticipation of the new development. To that end, the City initiated the 2019 *Sphere of Influence Circulation Study* as one component of a larger infrastructure study effort. The purpose of the circulation study was to determine the future long-term need for roadways and rights-of-way as Specific Plan applications are evaluated.

3.2. Circulation Concept

Roadway circulation within Vista Lucia will be characterized by a modified loop-and-grid roadway system, consistent with the GP conceptual guidelines and the City's Neighborhood Design Guidelines, providing easy access and connectivity within the Project.

The design of the roads for Vista Lucia are intended not only to provide efficient through connectivity, achieving optimal street and lot design, but also to create a pedestrian and bicycle-friendly community as well as traffic calming through such devices as roundabouts, bulbouts, and other design features. Principal streets are aligned to create strong sight lines toward central amenities that reinforce a boulevard character and sense of place within each Neighborhood. These sight lines will occur especially along the promenade streets and collector streets, oriented toward Neighborhood centers, major parks, schools, and to distant mountains. Internal local roadways for development will be laid out in grid, modified grid, or concentric patterns, encouraging through roads over cul-de-sacs, and providing multiple routes in and out of residential and commercial Neighborhoods and the community as a whole.

3.2.1 Street Naming

As indicated in Section 2, major streets within the Vista Lucia City circulation plan will be referred to as follows:

Existing GP Name	Vista Lucia SP Name
Associated Lane	Vista Lucia Parkway
Arterial A	Mt. Toro Parkway
Arterial B (Zinfandel extension)	Fremont Peak Parkway
Burgundy Way (extension)	Gabilan Promenade
Fanoe Road (extension)	Fanoe Road

3.2.2 Main Vehicular Backbone Network

Figure 3-3: Vehicular Connection Plan illustrates the proposed main backbone roadway system that facilitates through traffic and provides efficient access via Fanoe Road and Mt. Toro Parkway (Arterial A) into the Santa Lucia Neighborhood, to and via Vista Lucia Parkway westward to Highway 101. Mt. Toro Parkway also provides access southward from Vista Lucia to the planned future major mixed-use/commercial retail center located south of Vista Lucia, as shown on the General Plan Land Use Diagram, via Arterial A, and through to Johnson Canyon Road and beyond. Fremont Peak Parkway (Arterial B) provides a connection from Fanoe Road to Mt. Toro Parkway to the east and into the Gabilan Neighborhood. Consistent with the General Plan's

Circulation Element, the Project's arterial roadways, Mt. Toro Parkway, Fremont Peak Parkway, Fanoe Road, and Vista Lucia Parkway, provide the needed movement of cars and people to and through the Project site without negatively impacting the interior integrity and walkability of the two Vista Lucia Neighborhoods.

3.2.3 Main Pedestrian-Bicycle Circulation Network

As described in Section 2.2.1 Neighborhood Greenway Connection Concept, and illustrated in Figure 2-6: Open Space and Park System, Figure 2-7: Aerial View of Gabilan Promenade and Santa Lucia Neighborhood Green, and Figure 2.8: Connectivity, Walkability, and Active Lifestyle, the residential Neighborhoods in Vista Lucia are organized around pedestrian-friendly greenway linkages to parks, schools, and community centers to encourage walking, biking and active community interaction, consistent with General Plan goals. The Project's nearly four-mile-long promenade system and three-mile-long Class I arterial roadway trail system is designed to facilitate a continuous pedestrian and bicycle-friendly network of connections between amenities and community centers, separated from the main vehicular backbone system, as well as external connections to other areas of the City Parks, community features, and village centers in Vista Lucia are located within walking distance of dwelling units. This walkable community approach will serve to:

- Promote healthy lifestyles;
- Minimize impacts on regional air quality by reducing local vehicle traffic and greenhouse gas emission;
- Promote safety and security within homes and residential neighborhoods;
- Create safe accessible routes to schools; and
- Encourage interaction between neighborhoods.

As shown in Figure 3-3: Vehicular Connection Plan, the residential Neighborhoods are designed such that residents are within a maximum quarter-mile walking distance (6-7 minutes) to a local residential Neighborhood park, a school, a community park, a local shopping center, or a Neighborhood green.

Section 2.3.3 Public/Quasi-Public Land Use Designations and Zoning Districts, describes the promenade network as both a linear component of the parks and open space system, as well as part of the circulation and mobility system. The promenade's vehicular components include one-way collector roads on each side of the central linear greenways, and the central greenways provide pedestrian and bicycle access throughout the community. Figure 3-3 Vehicular Connection Plan illustrates this method of separating the pedestrian-friendly promenade network from the main vehicular arterial system.

Paseos function to connect pedestrians directly through Neighborhoods in areas where street connections are impractical. Along main drainageways and agricultural buffer areas, trails within these open spaces may be constructed to serve as perimeter pedestrian connectors around the Vista Lucia community and beyond.

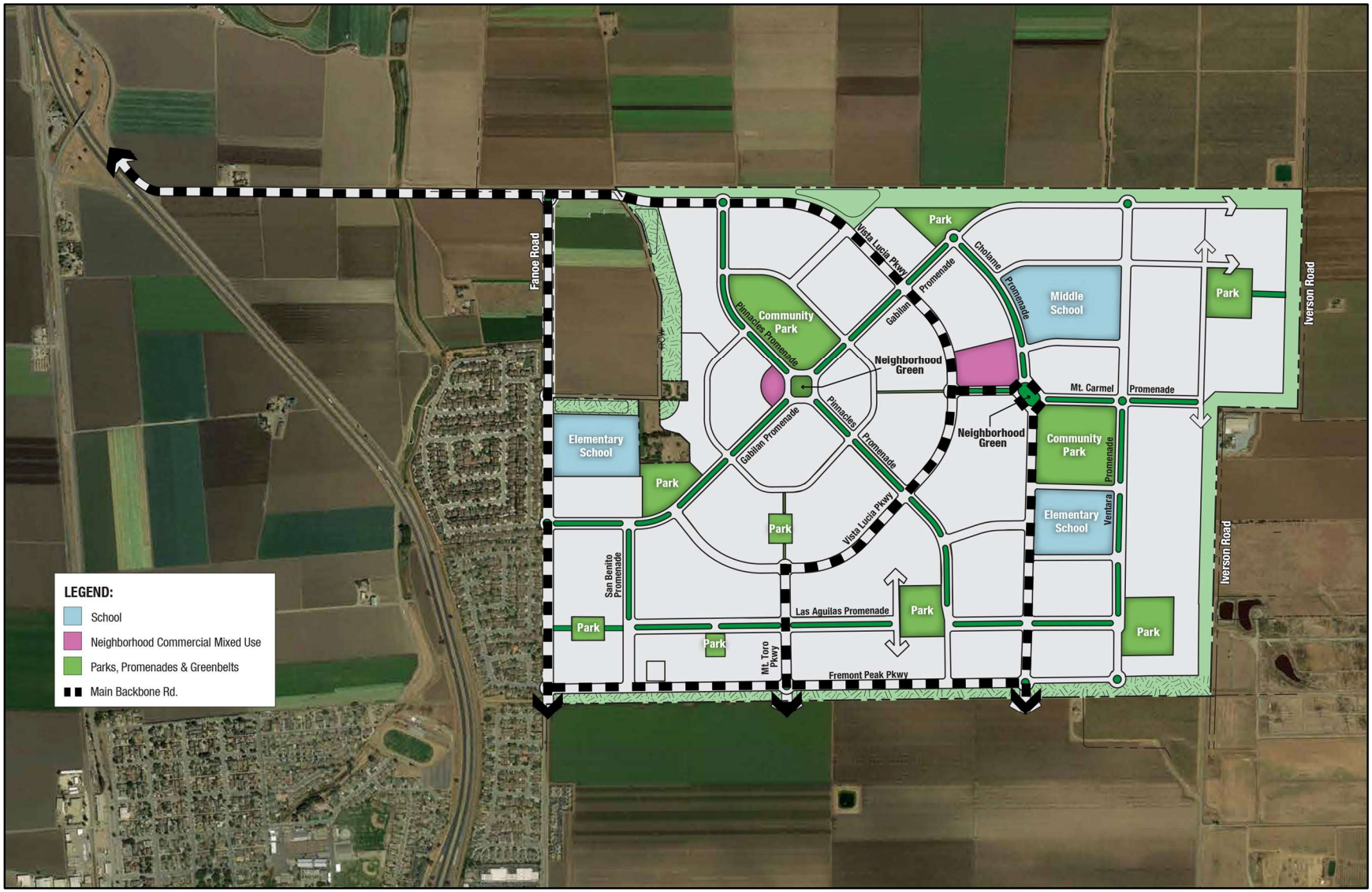


Figure 3-3: Vehicular Connection Plan

3.2.4 Major Points of Access

There are four main points of access into Vista Lucia, with several secondary access points into the Project:

- **Vista Lucia Parkway**, extending eastward from the Highway 101 interchange and around the perimeter of the Santa Lucia Neighborhood, will contain multiple points of access into Vista Lucia residential blocks in both the Santa Lucia Neighborhood and the Gabilan Neighborhood. These access points will include three central promenade roads that enter the Santa Lucia Neighborhood and extend into its Neighborhood green, as well as multiple points of connection eastward into the Gabilan Neighborhood.
- **Gabilan Promenade,** off of Fanoe Road, extending eastward from the existing Burgundy Way intersection, will connect to the heart of the Santa Lucia Neighborhood and into its Neighborhood green. This central promenade will have several access points into individual residential Neighborhoods.
- **Fremont Peak Parkway**, extending eastward from Fanoe Road, across from Zinfandel Drive, and along the southern edge of the Project as an Arterial Road, connecting with Mt. Toro Parkway and extending into the Gabilan Neighborhood as a collector road. This road will provide multiple points of access northward into Vista Lucia Neighborhoods in both the Santa Lucia and Gabilan Neighborhoods.
- **Mt. Toro Parkway**, extending northward into Vista Lucia, connects with Vista Lucia Parkway. This road will provide points of connection along its frontage into Vista Lucia Neighborhoods in Santa Lucia Neighborhood. Mt. Toro Parkway is also projected to eventually extend southward from Fremont Peak Parkway, providing access to the future major mixed-use retail center south of the Vista Lucia Project site and beyond.

It should be noted that Iverson Road, on the far eastern border of the Gabilan Neighborhood, will not be provided direct access to or from the development, but will remain a County road.

3.2.5 Project Circulation and Street Hierarchy

The circulation plan for Vista Lucia contains a hierarchy of street types, consistent with estimated traffic volumes and street functions. Figure 3-4: Vehicular Circulation Network and Hierarchy of Street Types illustrates the projected ultimate network of the main roadways within Vista Lucia at buildout and the classification of main street types throughout the Project. Typical roadway cross-sections for each street classification are discussed and illustrated below.

Most local Neighborhood streets are not shown in Figure 3-4. Each Neighborhood subdivision map will establish internal local street layouts and configurations.

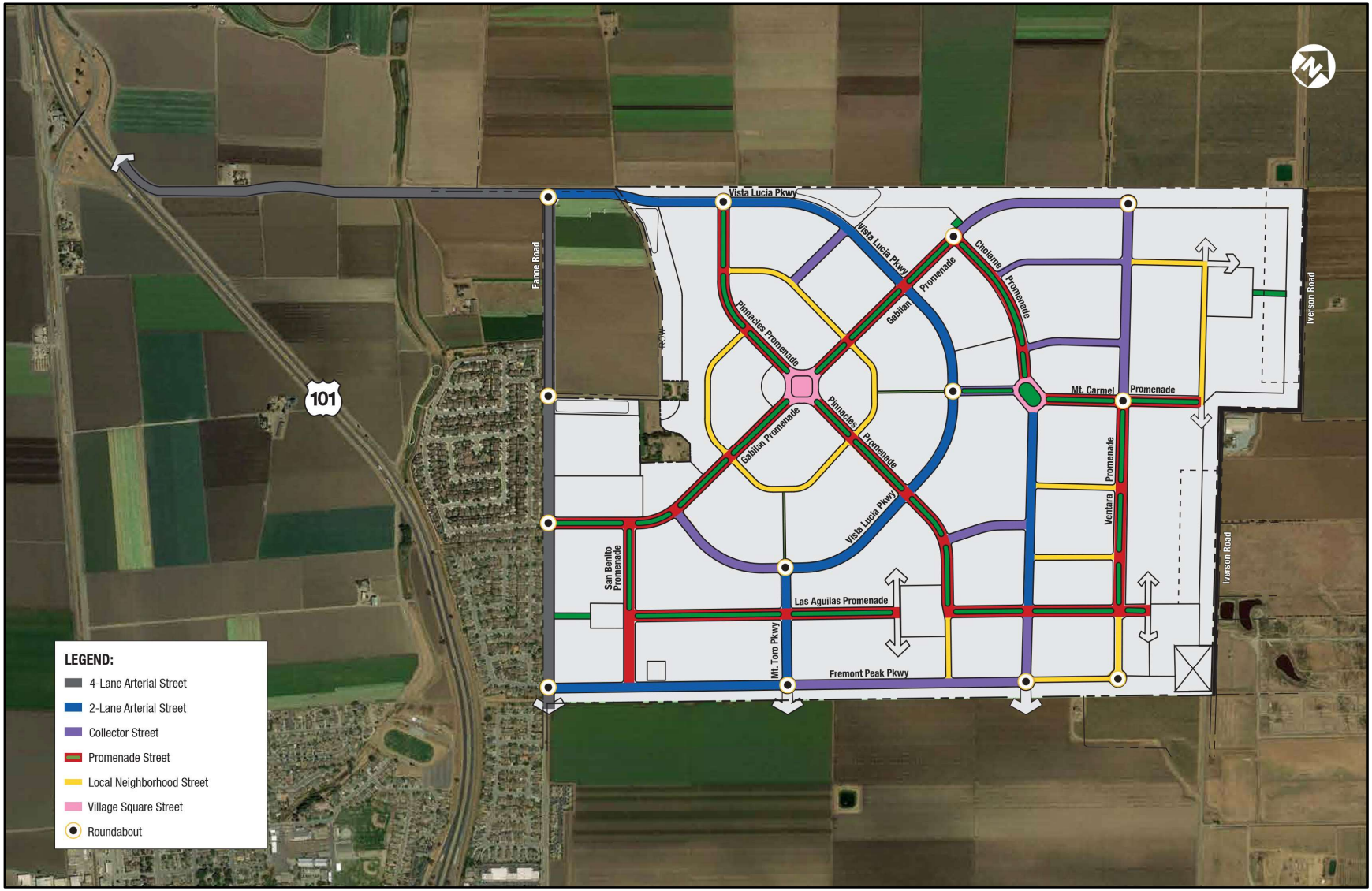


Figure 3-4: Vehicular Circulation Network and Hierarchy of Street Types

3.3. Roadway Cross Sections and Other Mobility Features

3.3.1 Arterial Streets

Arterials are the main high-capacity public streets that connect various areas of the City of Gonzales to one another and provide main Project access and through travel. Figure 3-3: Vehicular Connection Plan, illustrates the locations and alignments of the Project's arterial streets. Depending on adjacent land uses (agriculture or development) and anticipated traffic volumes, the cross-sections for these streets will have various rights-of-way and may have either two traffic lanes in each direction or one lane in each direction at ultimate street buildout. A separated Class I bicycle path is provided along certain arterial streets. Direct driveway access is restricted along these arterials. Arterial streets for Vista Lucia are as follows:

- *Vista Lucia Parkway (Associated Lane)*—Ultimately a 4-Lane Arterial Street from its intersection at Fanoe Road, westward to Highway 101, and a 2-Lane Arterial Street from its intersection at Fanoe Road eastward accessing both Santa Lucia and Gabilan Neighborhoods. The current 25-foot County road right-of-way will be expanded as necessary to accommodate traffic volumes to and from Vista Lucia and Fanoe Road. It will initially be built as a 2-Lane Arterial, to be potentially expanded to a 4-Lane Arterial as residential projects build out and traffic volumes require the expansion.
- *Fanoe Road*—Ultimately a 4-Lane Arterial Street, connecting southern and northern sections of Gonzales east of Highway 101 and north of Johnson Canyon Road, becoming Herrold Parkway south of Johnson Canyon Road. Fanoe Road will be extended past its present northern terminus, connecting with Vista Lucia Parkway. It will initially be built as a 2-Lane Arterial, to be improved to a 4-Lane Arterial as residential projects build out and traffic volumes are sufficient to require the expansion.
- *Mt. Toro Parkway*—A 2-Lane Arterial, paralleling Fanoe Road, which will connect southern and northern sections of Gonzales as Arterial A in the City General Plan from Gloria Road to Vista Lucia Parkway along the eastern side of Gonzales, as future projects are developed. This street will also provide relief for Fanoe Road and access the Santa Lucia Neighborhood, as well as provide access to the planned future major mixed-use center in the southern property adjacent to Vista Lucia.
- *Fremont Peak Parkway*—A 2-Lane Arterial, connecting Fanoe Road to Mt. Toro Parkway, along the southern edge of the Project boundary. East of its intersection with Mt. Toro Parkway, Fremont Peak Parkway will become a collector road, accessing the Gabilan Neighborhood. (Note: This roadway will *not* provide connection to or from Iverson Road.). The right-of-way will be

adjacent to a 200-foot temporary agricultural buffer along the southern Project boundary.

Figures 3-5a through Figure 3-5f illustrate typical sections for the various ultimate 4-Lane Arterial Street conditions.

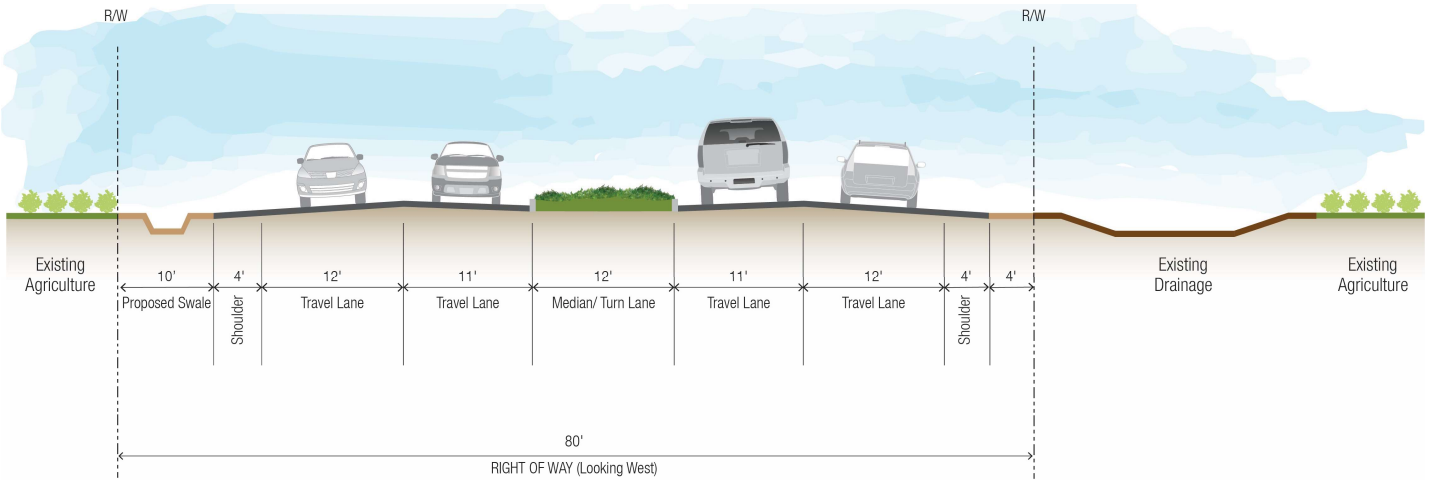


Figure 3-5a: 4-Lane Arterial Section--Vista Lucia Parkway west from Fanoe Road to Gonzales Slough Looking West

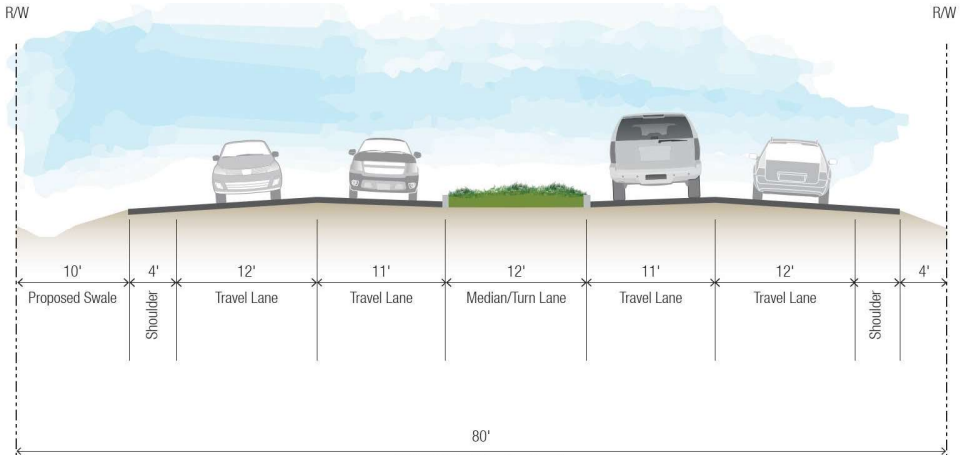


Figure 3-5b: 4-Lane Arterial Section--Vista Lucia Parkway west from Gonzales Slough to Highway 101 Looking West

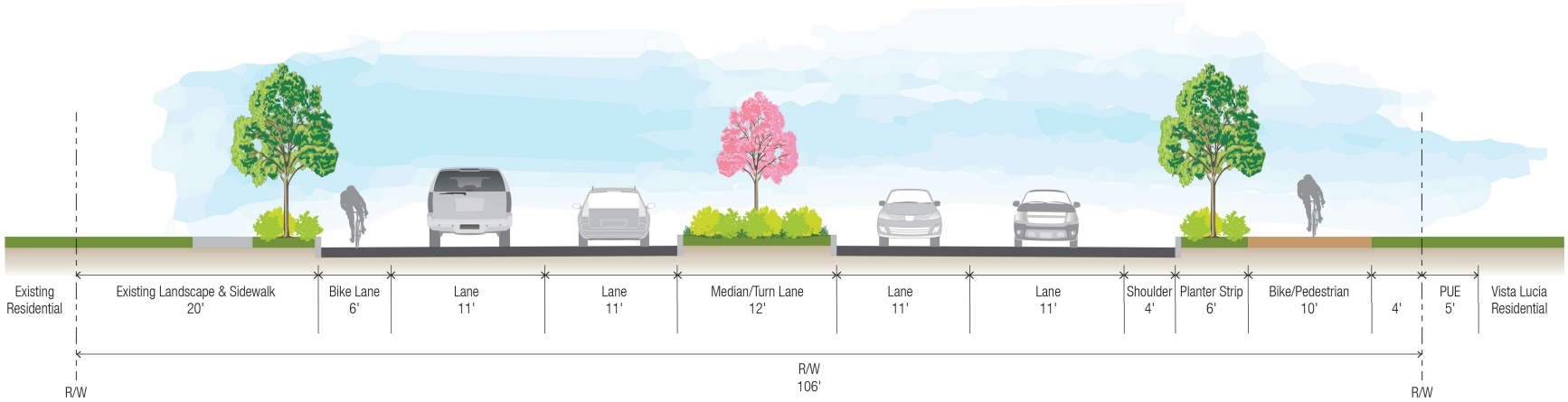


Figure 3-5c: 4-Lane Arterial Section--Fanoe Road north from Burgundy Way to Rhone Way Looking North

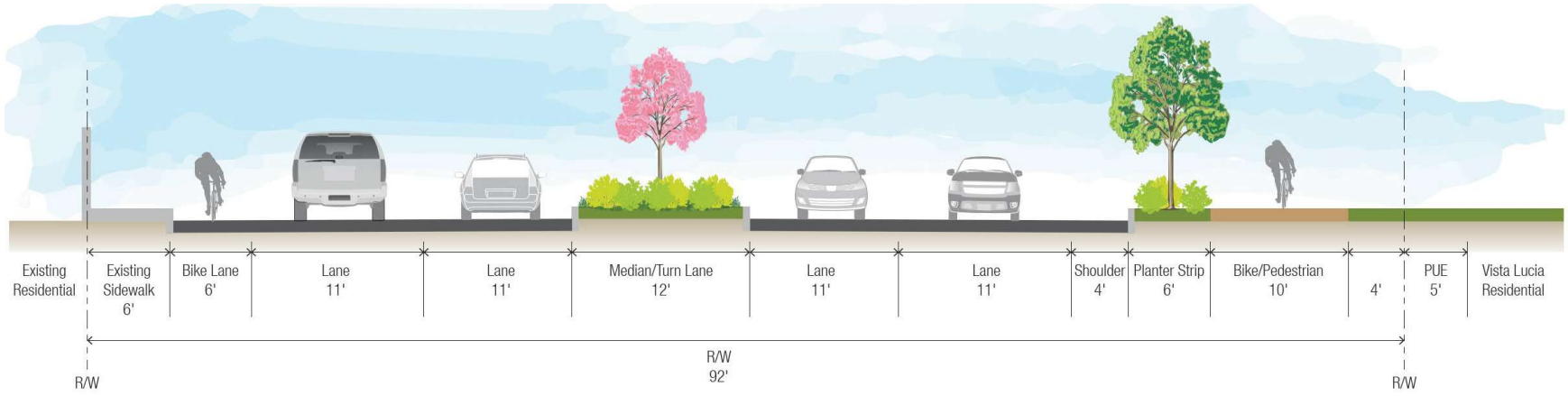


Figure 3-5d: 4-Lane Arterial Typical Section--Fanoe Road north from Vista Lucia southwest property boundary to Burgundy Way Looking North

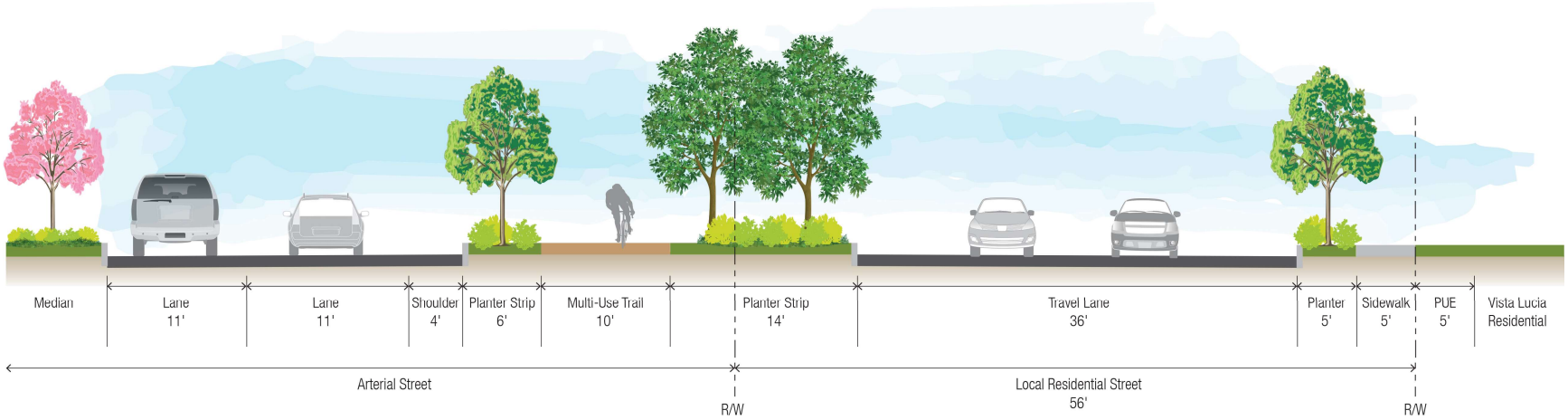


Figure 3-5e: 4-Lane Arterial Alternate Section—Showing a Fronting Local Residential Street--Fanoe Road north to Rhone Way, Looking North (See Figure 3-14: Fronting Local Roadway Preliminary Concept--Fanoe Road, north of Burgundy Way)

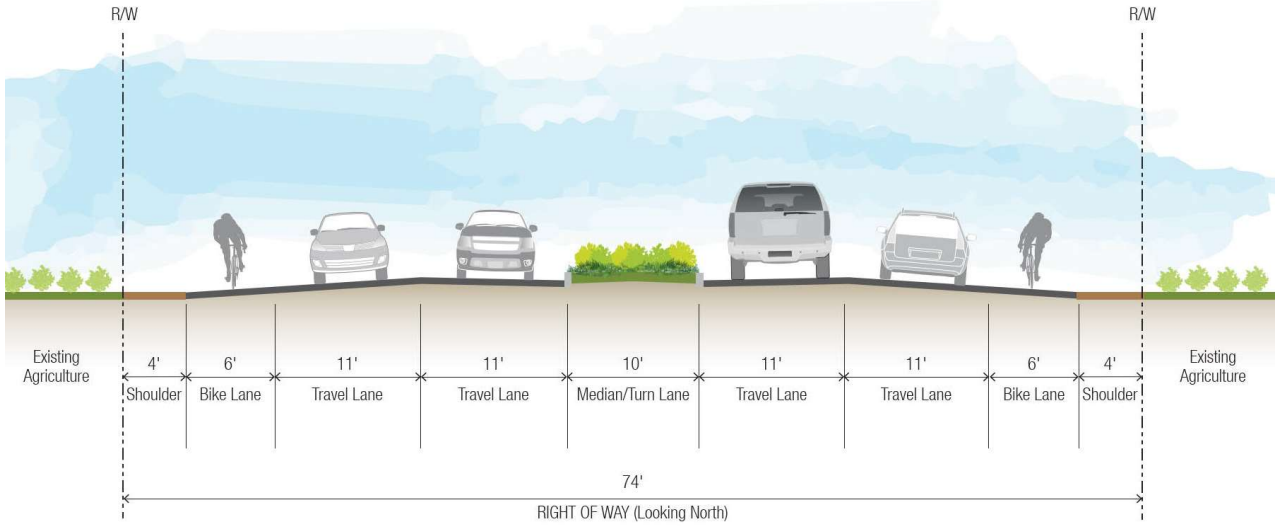


Figure 3-5f: 4-Lane Arterial Section: Agriculture Both Sides--Fanoe Road north from Rhone Way to Vista Lucia Parkway, Looking North

Figures 3-6a through Figure 3-6d illustrate typical sections for 2-Lane Arterial Streets under various conditions relating to agriculture and abutting development.

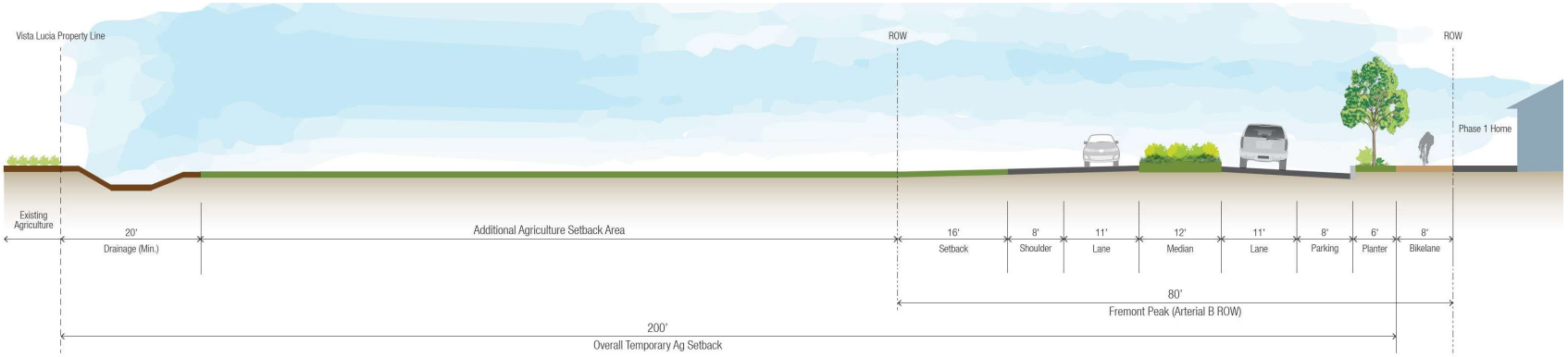


Figure 3-6a: 2-Lane Arterial Section: Temporary Agricultural Buffer One Side--Fremont Peak Parkway westward from Mt. Toro Parkway to Fanoe Road, Looking West

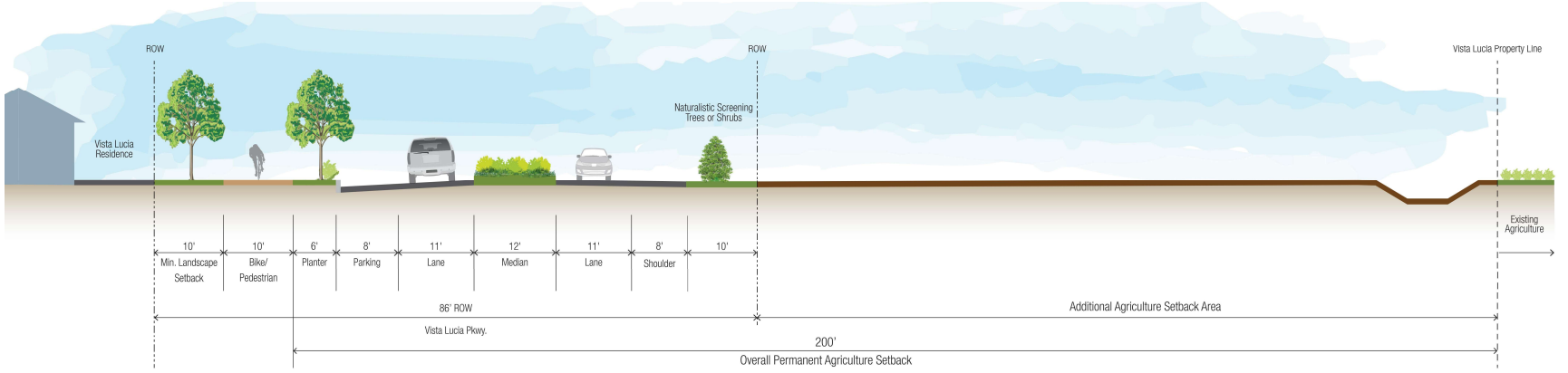


Figure 3-6b: 2-Lane Arterial Section--Permanent Agricultural Buffer One Side--Vista Lucia Parkway westward from first Project collector road to northwest edge of Vista Lucia development, Looking West

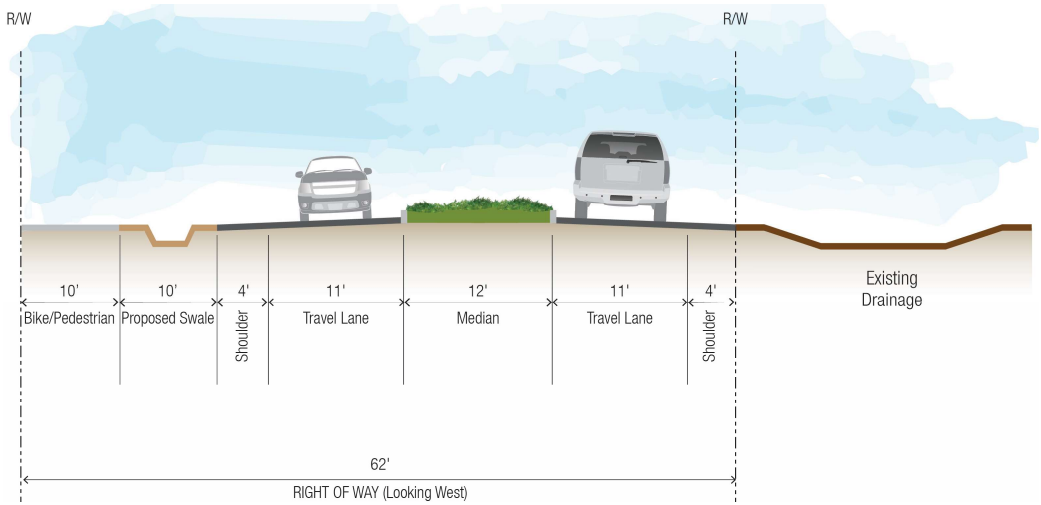


Figure 3-6c: 2-Lane Arterial Section-- Agriculture Both Sides--Vista Lucia Parkway westward from northwest edge of Vista Lucia development to Fanoe Road intersection, Looking West

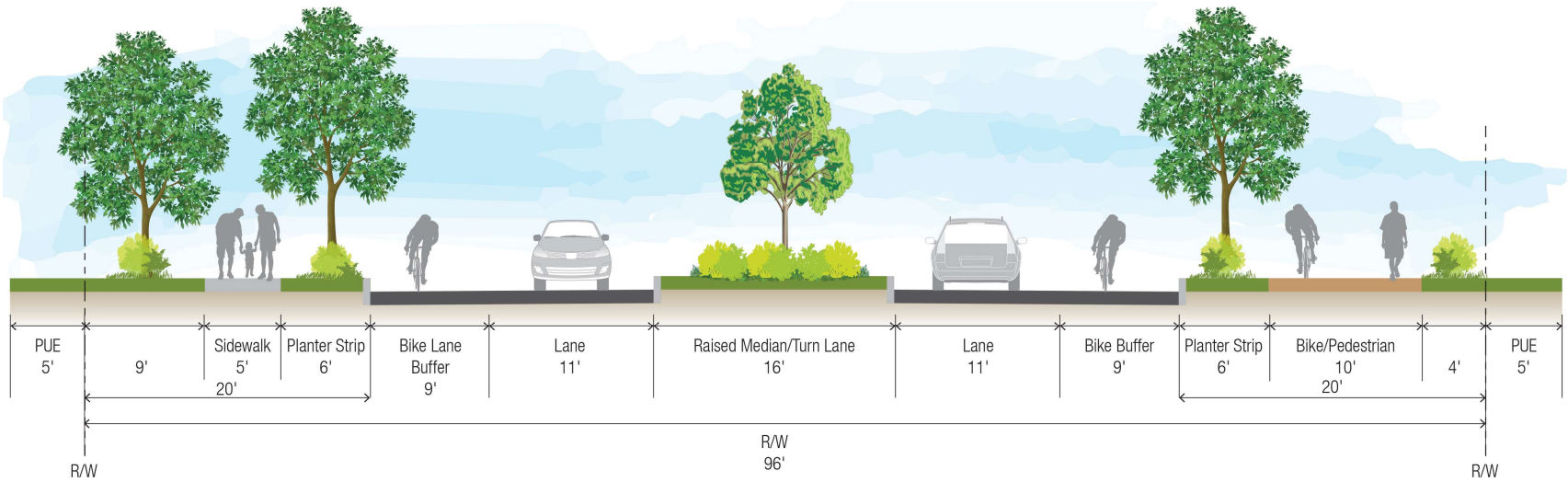


Figure 3-6d: 2-Lane Arterial Section--Development Both Sides--Vista Lucia Parkway from Mt. Toro Parkway to first northern Project collector street; Mt. Toro Parkway southward from Vista Lucia Parkway to Fremont Peak Parkway

Figures 3-7a and 3-7b illustrate two typical conditions for Iverson Road, one with homes backing up to the permanent agricultural buffer and the other with a local fronting road along the permanent agricultural buffer.

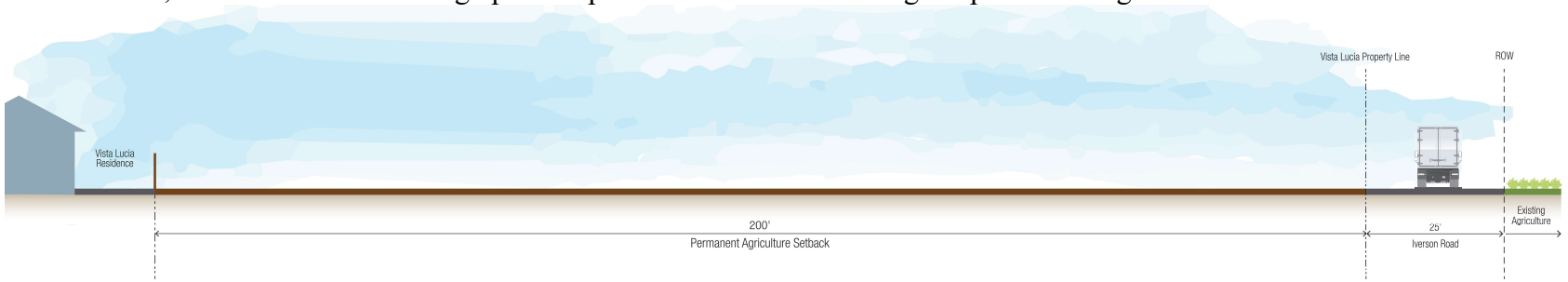


Figure 3-7a: Development backing up to existing Iverson Road with Agricultural Buffer Looking North

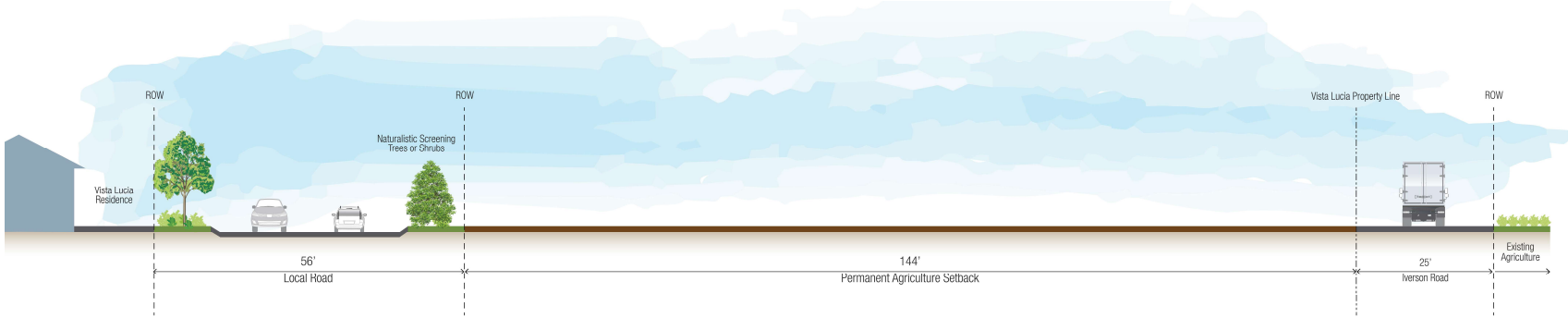


Figure 3-7b: Development fronting on existing Iverson Road with Agricultural Buffer Looking North

3.3.2 Collector Streets

Collector streets are the primary traffic routes that link residential Neighborhoods to each other, to public services, to shopping centers, and to Arterials. The 90-foot right-of-way will have one travel lane in each direction, a bike lane, and parking on each side of the road, with a raised median or center turn lane. See Figures 3-8a-3-8b Typical Collector Street Section and Figure 3-8b: Collector Street Section: Temporary Agricultural Buffer One Side. Minor realignments of Collector streets may occur as approved by the City without amending the Specific Plan.

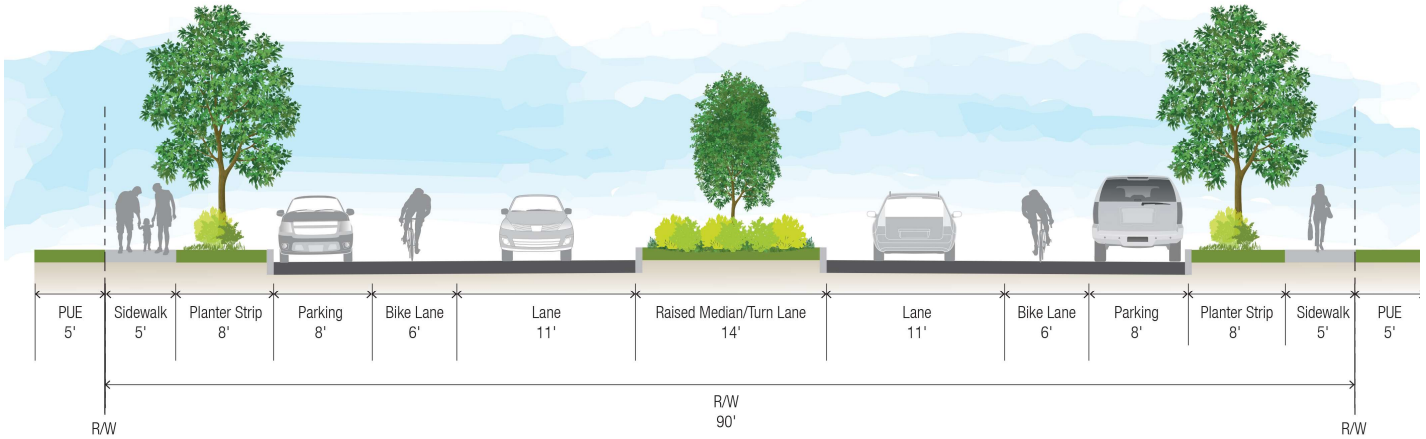


Figure 3-8a: Typical Collector Street Section

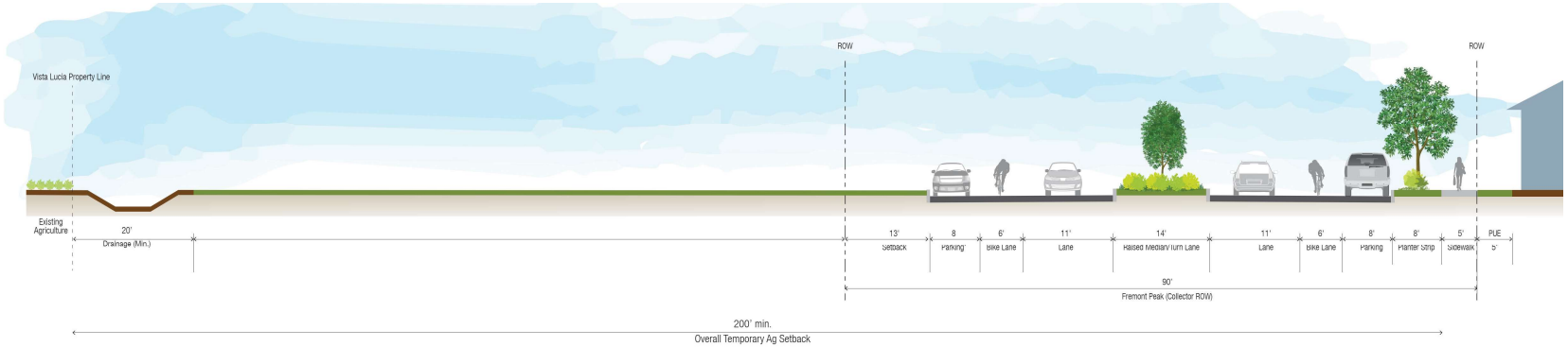


Figure 3-8a: Collector Street Section: Temporary Agricultural Buffer One Side--Fremont Peak Parkway eastward from Mt. Toro Parkway

3.3.3 Promenade Streets

Inspired by such street systems as the "Camellon" central greenway network in Mexico City, Commonwealth Avenue in Boston, Las Ramblas in Barcelona, Victoria-by-the-Bay in Hercules, California, and others, Promenade Streets function as connectors and provide vehicular and central pedestrian-bicycle linkages to various parks, school sites, and other community features. Each of the Promenade Streets will include 10-foot-wide multi-use paths within its center greenway for pedestrians and bicycles for their entire length. See Figure 3-9: Typical Promenade Street Section. One-way travel lanes will flow in each direction on each side of the central greenways. Rear lane homes are encouraged along Promenade Streets to further emphasize the pedestrian feel and function of these streets, although homes will also be allowed to have front driveway access on these streets. Minor realignments of Promenade Streets may occur as approved by the City Engineer without amending this Specific Plan.

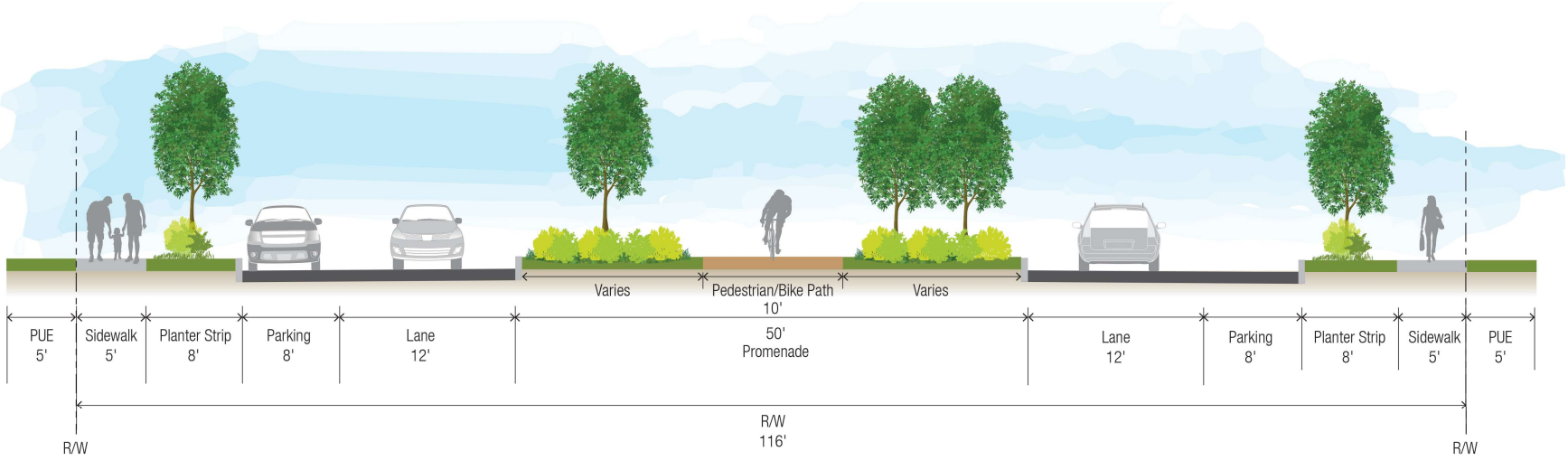


Figure 3-9: Typical Promenade Street Section

3.3.4 Neighborhood Square Loop Streets

The two Neighborhood Square Loop streets will form the heart of each Neighborhood Center, around each of the two village greens. They will be designed to be closed off periodically, with temporary bollards or similar treatments for special events such as farmers markets, art shows, or other community events.

This street type will be designed with two one-way travel lanes with diagonal parking on each side. On the outside, a wide sidewalk will create a walkable environment and provide space for outdoor dining, benches, and strolling around commercial, residential, and park areas. To help reinforce the village green character and improve bicycle safety, textured hardscape treatments, including special pavers and other enhancement features, may be used.

A cross-section of the Neighborhood Square roadway is shown in Figure 3-10: Typical Neighborhood Square Loop Section. Minor realignments of Neighborhood Square Loop streets may occur as approved by the City Engineer without amending the Specific Plan.

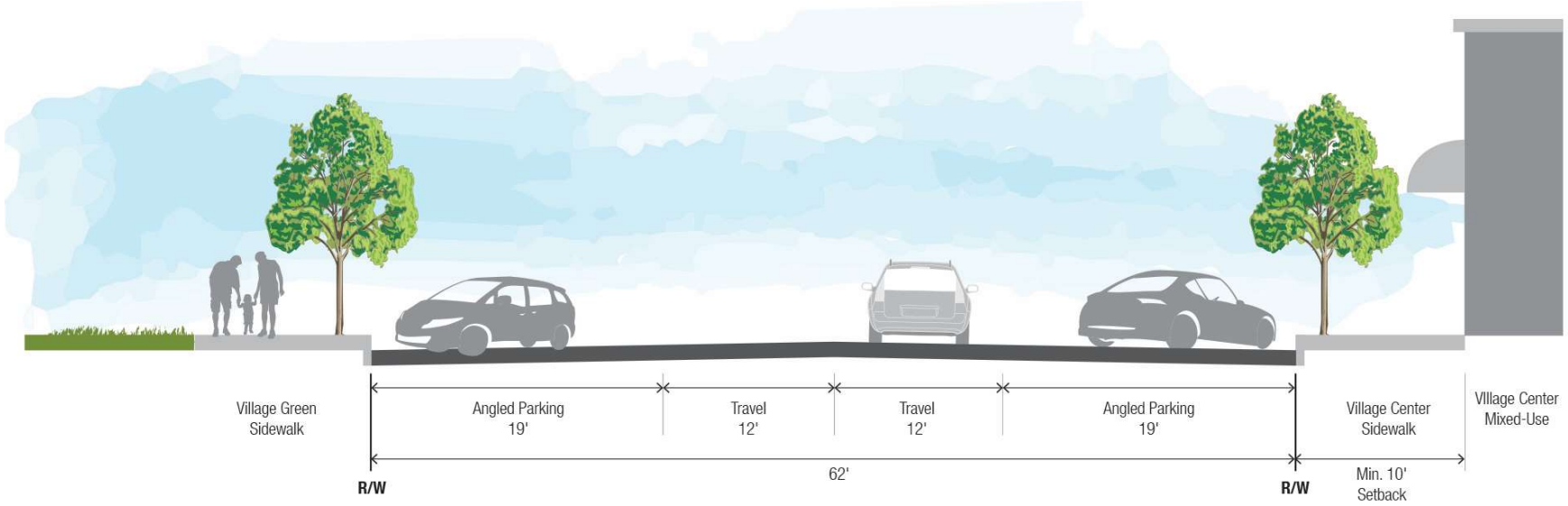


Figure 3-10: Typical Neighborhood Square Loop Section

3.3.5 Local Neighborhood Streets

Local Neighborhood Streets, consisting mostly of grid and concentric paralleling streets, will provide circulation within residential Neighborhoods and between neighborhoods. They also connect with the main roads which provide access from residential areas to public services, shopping centers, and recreation areas. Local streets have a minimum 56-foot right-of way, with one travel lane in each direction and on-street parking. See Figure 3-11: Typical Local Street Section (Residential Both Sides). Though a limited number of cul-de-sacs are permitted and may be advantageous on some Local Neighborhood Streets, through connections to Collectors and Arterials are generally desirable.

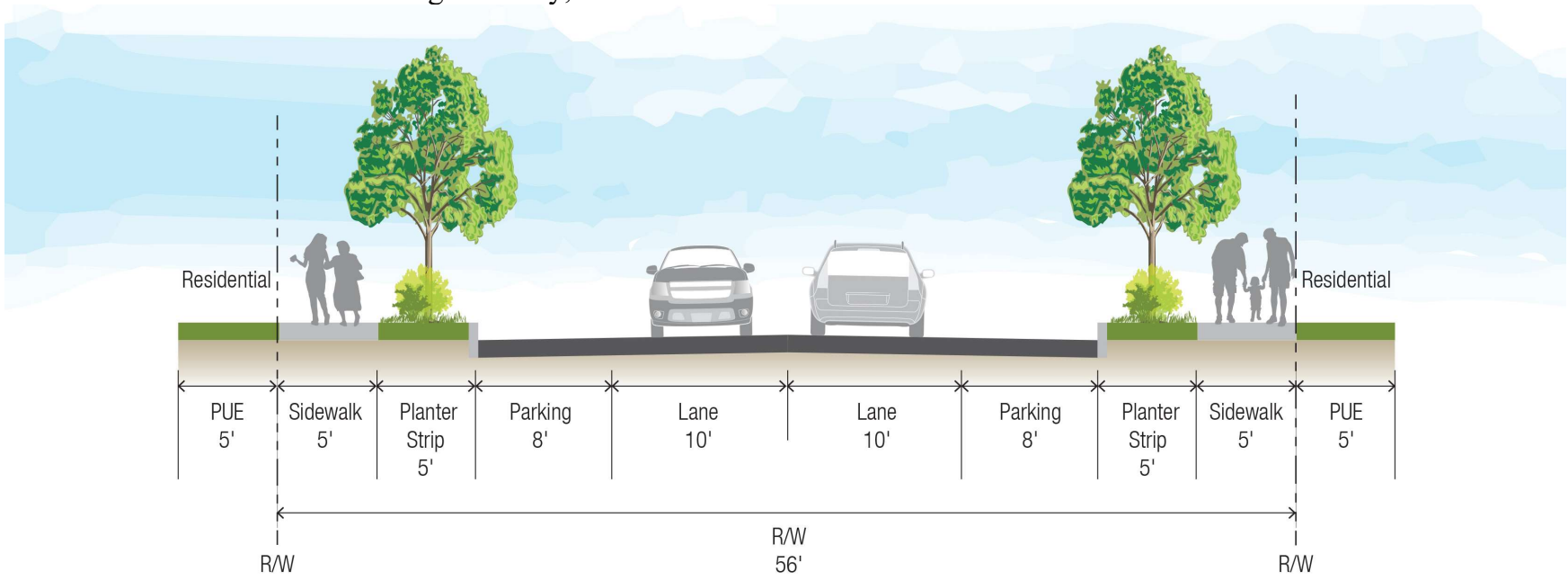


Figure 3-11: Typical Local Neighborhood Street Section (Residential Both Sides)

Figure 3-12: Typical Local Neighborhood Entry Street Section illustrates a typical entry street into a neighborhood. A landscape buffer may be necessary to provide public utility easement (PUE) from the sidewalk to a residential fence or wall.

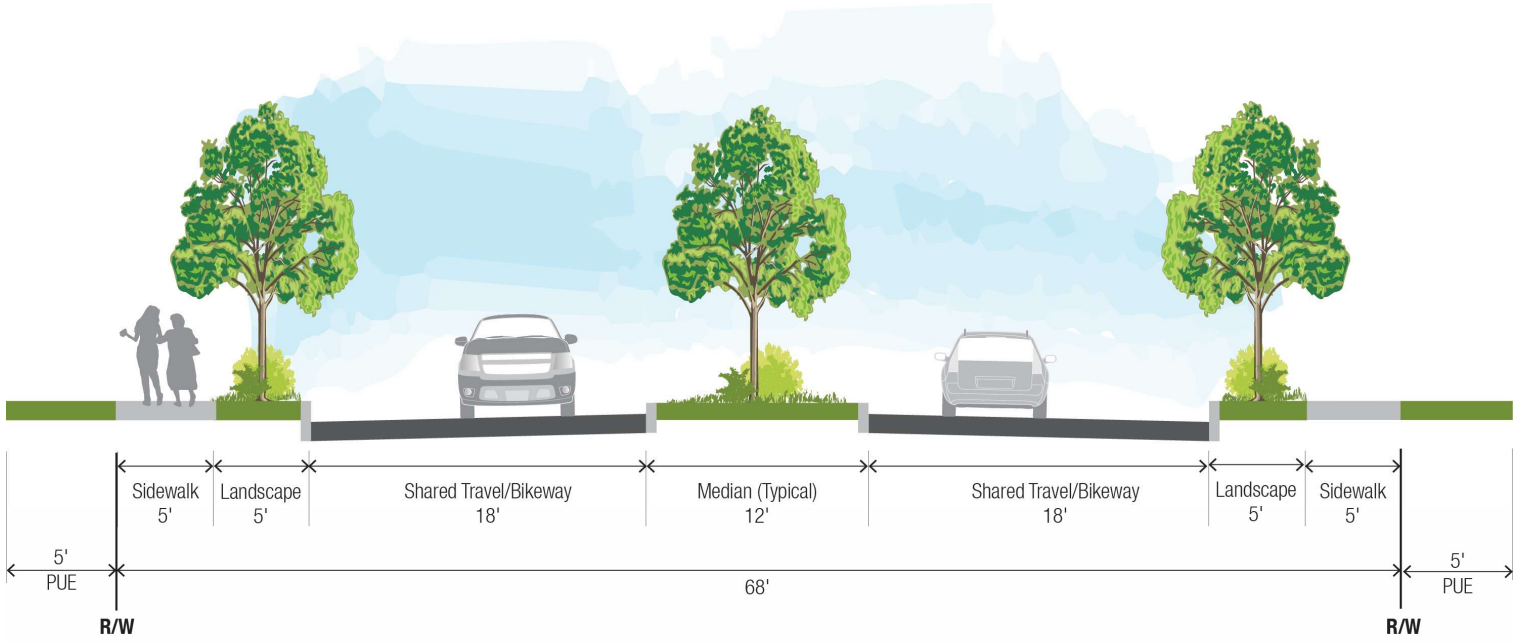


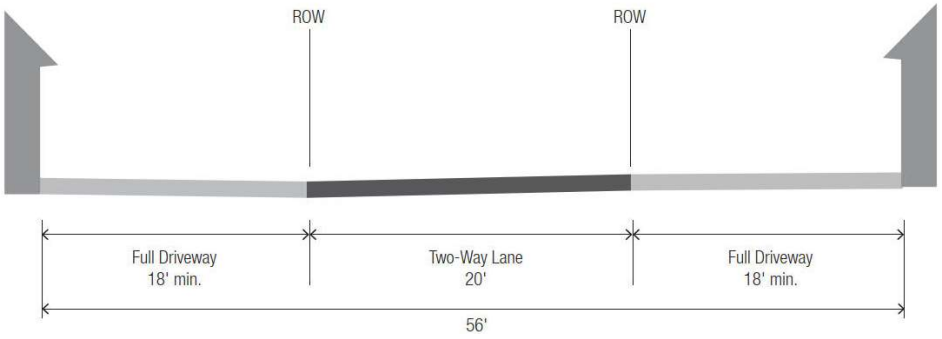
Figure 3-12: Typical Local Neighborhood Entry Street Section (Residential Both Sides)

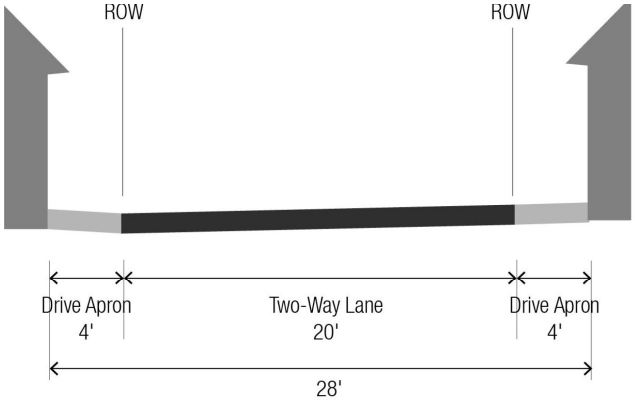
3.3.6 Neighborhood Rear Lanes

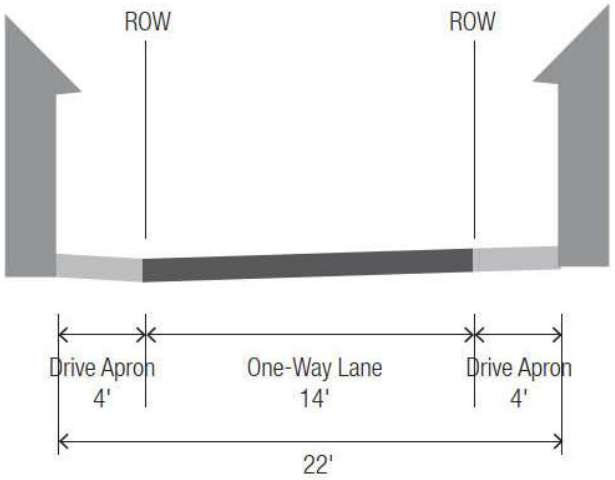
Neighborhood Rear Lanes will occur in residential Neighborhoods where driveways are accessed from the back of the lot. This will be desirable for those single-family houses that front on parks, Promenades, Collectors 2-Lane Arterials, or streets where frontage on a key community feature requires a pedestrian friendly feel.

Neighborhood Rear Lanes will be accessible from Local Streets, designed to extend an entire block, and may be one-way or two-way. Figures 3-13: Neighborhood Rear Lane Sections, illustrate various rear lane streets.

Figures 3-13: Neighborhood Rear Lane Sections







3.3.7 Sound Wall Minimization and Fronting Lots

In keeping with the City Neighborhood Design Guidelines and Standards (adopted by the City in 2008), and in order to avoid excessive use of sound walls and homes backing up to Arterial Roads such as Fanoe Road, the local residential roadway layout may employ the design technique wherein the residential road fronts on the Arterial Road, illustrated in Figure 3-14: Fronting Local Roadway Preliminary Concept. Shown is a typical cross section and plan view of the Fanoe Road concept, with homes fronting on a local residential street, separated from Fanoe Road by a landscaped greenbelt and Class 1 separated bikeway. This same fronting layout concept may also be employed on such streets as Fremont Peak Parkway, Mt. Toro Parkway, and Vista Lucia Parkway. In this example, the nearest Fanoe Road travel lane is shown with approximately 100 feet of separation from the nearest living area of the fronting homes at final Fanoe Road buildout. In the interim condition, Fanoe Road will be built as a 2-Lane Arterial, making those travel lanes even farther from the nearest living area.

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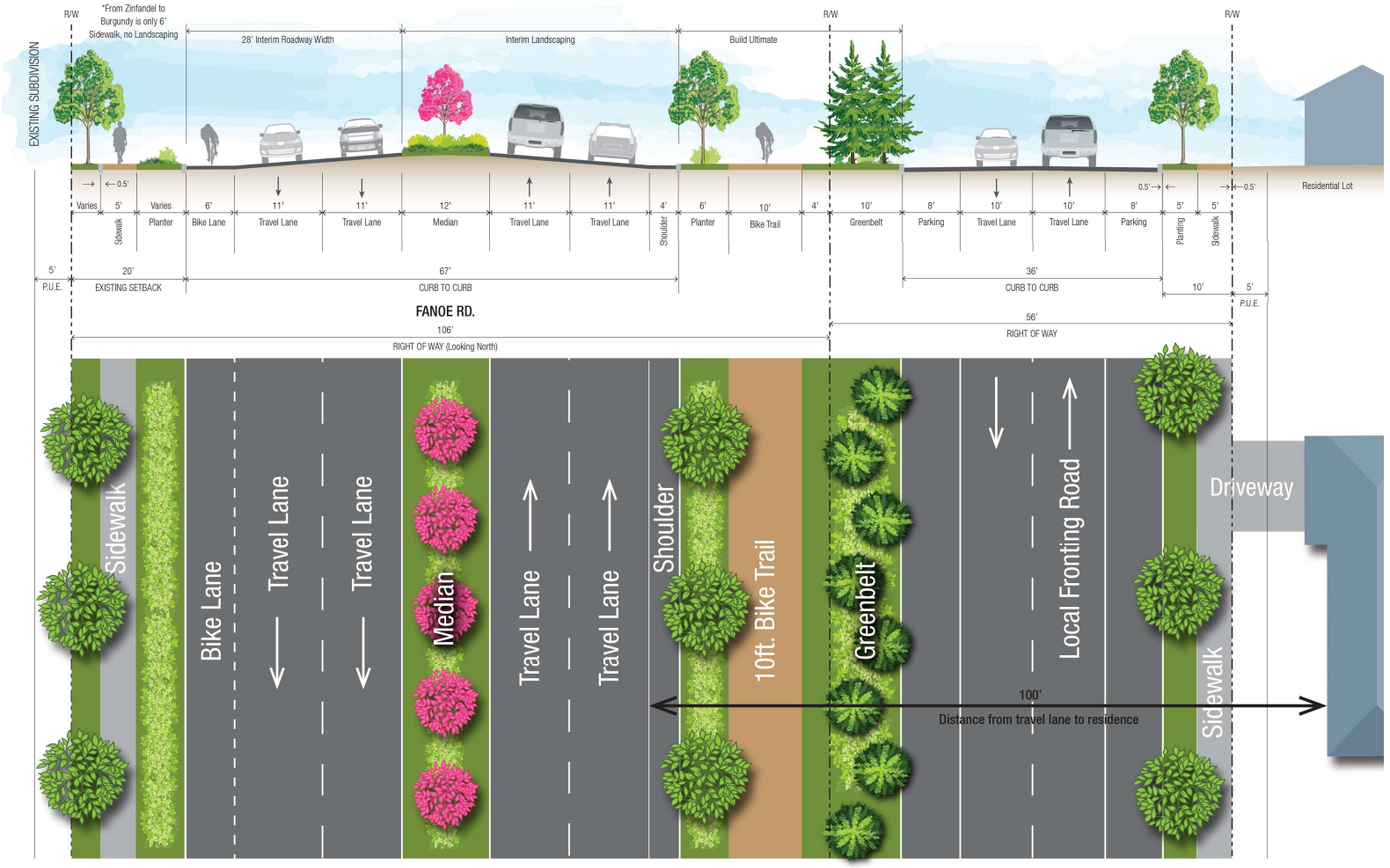


Fanoe Rd. 4-Lane Arterial Local Fronting Road

Figure 3-14: Fronting Local Roadway Preliminary Concept (Fanoe Road, north of Burgundy Way)

3.3.7 Traffic Calming

Following is an overview of some of the measures available to be used in the circulation system to encourage safer, more efficient streets.

Roundabouts

- Roundabouts have higher vehicle capacity than stop signs or traffic signals; if well-designed, they can slow traffic to less than 12 m.p.h., yet allow for a continuous flow.
- They have a lower maintenance cost than typical signal-controlled intersections.
- There is less delay than other forms of traffic control, and there is up to 30% less pollution.
- The use of roundabouts will create a distinctive character for the Collector network.
- Designs will conform to City and Caltrans standards.
- Accidents are typically less severe, 90% fewer casualties.
- Noise levels are reduced—no stops/acceleration.

Lane Narrowing

Narrow lanes (10-11 ft. wide) have been shown to reduce speeds and minimize crashes on city streets by way of reducing the paved roadway and making drivers wary of traffic and adjacent users.

Bulbouts and Chokers

Bulbouts narrow the roadway at intersections, slowing traffic, while chokers narrow the roadway at a mid-block point. They can be combined with traffic tables (see below) to create high-quality pedestrian crossings. Chokers can also be used on low-volume, two-way streets to require facing motorists to yield to one another.

Bulbout Example—at intersection

Choker example—mid-block

Special Paving Textures
Pavement appearance can be altered through treatments that add visual interest, such as colored or pattern-stamped asphalt, concrete, or concrete pavers, which can be used to make other traffic-calming techniques more noticeable to drivers, while also creating a textured surface that causes drivers to cross more slowly.

Medians and Safety Islands
A pedestrian safety island reduces the exposure time experienced by a pedestrian in the intersection. Raised medians and pedestrian safety islands allow pedestrians to cross one direction of traffic at a time. This significantly reduces the complexity of the crossing effort.

Raised Crossings or Traffic Tables
Traffic tables, or speed tables, are raised pavement areas at intersections or crosswalks, usually with a flat top, encouraging motorists to slow down when entering. When speed tables are combined with pedestrian crossings, at an intersection or mid-block, they are called raised crossings.

3.3.8 Farm Vehicle Mitigation

The cross sections in this Specific Plan indicate that roadway segments of Fanoe Road and Vista Lucia Parkway will front agricultural land uses and existing or planned residential land uses. These roadways can accommodate all agricultural vehicle traffic. At the edge of pavement agricultural vehicles will have access to the farmland. These vehicles typically park on the shoulders during planting or harvesting season. Where medians are constructed, agricultural traffic openings will be provided for left-turns or U-turns, on a case-by-case basis.

3.3.9 Bicycle Network

Vista Lucia's circulation system includes numerous levels of pedestrian and bicycle facilities that interconnect the residential neighborhoods with the schools, parks, commercial centers, and to each other. All streets within the community have either sidewalks or bike paths on both sides within the street rights-of-way. Following are descriptions of generalized bikeway types.

Class I Multi-Use Paths

Class 1 multi-use paths, which are completely separated from streets and for the exclusive use of bicycle and pedestrian traffic, are provided along Vista Lucia's main Arterial streets, within Promenade streets, within parks, or adjacent to some perimeter agricultural buffer areas. Class 1 bike paths may be either paved or compacted dirt, depending on the location and function of the path, and shall be a minimum of 8 feet wide.

Class II Bike Lanes

The bicycle circulation system also includes Class 2 bicycle lanes, which allow one-way bike travel on a street that typically includes sharrows or other markings along Collectors and other main streets. Bike lanes will be a minimum of 6 feet wide.

Class III Bike Routes

Class 3 bikeways are on-street bike routes especially designated with signage or designated sharrows as such along Collectors and Local Neighborhood streets.

3.3.10 Transit

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 Monterey Salinas Transit Authority, will work cooperatively to identify the most effective ways to provide transit service to and from Vista Lucia, with convenient and accessible pick-up locations in each of the Vista Lucia neighborhood centers, along with any other necessary bus stop locations within the Project. Interim locations may be provided in early phases until the neighborhood centers are completed.

Within a civic building and other appropriate locations in the neighborhood centers, a message board will be provided for the purposes of posting bus schedules, park-and-ride facility locations, and notices of availability for alternative transportation services such as airport shuttles, neighborhood ride-shares, or commercial ride share services. The Development Agreement(s) will specify when and where such a sign will be placed and who will be responsible for its construction and maintenance.

4

DEVELOPMENT STANDARDS AND REGULATIONS

This section includes Specific Plan development standards and use regulations

4.1. Development Standards and Use Regulations

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to use Specific Plans for purposes of implementing the goals and policies of the City's General Plan. This Specific Plan establishes a set of zoning development standards and use regulations for the proposed development. These development standards and use regulations are to be used in conjunction with Section 6: Administration, Implementation, and Financing.

The development standards and use regulations contained in this Specific Plan will supersede the zoning standards and use regulations contained in Title 12 of the Gonzales Zoning Code, except where specifically stated in this Specific Plan.

4.1.1 Residential Development Standards

In order to meet current housing needs, the residential land uses shown in this Specific Plan are tailored with densities exceeding General Plan requirements, being consistent with good land planning practices for "growing agricultural communities." Following are standards for both detached and attached residential housing types.

Detached Residential Development Standards
A detached residential unit is defined as a dwelling unit that does not share a common wall with another dwelling unit and provides both front door and garage access from a residential street or driveway.

Product types within this category may include but are not limited to:

- *Front-loaded Single Family Units:* Single family homes on individual lots, with driveways fronting on residential streets.
- *Detached Auto-court Cluster Units*: Single family homes with living spaces oriented toward a street, community paseo, or other open spaces, generally with entry off of a central shared auto court drive.
- *Rear lane-loaded single-family units:* Single homes on individual lots with driveways and garages facing onto rear alleys or lanes.

Development of detached residential units are regulated by the following standards:

- Individual lots will be accessed by a residential street, lane, or common driveway;
- All units must include an attached or detached enclosed garage with two side-by-side parking spaces, adequate room for at least two vehicles, and one interior and one exterior electrical vehicle charging outlet;
- Setbacks shall be measured from (i) the back of sidewalk or if no sidewalk exists, setback shall be measured from (ii) the edge of the right-of-way;
- Allowed encroachments into setbacks include: porches and patios, landings, steps, bay oriel windows, fireplaces, utility boxes, cantilevers, roof eaves, and other similar features;

- Front porches will have a minimum depth of six feet and may encroach up to five feet into the setback;
- Private rear yard space or private side yards may utilize reciprocal use easements;
- Accessory dwelling units (ADUs) and guest houses are permitted per California Senate Bill SB9, and other state laws as they may be updated through the life of this Specific Plan. ADUs and guest houses do not count towards the maximum number of residential units permitted within this project;
- The amount of living space in an accessory dwelling unit or guest house shall be determined by the City Zoning Code;
- Wood burning fireplaces shall be prohibited.

Attached Residential Development Standards

Attached residential units are defined as two or more dwelling units that share a common wall. Entries are often oriented to common open space areas or a street.

Product types may include but are not limited to:

- *Duplexes or Duets:* two single-family attached homes with primary entries and walks facing the street or community paseos. Private outdoor living space can occur in front, rear and/or side yards. Automobile access is via street or alley. Resident parking spaces are provided in garages and guest parking spaces are provided in driveways, on local streets, or in designated parking areas.
- *Attached Auto-Court Clusters:* attached multi-family homes with living spaces oriented toward a street, community paseo, or other open spaces, generally with entry from a shared auto court drive. Automobile access is via street or motor court.

- *Townhomes:* single-family attached homes with primary entries facing a street or common open space; generally private patios are included. Accessed from the rear, with attached garages, covered carports, or open parking spaces.

- *Multi-family Apartments or Condominiums:* attached multi-family homes with entries from common areas or parking areas; automobile access is via an alley or private drive. Resident parking spaces are provided in garages or designated on-site parking spaces, and guest parking spaces provided on local streets or in designated parking areas.

A pedestrian circulation system will link unit entrances within the same development, with connections to project-wide pedestrian systems. Guest parking will be accommodated in designated parking areas and visually screened from common open space as much as possible.

Development of attached residential units shall be regulated in accordance with the following standards:

- Private open space may be provided in the form of patios, decks, or balconies, where appropriate.
- Common open space may be provided in the form of landscaped courtyards, plazas, commonly accessible roof-top gardens or decks, swimming pools, pocket parks, or similar features and amenities.
- Pedestrian pathways may be incorporated into the site design as appropriate for safety purposes.
- Vehicular access and circulation shall be via private driveways, entry drives, parking drives, or parking courts.
- Parking may be provided within residential buildings, in surface parking areas with or without carports, parking structures, or in designated areas. Tandem parking spaces are not allowed, except in cases for parking within individual units. Electric vehicle charging stations shall be installed at all such parking areas.
- Wood burning fireplaces are not permitted in attached residential units.

Development of all residential units within the Specific Plan site will be regulated by the standards described below and as set forth in Table 4-2: Residential Development Standards, followed by examples of typical development types and dimensions shown in Figures 4-1a

though 4-1e: Residential Product Examples. These figures are examples only for the purpose of illustrating some product types and dimensional measurements. These examples do not necessarily represent the full range of potential housing types.

Neighborhood Center/Mixed-Use Residential
Attached residential development is allowed in the Neighborhood Center/Mixed-Use Zoning District, as described above and more particularly set forth in Table 4-2: Residential Development Standards. Mixed-Use residential is defined as above-ground-floor vertical (mixed uses in the same building, stacked).

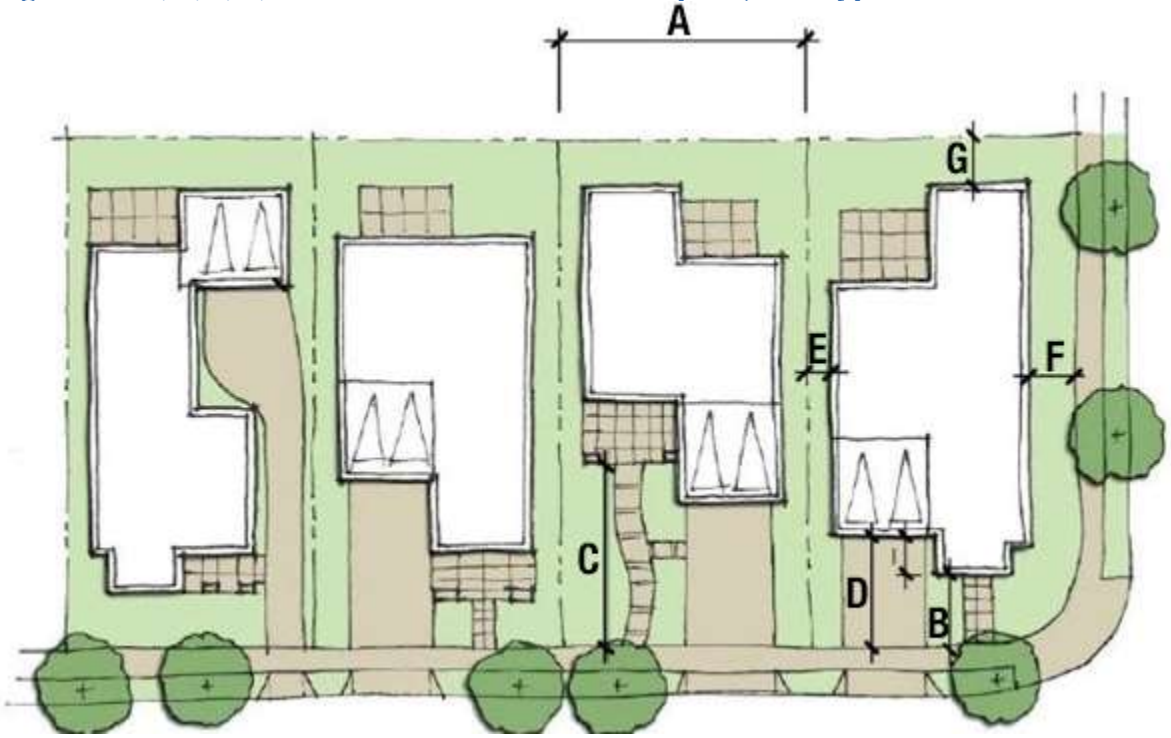
Table 4-2: Residential Development Standards

Feature	Dimension (see Figures 4-1 a-e)	Neighborhood Residential Low (VL-NRL)	Neighborhood Residential Medium (VL-NRM)	Neighborhood Residential Medium-High (VL-NRMH)[7]	Neighborhood Residential High (VL-NRH)[7]	Neighborhood Center / Mixed-Use (VL-NC/MU)[7]
Building height (maximum) [1]		35 ft.	35 ft.	45 ft.	45 ft.	45 ft.
Lot area (minimum square feet)		4,500 sf.	2,800 sf.	N/A	N/A	N/A
Lot depth (minimum) [2]		90 ft.	60 ft.	N/A	N/A	N/A
Interior lot width (minimum)	A	45 ft.	30 ft.	N/A	N/A	N/A
Corner lot width(minimum)		55 ft.	40 ft.	N/A	N/A	N/A
Parking spaces per unit (minimum) [7]		2 enclosed spaces per dwelling unit	2 enclosed spaces per dwelling unit	Studio – 1 1 bdrm. – 1.5 2 bdrm. – 2 3 bdrm. – 2 0.5 guest spaces	Studio – 1 1 bdrm. – 1.5 2 bdrm. – 2 3 bdrm. – 2 0.5 guest spaces	Studio – 1 1 bdrm. – 1.5 2 bdrm. – 2 3 bdrm. – 2 (Shared guest parking with Commercial)
Front setback (Living space to back of sidewalk) (min.)	B	18 ft.; 12 ft. with swing-in garage	10 ft.	10 ft.	10 ft.	N/A
Side setback Interior (min.) to adj. residential lot [4]	E	5 ft.	3 ft.	5 ft; 10 ft. between bldgs. or to rear lane	10 ft. between bldgs.	N/A
Side setback Corner (min.) [3]	F	10 ft.	10 ft.	15 ft.	15 ft.	N/A

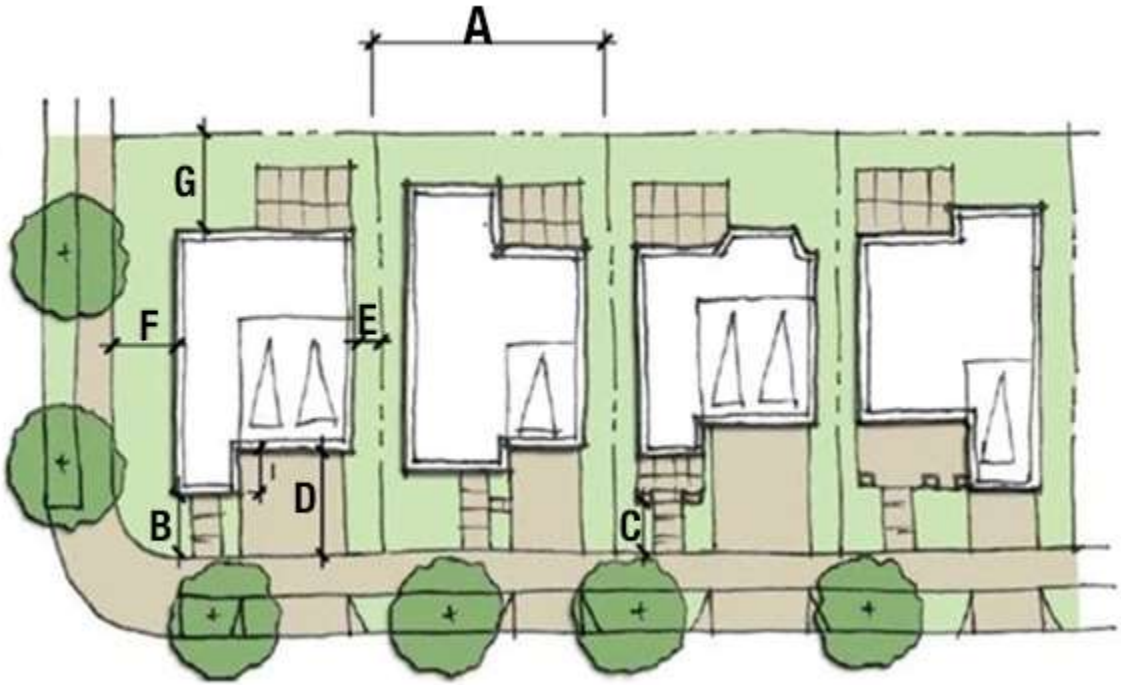
Feature	Dimension (see Figures 4-1 a-e)	Neighborhood Residential Low (VL-NRL)	Neighborhood Residential Medium (VL-NRM)	Neighborhood Residential Medium-High (VL-NRMH)[7]	Neighborhood Residential High (VL-NRH)[7]	Neighborhood Center / Mixed-Use (VL-NC/MU)[7]
Rear setback (Front-loaded units) Living space to rear property line (minimum).	G	20 ft.	15 ft.	15 ft.	10 ft.	N/A
Porch and Balcony Encroachment (maximum)	C	5 ft.	5 ft.	5 ft.	5 ft.	N/A
Porch minimum depth		6 ft.	6 ft.	6 ft.	6 ft.	N/A
Residential Garage setback Front-facing garage to back of sidewalk (minimum)	D	18 ft.	18 ft..	N/A	N/A	20 ft.
Residential Garage setback To side-loaded (swing in) garage		15 ft.	15 ft.	15 ft.	N/A	15 ft.
Residential Rear-loaded garage minimum rear setback[5]	H	4 ft. (apron)	4 ft. (apron)	4 ft. (apron)	N/A	4 ft. (apron)
Accessory structures minimum side and rear setback [6]		5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
High-efficiency electric furnaces and water heaters		Shall be Included	Shall be Included	Shall be Included	Shall be Included	Shall be Included

(1) As measured from finished pad elevation. architectural projections including elevator towers, cupolas, or other elements may exceed the maximum height limit by up to 10 feet.
(2) Lot depth measured from street right-of-way to rear property line or alley center line. Lot depth shall not exceed a ratio of four times the lot width.
(3) Setback is total for one side only, as measured to adjacent property line. Architectural features such as bay windows, second story balconies, roof overhangs, etc., may encroach up to 24 inches into front, side, rear, and corner side setbacks, as long as a 36-inch minimum is maintained from the sidewalk and property line. Mechanical equipment (e.g., air conditioner units, etc.) is allowed to extend 3 ft. into the interior and corner side yard and rear yard setbacks but is not permitted on the rooftops of detached residential units.
(4) Attached Townhomes on adjacent lots with no common wall may abut each other. However, if there is a separation, it shall be a minimum of 10 ft. between buildings
(5) Driveway apron length measured from face of garage to edge of alley or rear lane pavement. Garage openings must be set back a minimum of either 18 feet to accommodate additional cars in driveway, or a minimum of 5 ft. for maneuvering area into the garage from the alley or rear lane. Garages set back 5 feet must incorporate roll-up doors.
(6) Any accessory structure including carports detached from the principal structure shall be separated by a minimum of 5 ft. and be located behind the rear yard gate or fence.
(7) Multifamily and hotels with fewer than 20 dwelling units must provide at least 10% of total parking spaces as electrical vehicle (EV) "ready." Multifamily and hotels with more than 20 units must also support EV charging spaces.

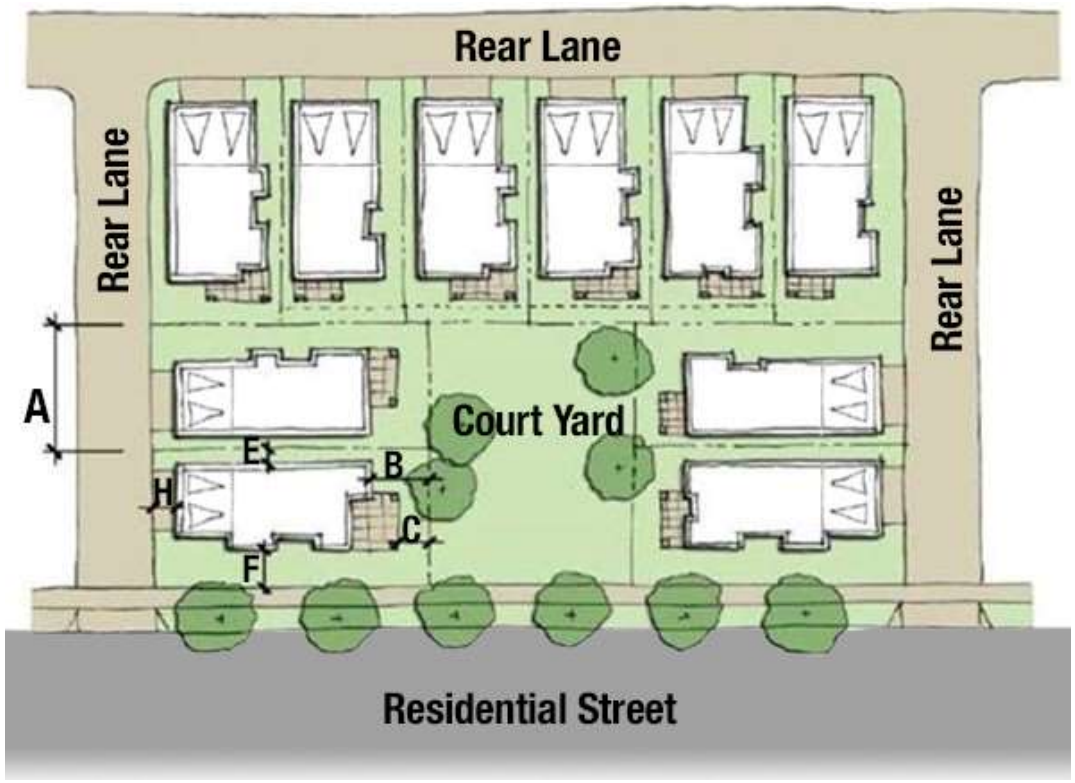
Figures 4-1a, b, c, d, e: Residential Product Examples (With typical Dimensions A-G shown as referenced in Table 4-2)



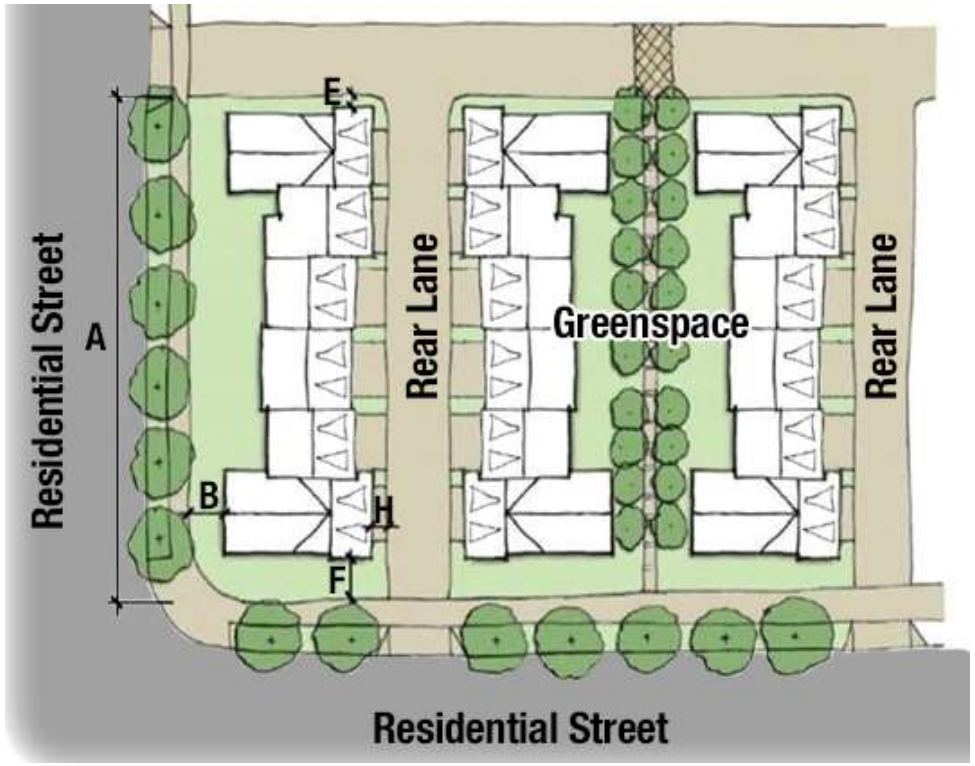
4.1a: Low Density Detached



4.1b: Medium Density Small Lot Detached



4.1c: Medium Density Detached (courtyard)



4.1d: Medium and Medium-High Density Attached Townhome (rear lane access)

4.1e: *High Density Attached, Cluster Parking*

4.1.2 Commercial Development Standards

The Neighborhood Commercial/Mixed-Use Land Use Designation and Zoning District within Vista Lucia is primarily intended to provide for commercial shopping services and office uses specifically targeted to the local residents and visitors. Typical commercial uses appropriate within this district include retail commercial, commercial services, professional offices, and other businesses that would provide commercial services and enhance the economic base for the City of Gonzales.

Commercial development of the two Neighborhood Commercial/Mixed-Use Centers shall be regulated by the commercial standards set forth in Table 4-3: Mixed Use Development Standards and the following development regulations:

- Buildings fronting a neighborhood green are encouraged to be two stories in height, or greater. Architectural features incorporated into buildings or built as part of the neighborhood green, such as a clock tower, a monument, or landscape sculptural feature, or corner tower feature, are permitted and may extend beyond the height limit.
- Up to 89 residential units at a density of 7-15 du/ac may be constructed as vertical mixed-use developments, with residential units over commercial See Section 2.3.1 Residential Land Use Designations and Zoning Districts.
- Commercial parking areas shall be located behind buildings to the extent possible, allowing the building architecture to front on streets and open spaces and shall provide efficient and convenient access to building entrances.
- Live-work units that are a mix of commercial and residential uses are encouraged.
- Commercial parking requirements may allow reduced shared parking standards as defined in the Zoning Code. The Community Development Director or their designee may allow a reduction in the total number of required parking stalls for any mix of uses.
- Electric vehicle charging stations shall be installed in commercial parking areas.
- Priority parking shall be provided for electric vehicles.
- Commercial buildings are encouraged to include ‘end of trip’ for bicycles–facilities such as showers, secure bicycle lockers, and changing spaces for bicycle riders.

Table 4-3: Mixed Use Development Standards

Feature	Neighborhood Mixed-Use (VL-NC/MU)
Lot area (minimum square feet)	4,000 sf.
Maximum Floor Area Ratio (FAR) [1]	Per Gonzales City Code Sec. 12.80.040
Lot width Interior (minimum) Corner (minimum)	 N/A N/A
Parking on-site spaces	Per Gonzales City Code
Parking landscape requirements	Refer to Appendix B Landscape Guidelines
Mixed-Use shared parking allowance	See Section 3.1.2 of this Specific Plan
Rear building setback	10 ft.
Minimum setback from street	10 ft.
Minimum building setback from parking, drive aisle, or street ROW	10 ft.
Building height (maximum) main structure [2,3]	45 ft.
Minimum distance between buildings	0 ft. or 15 ft.
Residential density allowance	Shall be at a minimum of 7 du/ac up to maximum of 15 du/ac
Landscaping site (planting, plazas, walks) coverage (minimum)	15% of site area

Notes:

1. FAR is the ratio expressed as a percentage of the total floor area of buildings allowed on a given lot compared to the total area of the lot. Each floor in a multiple story building is included as floor area in these computations. This FAR includes residential or office mixed use units in addition to commercial.
2. Additional building height for second and third story units is allowed for mixed-use buildings and developments, subject to the approval of a Conditional Use Permit. Building height is measured from the finished building pad elevation.
3. Architectural projections, including elevator towers, cupolas, clock towers, roof vents and other elements may exceed the maximum height by up to 10 feet.
4. Ground-level or "horizontal" residential uses will not be allowed in Mixed Use Districts without a General Plan Amendment.

4.1.3 Public/Quasi-Public Development Standards

The Public/Quasi-Public Zoning District within Vista Lucia is primarily intended to provide for community public and quasi-public uses such as schools, parks, open spaces, and other public facilities. Public/Quasi-Public development within the Project shall be regulated by the development standards set forth in Table 4-4: Public/ Quasi-Public Development Standards.

Table 4-4: Public/Quasi-Public Development Standards

Feature	Public/Quasi-Public (VL-P/QP)
Lot Size (sq ft)	N/A
Lot Frontage (ft)	N/A
Lot Depth (ft)	N/A
Lot Width (ft)	N/A
Front (ft)[1]	[See GCMC Section 12.100.040]
Rear (ft)[1]	[See GCMC Section 12.100.040]
Side (ft)[1]	[See GCMC Section 12.100.040]
Floor Area Ratio (FAR)	0.7
Max Building Height (ft)	35 (Two Stories)
Parking & Loading [(3)]	[See GCMC Section 12.120.160]
Parking landscape requirements	Refer to Appendix B Landscape Guidelines

Notes:

1. The minimum front, side, and rear yards in the VL-P/QP district shall be equal to the respective front, side, and rear yards required in the most restrictive abutting district; provided, that no yard adjoining a street shall be less than twenty feet (20') and that no interior yard shall be less than ten feet (10'). See also MC 18.66.100-18.66.140.

4.1.4 Comparison of City Codes and Specific Plan Development Standards

Whenever the provisions in this Specific Plan conflict with the Zoning Code or the City Neighborhood Design Guidelines and Standards, the provisions of this Specific Plan will take precedence. Whenever this Specific Plan is silent on development standards, the Zoning Code or City Neighborhood Design Guidelines and Standards will prevail. For the purpose of implementing the Zoning Code when the Specific Plan is silent on a development standard or use regulation, see Table 4-5: Implementing Zoning Districts. The City will use the Zoning Code or Neighborhood Design Guidelines and Standards corresponding to the applicable Specific Plan Zoning District in determining which Zoning Code or other development standards and use regulations to apply if they are absent in this Specific Plan.

Table 4-5: Implementing Zoning Districts

	City Equivalent Zoning Designations							
Vista Lucia Zoning Districts	RESIDENTIAL & COMMERCIAL	R-1 Residential Low Density	R-2 Residential Medium Density	PUD Planned Unit Development	MUCC Mixed Use Commercial Core	PUBLIC	PF Public Facility	OS Open Space
VL-NRL		X						
VL-NRM		X						
VL-NRMH			X					
VL-NRH				X				
VL-NC/MU					X			
VL-PF							X	
VL-P/OS								X

4.2. Use Regulations

Table 4-6: Use Regulations identifies the main statutory permitting and approval requirements for each land use. Where a land use is not identified, or this Specific Plan is otherwise silent, provisions identified in the Gonzales City Municipal Code (GCMC), Section 12.56, shall apply. Where there is uncertainty, the Community Development Director has the discretion to decide on the suitability of the proposed use.

4.2.1 Schools

Two elementary school sites and one middle school site shown in the Specific Plan have been set aside for school use for project-related and community school needs.

4.2.2 Land Uses in Agricultural Buffer Areas

In accordance with the City's Agricultural Mitigation Policy, only certain uses are permitted within agricultural buffers. Necessary infrastructure uses, such as drainage basins, utility corridors, public safety facilities, well sites, road rights-of-way, and other public facilities are permitted in these buffers.

In the event that the temporary agricultural buffers within Vista Lucia are no longer necessary in the future as a result of termination of agricultural uses on a neighboring property which is in the City's Sphere of Influence and intended for development, the Vista Lucia agricultural buffers may be removed and developed consistent with this Specific Plan.

4.2.3 Temporary Land Uses

All temporary uses of land, such as circuses or carnivals, parking lot sales, special exhibits and displays, and sales of seasonal merchandise (Christmas trees, pumpkins, fireworks, etc.) shall remain regulated by Section 12.24 of the Gonzales Municipal Code.

Table 4-6: Use Regulations

Key to Land Use Regulations:

-- Use Not Allowed

P Permitted Use (Site Plan review may still be required)

C Conditional Use Permit Required

Table 4-5: Use Regulations						
Permitted and Conditional Use	**Residential Districts**				**Mixed-Use District**	**Public/Quasi Public Districts**
	VL-NRL	**VL-NRM**	**VL-NRMH**	**VL-NRH**	**VL-NC/MU**	**VL-P/QP**
Residential Uses						
Single Family Detached	P	P	--	--	--	--
Single Family Attached (Duplexes or Duets, Attached Auto-court Clusters, Row Townhouses, etc.)	P	P	P	--	C	--
Multiple-family Apartments or Condominiums	--	P	P	P	P	--
Mobile Home Park	--	--	--	--	--	--
Large/small Family Daycare	P	P	P	P	P	C
Non-profit fitness/athletic facility to serve residents	P	P	P	P	P	P
Senior Citizen Housing	P	P	P	P	C	--
Residential Care Facilities	C	C	P	P	C	--
Convalescent Home/Nursing Home	C	C	P	P	C	--
Temporary Tract Offices/Models [4]	P	P	P	P	P	--
Accessory Buildings and Uses[2]	P	P	P	P	C	C
Accessory Dwelling Unit (ADU)	P	P	P	P	C	--
Home Occupation/Business Office	P	P	P	P	P	--

Table 4-5: Use Regulations						
Permitted and Conditional Use	**Residential Districts**				**Mixed-Use District**	**Public/Quasi Public Districts**
	VL-NRL	**VL-NRM**	**VL-NRMH**	**VL-NRH**	**VL-NC/MU**	**VL-P/QP**
Commercial, Office, and Retail Uses						
Adult Entertainment Facility	--	--	--	--	--	--
Private Sports Recreation Club/Athletic Fitness Club	--	--	C	C	P	C
Art, dance, music, or craft studios/school	--	--	--	--	P	P
Service Station, Self Service, Carwash, Mini-marts	--	--	--	--	C	--
Retail Sales [1]	--	--	--	--	P	--
Drive-in and Drive-through Food and Sale	--	--	--	--	C	--
Ambulance and Private Emergency Service Providers	--	--	--	--	C	C
Family Amusement Centers	--	--	--	--	C	C
Home Occupation	P	P	P	P	P	--
Hotel/Motel	--	--	--	--	C	--
Theaters (Indoor)	--	--	--	--	C	--
Restaurants and Bars	--	--	--	--	P	--
Banks and Financial Institutions	--	--	--	--	P	--
Professional Offices	--	--	--	--	P	--
Veterinary Clinics and Hospitals	--	--	--	--	C	--
Co-Working Spaces[5]	--	--	--	C	P	C
Mini-Storage Facilities	--	--	--	--	--	--
Public/Quasi-Public Uses						
Club, Lodge, Hall, Fraternal Organization	--	--	--	--	--	C
Libraries, Museums, and Galleries[3]	--	--	--	--	P	P
Temporary Agricultural Stands, Farmers Market, Others [9]	--	--	--	--	C	C

Table 4-5: Use Regulations						
Permitted and Conditional Use	**Residential Districts**				**Mixed-Use District**	**Public/Quasi Public Districts**
	VL-NRL	**VL-NRM**	**VL-NRMH**	**VL-NRH**	**VL-NC/MU**	**VL-P/QP**
Plant nursery, tasting rooms, and other specialty commercial uses	--	--	--	--	--	C
Schools, Prublic or Private, Nursery Schools	P	P	P	C	C	P
Park, Playground	P	P	P	P	P	C
Public Indoor Recreation Facilities	P	P	P	P	P	C
Public Utility Service Yard, Station, or Facility[7]	C	C	C	C	C	P
Post Office—Mail Services[6]	--	--	--	--	P	--
~~Public Schools~~ (DELETE)	~~P~~	~~P~~	~~P~~	~~C~~	~~C~~	~~--~~
Church, Other Institutions for Religious Observance	C	C	C	C	C	--
Public Building: Police, Fire , Library	--	C	C	C	P	--
Roof-Mounted Solar Collectors and Equipment[8]	P	P	P	P	P	P
Ground-mounted Solar Collectors and Equipment[8]	--	--	--	C	C	P
Water Supply Wells	P	P	P	P	C	P
Parks, Trails, Urban Gardens, Dog Parks, Local Recreational Uses	P	P	P	P	P	P

NOTES:

(1) All Commercial and Service uses set forth in CGMC Section 12.56, except as restricted by Table 4-5—Use Regulations—shall be allowed wihin Vista Lucia. Additionally, the following commercial and retail uses shall be deemed similar to and permitted within Vista Lucia: farmers' market, bakery, laundry service, art store, antique store, delicatessen, florist shop, interior decorating shop, picture framing shop, professional office or studio, apparel store, bicycle shop, bookstore and cafe, camera shop, candy store, drug store, furniture store, hardware store, health food store, hobby supply store, jewelry store, leather goods and luggage store, music store, paint and wallpaper store, parcel delivery service, pet and bird store, shoe repair shop, shoe store, sporting goods store, stationary store, supermarket, tailor and dressmaker, toy store.

(2) Accessory buildings and uses on the same lot with any of the above uses.

(3) Outdoor museums, wildlife centers, community gardens, and environmental learning exhibits permitted under VL-P/QP (Open Space).

(4) Temporary tract offices, model homes, and construction materials yards allowed within tract while being developed.

(5) Co-working spaces are spaces where people assemble in a neutral location to work independently on different projects, or in groups on the same projects. A co-working space includes work areas in which several workers from different companies may share a common space, allowing cost savings and convenience through the use of common infrastructure, such as equipment, utilities, and receptionist and custodial services.

(6) The USPS is encouraged to work with the City on site planning of Post Office and other mail facilities.

(7) Storage and other Utility Services as distinguished from Police and Fire facilities under Emergency Service Providers.

(8) State law supersedes local regulations; however, the City encourages roof-mounted units.

(9) All temporary uses of land, such as circuses, carnivals, lot sales, seasonal sales (Christmas trees, etc.) shall remain regulated by Section12.24 of the Gonzales Municipal Code.

5

INFRASTRUCTURE AND PUBLIC SERVICES

This section presents an overview of the plan to provide infrastructure utilities and public services for the Project Area.

5.1. Introduction

Implementation of the Vista Lucia Specific Plan will include the construction of infrastructure, utilities, and public services to serve the Specific Plan Area, all of which will be constructed or improved as needed by each phase of development to maintain fiscal neutrality for both the Vista Lucia residents and the City.

This includes potable water, sanitary sewer, storm drainage, solid waste disposal, fire and police protection, and schools. Table 5-1: Service Providers lists the various service providers for the Specific Plan Area.

To provide services to properties within the Sphere of Influence, which includes the Specific Plan area, the City of Gonzales prepared master plans for water, wastewater, and storm drainage. Additionally, a traffic and transportation analysis was prepared to review 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. The City has adopted a Rate Study and Report which addresses allocation of the funding needed to improve the existing water, wastewater, storm drainage, and road systems, or funding needed to construct new facilities.

A new Municipal Services Review will be prepared by LAFCo in connection with annexation of the Specific Plan Area into city limits."

Table 5-1: Service Providers

Service	Provider
Water	City of Gonzales
Wastewater	City of Gonzales
Storm Drainage	City of Gonzales
Electric Service	Pacific Gas & Electric
Telecommunications	AT&T, or others as available
Fire Protection	Gonzales Fire Department
Police Protection	Gonzales Police Department
Parks	City of Gonzales
Schools	Gonzales Unified School District (or other educational entities)
Library	Monterey County Free Libraries
Solid Waste Disposal	Salinas Valley Solid Waste Authority

5.2. Water

The City of Gonzales owns, operates, and maintains a potable water distribution system to provide water service to the residents and businesses within the City service area. Water supply is provided through four (4) existing groundwater wells: Wells 4, 5, 6, and 7 (see Figure 5-1: SOI Area Water Pressure Zones for the approximate locations of each existing well.) The wells discharge water directly into the distribution system. The City maintains three (3) storage tanks, one 1.0 million-gallon (MG) tank and two 3.0 MG tanks, totaling 7.0 MG of storage capacity. The tanks are located on the east side of the Iverson Road and Johnson Canyon Road intersection, east of the City and on the eastern border of the SOI Area.

With the Specific Plan 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 ultimate water demands at buildout. 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 system with transmission and distribution mains, water service laterals, and fire hydrants designed in accordance with the City of Gonzales' standards.

5.2.1 Water Master Plan

The *City of Gonzales' Existing City Plus Sphere of Influence Water Master Plan* was approved by the City in February 2020 as part of overall infrastructure studies for the City's Sphere of Influence (SOI) Area that is proposed for development as part of the City's 2010 General Plan. The purpose of the *Water Master Plan* is to provide preliminary analysis for the backbone water system that will serve the existing City and the SOI Area.

5.2.2 Water Supply

The City's water supply comes via four groundwater wells, Wells 4, 5, 6 and 7. The wells are rated for 1,200 gallons per minute (gpm) (Wells 4 and 5), 1,800 gpm (Well 6), and 1,500 gpm (Well 7), for a combined capacity of 5,700 gpm. The City has developed Well 7 to replace Well 3 at that location.

Water supply for the SOI Area and planned City buildout will continue to be provided via groundwater wells. The Vista Lucia Project will have the combined existing capacity of the City's wells to serve the Santa Lucia Neighborhood. To accommodate the additional water supply capacity needed to serve the Gabilan Neighborhood of Vista Lucia, and to provide operational flexibility, an additional 1,500-gpm well will be required for the Vista Lucia development area. The new well will be constructed within or in close proximity of the Project area in a mutually agreeable location.

5.2.3 Water Supply Assessment

A Water Supply Assessment (WSA) was prepared for the Vista Lucia Project as part of the Environmental Impact Report (EIR) to confirm that the water supplies will be sufficient to meet the Project's water demands over a 20-year horizon. Water supply and demand for the Specific Plan area was analyzed, consistent with the requirements of State Water Code Section 10910 et seq, SB 610, and SB 221.

5.2.4 Peaking and Water Loss Factors

The Maximum Day Demands and the Peak Hour Demands have been developed from the Average Day Demands by using peaking factors. These peaking factors are used to simulate system operating scenarios and analyze the water distribution piping network. Maximum Day Demands (MDD) are developed by applying the MDD peaking factor (2.5) to the Average Day Demand (ADD) estimates. The maximum day demand estimates are used to size the supply mains and to determine the required supply production rates. The 2.5 peaking factor is consistent with the *City of Gonzales Water System Conceptual Plan* published in September of 2011.

5.2.5 Pressure Zones

Development of the Vista Lucia project will require the development of one new pressure zone in order to provide minimum service pressures. Project site elevations gradually increase as the topography extends to the east, ranging from approximately 150 feet in elevation in the northwest to approximately 275 feet in the southeast, resulting in the need for one (1) new pressure zone. This analysis is based upon the pressure zones shown below:

- Pressure Zone 1 (existing)—Elevation 125'-222'.
- Pressure Zone 2 (new)—Elevation 222'-267'.

The Santa Lucia Neighborhood of Vista Lucia would fall in Pressure Zone 1 (existing) and the Gabilan Neighborhoodwould fall in Pressure Zone 2 (new). Figure 5-1: SOI Area Water Pressure Zones shows the location of these Pressure Zones with relation to the Vista Lucia development.

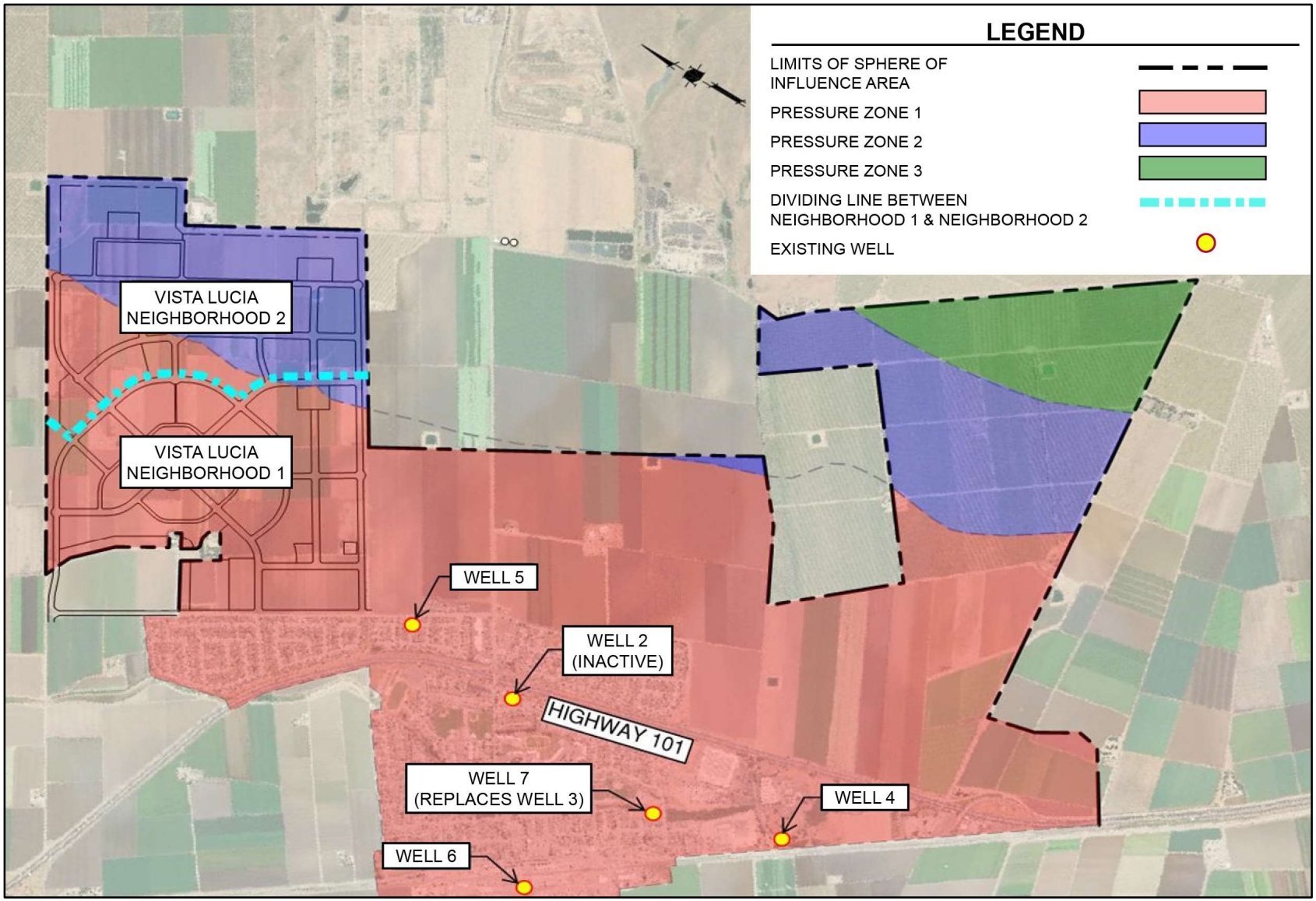


Figure 5-1: SOI Area Water Pressure Zones

5.2.6 Fire Flow Requirements

Water distribution systems must be sized to provide adequate fire flows at minimum residual pressures that meet or exceed flows specified by the California Fire Code (CFC) and local fire jurisdictions. The proposed distribution system for the Project is sized to provide adequate fire flows at the City-prescribed residual pressures and that also meet the minimum flows required by the CFC. The fire flow requirements by land use used for this analysis are shown below and assume that all buildings (residential and non-residential) are to have sprinkler systems installed throughout.

- Residential Single Family—1,500 gallons per minute, 20 psi residual pressure for 2 hours;
- Residential Multi Family—1,500 gallons per minute, 20 psi residual pressure for 2 hours;
- Commercial—1,500 gallons per minute, 20 psi residual pressure for 2 hours.

5.2.7 Water Storage

The City currently has 7.0 MG of water storage. Reservoir sizing is composed of operational storage, fire protection storage, and emergency storage. Based on the City's existing water demand as determined in the SOI *Water Master Plan*, the City's existing required storage is 2.76 million gallons (MG). Therefore, there are 4.24 MG of available storage within the existing system for the initial phases of growth in the SOI Area. With water loss, a 10% reserve factor, and other factors included, the ultimate buildout of the City and SOI Area will require a total volume of approximately 10.16 MG, or approximately 3.16 MG above current City storage capacity. Of this overall capacity, the Vista Lucia Project would be required to provide the following water storage by pressure zones as follows:

- ***Pressure Zone 1:*** 0.70 MG
- ***Pressure Zone 2:*** 1.34 MG

The proposed improvements for Vista Lucia include one new 1,500-gpm well, sufficient to serve Santa Lucia Neighborhood. In addition, a minimum of one new above-grade water storage reservoir will also be required for the project to serve its ultimate buildout area, including Gabilan Neighborhood.

5.2.8 Potable Water System

The domestic water distribution system will consist of a network of pipelines that run underground within rights-of-way and easements. They will connect with the main lateral pipelines as determined by the project engineer(s). Water will then continue in distribution pipes through easements located in the residential streets. The distribution system will be designed in accordance with the City's Municipal Code and Design Standards. Final pipe sizes and alignment will be determined during the detailed design phases to define pipe sizes for domestic and fire flows. The conceptual potable water system layout is shown in Figure 5-2: Conceptual Potable Water System.

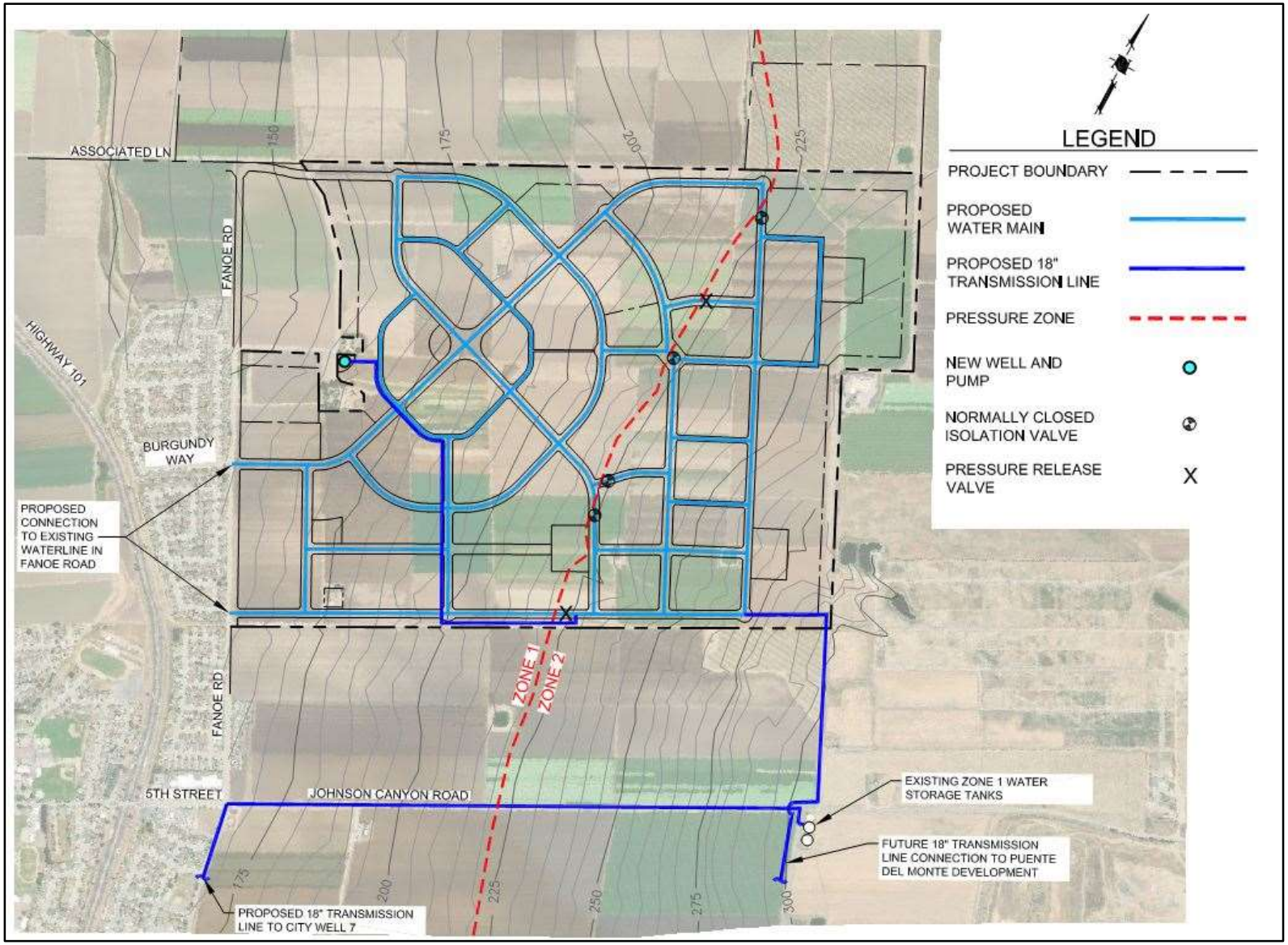


Figure 5-2: Conceptual Potable Water System (Note: Well location may vary, depending on final infrastructure design)

5.3. Wastewater

The City of Gonzales currently provides wastewater collection and treatment for Gonzales residents and businesses. The City owns and operates the existing municipal wastewater treatment plant (MWWTP), which is currently permitted to accept up to 1.3 million gallons per day (MGD) of wastewater, averaged over a month. The plant is currently operating at 1.1 MGD, with approximately two-thirds of the flows coming from industrial sources with the balance coming from residential and commercial users within Gonzales. The City expects an increase in wastewater flows in the upcoming years due to industrial and residential developments, including development within the SOI, including the Vista Lucia Project.

The City of Gonzales has been working to upgrade and expand wastewater treatment capacity to accommodate the expected increase in wastewater flows. Since the General Plan was adopted in 2010, the City has conducted several studies to investigate options and recommendations for expanding its wastewater treatment capacity. This includes the preparation of the *Long-Term Wastewater Management Plan* submitted to the Regional Board in August of 2018. The most recent analysis is the *Final Report – Existing City Plus Sphere of Influence Wastewater Master Plan* ("wastewater master plan") (Kimley Horn, 2019). The wastewater master plan examined four alternatives for providing expanded treatment capacity to accommodate new development within the existing City limits and the SOI area, including the Vista Lucia project. Four alternatives were identified, and after completing the wastewater master plan, the City determined it would implement the alternative to expand the existing Gonzales wastewater treatment system. The wastewater conveyance (collection) improvements would be needed to deliver wastewater to the existing MWWTP at full buildout of the Vista Lucia project and the remaining SOI area.

5.3.1 Wastewater Treatment System Improvements

As stated previously, the existing MWWTP is operating at 1.1 MGD which means there is limited available capacity to serve new development. The MWWTP receives existing flows from all uses within the City limits, including industrial discharges from the Gonzales Agricultural Industrial Business Park. Based on the analyses conducted to date, the City elected to expand the wastewater system in a two-phased approach.

The first phase is to construct a 1.0 MGD industrial wastewater reclamation facility (IWRF) and associated collection system to serve tenants of the Gonzales Agricultural Industrial Business Park. The IWRF will operate under a separate, non-municipal waste discharge permit. Once completed, the IWRF will treat industrial flows and greatly reduce the daily demands of the MWWTP.

The second phase of the expansion will be a major rehabilitation and upgrade of the existing MWWTP. The resulting wastewater system will meet the current and future wastewater demands including the Vista Lucia project. The improvements to the existing MWWTP would allow increasing capacity from the existing 1.3 MGD to 1.9 MGD. After moving 1.0 MGD of industrial flows to the new IWRF, the 1.9 MGD MWWTP will have adequate treatment capacity to handle all wastewater from current customers and all development within the City limits. The upgraded MWWTP is projected to reach its 1.9 MGD capacity by about 2032.

- The planned MWWTP improvements include:
- Upgrade the existing headworks;
- Upsize the existing influent pump station;
- Remove accumulated sludge;
- Line the existing infiltration ponds to eliminate percolation of partially treated wastewater;
- Replace the pond aeration system to increase the air needed for the treatment process; and
- Improve groundwater monitoring by deepening existing monitoring wells and installing two new monitoring wells.

The City will design and construct wastewater conveyance improvements needed to connect new developments within the SOI area to the upgraded MWWTP. For the Vista Lucia project (excluding the first mapped subdivision), improvements may include a new lift station, upsizing an existing lift station, 2,500 feet of new 15-inch pipe to 24-inch pipe to extend the main under Highway 101, and upsizing approximately 1,500 feet of existing sewer mains. Please see Figure 5-3: Location of Existing MWWTP.

5.3.2 Project Wastewater Flow Rates

Based on the Vista Lucia Land Use Plan, initial overall wastewater generation calculations from the *Wastewater Master Plan* report estimate a total flow rate of approximately 790,000 gallons per day at full buildout. Combined with existing and future City flows of about 600,000 gpd (for a total of about 1.4 MGD), the expansion would be more than sufficient to meet the full buildout demand from the Vista Lucia Project. The breakdown of these flow rates are based on a flow rate of 55 gallons per capita per day, for 3,498 total residential units, this would result in a generation rate of approximately 719,540 gallons per day for the overall Vista Lucia residential community. In addition, the following other land use generation rates have been calculated to result in the total 790,000 gpd:

- Neighborhood commercial rates are based on an average of 1,000 gallons per acre, resulting in approximately 12,800 gallons per day for the Vista Lucia commercial uses.
- School generation rates are based on an average of 1,000 gallons per acre per day. For a total of 42 acres of schools, the overall generation for the Project is estimated at 42,000 gallons per day.

- Active parks and recreation generation wastewater flow rates are based on an average of 300 gallons per acre per day. For a total of 51 acres of active parks, the generation for the Project is estimated as 15,300 gallons per day.

5.3.3 Wastewater Collection System

Wastewater will be collected in a community-wide gravity wastewater system within Vista Lucia, supplemented by lift station(s) as required, and then conveyed through piping to the existing MWWTP. The wastewater generated from the first mapped subdivision of Vista Lucia will be conveyed to the existing community to the west as shown on Figure 5-4: Conceptual Wastewater Collection System. The capacity of the collection system will be designed and installed in phases, eventually for full build-out of Vista Lucia.

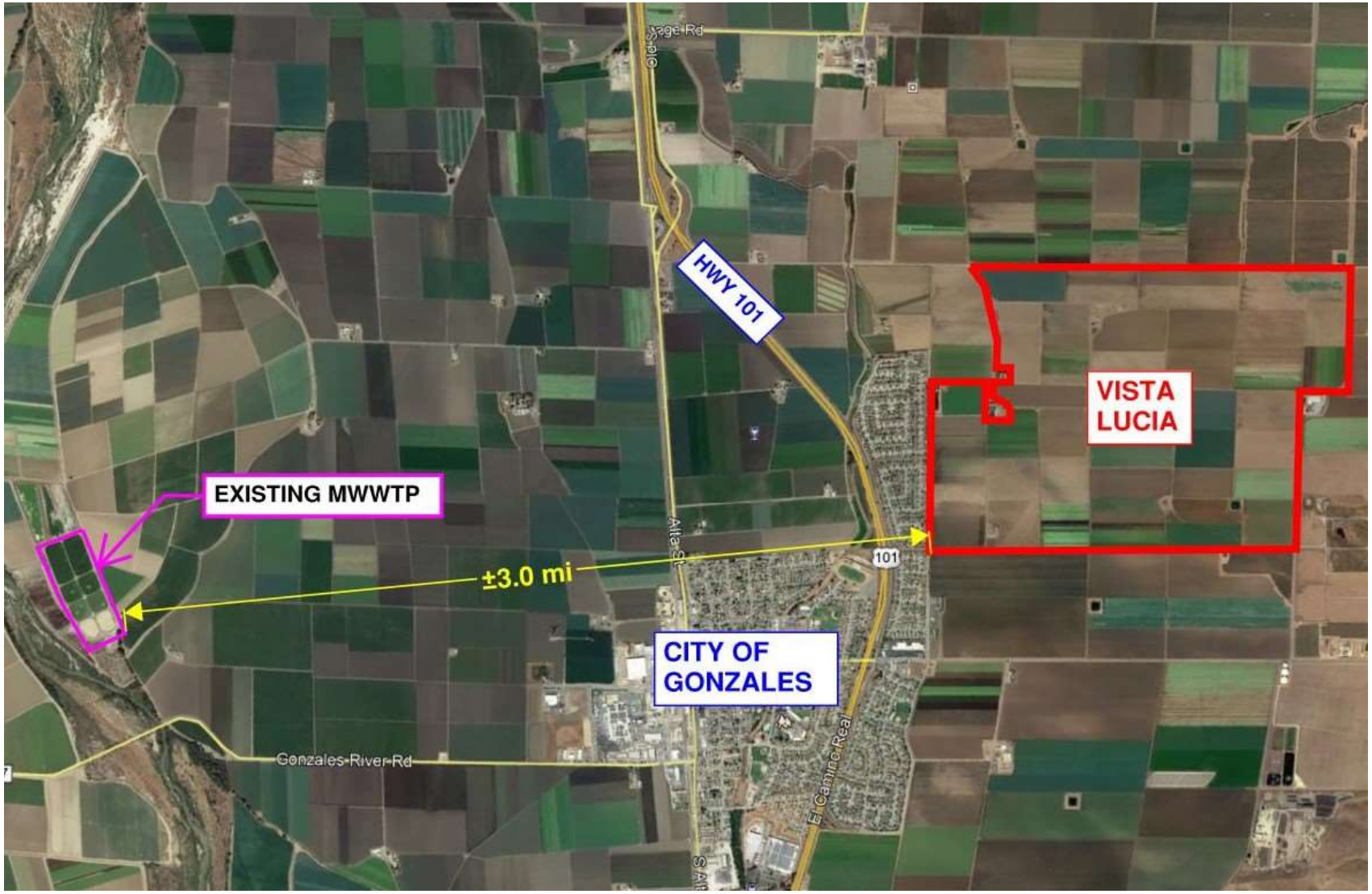


Figure 5-3: Location of Existing MWWTP

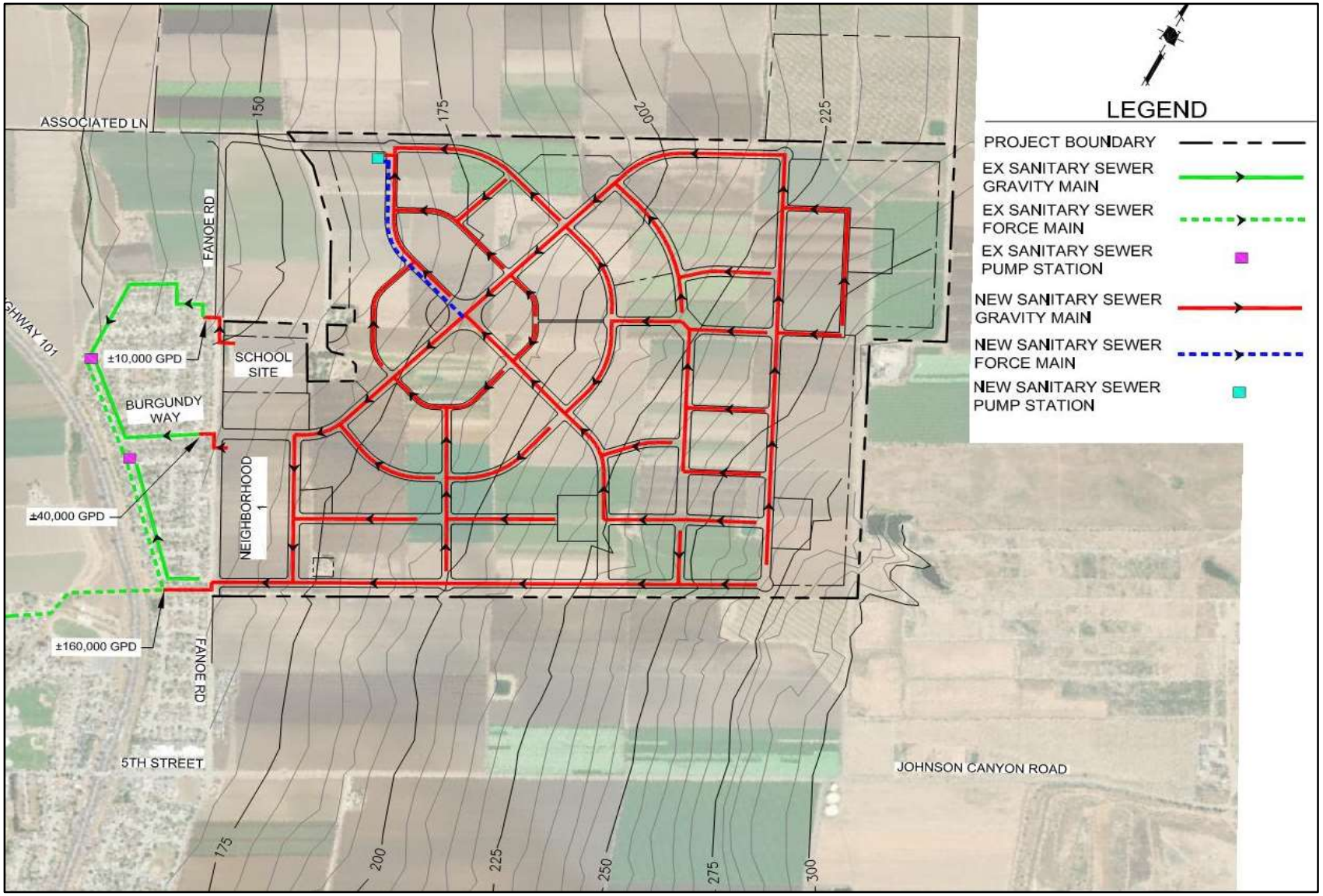


Figure 5-4: Conceptual Wastewater Collection System

5.4. Drainage and Stormwater Management

Concurrent with phasing of the Specific Plan development, the Project developer will be responsible for constructing the Vista Lucia stormwater drainage system. In keeping up with City and County stormwater management goals, the Project will incorporate design measures (bio-swales, rain gardens, and other Low Impact Development measures) with the objective of capturing, conserving, and infiltrating stormwater runoff to the maximum extent practical.

In February 2019, a Conceptual Drainage Master Plan was prepared for the City of Gonzales to develop a conceptual level backbone stormwater master plan that establishes baseline conditions and provides a conceptual level storm drain system. The Conceptual Drainage Master Plan was approved by the City in February 2020.

5.4.1 Existing Conditions

Vista Lucia naturally slopes from east to west with an average slope of 2% across the site. The stormwater runoff is picked up in existing drainage channels along Fanoe Road and Associated Lane. Ultimately, the drainage channels outfall to the existing Gonzales Slough to the west. Figure 5-5: Existing Drainage Conditions shows the site's current drainage and stormwater flow patterns.

5.4.2 Drainage System Concept

The City's design standards require the following:

- drainage pipes to be sized for at least the 20-year design storm for commercial, industrial, and major trunk lines and
- Retention facilities to mitigate the increase in runoff for the 100-year design storm.

As a conservative approach, the Vista Lucia conceptual backbone drainage system has been sized based on the 25-year storm event. The backbone drainage system consists of Reinforced Concrete Pipe (RCP) ranging in size between 2.0- and 4.5-feet in diameter. Where possible, the system has been designed to route off-site flows around the proposed development utilizing drainage channels. Ultimately, as with existing conditions, all flows are routed into Gonzales Slough. Three regional storage basins have been incorporated into the drainage network to mitigate post-project peak flows to pre-project levels for the 10- through 100-year storm events. Figure 5-6: Conceptual Drainage System shows the approximate locations of the backbone drainage system and proposed storage basins.

5.4.3 Stormwater Quality and Management

The proposed development is subject to the State Water Resources Control Board Construction Stormwater General Permit (SWRCB) Order 2009-0009-DWQ and the Central Coast Regional Water Quality Control Board

(CCRWQCB) Post-construction Stormwater Management Requirements (Resolution No. R3-2013-0032). The goals of the SWRCB and the CCRWQCB are to minimize the negative impacts of urban stormwater runoff.

The project will be designed in accordance with Construction General Permit requirements. A stormwater pollution and prevention plan (SWPPP) will be prepared to provide the framework for stormwater treatment during construction. Design of the project will incorporate specific stormwater quality features to ensure water quality is maintained to agency standards throughout construction.

These post-construction requirements emphasize protecting and restoring key watershed processes impacted by urbanized areas. The Central Coast region has been categorized into ten (10) Watershed Management Zones (WMZs). Vista Lucia is located mostly in WMZ 4 with the southeastern boundary along Johnson Canyon Road located in WMZ 1. The post-construction stormwater treatment requirements in these WMZs require the preparation of a Stormwater Control Plan that identifies site design and runoff reduction measures, water quality treatment measures, runoff retention measures, and peak flow management measures.

Water quality measures will include the use of Best Management Practices (BMPs) and Low Impact Development (LID) measures to improve the quality and rate of stormwater runoff. The use of BMPs during construction will incorporate erosion and sediment controls. Post-construction BMPs and LIDs will reduce pollutants from urban stormwater runoff and prevent the contamination of receiving waters.

LID is an approach to post-construction stormwater management that emphasizes the use of small-scale, natural, point-source drainage features integrated throughout a project area for the purpose of slowing,

cleaning, and infiltrating urban runoff to improve the quality and reduce the quantity entering the storm drain system. The Project will incorporate storm water LID measures which will achieve the City's goal of *"install(ing) filtration systems in parking lots and other large impervious surfaces and retention basins to ensure that urban pollutants do not reach the groundwater and implement(ing) regimens to inspect and maintain the filtration systems on a periodic basis."*

The final selection and sizing of BMPs and LID measures during the construction and post-construction phases will consider requirements specific to the type of development, proposed flows, and required runoff reductions needed. Some examples of LID measures include, but are not limited to:

- Disconnected and separated pavement;
- Bio-retention facilities, rain gardens, and bioswales;
- Tree planting;
- Grass swales;
- Curb cuts and vegetated filter strips;
- Permeable pavements and porous pavements;
- Soil amendments; and
- Pollution prevention and good housekeeping practices.

One of the City GP EIR stated goals is to "*create new naturalistic drainages in the growth area to serve as natural habitat and open space…*" Vista Lucia drainage corridors within agricultural buffers and other open space detention and drainages will be evaluated for opportunities to, through contouring and planting, create potential new habitat areas within the Plan Area.

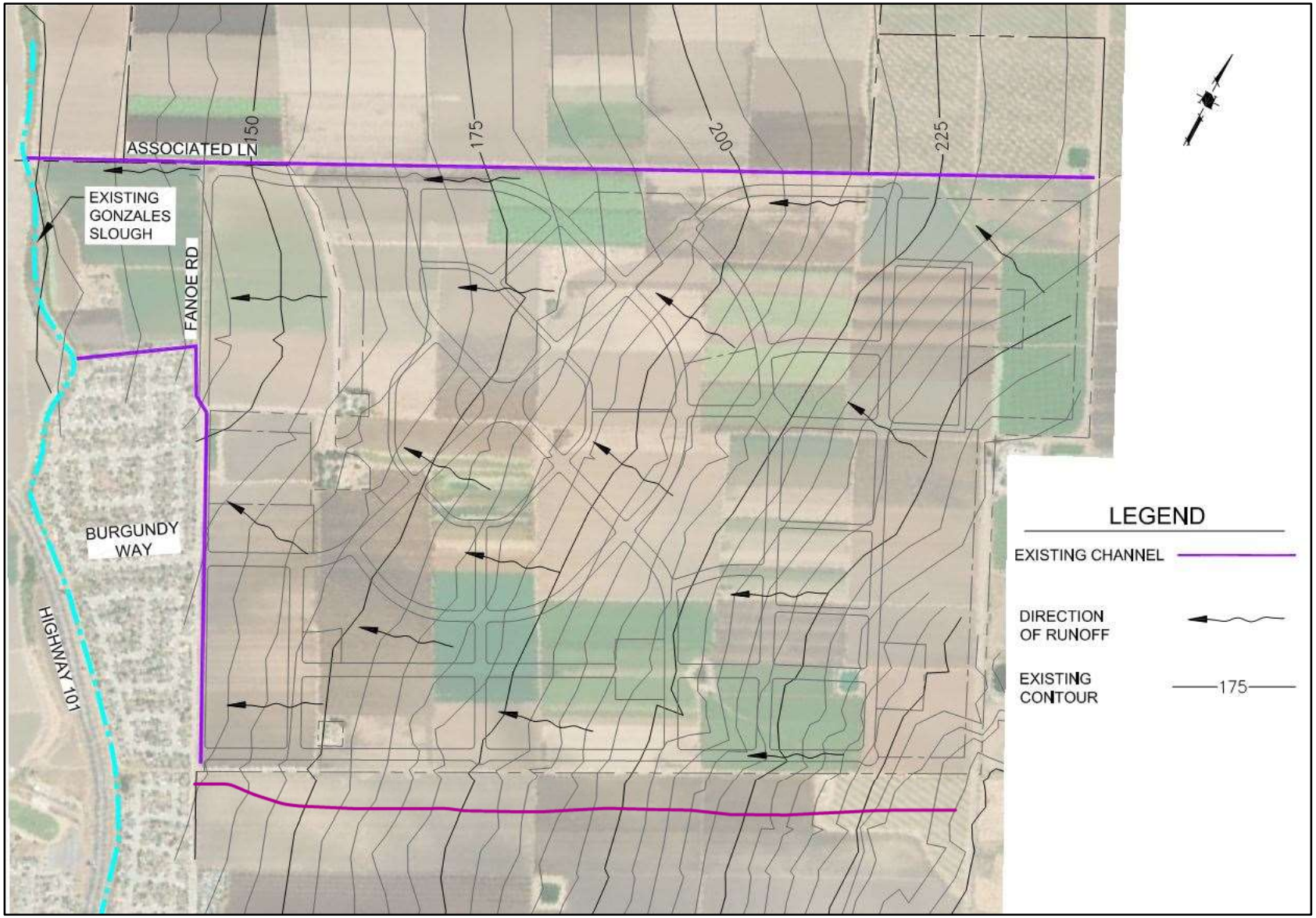


Figure 5-5: Existing Drainage Conditions

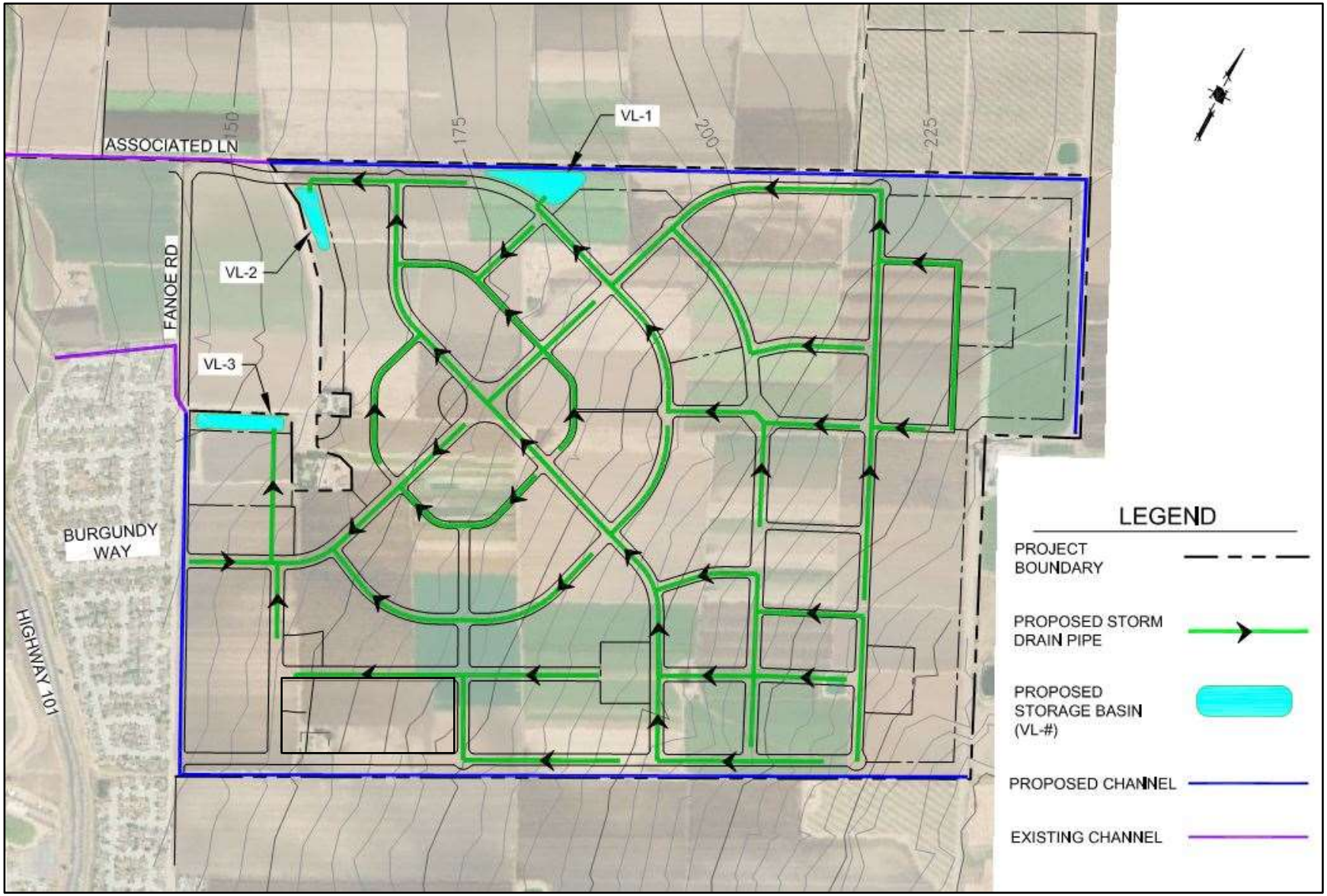


Figure 5-6: Conceptual Drainage System

5.4.4 FEMA Floodplain

FEMA has developed new flood hazard information and revised Special Flood Hazard Areas (SFHAs) in the Vista Lucia area. The SFHAs become effective on November 30, 2023, are available from the FEMA Map Service Center for Monterey County, and are shown in Figure 5-7: FEMA Floodplain Map. The Vista Lucia area is mapped as Zone AE and Zone X (shaded) on FEMA Federal Insurance Rate Map (FIRM) Panels 06053C0414H, 06053C0418H, and 06053C0425H.

The SFHA is the mapped area subject to inundation by the 1-percent-annual-chance (100-year) flood. SFHAs include areas labeled as Zone AE. Zone AE areas are subject to inundation by the 100-year flood event determined by detailed methods with Base Flood Elevations (BFEs) provided. Mandatory flood insurance purchase requirements and floodplain management standards apply in Zone AE. Moderate flood hazard areas, areas outside the SFHA, include areas between the limits of the 100-year flood and the 0.2-percent-annual-chance flood (500-year) flood and are labeled as Zone X (shaded). Portions of the northwest section of the Vista Lucia Site is mapped as Zone X (shaded).

The model used by FEMA to develop the new mapping will be obtained and used to model and map the existing floodplain conditions in the Vista Lucia area for the purposes of refined drainage management plans for Phase 1 of the Vista Lucia project development plans. The FEMA models represent the most recent and best available data for the area. A proposed conditions model will be developed from the FEMA model to evaluate potential project impacts to the floodplain. Impacts to the floodplain will be mitigated by the regional storage basins.

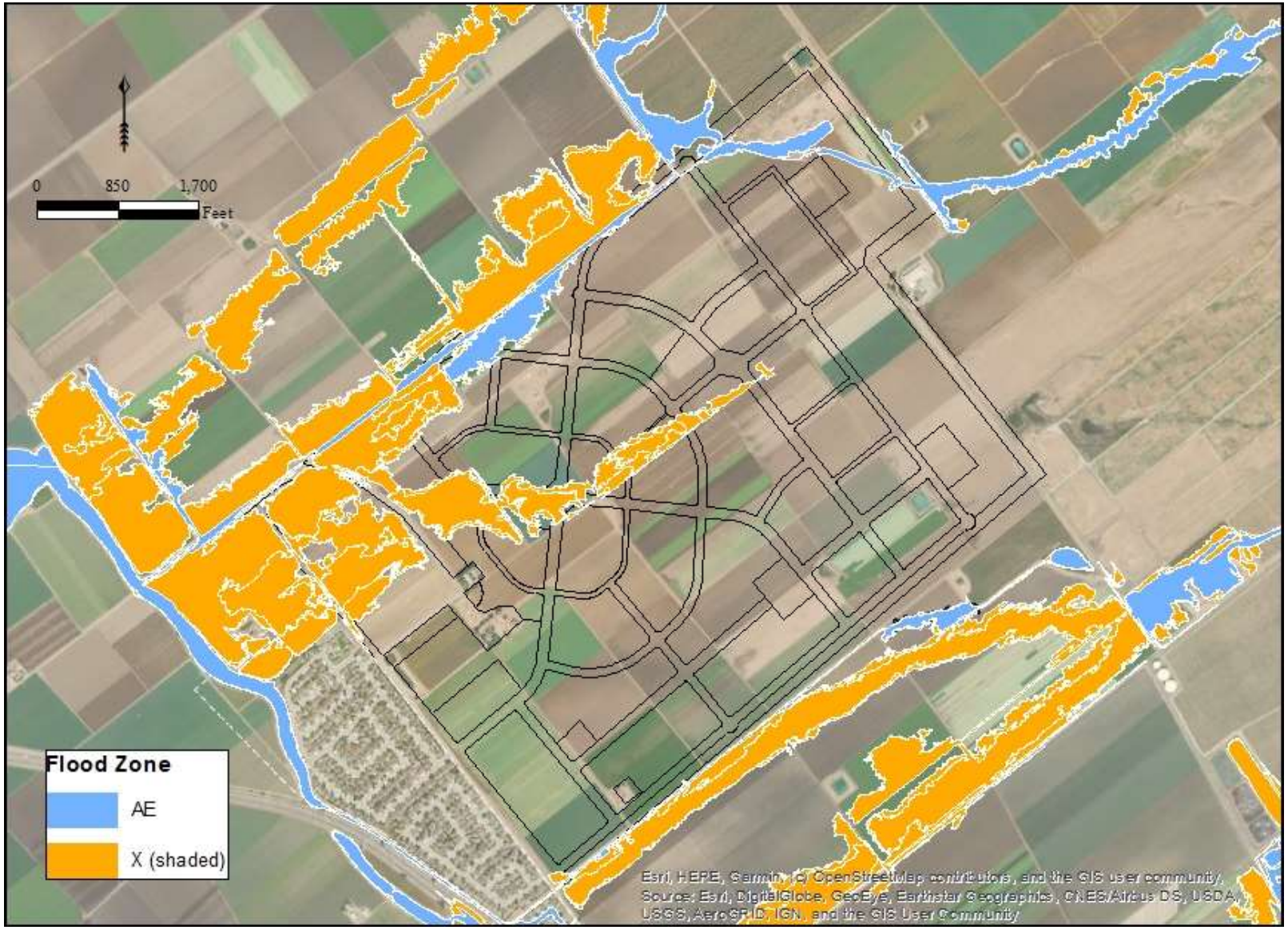


Figure 5-7: FEMA 100-Year Effective Floodplain Map (Effective Date: 4/2/2009)

5.5 Dry Utilities

It is anticipated that the proposed utility services (electric, 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 service to the development area. Any new infrastructure for electric 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.

5.6 Public Services

5.6.1 Fire Protection

Fire protection and emergency medical services in the Project Area is provided by the Gonzales Fire Department (GFD). The station which will serve the Specific Plan Area is located at 325 Center St, Gonzales, less than a mile from the Specific Plan Area.

The Department has 15 firefighters. Of those firefighters, four are full-time employees (one Fire Chief and three Engineers). The Gonzales Fire Department has a "Shift Program," ensuring that the fire station is staffed with at least two fire personnel at all times.

The GFD will review each Tentative Map in relation to fire protection facilities. The GFD's recommendations will address the location and spacing of fire hydrants; minimum fire flows; water system design; emergency access roads and entry systems; location of fire and fuel breaks and easements; and special provisions for land divisions in hazardous fire areas.

Implementation of this Specific Plan shall comply with the following:

- All roadways will be all-weather surfaces. Cul-de-sacs and turnouts will be designed to GFD standards. There will be ongoing maintenance of the roads to enable access for fire vehicles to and within the Project site.
- Building numbers and street signs will be lighted to City standards so that emergency vehicles, including police and ambulances, can locate addresses in the event of an emergency.

- Fire hydrants will be installed in accordance with GFD requirements.
- Prior to approval of the Tentative Maps, the applicant will submit plans subject to the review and approval by the GFD that illustrate the roadways and site access, and the placement of fire hydrants within the Tentative Map Area. Access will be constructed as part of initial grading, and fire hydrants will be installed and operational prior to vertical construction for each Project phase.
- The water system will be designed to maintain a minimum fire flow of 1,500 GPM for two hours (or greater) at 20 PSI.

5.6.2 Police Protection

The Gonzales Police Department (GPD) is located at 109 4th Street, Gonzales, CA, less than a mile from the Project site, and supports the City by providing public safety services to residents, businesses, and visitors. The department consists of 14 sworn police officers, one records supervisor, one clerk and one Community Service Officer. The department is also supplemented by a volunteers in policing program that allows community members to assist the police department with many of its day-to-day operations.

As part of the development review process, the Project Applicant will work cooperatively with the GPD to provide law enforcement services to the Specific Plan Area and to ensure adequate public safety. This may include design features such as street design, points of access, landscaping, fencing and park design for adequate surveillance, park and residential design that promotes "eyes on the street," and lighting in key locations.

5.6.3. Schools

The applicant will work with the appropriate educational entities to determine the most appropriate way to meet the educational needs of the Specific Plan Area. As shown in Figure 2-1: Land Use Designations and Zoning Districts, two 12-acre school sites and one 18-acre school site are identified, all of which are surrounded by both low- and medium-low density residential neighborhoods.

The elementary school site within The Santa Lucia Neighborhoodwill be built, owned, and operated by Gonzales Unified School District or other approved educational entity. In addition to donation of this school site, the applicant has proposed agreement for payment to the District of the District's development impact fee for the entirety of the Specific Plan Area.

6

ADMINISTRATION, IMPLEMENTATION, AND FINANCING

This Section describes how the development plan, public facilities, public services, and community support systems of Vista Lucia will be implemented and administered. A range of possible financing measures is discussed. The responsibilities for construction, the funding mechanisms, and the entity or agency ultimately responsible for administering and maintaining each system or service are also identified.

6.1. CEQA Compliance

Prior to the adoption of this Specific Plan, an Environmental Impact Report (EIR) must be certified by the City of Gonzales. The EIR identifies the impacts and proposes mitigations to address the impacts of the Vista Lucia Specific Plan. Subsequently, when subdivision maps and on-the-ground construction are to be considered, build-out of Vista Lucia may or may not require further environmental analysis pursuant to the provisions in Government Code Section 65457. Subsequent environmental analysis will be required if the City determines that there have been substantial changes in circumstances resulting in new or more severe environmental effects, or new information becomes known, identifying new or more severe environmental effects of the project (CEQA Guidelines Section 15162). In some cases, a new initial study may be required to support the case for exemption, or a Negative Declaration or Mitigated Negative Declaration that is tiered from the EIR.

In the event additional review is required by CEQA, the City may review the conditions, reservations, and dedications to be made in connection with development of the Vista Lucia project, but only to the extent that CEQA compliance requires the need for additional mitigation measures. Except as set forth above, no additional conditions or exactions, including dedication of additional land within the project area, shall be attached to development of the Vista Lucia project.

6.2. Specific Plan Changes

6.2.1 Specific Plan Amendments

Amendments to the Vista Lucia Specific Plan may be made from time to time at the request of the developer or the City. Except for an amendment which is deemed a Minor Change or Adjustment, as set forth in Section 6.4 below, amendments shall be adopted by resolution or by ordinance following review and hearings by both the Planning Commission and the City Council.

Any change that would increase the total number of dwelling units or total commercial square footage will require a Specific Plan Amendment. Proposed changes that would add, remove, or change a use within any Zoning District, or which would modify the Development Standards, excluding changes in the location of land uses, and which, in the opinion of the City Manager, would alter the intent, purpose, and/or scale of the Specific Plan, require a Specific Plan amendment.

6.3. Subdivision and Development Review

The following Sections summarize the development plan review and substantial conformance processes for the processing of subdivision maps, site plans, and conditional

use and building permits under this Specific Plan, including any amendments or revisions to the same. Implementation of the Specific Plan land uses, and Development Plan shall be through application of Specific Plan standards and requirements set forth in Section 2 Development Plan, Section 4 Development Standards and Regulations, Appendices A and B—Specific Plan Design Guidelines, the Development Agreement(s), the Subdivision Map Act procedures, the City's Subdivision Ordinance (Gonzales City Code, Title 13) and the City's Zoning Ordinance (GCC Title 12). In some cases, as detailed in this Specific Plan, certain existing provisions of the City's Zoning Ordinance will continue to apply.

6.3.1 Subdivision Maps

Tentative Subdivision Maps shall be approved if they are determined to be consistent with the Development Plan (Chapter 2) and the Development Standards set forth in this Specific Plan.

A Final Subdivision Map will be approved if the Final Subdivision Map and the related Improvement Plans substantially conform to the Tentative Subdivision Map, as it was approved or conditionally approved. In determining substantial conformance, Final Subdivision Maps shall comply with the terms of the associated Development Agreement, the circulation system, design character, and general lot sizing, location and number as shown on the Tentative Subdivision Map.

Notwithstanding the foregoing, the total number of lots shown on a Final Subdivision Map may vary by up to two percent (2%) from the Tentative Subdivision Map with fractions of units rounded up to whole units and subject to a substantial compliance approval provided that a total of 3,498 dwelling units in the project is not exceeded. Improvement Plans for all improvements must be submitted prior to the approval of the Final Subdivision Map, and all construction details on the Improvement Plans shall conform to the Specific Plan and applicable City standards.

6.3.2 Development Permits and Site Plan Review

All development within Vista Lucia shall comply with the City's site review process set forth in GCC Chapter 12 and to the extent necessary, the use permit process. Development permits shall be approved if they are determined to be consistent with the terms of the Development Agreement(s), Development Plan, the Development Standards set forth in this Specific Plan, and Mitigation Measures and Conditions of Approval associated with the particular Tentative and Final Map.

6.3.3 Building Permits

Building permits will be issued by the City upon determination that building plans and accompanying site plans and other design programs conform to applicable building codes; the plans, standards and requirements set forth in this Specific Plan; all applicable Tentative Subdivision Map conditions, a use permit (if applicable), and Site Plan Review plans and conditions; and all applicable terms and conditions of any adopted Development Agreement(s) for the project.

Subject to the terms set forth in any adopted Development Agreement(s), all project development and impact fees are to be paid at occupancy.

6.3.4 Covenants, Conditions & Restrictions and Private Contracts

It is anticipated that Covenants, Conditions and Restrictions (CC&Rs) or private contracts may be prepared and recorded against some of the private property within Vista Lucia. CC&Rs are covenants, conditions, and restrictions that property owners are to abide by in order to avoid, minimize, and mitigate adverse effects of post construction improvements and uses within the property. CC&Rs may be more restrictive than standards in the Specific Plan and other applicable Zoning Code requirements but shall not be less restrictive. CC&Rs run with the property and are binding upon the homeowners' associations and each owner of real property. CC&Rs are usually enforced by homeowners' associations or by individual property owners with the assistance of the courts. As an alternative to CC&Rs, builders may encumber some of the private property within Vista Lucia with private contracts which encumber the property with certain mutually beneficial obligations intended to preserve and protect multiple properties with common interests. Such contracts shall run with the land. All development permits and site plan review which requires the review and approval of CC&Rs, or a private contract shall be reviewed and approved by the applicable homeowners association or private party prior to submission to and review by the City.

6.4. Minor Changes and Adjustments and Substantial Conformance

6.4.1 Minor Changes and Adjustments

Minor changes and adjustments to the Specific Plan, Subdivision Maps, Development Agreement(s), and Building Permits may be made by the Community Development Director at the request of the developer or by action of the Planning Department. A minor change or adjustment includes any change which may affect (a) the location of buildings, streets and roadways and other physical facilities, (b) the configuration of particular parcels, lots, or development areas, (c) transferring the location of uses within the Project, provided neither the maximum number of dwelling units nor the maximum commercial square footage is exceeded and the overall plan for the Project can still be achieved, and (d) any other changes to development standards, guidelines, and/or phasing sequence which are considered consistent with the goals and objectives of the Specific Plan, the Development Agreement(s), or any entitlements or approvals related to development of Vista Lucia.

Additionally, density transfers from one residential designation to another shall be permitted as a minor change/adjustment, subject to Community Development Director review and subject to findings being made that the Adjustment is consistent with:

- The goals and objectives of the Specific Plan,
- The Development Agreement(s),

- Any entitlements or approvals related to development of Vista Lucia (such as tentative maps and conditional use permits); and
- The overall plan for the Project can still be achieved.

All decisions relating to a minor change or adjustment made by the Community Development Director may be appealed by the developer to the Planning Commission. The Planning Commission decision on any minor change or adjustment shall be deemed a final decision unless the developer or Community Development Director appeals the Planning Commission decision to the City Council.

6.4.2 Substantial Conformance

Where interpretations or different approaches are used to implement the Specific Plan, without changing a quantified standard, a request for an adjustment shall be submitted for review and approval and if the associated findings are made, a Substantial Conformance approval may be granted to formally allow the change.

A request for substantial conformance determination shall be initiated by a letter directed to the Community Development Director. A substantial conformance request will normally be acted upon administratively. The Community Development Director shall have the option to refer the request to the Planning Commission or require an alternative form of application.

6.5. Public Facility Financing, Phasing, and Operation

Concurrent with construction of each residential neighborhood or non-residential use, the responsible party will construct and improve the necessary public facilities, including water, wastewater, and storm drainage infrastructure; streets, sidewalks, and trails; and parks and open spaces. Construction, maintenance, and financing responsibilities for these improvements are summarized in Table 6-1: Infrastructure and Public Facilities Construction, Administration, and Maintenance.

Alternative financing methods are discussed in Section 6.6 Financing Programs. Development Agreement(s) between the City and developer may further establish in more detail the phased construction of improvements and how the financing programs will be used to fund construction, administration, and maintenance of the public facilities serving Vista Lucia.

Table 6-1: Infrastructure and Public Facilities Construction, Administration, and Maintenance

Abbreviations

1. MD - The Master Developer as per the Development Agreement for Vista Lucia.
2. B - A Builder is a homebuilder or a commercial builder. The developer of a tract's local streets will generally be Builder if the local streets are not improved by the Master Developer.
3. LSDF (Land Secured Debt Financing) - Future CFDs (Community Facilities Districts), LMLDs (Landscape Maintenance and Lighting Districts), CSDs (Community Services Districts), IFDs (Integrated Financing Districts), and EIFDs (Enhanced Infrastructure Financing Districts) all are more particularly defined in Section 6.6.
4. Impact Fees - Fees established and collected by the City for impacts resulting from new development and fees established or amended and collected by the City in a Development Agreement.
5. HOA – Homeowners Association.

INFRASTRUCTURE AND PUBLIC FACILITIES CONSTRUCTION, ADMINISTRATION AND MAINTENANCE				
Service, Facility, Open Space	Construction		Administration/Maintenance	
	Responsibility	Funding	Responsibility	Funding
TRANSPORTATION/CIRCULATION SYSTEM				
Hwy 101/ Alta St. & Associated Lane Interchange	City & Caltrans	LSDF, Caltrans, Impact Fees	City, Caltrans	City, Caltrans
Associated Lane Widening and Fanoe Road Relocation and Improvements	City	LSDF, Impact Fees	City	City
Internal Local Streets & Lanes (public)	MD or B	LSDF, MD, B	City	City
Internal Local Streets & Lanes (private)	MD or B	LSDF, MD, B	HOA, Private Parties	HOA, Private Parties
Internal Street Lighting & Landscaping	MD or B	LSDF, MD, B	City, HOA, Private Parties	LSDF, HOA, Private Parties, City
Transit Pullouts and Shelters & Park and Ride Lot	MD or B	LSDF, Impact Fees, MD, B	Monterey Salinas Transit Authority	Monterey Salinas Transit Authority
WATER SUPPLY SYSTEM				
Fanoe Road Water Supply Mains	MD or B	LSDF, Impact Fees	City	Water Use Fees
Water Supply Tanks	City	LSDF, Impact Fees	City	Water Use Fees
Well	City	LSDF, Impact Fees	City	Water Use Fees
Internal Street Water Supply Mains	MD or B	LSDF, MD, B	City	Water Use Fees
SANITARY SEWER SYSTEM				
Existing Wastewater Plant Improvements	City	LSDF, Impact Fees	City	Sewer Fees
External Street Sanitary Sewer Mains	City	LSDF, Impact Fees	City	Sewer Fees
Internal Sanitary Sewer Mains	MD or B	LSDF, MD, B	City	Sewer Fees

Abbreviations

1. MD - The Master Developer as per the Development Agreement for Vista Lucia.
2. B - A Builder is a homebuilder or a commercial builder. The developer of a tract's local streets will generally be Builder if the local streets are not improved by the Master Developer.
3. LSDF (Land Secured Debt Financing) - Future CFDs (Community Facilities Districts), LMLDs (Landscape Maintenance and Lighting Districts), CSDs (Community Services Districts), IFDs (Integrated Financing Districts), and EIFDs (Enhanced Infrastructure Financing Districts) all are more particularly defined in Section 6.6.
4. Impact Fees - Fees established and collected by the City for impacts resulting from new development and fees established or amended and collected by the City in a Development Agreement.
5. HOA – Homeowners Association

Table 6-1 continued

INFRASTRUCTURE AND PUBLIC FACILITIES CONSTRUCTION, ADMINISTRATION AND MAINTENANCE (CONT'D)

Service, Facility, Open Space	Construction		Administration/Maintenance	
	Responsibility	Funding	Responsibility	Funding
STORM DRAINAGE SYSTEM				
Internal Street Storm Drainage Mains and Basins	MD or B	LSDF, MD, B	City	Drainage Fees, CFD
BMPs and Drainage Swales	MD or B	LSDF, B	City	Drainage Fees, CFD
UTILITIES				
Natural Gas	PG&E, MD, B	PG&E, MD, B	PG&E	Utility Fees
Electricity	PG&E, MD, B	PG&E, MD, B	PG&E	Utility Fees
Phone/Fiber Optics	AT&T or other providers	AT&T or other providers	AT&T or other providers	AT&T or other providers
Cable Services	Spectrum	Spectrum	Spectrum	Spectrum
PUBLIC/COMMUNITY FACILITIES				
Schools	GUSD o other Educational Entity	MD Land Donation, School Agreement Fees, Negotiated School Fees, State Funding, or Private Funding	GUSD or other Educational Entity	State Funding, School District, or Private Funding
Public Community Park(s)	City	LSDF, Impact Fees	City	LSDF, City, CFD
Neighborhood Park(s), Trails, Promenades, and Agricultural Buffers	MD or B	LSDF, MD, B	City	LSDF, City, CFD
Private Parks	MD or B	LSDF, MD, B	HOA, Private Parties	HOA, Private Parties
Temporary or Permanent Agricultural Buffers	MD, B	LSDF, MD, B	City	CFD

6.5.1 Circulation System

Circulation improvements for Vista Lucia include funding for off-site freeway interchange improvements, widening Associated Lane, relocating, and improving Fanoe Road, and construction of interior streets and private common drives within the planning area. Pedestrian and bicycle pathways are also included.

The cost of improving the Highway 101 and Alta Street/ Associated Lane interchange will be funded through various means, including impact fees. The costs for widening Associated Lane and relocating and improving Fanoe Road will be financed by impact fees.

Phasing of internal street improvements will generally correspond to the phased development of residential and commercial land uses. The internal arterial streets and residential collector streets of Vista Lucia identified in Section 3.3 Roadway Cross Sections, and their associated improvements, will be generally financed and constructed by the developer, homebuilders, and commercial builders as part of backbone infrastructure. Internal local streets and lanes, and their associated improvements, will generally be financed and constructed by the homebuilders as each neighborhood is built out, and by commercial builders as each commercial center is constructed. Associated street improvements include right-of-way landscaping, bicycle and pedestrian paths, sidewalks, signage, and lighting. The bicycle and pedestrian paths located in the community parks and neighborhood parks will be constructed by the responsible party when these areas are improved. See Section 6.5.7 below for more information regarding the construction and maintenance of parks, trails, the promenades, and agricultural buffers.

Each internal public street and the associated street improvements shall be dedicated to the City upon acceptance of the subdivision. Following dedication and acceptance by the City, the City will be responsible for the maintenance of all public streets and associated improvements within the planning area. The commercial builders(s) or a commercial association and the residential developer(s) or a residential association/group will be responsible for the maintenance of private streets (if any) within the commercial and residential portions of the project, such as may be expected in a condominium-type development with common access ways and drives. The commercial association(s) and the residential association(s)/groups may enter into maintenance agreement(s) with the City's Public Works Department to maintain private streets. Homeowners/commercial association dues or funding established through private contractual obligations will provide financing for maintenance of the private residential streets.

6.5.2 Water Supply System

Water supply system improvements consist of water mains along internal arterial and collector streets, distribution mains along internal local streets and lanes, and connections to the City's water system. The water mains within Fanoe Road and connections to the City's

water supply system will be financed and constructed, to the extent such improvements are necessary, as part of the Fanoe Road infrastructure improvements through impact fees, or Land Secured Debt Financing (LSDF). The water mains and the water distribution mains along internal streets and lanes will be financed and constructed by the homebuilders for each residential neighborhood and by the commercial builder(s) for the commercial portion of the project through private funding or Land Secured Debt Financing (LSDF). Each water supply system improvement located within a public right-of-way shall be dedicated to the City. A new well and water supply tank will be constructed within or in close proximity of the Project area if the City determines that such facility is necessary, and the City and Developer are able to reach an agreement with regard to the location of each facility. The City shall be responsible for financing and constructing the new well and water storage tank, financing for which will be through land-secured debt financing or impact fees. Maintenance of the water system will be the responsibility of the City. Funding for maintenance of the water system will be provided through water use charges or other mechanism as may be negotiated in the Development Agreement(s).

6.5.3 Sanitary Sewer System

Sanitary sewer system improvements consist of upgrading the City's existing wastewater treatment plant and collection mains outside of the project site. (See Figure 2-13 Wastewater System). The wastewater treatment plant and the collection mains will be financed and constructed by the City. The wastewater collection system within internal streets and lanes will be financed and constructed by developer, homebuilders, and commercial builders through private funding or LSDF. The sanitary sewer system improvements located within a public right-of-way shall be dedicated to the City upon completion. Maintenance of the sanitary sewer system will be the responsibility of the City. Funding for maintenance of the sanitary sewer system will be provided through sewer use charges or other mechanism as may be negotiated in the Development Agreement(s).

6.5.4 Storm Drainage System

The storm drainage system consists of stormwater collection basins and mains along the internal streets and lanes of Vista Lucia. The internal stormwater drainage swales, basins, collection mains, and drain inlets will be financed and constructed by the developer, the homebuilders for each residential neighborhood and the commercial builder(s) for the commercial portion of the project as part of the internal infrastructure of Vista Lucia through impact fees, private funding, or LSDF. One or more temporary stormwater collection basins may be constructed and used within the Project area and will be financed and constructed by the developer or builders through impact fees, private funding, or LSDF. The storm drain system improvements located within the public right-of-way will be dedicated to the City upon completion. Maintenance of the storm drainage system and its facilities will be the responsibility of the City. Funding for maintenance of the storm drainage system

will be provided through drainage facility fees or a Community Facilities District (CFD), if necessary.

6.5.5 Schools

The 12-acre site for an elementary school within The Santa Lucia Neighborhood is being donated to Gonzales Unified School District (GUSD). The second 12-acre school site and the 18-acre school site in The Gabilan Neighborhood are available for development of educational facilities. Construction of any school buildings and the related recreation facilities, including connection to all infrastructure, will be financed by the entity building the school. Ongoing funding for the operation and maintenance of the school constructed within The Santa Lucia Neighborhoodby the GUSD will be provided through its normal financing sources, such as State payments and local bonds. Ongoing funding for the operation and maintenance of the school(s) constructed within The Gabilan Neighborhood will be the responsibility of GUSD or other entity building the school(s).

6.5.6 Parks, Trails, the Promenades, and Agricultural Buffers

The land for the community park(s), the residential neighborhood park(s), the trails, the promenades, and the permanent agricultural buffers will be dedicated or donated to the City by the developer or builders. Financing and construction of the community park(s) shall be the responsibility of the City. Financing and construction of the neighboring parks, trails, the promenades, and all private parks, if any, will be the responsibility of the developer and builders through private funding, or a LSDF. Upon acceptance of dedication or donation, maintenance of all public parks will be the responsibility of the City. General funds, a CFD, or a similar mechanism will provide the funding for operation and maintenance of all public parks, trails, promenades, and agricultural buffers. Maintenance and funding for maintenance of any private parks or open spaces shall be the responsibility of the City.

The community parks, residential neighborhood parks, the trails, the promenade, and the agricultural buffers may be built in multiple phases, corresponding with adjoining neighborhoods.

6.6. Financing Programs

6.6.1 Land Secured Debt Financing (LSDF)

The City and Master Developer may agree to financing a portion of the public infrastructure or other public facilities by means of land secured debt financing which allows for the issuance of bonds which are secured by the land itself and repaid through taxes and assessment.

6.6.2 Mello-Roos Community District Act of 1982

The Mello-Roos Community Facilities District Act of 1982 established a method whereby cities may form a separate district to finance certain public facilities and services on a pay-as-you-go basis through the sale of bonds. A Community Facilities District (CFD) or equivalent may provide for the design, purchase, and construction of public improvements. A Community Facilities District may finance a wide range of public services including:

- Police and fire protection;
- Recreation services including operating and maintenance costs for parks, parkways and open space;
- Flood and storm drainage services;
- Public school sites;
- Natural gas, telephone, or electrical transmission lines and facilities; and
- Street, sewer, and water systems.

6.6.3 Landscape and Lighting Act of 1972

The Landscape and Lighting Act of 1972 allows for issuance of assessment bonds to finance landscaping, lighting, and recreational improvements for the public in public places. This act also provides for the creation of a district divided into benefit zones.

6.6.4 Community Services District (CSD)

Community Service Districts (CSD) can be formed to provide a method of financing services for traffic and circulation, street lighting, police services, recreational services, and facility maintenance for a specific area.

6.6.5 Utility Districts

Utility districts, including districts for furnishing potable water, irrigation, electricity, sewer, solid waste, and hazardous waste facilities, are empowered by California law to incur bond debt according to revenues received from their operations. Utility Districts can also issue general obligation bonds up to a maximum of 1% of the assessed value of the property, improvement bonds, special tax bonds, or revenue or bond anticipation notes.

6.6.6 Integrated Financing Districts (IFD)

The Integrated Financing District (IFD) Act is a financing mechanism used to construct expensive public projects, such as freeway interchanges, that might not otherwise be built. The IFD authorizes the levy of an assessment on private property in a fixed dollar amount, which is

contingent upon the development of land within the boundaries of the IFD.

6.6.7 Enhanced Infrastructure Financing Districts (EIFD)

Enhanced Infrastructure Financing Districts (EIFDs) can be formed to provide a method of financing construction and maintenance of infrastructure, among other things. The EIFD can issue bonds and is funded through the increment in property taxes resulting from the identified new development.

6.6.8 Development Exactions

Development exactions are dedications or donations of land, improvements, or fees that are levied on development to fund the construction of capital facilities. The scope of improvements includes road improvements, parks, school sites, fire and police stations, and libraries. Unlike taxes that are used to raise revenues, an exaction is levied to finance a specific activity, facility, or service. Exactions cannot be used for operation or maintenance. Exactions are more fully addressed in the Development Agreement(s).

6.6.9 Development Impact Fees

Development impact fees may be used to finance local improvements. These fees are used to pay for the costs of public facilities and services that the development will cause. The City is supportive of development impact fees specifically for Vista Lucia related improvements, the specifics of which will be more particularly set forth in the Development Agreement(s).

Subject to the terms set forth in the Development Agreement(s), impact fees are paid when certificates of occupancy are issued unless otherwise agreed to between the public entity and the developer. Impact fees may be charged to fund among other things, traffic mitigation measures, storm drainage facilities, water and sewer facilities, and public buildings.

6.6.10 General Obligation Bonds

General obligation bonds are bonds that may be sold by the City, repaid through a tax levied against the property, and used to acquire, construct, or improve real property, but not to purchase equipment or pay for operating or maintenance costs.

6.6.11 Revenue Bonds

Revenue bonds may be issued to finance facilities that provide benefits to a group of easily identifiable users. Revenue bonds are used for financing or reimbursing developers to construct specific projects. They are repaid from the income generated by use of the property or facility. Revenues to underwrite the revenue bond may include service charges, tolls, connection fees, standby charges, leases, and rents.

6.6.12 User Charges

User charges are fees that are levied by the developer, City, or utility providers to finance maintenance of certain infrastructure elements of a development.

6.6.13 Statewide Community Infrastructure Programs (SCIP)

To reduce the upfront cost of development, a public agency may allow the developer to defer paying the impact fees until the development is ready for final inspection or occupancy. Cities offer developers a cost-effective solution through Statewide Community Infrastructure Program (SCIP), which helps maximize project cash flow and provides an alternative to deferring payment. SCIP is highly versatile and provides low-cost financing of impact fees for commercial, industrial, retail, and multifamily and single-family residential projects. Designed to minimize local agency staff involvement by using an experienced team of financial professionals, SCIP is a development impact fee and public improvement financing program


VISTA LUCIA
VISTA LUCIA PARKWAY

Document 2
Appendices A and B

VISTA LUCIA
ADMINISTRATIVE DRAFT SPECIFIC PLAN DESIGN GUIDELINES

VISTA LUCIA

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APPENDIX A

A. Site Planning and Architecture

A.1 Section Overview

Appendix A of the Vista Lucia Specific Plan explains design concepts and establishes the site planning and architecture design guidelines for development within Vista Lucia. These guidelines address the architectural built form for the land use designations, as well as general site layout and design guidelines related to functionality, mobility, parking, and signage.

These site and architecture design guidelines describe and illustrate building designs, site planning and layout concepts, and other physical features that will promote high-quality development for Vista Lucia. They should be used in conjunction with the development standards described in Chapter 4: Development Standards and Regulations in the Vista Lucia Specific Plan. Graphics and photographic images are included as visual references and should not be interpreted as specific design directives. Creative design approaches are encouraged.

The terms *shall*, *should*, and *may* are used within the design guidelines. The term *shall* is used to denote a design standard where compliance is required. The term *should* is used to denote a guideline that is recommended, but not required in all circumstances. The term *may* is used to denote a design treatment that is allowed, optional, or left to the designer to determine.

These site layout and architecture guidelines serve the following functions:

- To establish criteria for site design, architecture, street layout design, parking design, lighting, and other distinguishing features that define the community.
- To provide developers, builders, planners, architects, and property owners with guidelines and recommendations, to aid in maintaining the high level of design continuity, while still allowing for a degree of individual expression and flexibility.
- To create and enhance neighborhood identity and facilitate the creation of a vibrant, livable, and memorable community that residents and merchants will see as a thriving place to live and do business.
- To encourage sustainable design solutions that reduce energy consumption, use water efficiently, and minimize waste.
- To encourage and be a catalyst for the development of a wide range of housing options and opportunities for both builders and future home buyers.
- To promote mobility within the community while reducing greenhouse gas emissions, encouraging healthier lifestyles, and providing opportunities for social interaction.
- To create building designs that result in efficient use of space, materials, and resources while maintaining a high level of design integrity and authentic architectural style.

A.2 Circulation Site Design

Roadway Circulation

Street Orientation

Streets shall be oriented and aligned with strong sightlines toward parks, plazas, main buildings, main landscape features, and distant views. The alignment should create a sense of spaciousness and discovery and aid in orientation and wayfinding.

Modified Grid Patterns

The primary backbone circulation for Vista Lucia has been designed to encourage connectivity of both local neighborhood and collector roads, creating multiple routes into and out of the respective subdivisions or projects. Internal road layouts should be generally designed to create either concentric or conventional grid-like street patterns where possible. Cul-de-sacs and alternate patterns may be used when development parcel shapes to not readily accommodate a grid system.

Entry Roads

Entrance roads from arterial roads will have a minimum 200-foot-long segment, or throat, before the first intersection (as measured from the center of the intersection to the nearest edge of the arterial right-of-way).

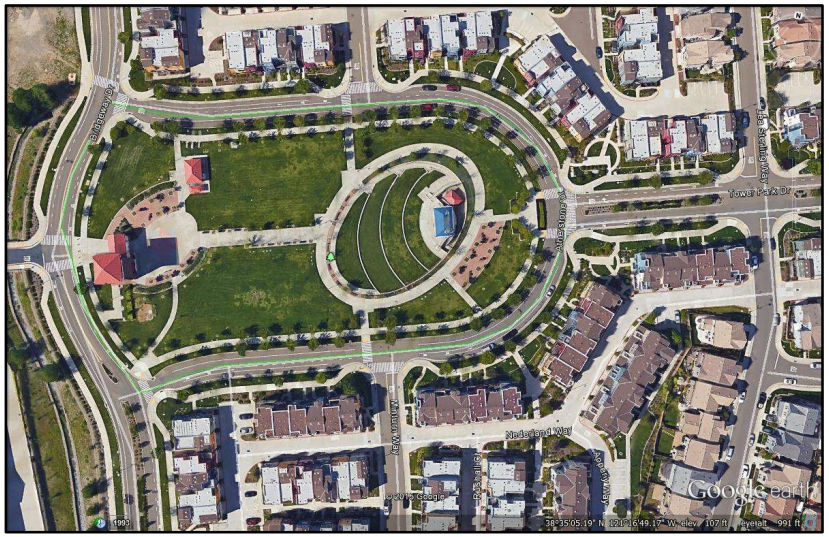
Entry roads should be aligned such that they create dramatic sightlines and views into community amenities and special features.

Frontages Along Major Roads, Promenades, Neighborhood Greens, and Neighborhood Parks

To the extent practical, buildings shall front onto major community amenities, such as parks, the promenades, neighborhood greens, retail centers, and schools. These buildings should be especially well articulated and designed to present an overall feeling of quality and character around these community features.

Though private driveways will be allowed access onto the roads fronting onto parks, neighborhood greens, and promenades, plans with buildings accessed via rear lanes or rear parking areas, allowing the living area of homes to front on these amenities, are encouraged.

At a minimum, at least three sides of a park or community open space should face onto a street or other open space.



Walls along arterials may also be avoided by use of smaller local frontage roads or slip roads, with greenbelts abutting the main road, allowing homes to front on the frontage road and greenbelt

Block Lengths

Block lengths may vary within individual subdivisions, but should, with limited exceptions, be 500-700 feet in length, to create a fine-grained street pattern with multiple access routes. Blocks that are longer than 500 feet in length shall use mid-block pedestrian pathways, paseos, parks, or other breaks for convenient pedestrian access and visual relief on the streetscape. Exceptions may be due to individual site layout geometries, unusual building types, or other special site design constraints and shall be approved by the City Planning Director.

Cul-De-Sacs

To facilitate vehicular connectivity and provision of multiple routes in and out of neighborhoods, the design of local residential roadway systems should include only a limited number of cul-de-sacs, except in areas where site geometrics or other factors justify these features, such as a cul-de-sacs backing onto an open space or park, or irregularly-shaped site land use parcels.

Pedestrian/Bicycle Circulation

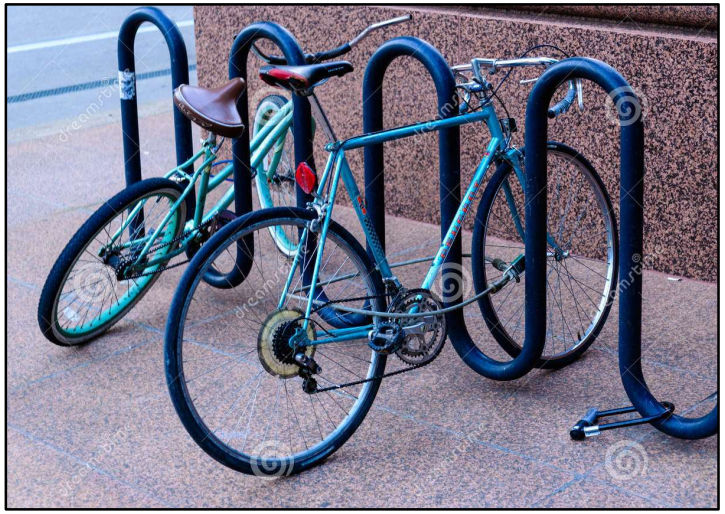
Vista Lucia has been conceived and designed around the concept of an efficient and convenient pedestrian and bicycle circulation network.

To the extent feasible, the following guidelines shall be incorporated into the design and development of each neighborhood:

- Detailed subdivision design should seek to include pathways to connect people to community features and amenities, such as parks, the neighborhood green, or the local school.
- Pedestrian paths should incorporate foot lighting where feasible and appropriate.
- Small local gathering or sitting spaces may be located where high levels of activity are anticipated, such as near parks or commercial plazas and other uses that encourage outdoor activity.
- Pedestrian crossings at arterials, collectors, major loop roads, roads at parks, promenades, the neighborhood greens, or amenity centers should be enhanced with striping, special textured paving, bollards, bulb-outs, signage, other design features that notify motorists of

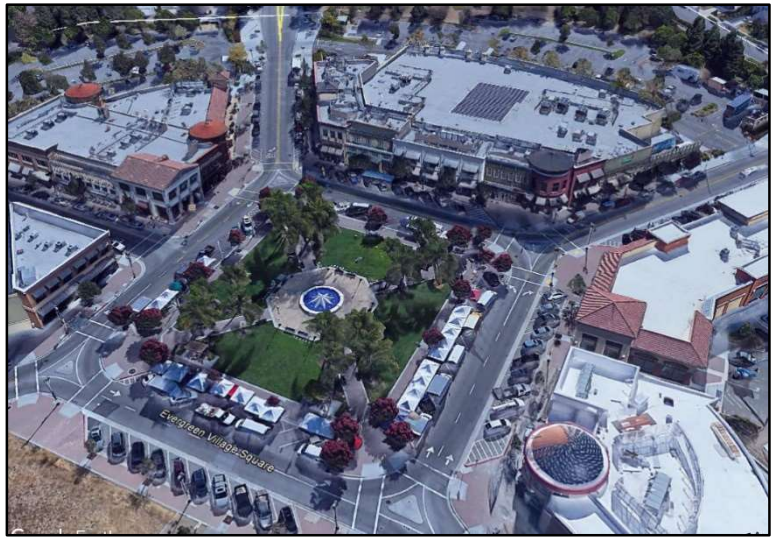
potential increased pedestrian presence.

- When parking is provided behind buildings, pedestrian plazas or walkways should connect to rear parking areas.
- Bicycle racks shall be provided within the Town Center, the Central Park, neighborhood parks, and other public and quasi-public areas. They should be highly visible, tamper resistant, and anchored to the ground to discourage theft. They should be placed between the sidewalk and building entrance or within a designated area of a gathering space or parking lot and located adjacent to bikeways in appropriate locations.



Neighborhood Focal Areas

Neighborhood focal areas, such as schools, the parks, the promenades, and the neighborhood greens, will be the organizing elements around which neighborhoods will be designed. These features have been located to be within ¼-mile from any point within the Plan Area. Additional smaller pocket parks are encouraged, at the discretion of the builder or developer, and paseos, walkways, trails, and other neighborhood pedestrian connectors should be laid out to provide direct access to community features.



Traffic Calming Design

Section 3.2.7 Traffic Calming in this Specific Plan describes several street design components that will create safer, more efficient, and more attractive streets for the Project.

Following are some of the measures that are encouraged to be incorporated into the circulation system to promote better streets in Vista Lucia.

- Roundabouts
- Bulbouts and Mid-block Chokers
- Narrow lanes
- Traffic tables and raised crossings
- Special paving textures
- Medians and safety islands
- Avoidance of long straight streets

Safety Island

Bulbout

Choker—mid-block

Roundabout

A.3 Residential Site and Architectural Design

The objective of this section is to encourage innovative and diverse residential neighborhoods that facilitate interaction between residents.

Single Family Detached and Medium Density Cluster Homes

Within the Vista Lucia community, a variation of densities, housing products and lot sizes should be considered to create a diversity of housing opportunities and varied streetscapes.

To the extent feasible, the following guidelines are encouraged to be incorporated into the design and development of single-family homes in the community.

Building Form, Style, and Orientation

- Alteration of the massing and composition of residential units is encouraged to create visual diversity and avoid monotony.
- Residential subdivisions that are diverse in style and form should be used throughout Vista Lucia. Using a combination of compatible forms with varying housing types and densities can create a character that is visually appealing, and that provides multiple lifestyle and economic choices for potential residents.
- In medium-density areas, alternative housing types, such as single-family patio homes, bungalows, townhomes, row-houses, auto court clusters, and small lot detached homes are encouraged.
- Residential development adjacent to parks and open space should maintain visual access.
- The living areas of residential units should be sited and oriented close to the street to create an inviting streetscape that promotes pedestrian activity and social interaction.
- A mix of lot widths and front setbacks within the community will promote a variety of yard sizes, landscape patterns, and architectural footprints, as well as a more interesting streetscape.

Building Efficiency and Aesthetics

- All new homes shall be equipped with high-efficiency electric furnaces and water heaters in keeping with the California Residential Electrification Program.

- Residential buildings should incorporate varied height and roof lines facing the streetscape.
- When plotting the same floor plan immediately adjacent to and/or across the street from one another, a different elevation style should be used. Exterior color schemes should be varied for adjacent units with the same elevation style.
- Ground-mounted mechanical equipment should be located behind privacy walls/fences, inside utility cabinets, and/or behind landscaping to screen from the public view. These include, but are not limited to, power transformers/sectors, electrical equipment, backflow preventers, antennas, large satellite dishes, and HVAC (heating, ventilation, and air conditioning) equipment. There shall be no roof-mounted air conditioning units.
- Programmable thermostat timers shall be installed in new residential units.
- Energy efficient appliances, including dishwashers, refrigerators, ceiling fans, and clothes washers shall be installed in new residential units.

Corner Lots

Neighborhood quality will be enhanced by including a home plan specifically designed for a corner lot condition.

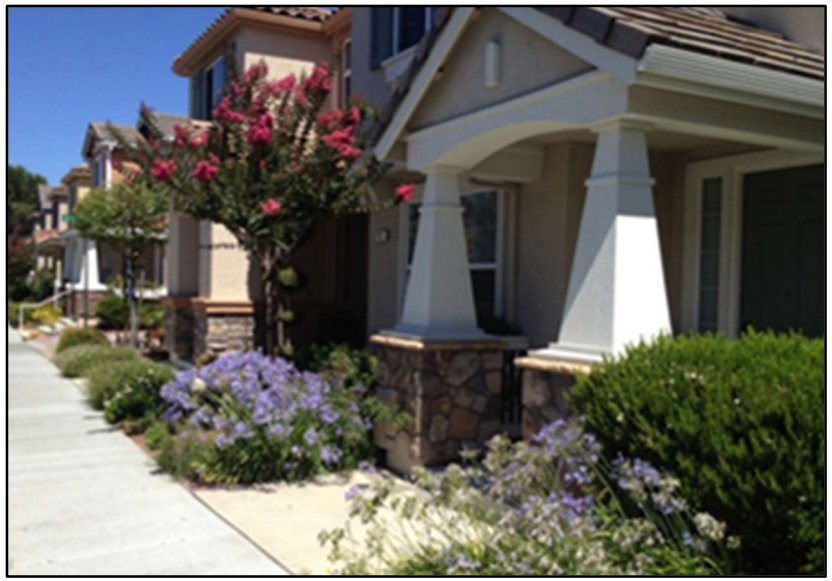
The following design guidelines should be considered for corner lots:

- Corner lot layout design should include an element that helps enhance the side facade, such as a wraparound porch, pop-out gable element, or bay windows.

- Alternatively, residential development may include design for optional use on corner lots. Architectural elements to encompass an interior space or landscape feature are encouraged.
- *Duplexes* are two-unit residential buildings with a shared common wall or ceiling, and *half-plexes* are one-half of an attached residence. Both housing styles on corner lots in single family subdivisions may be used to give the impression of a single large home at the corner.

Materials and Colors

- A variety of high-quality, durable colors, textures, and tones should be utilized to create interesting and attractive building designs and avoid monotony.
- Materials that withstand local environmental conditions such as extreme heat and wind should be utilized.
- Natural materials are favored over artificial materials. Materials such as cement board siding, artificial stone, and vinyl fencing should be as close in appearance to their natural material as possible.
- Each residential unit should have one or two complimentary main colors and up to three complimentary accent colors.
- To avoid the appearance of false facades, materials and colors used on the front facade should be wrapped along the side façade (3 facades—front, plus both sides). The backs or rear yard facing facades may be less adorned, but are encouraged to be completed compatible with the front and sides.
- Decorative elements should be used to break up the plane of the facade and create visual interest. These include such features as shutters, exposed rafter ends, columns, decorative grille work, decorative stucco, clay pipe vents, and decorative ceramic tile.
- Architectural coatings that exceed the air district's VOC standards shall be used in all new residential and non-residential development.



Garages and Driveways

- To maintain the residential facade as the main visual element on the streetscape, garages on front-loaded lots should be de-emphasized and recessed at least five (5) feet behind the street-facing living area facade of the residence.
- Garages may be attached or detached to match the conditions of the site and the style of the home.
- Garage door patterns and colors should be varied between adjacent units.
- Garages located next to garages and living space next to living space should be considered, where practical, to undulate the street pattern and create ample space for on-street parking and optimal landscaping area.
- Garage placement should be varied within subdivision plot plans and floor plans.

- Optional treatments such as porte-cocheres, gates, or trellises that are forward of the garage are encouraged.
- For rear-lane-accessed homes, a minimum of five (5) feet in length is required for the apron from the face of garage. Unless the rear apron is designed for a full driveway, the apron *maximum* should also be five (5) feet.
- Porous or decorative paving for driveways or rear-loaded driveway aprons is encouraged to provide streetscape interest and variety.
- In the interest of Low Impact Development (LID) for stormwater recharge, driveways with the following design techniques should be considered:
    - Use of permeable pavers or porous concrete;
    - A Hollywood-style or ribbon driveway with a center area of turfblock, pavers, or rock that facilitates better drainage on the lot;
    - Concrete driveway that includes a trench drain.

Windows and Doors

- Windows should be proportional to the facade and reflect the architectural style and character of the building.
- Window size and shape should provide a balanced relationship with the surrounding roof and walls.
- Accent shutters are encouraged and should be proportional to the window opening to appear functional in a manner that doesn't look tacked on or artificial. True functioning shutters are encouraged for their architectural style, as well as utility in inclement weather.
- Windows should enhance, not dominate, the overall architectural character. Large unbroken expanses of glazing should be avoided.
- Providing at least one major window that looks out onto the street is strongly encouraged. Dormers shall be real and functional, providing light and ventilation to the interior of the residence.
- Windows that are certified as energy efficient are required.
- Operable windows are strongly encouraged to provide natural ventilation and to enhance the indoor-outdoor relationship.
- Accent entry doors, arched windows and doorways, shutters, pot shelves and window boxes, and accent trim are encouraged.
- Upper story windows that are visible from streets or open spaces should be designed with window trims and adequate relief that do not appear entirely flat.

Roofs

- Varied plate and ridge heights are encouraged to create offsets in the ridgeline to better define roof forms and building massing. Flat roofs are prohibited.
- Roof colors should be neutral earth tones, except for architectural styles that require gray shades.
- Roof materials should be concrete, clay, cement, tile, composition shingle, or other fire-resistant materials.
- Roof colors and materials that meet or exceed energy efficiency requirements shall be used to reduce the heat island effect.
- Attached townhouse roofs shall be treated as single family homes, in which varied plate and ridge heights are encouraged and flat roofs are prohibited.

- Rooftop solar panels, solar films, solar water heaters, small-scale wind turbines, and other similar features may be used to generate energy and are strongly encouraged. Other roof-mounted mechanical equipment should be minimized on single family dwelling units.

- Communications dishes, satellite receptors, and antennas shall not be mounted to a street-facing façade.

Porches and Balconies

- Porches may be used as single story elements at the street elevation, if the architectural style warrants this architectural element.
- Porches should be a minimum of six (6) feet in depth. Larger depths are encouraged.
- At corner lots, wraparound porches are encouraged.
- Second story balconies or porches should be a minimum of 5 feet in depth and are encouraged.

Multi-Family Residential

Multi-family residential units include garden apartments, multi-story apartments, stacked flats, condominiums, and mixed-use units above retail. They will be located in or near the neighborhood centers, and adjacent to promenades and community parks.

The following guidelines should be considered during design and development of each multi-family projects:

Site Design

- Building layouts should maintain easily identifiable geometric configurations and form. Free-form or organic layouts of buildings are discouraged.
- Side-by-side attached residences, such as townhomes or row homes, should have a minimum of three attached units.
- Buildings should be placed along the street or at corners, with parking in the rear, to help liven the public street, provide eyes on the street for safety, and avoid a parking-dominated streetscape.
- Courtyards, patios, outdoor play areas, and other open space features are strongly encouraged.

Building Form, Style, and Orientation

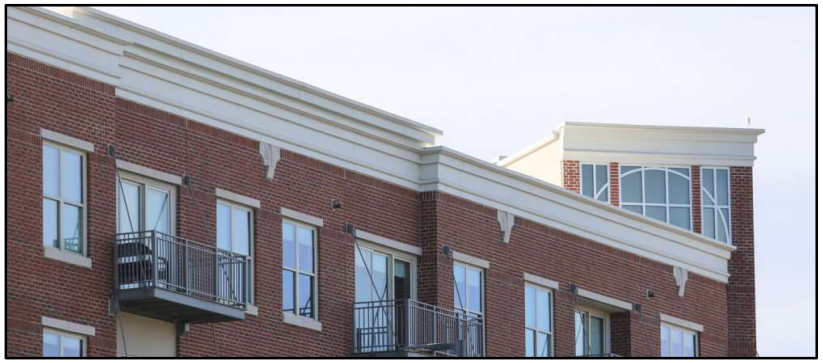
- Massing and form should incorporate visually heavier elements at the building's base and lighter elements in the upper areas.
- Designs should include features typically associated with single-family houses to provide interest and variety as well as a visual environment of an intimate neighborhood scale. These include doors, windows, and balconies that are sized and designed to fit the human-scale.
- Large monolithic building forms should be avoided by incorporating a variety of colors, textures, and materials. Changes in roof plane, recesses in the facade, varied building setbacks, distinguishing chimneys or elevators, and other architectural techniques should be used to give the buildings interest and avoid the adverse effect of long, unchanging facades. Building lengths should generally not exceed 200 feet.
- Balconies facing the street on above-grade units are encouraged. Entry porches are encouraged at the ground level.

Multifamily Materials

- Architectural coatings that exceed the air district's VOC standards shall be used in all new multifamily residential development.

Multifamily Residential Roofs

- Flat roofs are permitted for attached apartment and condo buildings and shall be accompanied by cornices, trim or other strong accent features.



- Roof materials, colors and treatments should correspond to the individual character or style of the building and be compatible with the overall look of the individual project.
- High quality composition shingle, concrete or clay tiles shall be used in conjunction with the style of home.

Circulation and Parking

- Buildings should allow for efficient vehicular and pedestrian circulation and be oriented to maintain open vistas and sightlines to landscape features, monuments, distant views, iconic community buildings, and the like.
- Wherever possible, parking and garages should not front the street and instead be accessed from the rear.
- Parking should be screened from the street by residential buildings or landscaping.
- Carport banks should not be longer than 100 feet, and no more than six detached garage structures may be located adjacent to each other end-to-end without a landscape or other break, such as a road or pathway.

A.4 Residential Architectural Styles

Monterey County has a rich legacy of fishing, missions, lumbering, and agriculture that have fostered a variety of traditional architectural styles. In many Central Coastal communities, architectural styles such as Spanish, bungalow, cottage, farmhouse, Monterey, mission, traditional, and craftsman, were imported and adapted to address the local needs.

The exterior character of the residences and other buildings in Vista Lucia will draw from both the historical references of traditional neighborhood design, the agricultural surroundings, and the architectural influences of Monterey County and the Central Coast.

Following are the main architectural genres and styles that should be used for design and development. This list of genres is not exhaustive, and other genres may be considered, so long as they support the project objectives and are designed consistent with the overall historic intent of these guidelines.

The architectural genres described below are:

- Farmhouse
- Craftsman/Bungalow
- Early California / California Ranch
- Spanish Colonial
- Monterey
- Cottage

Farmhouse

The farmhouse was a functional home before it was an architectural style. The design of the farmhouse was initially influenced strictly by function and geography, traced to Colonial styles from New England and later the Mid-West. The farmhouse was always unpretentious, straightforward, and functional, shaped by the needs of the farmers, the local climate and the materials available.

In fact, it is a hybrid of architectural styles that were blended to produce these practical houses that would shelter farmers and their families and serve as a functional center to farm life.

The farmhouse style is characterized by straightforward, functional design. Typical elements include a simple, rectangular floor plan; one-and-a-half or two stories; side gable end roofs; dormer windows; welcoming, large wrapping front porches with a variety of wood columns

and railings; formal rooms in front, separated by walls and doors from family rooms in back; dominant fireplaces; and large windows.

Roof ornamentation is a characteristic detail, including cupulas, weathervanes, and dovecotes.

Finishes and Details

- Additive building volumes give the home an appearance that it was built over time.
- One- and two-story volumes and rooflines are commonly used in combination.
- Roof types include gabled and shed roof forms with moderate roof overhangs.
- Substantial chimney elements appear to be a natural extension of the ground plan.
- Board-and-batten or horizontal siding is common, often combined with brick or stucco.

Craftsman/Bungalow

The Craftsman/Bungalow architectural style has influences from the English Arts and Crafts movement of the late 19th century and was stylized by California architects such as the Greene brothers in Pasadena and Bernard Maybeck in Berkeley. Craftsman combines hip and gable roof forms with wide, livable porches and broad overhanging eaves.

Built-in elements define this style with details such as windows and porches treated as furniture. The horizontal nature is often emphasized by exposed rafter tails and knee braces below broad overhanging eaves and rustic texture building materials. Together, these treatments create a natural, warm, and livable home with artful and creative character. Variations and divergences in expression are common, especially between the Northern and Southern California influences.

In Northern California, the craftsman/bungalow style spun out of bungalows that were the production home of the era. This unique look exhibited hand-crafted quality, which is how the style got its craftsman name.

Finishes and Details

- Broad porch elements with expressive structural components usually placed symmetrically
- Expressive, structural elements such as rafters, brackets, and columns
- A mixture of materials such as stone, stucco, and siding
- Simple roof lines with wide projecting gables
- Entry and surrounding stoop covered and contained by a roof or porch covering
- Variety of column and beam detailing at porches
- Roofs
    - Roof dormers
    - Shallow pitched roofs with deep overhangs
    - Predominantly low-pitched gabled roofs, with the occasional shipped or shed roof
    - Flat concrete tile or architectural asphalt shingle

Early Californian and California Ranch

The California Ranch architectural style is generally noted for a long, close-to-the-ground profile, and minimal use of exterior and interior decoration. Ranch combines modernist ideas and styles with the American Western period working ranches to create casual, informal living style.

First built in the 1920s, California Ranch was popular with the post-war middle class from the 1940s to 1970s. While they are traditionally single-story homes, there are two-story variations

Common features include simple and open floor plans, attached garages, large windows and sliding glass doors that open to a patio, large overhang eaves, vaulted ceilings with exposed beams, cross- or side-gabled and hip roofs, and simple, rustic trim. They often incorporate board and batten siding, dovecotes, large eaves, and extensive porches.

Finishes and Details

- Wood, stucco, or plaster exterior walls
- Stone, brick, or other accent materials especially along the front of the house or near entrance
- Trim around front and visible windows
- Grid patterned windows
- Accent shutters and dormer windows
- Front porch or patio
- Gale or hip roofs

Spanish Colonial

The Spanish style takes its cues from the early Spanish missions, with additional Latin American details and elements. The style became popular after the 1915 Panama-California Exposition.

The use of tile roofs, smooth stucco walls, heavily textured wooden doors, and highly articulated ornamental ironwork create strong contrasts of materials and textures. Plans can be designed around a courtyard with a simple articulated front facade. Other design treatments may include scalloped windows and balconies with elaborate grillwork; decorative tiles around doorways and windows; and a bell tower.

Finishes and Details

- Stucco exterior walls with smooth to light sand finishes
- Wood posts and stucco columns
- Chimneys of sculptured stucco
- Round arches
- Decorative columns and trim
- Stucco profiles at eaves and windowsill trims
- Ornate black wrought iron or metal railings, gates, grilles, or fences
- Shutters as occasional accent
- Wrought iron balconies
- Deep recessed openings
- Covered patios and porches
- Detailing primarily at openings
- Stucco or tile decorative gable end vents
- Projected window and door balconies open or roofed
- Round or square columns at one- and two-story porches
- Roofs
    - Low-pitched roofs with minimal or no overhang
    - Gable ends with tight rakes
    - Gable end roof vents with clay pipe or decorative stucco grilles
    - Gables and hip roofs
- Shallow sloped, concrete “S” tile roofs in varied colors (red clay is preferred)

Monterey

With influences from both the Spanish and New England Colonial homes, the Monterey style utilizes stucco or masonry walls with "S" or flat concrete shake roofs. They often exhibit many elements of Spanish homes, including simple building form and mass, rusticated corbels (structural elements jutting from the wall), head trim, posts and balconies (if used), and gable roof forms.

Monterey style buildings often have porches and second floor balconies or verandas; however, these are not essential. Successful adaptations of this style focus on careful massing, simple details, and the use of wood to accent doors, windows, and balconies.

Finishes and Details

- Stucco as the predominant finish with brick and siding used as accent materials
- Second-story balconies
- Use of brick veneer as a base for the elevation
- Shutter accents at doors and windows with wood or stucco trim
- Enhanced front door
- Roofs
    - Flat or "S" concrete or terra cotta tile
    - Gable, typically low-pitched (3.5:12 to 4:12 pitch)
    - Tight rake and extended eaves with exposed rafter tails

Cottage

Cottage is a picturesque style that has evolved from the medieval Tudor and Norman domestic architectural styles and became popular after the adoption of stone and brick veneer techniques.

Overall shapes and forms include variation of one- and two-story asymmetrical facades. Most recognizable and distinct features of this style are the stucco and wood or half-timber accents in the gable end.

Roof pitches are often steeper than traditional homes, and are comprised of gables, hips and half-hip roof forms.

Finishes and Details

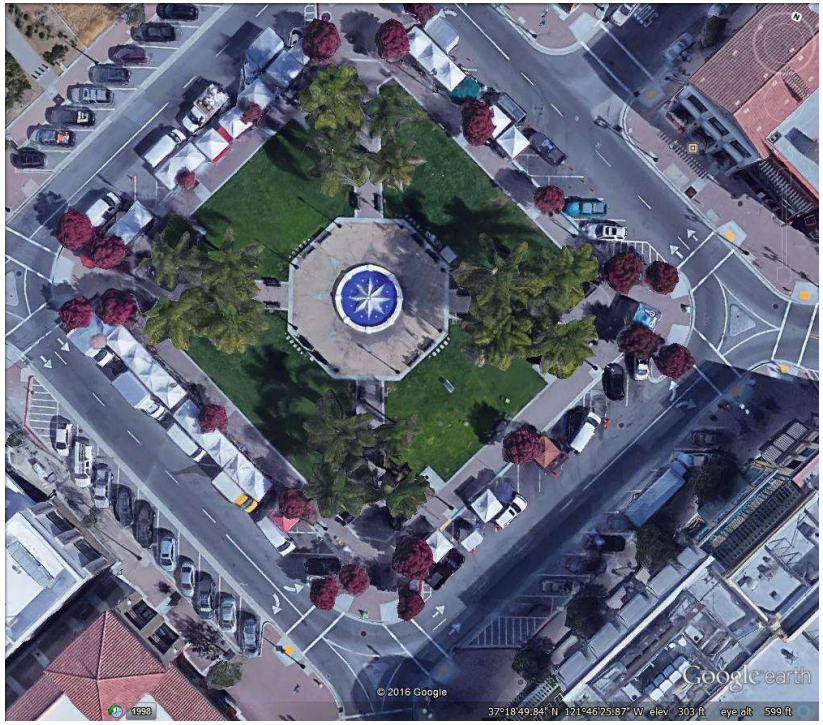
- Stucco, brick, or stone exterior material combinations
- Large, simple roof planes
- Simple detailing
- Chimneys detailed with stucco and stone or brick veneer below, with decorative chimney cap
- The entry and surrounding raised stoop covered and contained by a porch or roof covering
- Garage doors that incorporate panels
- Roofs
    - Gable, hip, and Dutch gable roof forms
    - Rooflines that extend below the top edge of a window
    - Shallow overhangs
    - Steep pitch with wide gables and dormers
    - Slate stone appearance
    - Tight eaves

A.5 Mixed-Use Commercial Design

Streetscape and Pedestrian Circulation

- Buildings, roadways, and walkways should be oriented facing onto or around the neighborhood greens, the primary gathering features for each of the neighborhoods.
- Sidewalks adjacent to buildings fronting the neighborhood green shall be a minimum of 15 feet wide. Mid-block vehicular access fronting along the green is prohibited.
- The streetscape and intersections around the neighborhood greens shall use a variety of materials and special surface treatments that reinforce a cohesive and inviting pedestrian-friendly atmosphere.
- Street furniture and amenities should be incorporated throughout the neighborhood centers, particularly on streets fronting the neighborhood green. These include but are not limited to decorative light posts, planter boxes, canopy shade trees, benches, trash receptacles, newspaper racks, bicycle parking, drinking fountains, signs, and a community information kiosk.
- A transit stop with a shaded structure shall be conveniently located within the neighborhood center and close to the neighborhood green, if requested by a transit agency.
- Commercial areas should be designed with careful attention to pedestrian safety and access.
- Parking lots should be located behind buildings with convenient pedestrian access to the front of the buildings.

- The streets fronting the neighborhood green should be designed to be easily closed to temporarily expand the public realm and function as special gathering areas during community events.
- Well designed, human scale pedestrian corridors and open spaces shall be included in the design of all commercial areas to accommodate and encourage pedestrian activity.



Building Form, Theme, and Style

A consistent architectural theme should be used throughout each commercial center to create a sense of continuity between the buildings. This may be achieved by using common design elements such as building shapes, door and window casings, massing, and architectural details applied consistently throughout the development. Related elements, such as trellises, planters, light standards, windows, and doors should also adopt detailing that is compatible with the selected architectural genre or theme.

- Buildings should be oriented consistent with the urban character of the neighborhood centers.
- The design of sides and rear of buildings should complement the front facade with similar architectural elements, materials, and colors, but may be more casual, and more utilitarian in nature. Blank walls are strongly discouraged.
- Building facades, particularly those that front a public street or space should be articulated and avoid the creation of plain walls or glass curtain walls. Appropriate methods of articulation include, but are not limited to:
    - Increasing openings;
    - Creating a defined building cap and roofline;
    - Creating a defined base for the building;
    - Adding depth and detail to the cornice or roof parapet; and
    - Recessing storefronts and windows into the facade to create depth and cast shadow patterns.

- Buildings should be oriented for maximum visibility from streets to attract potential customers and support long-term viability.
- Massing elements, such as tower features or bay windows, are strongly encouraged to anchor corners or entries.

- Architecture and site design should respond to the climate by providing indoor-outdoor transitional spaces. These may include porches, patios, verandas, deep overhangs, canopies, awnings, and trellises.

Colors and Materials

- Colors and materials should be used to complement the building architecture and provide distinct character.
- Building materials should reflect the style and character of the buildings and be consistent with historical influences commonly seen in California. The materials should be high quality, long lasting, and low maintenance. Use of stucco, wood, stone, and iron is encouraged.

- Thicker walls, ledges, or sills, and textured materials such as stone, masonry, or textured concrete all may be used to enhance the building's definition and form.
- Roofing materials that are generally acceptable include metal standing seam, asphalt shingles, concrete tile, ceramic tile, and slate or slate-like materials. Roofing materials shall be of high quality and durable to maximize the life cycle of the roof.
- Architectural coatings that exceed the air district's VOC standards shall be used in all new non-residential development.

Windows and Entries

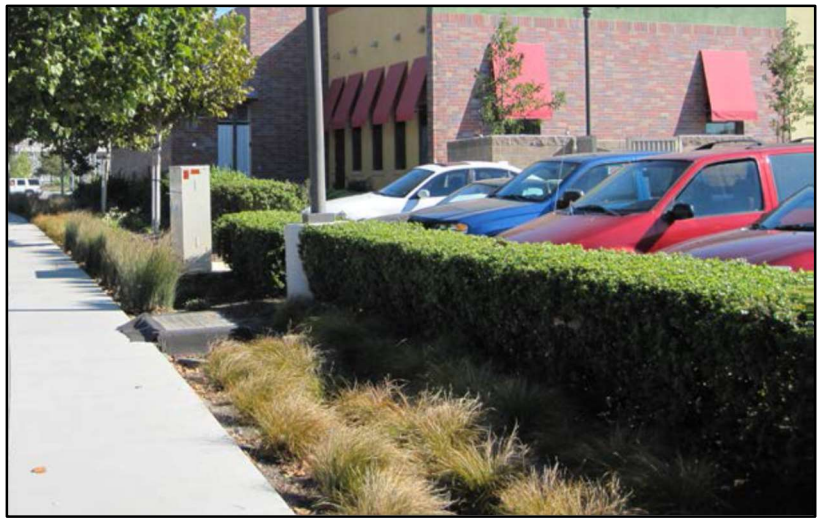
- Window size and proportions should be appropriate to the individual building styles and uses. Window forms and shapes may vary from building to building to subtly reflect the built-over-time appearance.
- Buildings should maintain a minimum 60 percent clear/transparent glazing along the primary store frontage up to eight feet above grade. Dark tinted or reflective glass should be avoided.
- Primary building entrances should be designed as features of the front facade.
- Entries should be enhanced with additional elements to create a pedestrian scale, including massing variation and changes in materials, color, and roof form.
- Service entrances should be located behind or on the side of buildings and designed to be visually unobtrusive.

Roofs

- Roof materials should be compatible with the overall style and character of the building facade.
- Roof forms should be used to identify and articulate different buildings but maintain a continuity within a larger building complex. They may include flat roofs, pitched and hipped roofs, and other distinctive roof shapes and forms and should be compatible with other roof forms in the surrounding area.
- Pedestrian areas may be enhanced by shed and gabled roof elements that extend into the pedestrian realm as arcades to provide cover and shade.
- Dormer elements, roof overhangs with brackets, stepped or shaped parapets, and other similar features are encouraged to provide an added layer of detail, shadow, and variety to roof forms. Use of contrived or fake mansard roof elements to screen roof top equipment should be avoided.
- Roof heights should be varied to create visual interest and avoid monotony.
- Flat roofs shall be accompanied by a cornice, trim, or other accent features.

Equipment, Screening, and Refuse

- Ground-mounted mechanical equipment shall be located behind privacy walls or fences, inside utility cabinets, or behind landscaping to screen from streets, walkways, parking lots, parks, and common areas. Items to be screened include, but are not limited to, power transformers, electrical equipment, backflow preventers, antennas, large satellite dishes, HVAC equipment, and other similar mechanical equipment and utilities.
- Refuse collection and storage facilities should be generally located away from public areas or screened from public view. Refuse container enclosures that are visible from activity areas shall be designed with similar architectural treatments and colors as the adjacent buildings.
- The location and hours of loading and unloading areas should be designed to minimize noise impacts on adjacent uses.
- Storage, service, and loading areas shall be adequately screened and located away from public and common areas to avoid disruption of on- and off-site traffic flow.
- Roof-mounted mechanical equipment (excluding solar panels, solar films, and small-scale wind turbines) shall be screened from view.



Restaurants

Restaurants should be designed to create or take advantage of public gathering spaces throughout commercial centers. Outdoor seating areas that include tables, chairs, umbrellas, potted plants, trellises and other design features are strongly encouraged. Outdoor seating areas should be located so that they are visible to the public whenever possible.

- Building design should always reflect the overall architectural theme of the shopping center and includes franchise or chain restaurants.
- Service areas and utilities shall be fully screened with walls, fences, landscaping or other forms that are compatible with the primary building colors and materials.

A.6 Commercial and Wayfinding Signage

Signage regulations in the Madera County Municipal Code shall apply, unless otherwise addressed in these guidelines. In the event of conflict between the Municipal Code and the following guidelines, these guidelines shall prevail.

General Signage Guidelines

- Signs should be oriented to the pedestrian, even if also designed for vehicles.
- Lettering styles should be proportioned, simple, and easy to read.
- No portion of the sign, including support materials, should project above the cornice, parapet, or roof eave, unless it is integral to the building architecture, such as a theater marquee.
- Signs should not cover windows, architectural elements, or architectural details.
- A master sign program shall be required for buildings with more than three tenants or sites with more than one building excluding accessary structures. This program will require that each tenant sign has an appropriate and compatible size, location, shape, orientation, and scale.

Sign Material and Color

- Sign materials should complement the overall architectural character of buildings on the property and be constructed using high quality materials.
- Sign materials shall be durable, weatherproof, and treated or painted so that they will not discolor, rust, fade, crack, or corrode.
- Sign colors should complement the colors of adjacent buildings on the site.

Sign Lighting

Appropriate types of illumination include:

- External lighting that is directed on the sign face or provided from an on- or off-site light pole.
- Backlighting of individually mounted letters and sign symbols.
- Internal illumination of box signs that illuminate just the letters, logos, or symbols of the sign, but not the sign background.
- Internally illuminated box signs that illuminate the entire sign (letters, symbols, logos, and background) are discouraged.
- Sign lighting level should not overpower the facade or nearby signs. The light source shall be angled toward the sign and should be shielded from pedestrian view.
- LED or other low energy use lighting sources should be used for sign lighting

Awning and Marquee Signs

Awning and marquee signs are signs that are attached to an awning or marquee above an entry or window. These signs are generally used along building facades that are adjacent to a sidewalk or walkway.

- Signs should only be placed on the front face of awnings but may be placed on any face of marquees.
- Replaceable valances are encouraged to avoid the need to replace awnings or paint out previous tenant signs when a new tenant moves in.

Directional and Wayfinding Signs

Directional signs are small freestanding signs that provide direction to pedestrians and vehicles.

- Directional signs are encouraged along internal driveways and pedestrian walkways, and where there are multiple businesses, buildings, or functions (e.g., to direct service trucks to loading areas and customers to parking areas).
- Directional signage should be simple and include a directional arrow and the name of the area or business.
- Directional signs may be illuminated by external lighting fixtures or with internal lighting.
- All traffic and pedestrian safety signs are to comply with the Madera County sign ordinance.

Wall Signs

Wall signs are vehicle- and pedestrian-oriented signs that are mounted flat on the facade of a building.

- Wall signs should not project more than 12 inches from the facade and should not exceed 24 inches in height.
- Building facades may be designed with specific areas dedicated for wall signs such as the panels above storefronts, on the transom, or flanking doorways. The location, placement, and size of walls signs should create a consistent pattern of signs on the facade.
- Wall signs should be positioned within architectural features such as the panels above storefronts, on the transom, or flanking doorways.

Projecting Signs

Projecting signs are double-sided signs that project perpendicular to the building facade and hang from a mounted wall brace on the facade or from a roof overhang, such as an arcade. Projecting signs are primarily oriented towards pedestrians.

- Wall-mounted projecting signs should not extend more than 3 feet from the facade. Signs hanging from a roof overhang should generally be centered with the overhang. The total sign area should not exceed 9 square feet.
- A minimum vertical clearance of 8 feet, as measured from the bottom of the lowest part of the sign to the adjacent ground surface, shall be maintained.
- Projecting signs should generally be located near entrances, and below second floor windows. No portion of the sign should extend above the roof line.
- Projecting signs may be illuminated by external lighting fixtures.

Window Signs

Window signs are signs located in a storefront of a business and are oriented toward the adjacent sidewalk or walkway.

- Window signs should not occupy more than 25 % of the window.
- Permanent window signs should be created with permanent, fade-resistant paint, decals, gold-leaf, or etching.
- The location, size, and shape of window signs should add to a storefront display, not detract from views into the business.
- Window signs may be illuminated from external light sources or from lighting within the storefront.

Entry Monument Signs

(For entry monument signage guidelines and standards, please refer to Appendix Section B.5 Project Monuments and Entry Features)

A.7 Lighting

Consistent with streetscape furnishings, lighting within the Plan Area will express the envisioned aesthetic and community character. Lighting design will help differentiate between land uses, highlight public and pedestrian-scaled spaces, provide continuity and aesthetic appeal along corridors, and encourage pedestrian and vehicular efficiency. Lighting along multi-use paths, walkways, and other areas used by pedestrians and bicyclists should be provided.

Lighting shall use high efficiency technologies, dark-sky cutoffs, strategic orientation to avoid spillover into adjacent properties and open space areas, and appropriate shielding or recesses to minimize glare and reflections.

The following guidelines should be considered during design and development of each neighborhood and individual subdivision:

- The scale, materials, colors, and design detail of light posts and fixtures should reflect the character of the Plan Area.
- Lighting colors and style for streets and public spaces shall be consistent throughout the Plan Area.
- Light posts should be appropriately scaled to pedestrians near sidewalks and other areas of pedestrian circulation. Extremely tall light posts and fixtures should be avoided. Bollard lighting is encouraged to illuminate walkways.
- Energy-efficient, low-voltage lighting is encouraged.
- Lighting fixtures should direct illumination downward to minimize light pollution impacts. Up-lighting, spot-lighting, and decorative color lighting may be used for prominent buildings, landscaping and other features.
- Exterior lighting should be unobtrusive and not cause glare or spillover into neighboring properties.

- Where security lighting is required, it should be hooded, recessed, or located in such a manner to only illuminate the intended area.

A.8 Green Building Standards

This Specific Plan is intended to promote green building practices to improve the overall quality of life for residents and to encourage innovative and sustainable design and construction techniques that reduce negative environmental impacts and promote positive environmental impacts.

The following green building practices will be incorporated into new developments to the extent feasible:

- A stormwater pollution prevention plan (SWPPP), must include environmentally responsible practices such as concrete washout stations, erosion control straw waddles and silt fences, and drain inlet filtration devices.
- Concrete roof tile waste, drywall waste, and wood framing waste material shall be diverted and recycled off-site.
- Oriented strand board (OSB) will be used for framing shear panels and roof sheathing instead of plywood. OSB fiber is grown in sustainable forests and tree farms, reducing the demand for old growth timber and sustaining forests. OSB uses nearly 90% of the log, with the remaining 10% being used to fuel mills.
- Engineered wood products (EWP) shall be used for certain beams/headers.
- Engineered roof trusses will be used to reduce wood fiber use.
- Radiant barrier roof sheathing shall be offered as an option to improve energy performance where not offered as a standard.
- Medium-density fiberboard (MDF) shall be used, made from the waste of other wood products, and will be specified for doors, trim, baseboard, and shelving.
- Energy Star® bath fans shall be included with each home.
- Gas ranges shall be included with each home along with dryers engineered for gas use.
- Bath exhaust fans shall include humidistat technology that turns fans on and off based on amount of humidity detected in the room.
- Dimmer switches in strategic locations shall be used to reduce energy use.
- High efficiency toilets (HET), with a maximum of 1.28 gallons per flush, shall be incorporated.
- Facilities shall include water efficient kitchen and bathroom fixtures.
- Cross-linked polyethylene (PEX) or chlorinated polyvinyl chloride (CPVC) plumbing system shall be used to conserve water and energy by reducing the amount of time it takes for hot water to arrive at a fixture.
- Solar panels shall be offered as an option.
- Drip irrigation methods that conserve water must be consistent with existing State and local regulations.
- Hydro-zoning will be required of irrigation systems to conserve water.
- Formaldehyde-free insulation wood trim products shall be required.
- Low Volatile Organic Compound water-based paints are encouraged.
- 13 SEER (seasonal energy efficiency ratio) and 11 EER (energy efficiency rating) high efficiency air conditioners standards shall be followed.

- 80% annual fuel utilization efficiency (AFUE) furnaces shall be standard, with option for 90% or higher.
- Polyethylene terephthalate (PET) carpet shall be made from recycled plastic bottles.
- Hardwood flooring options shall consist of engineered wood products to reduce use of wood fiber from mature old growth trees.

APPENDIX B

B. Landscape Architecture

B.1 Introduction

Appendix B describes the landscape design guidelines for Vista Lucia that apply to the public realm including the parks, promenades, streetscapes, and other open space areas. It also includes a discussion of the landscaping principles and planting guidelines for both public and private yards and spaces, as well as a species list of trees, shrubs, ground covers, and other landscape plants.

B.2 Landscaping Goals and Objectives

Landscaping will be designed to reflect the environment and character of the region. Landscaping will achieve a visual balance between informal open space and more formal landscape features, including street trees, entries, and parks.

The following general goals and objectives will guide landscaping in the Plan area:

- Design landscape features consistent with the character and historical context of the region.
- Employ water conservation measures through use of drought-tolerant plant material and water-conserving irrigation systems and practices.
- Use landscaping to create aesthetic distinction and character in the Plan Area, particularly around key features and amenities.
- Incorporate Low Impact Development (LID) principles when designing storm drainage, water infiltration, and groundwater recharge features.
- Use sustainable landscape principles to reduce energy consumption and greenhouse gas emissions and to increase shade and transpiration.
- As a goal of the Gonzales Urban Forest Program, a minimum of three (3) trees for every residential unit constructed shall be planted in appropriate selected locations somewhere within the Vista Lucia Project boundary.

Water and Energy Efficient Landscaping

These Landscape Design Guidelines will implement the water and energy efficient landscape measures to promote the objectives of the City of Gonzales to increase water conservation efforts to promote adequate water supply and reliability to its residents, businesses, and visitors.

Landscape plans (planting, irrigation, energy efficiency, and lighting) for this project shall be consistent with City water conservation measures and the landscape guidelines shown in California Assembly Bill 1881.

Water-Conserving Irrigation Program

Irrigation methods and water budgets shall follow the State and City water conservation policies and protocol for maximum applied water allowance (MAWA) and estimated total water use (ETWU), together with guidelines from Assembly Bill 1881, to create a framework for landscape water conservation. Irrigation designs and practices shall employ low-flow, water-efficient spray heads and emitters wherever practical. They shall use temporary, removable irrigation equipment in areas, such as drainage swales, detention areas, and natural buffers, where natural plantings may be weaned off of irrigation once established.

Irrigation design will include the following, as applicable:

- Irrigation shall be designed to prevent runoff or overspray onto non-targeted areas.
- Head-to-head coverage may be required unless otherwise directed by the manufacturer's specifications.
- Weather-based, self-adjusting (evapotranspiration-based) irrigation controllers with rain sensors are encouraged.
- Sprinkler heads, rotors, and other emission devices on one valve shall have matched precipitation rates.
- Check valves shall be used to prevent low-head drainage.
- A dedicated irrigation meter or sub-meter, whenever feasible, should be employed.
- Irrigation design shall use pressure regulation and booster pumps so that the irrigation system operates at the manufacturer's recommended optimal pressure.

B.3 Landscape Master Plan Requirements

As a component of the final subdivision map for each phase, the applicant shall prepare a landscape master plan for that phase to be submitted to the City for approval. Each landscape master plan shall be consistent with these landscape guidelines, as well as with Chapter 10.24 in the Gonzales City Ordinance. The landscape master plan may also function as a preliminary landscape plan as a basis for the production of landscape construction documents. The landscape master plans shall include:

- General layout of paved landscape elements--patios, walkways, recreational courts, swimming pools, planting area borders, etc.--and planting elements.
- Plant list of primary, secondary, and accent trees;
- Plant list of shrubs and ground covers;
- General planting and irrigation layout designs;
- Preliminary landscape lighting plan—general fixture styles and types, general description of fixture locations;
- Landscape furniture—benches, seat walls, bike racks, drinking fountains, i.e., general program elements and placement;
- Preliminary fencing and wall design—general description of fencing types, general materials, and locations;
- Conceptual design of project entry features/structures;
- Amenity area landscape structures--gazebos, arbors, monuments, towers, or other such structures;
- Recreational area play structures and sports field elements—general descriptions and locations;
- Preliminary project signage program—wayfinding, monumentation.

B.4 Plant Material Selection and Design

Plant materials should refer to Assembly Bill 1881 standards and use the Department of Water Resources (DWR) *Water Use Classification of Landscape Species (WUCOLS)* guide, emphasize both native and adaptive species of trees, shrubs, and ground cover to the extent practical.

The following guidelines shall, to the extent practical, be incorporated into the design and development of each landscape project:

- Plants classified as low to very low water demand, as well as hardiness, functionality, and aesthetics, should be criteria for plant selection.
- High water use plants should be used sparingly. Where their use is justified or necessary, such as wet weather storm drainage swales, detention areas, and large shade trees, they should not be mixed with low water use plants.
- Coverage of medium or high-water use plants may not exceed 25% of the total landscape area.
- Plants should be used appropriately based upon their adaptability to the climate, soils, and topographical conditions.
- Invasive plants (as identified in the WUCOLS planting guide or in other County or State horticultural documents) are prohibited.
- Where trees are planted adjacent to paving, consideration shall be given to selection of species with non-invasive surface roots. Provisions shall be made to install root guards or equivalent devices to protect paving, where applicable.
- Prior to planting, site soil testing should be performed to determine fertilizer needs and soil amendments necessary for optimum chemical content and soil texture.

Lawn and Turf Areas

Lawn and turf areas are necessary for certain active recreational and sports activity purposes but use of turf areas in other applications should be limited, due to their high-water use requirements. Where appropriate, consideration should also be given to the use of artificial turf or a drought-resistant ground cover.

For turf in individual residential yards, use of turf in front, side and rear yards shall be limited to an aggregate area no greater than 25% of the total planted area within the property.

Turf shall not be planted in the following conditions:

- Slopes exceeding 10 percent.
- Planting strip less than four feet wide.
- Street medians, traffic islands, planter strips, bulb-outs or other areas where foot traffic is not expected.

Minimum Planting Sizes

The following are required for common area and streetscape landscape designs:

- Street trees: minimum 24-inch box. Other accent trees shall be a minimum 15-gallon size.
- Shrubs: minimum 2-gallon size, though 5-gallon is preferred. Plan Area entries, promenades, amenity centers, and neighborhood parks shall use a minimum 5-gallon size.
- Groundcover: minimum 1-gallon size, spaced to attain full coverage within 5 years. Flats of groundcover may be used if 1-gallon plant size would be impractical or not available.

Strategic Climate Control

Strategic climate control can be accomplished by use of strategic shading techniques, plant selection, location and use of deciduous trees to reduce solar heat gain in the summer and maximize passive solar warming in winter months. Careful and strategic planting and use of landscape structures for shading are encouraged around buildings and other project areas to either create south and west-facing shade during hot seasons or allow sunlight during cool seasons. These measures can result in natural saving of energy through site design and prudent landscape planning. Tall evergreen trees or shrubs are also an effective wind screen, especially in areas such as the Salinas Valley.

B.5 Streetscape Planting and Landscape Design

Street Trees

Street trees convey scale, character, design quality, shading, and atmosphere to a street environment. They help define the hierarchy of streets and a sense of place that orient the visitor/resident. They also provide a sense of quality and aesthetics to each of the neighborhoods.

To the extent feasible, the following guidelines shall be incorporated into the design of street trees:

General

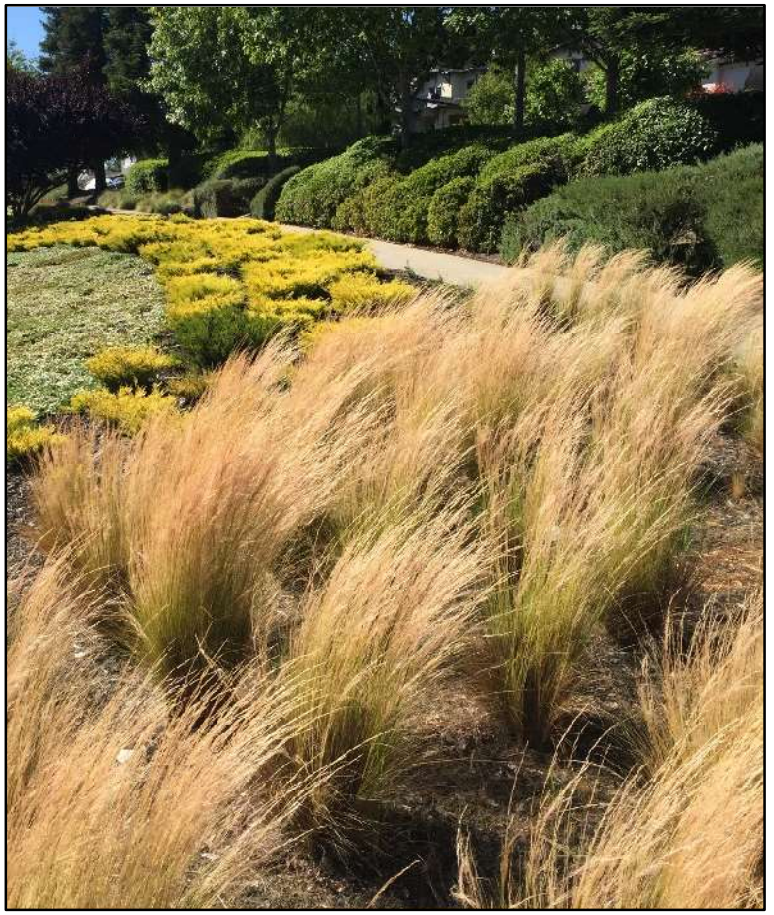
- Trees should be a dominant visual element of the streetscape.
- Street trees shall be chosen for qualities of durability, easy maintenance, drought tolerance, color, texture, size, shading capacity, and for their non-invasive root systems.
- Streetscape design should reflect the hierarchy of the street type, whether larger collector street types or local street types, helping create identity for these corridors.
- While drought tolerance is necessary for plant selection throughout the Vista Lucia project, it is also desirable for streetscapes to be planted for shade and rapid growth to the extent practical. For this reason, use of street trees with medium water demand on streetscapes

is permissible, but drought tolerance when established is necessary.

- Trees along collector and parkway entry streets should be broad deciduous or tall evergreen species, to act as shading and distinctive elements along these major corridors. Smaller accent trees may be mixed in.
- Trees along local streets should be broad deciduous or broad evergreen varieties that create shade and have distinctive flowers or fall color.
- All local street trees shall be spaced a minimum of 30-feet on center. All local streets shall contain a minimum of one street tree per lot.
- Each local neighborhood street shall display the same consistent tree species along the entire length of the block, but varieties may vary from block to block to give a distinct identity to neighboring blocks.

Street Shrubs and Ground Cover

- Shrubs and groundcovers may be planted in portions of landscape parkway strips and medians. Low-foot traffic areas should use hardy, drought-tolerant groundcover species and paving.
- A combination of specialty pavers or concrete with plantings may be used in planter strips to break up the pattern and add visual interest.



- Roundabouts shall include some degree of landscape plantings.
- Special landscaping shall be designed in roundabout planters. Distinctive large trees, monument features, landscape statuary, sculpture, plantings or specialty paving should be used to enhance these areas.

B.6 Project Monuments and Entry Features

Each Vista Lucia neighborhood should have at least one main theme entry feature with supporting landscape elements that serve as landmarks to identify the neighborhood.

Monument Signs

Monument signs are signs that are located within the front setback, generally between the sidewalk and building, and are attached to a freestanding structure supported by one or more uprights, braces, columns, poles, or other similar structural components placed on or into the ground.

- Monument signs near vehicular entrances should be oriented to be readily visible by motorists.
- Monument signs should not cause line-of-sight issues with driveways or intersections.
- Monument signs should be scaled for use by pedestrians and drivers, allowing visibility and avoiding blocking views for safety at intersections.
- Monument signs should be constructed of high-quality, durable materials. Materials, finishes, and colors should complement the style and character of the adjacent buildings or the residential project.
- Internal illumination is discouraged on monument signs. Illumination from external lighting fixtures or back-lighting behind individually mounded letters and symbols is encouraged.
- Materials for different signs within a category may vary but should be visually and functionally compatible to create a consistent neighborhood identification theme.

- Specimen quality trees, chosen for unique characteristics or shapes, should be used.
- Design and location of landscape elements shall be placed to avoid interference with vehicular sight lines.
- All entry monumentation shall include significant landscape plantings for enhancement.

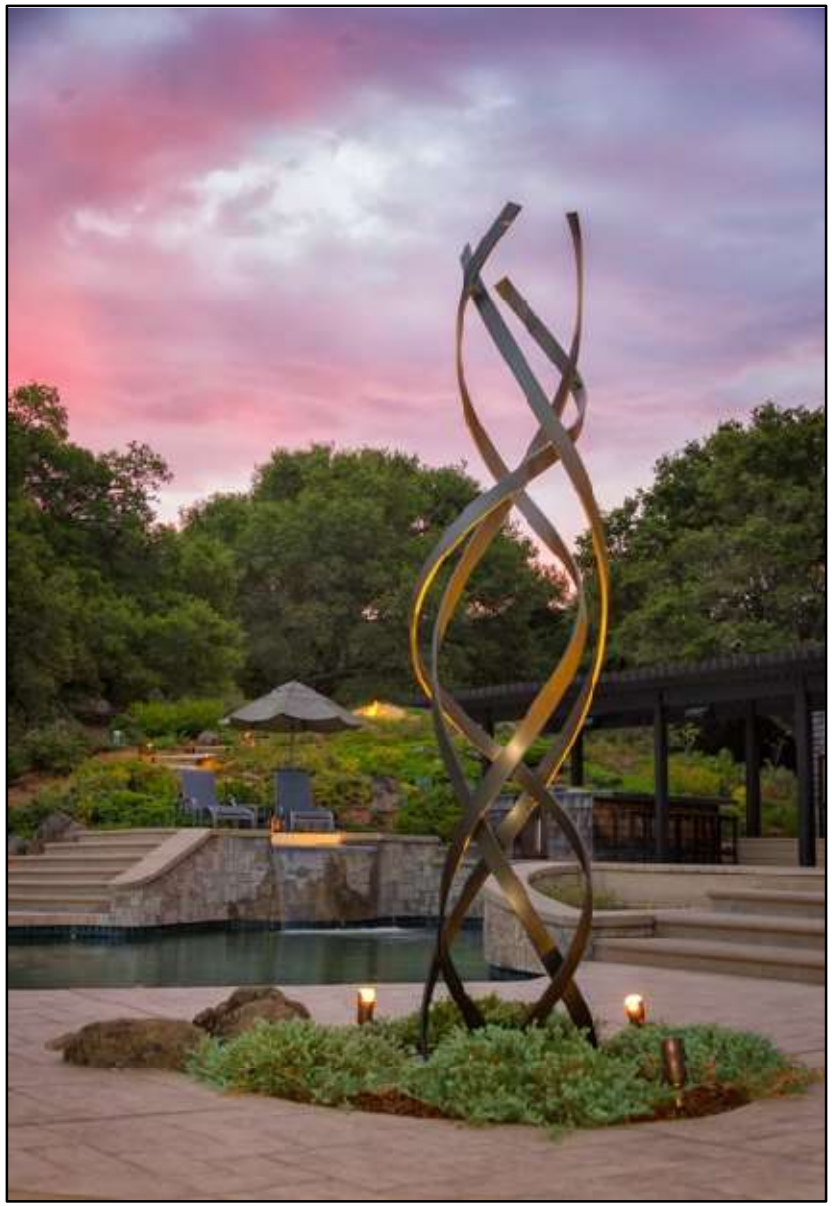
Vista Lucia entry monument landscape design should include a master plan for a hierarchy of signage types to create a logical, consistent graduated pattern from primary neighborhood entries into individual subdivision entries. Entry identification features may include vertical columns, raised planters, archway structures, landscape art, decorative masonry walls, entry signage, or other features that create a distinctive visual feature signifying a sense of arrival. They should be placed at key locations to define a visual entrance into a community element being identified.

Primary Entries

Primarily entries are found at the three roadway access points to the plan area: from Vista Lucia Parkway (north entry), from Fanoe Road (east entry) and from Fremont Peak Parkway and Mt. Toro Parkway (south entry). Each should be designed to provide a strong sense of arrival into the Vista Lucia community, and all three should be consistent with each other in aesthetics, materials, and theming.

- Vista Lucia identification signage or thematic logos/emblems shall be incorporated in primary entry features, including pilasters, low walls, entry arches, landscape sculptural art, pedestrian gateways, or other landscape structural elements.
- All primary entries shall be identified with enhanced landscaping, enhanced paving, and a community theme monument, wall sign, or other major entry feature.

- All primary entries shall include the Vista Lucia main Project logo or icon within the signs and main design features.
- Landscaping, especially evergreen flowering plants, is encouraged around the base of the monument sign to highlight and define the base while screening support structures.
- Landscape sculptural monuments at key entry locations are encouraged



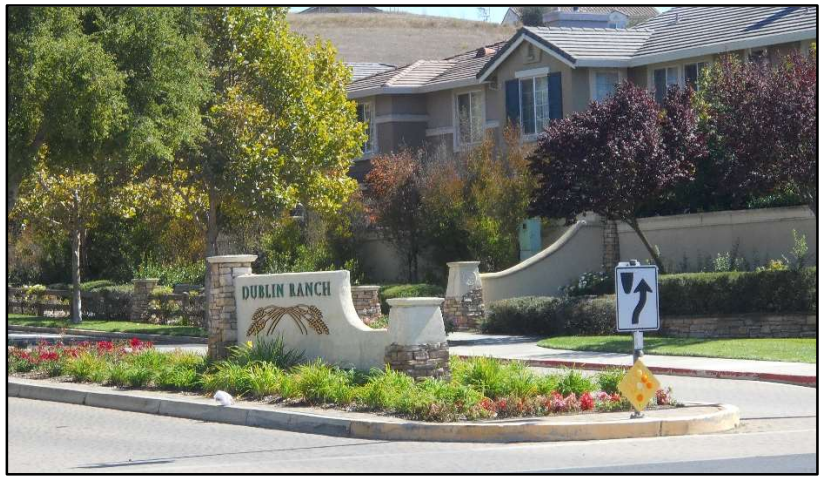
Secondary Entries

Secondary entries are provided at major transition locations to introduce and define major community elements such as a neighborhood center, a park, or one of the schools. Entry features at these gateways should complement the other landscape and be compatible in material and form with primary entries, tailored to the theme of that respective neighborhood. Secondary entry signs may differ in materials and color but should harmonize with each other, and with the primary entry signage, as part of the Vista Lucia overall aesthetic.

Project/Subdivision Entries

Intended to provide an entrance into an individual residential subdivision within a neighborhood, these features are less prominent, but nevertheless bring attention to a subdivision identification. Entry feature design may be unique to each subdivision but should be generally in character with the aesthetic styles established for the overall Vista Lucia community. These entries shall have the following characteristics:

- These are generally located at the subdivision entry street or in the entrance median or at the primary access point from a collector street.
- Entries may incorporate a thematic wall or other structural features such as raised planters, pilasters, or vegetative signage, but should not compete with primary entry signage in size and scale.
- Entry features shall not impact site distance requirements for automobiles.



Streetscape Furnishings

Landscape furnishings, including benches, trash and recycle receptacles, bike racks, landscape art and sculpture, and other rest stop facilities should be located at strategic points within the neighborhood greens, parks, promenades, and the multi-use open space areas, especially where they interface with streets and walkways. These special streetscape nodes can also be located along pathways and sidewalks as a convenient rest stop.

To the extent feasible, the following guidelines shall be incorporated into the design and development of each special neighborhood area.

- Street furnishings and other public place furnishings are to be made of high quality, low-maintenance materials.
- Benches should be of a single consistent style within a special landscaped area and be permanently mounted in high-use public areas.
- Metal components of street furnishings shall not be exposed such that they become harmful in high temperatures.
- The design of furnishings should match or complement the design of surrounding elements including other furnishings, walls, fences, and building architecture.
- Placement of artwork such as sculptures, murals, water elements, carvings, frescoes, mosaics, and kinetic art is encouraged. Design of artwork should incorporate materials sufficiently durable to withstand vandalism and existing weather conditions while not requiring excessive maintenance.

B.7 Parking Lot Landscaping

- To help reduce heat island effects, surface parking areas should be planted with 15-gallon trees or larger, at a minimum ratio of one tree for every five parking spaces.
- Large, broadleaf deciduous trees should be used in parking areas to provide shade in the summer and sun in the winter. Large-scale evergreen trees are also appropriate in locations where year-round foliage is desirable as a screen.
- Trees should be planted in landscape planter areas with minimum interior dimensions of 5 feet (inside of curb to inside of curb) and protected by curbs.
- A landscape planter should be included at the end of each parking isle, wherever practical.
- Shrubs selected for use adjacent to automobiles should be resistant to exhaust, radiator fluids, and the reflected heat of asphalt surfaces. In parking areas, shrubs should be massed in groups, be water conserving and durable, and require low maintenance.

B.8 Park and Open Space Landscape Design

Section Two of the Vista Lucia Specific Plan provides descriptions of the various types of parks and open spaces. This section addresses basic landscape guidelines for these areas.

Community Parks

The two community parks are located in the center of each of the two neighborhoods and, depending on community needs, will consist of such features as play fields, walking trails, skateboard parks, community gathering and event features, visual landscape features, garden areas, amphitheaters, and other recreational facilities. One of the principal functions of the community parks is to provide a variety of active recreation uses—baseball fields, soccer and football fields, basketball and tennis courts, and informal open play areas. Choice of these elements shall be made in coordination with the City Parks officials and prior to the time in which each park element is to be phased with development.

- These active play fields should include low-water-use turf varieties, and accent landscape treatment should be used around the edges of the fields and courts, including pathways, trees, shrubs and ground cover to orient the user and define these areas.
- Tall, broad canopy trees should dominate the vertical views, and trees should be grouped in groves or informal groupings.
- Park areas should be complemented with bio-retention for stormwater collection and recharge to the extent feasible. Landscape features may include such special elements as the creation of a meandering dry creek bed or bio swales designed to capture runoff water and provide an aesthetic theme.
- Large active play areas should be balanced with more passive gardens and sitting areas.

Neighborhood Parks

Neighborhood parks will serve as public focal points for the individual subdivisions that surround them. They will contribute to the identity of each subdivision while providing space for respite and gatherings and functions.

- Neighborhood parks can also contain play fields and active recreation but should also place an emphasis on providing sitting areas, flower gardens, plazas, sculpture areas, shade structures, tot lots, and other passive park uses.
- Landscape designs for these parks should contain strong theme elements that highlight their central location in the neighborhood and give the individual subdivision(s) an identifiable sense of place. These focal elements could include large specimen trees and structural features such as gazebos, barbeques, picnic tables, barbeque pits, monuments, play structures, bermed play hillocks, dog parks, and shade structures.

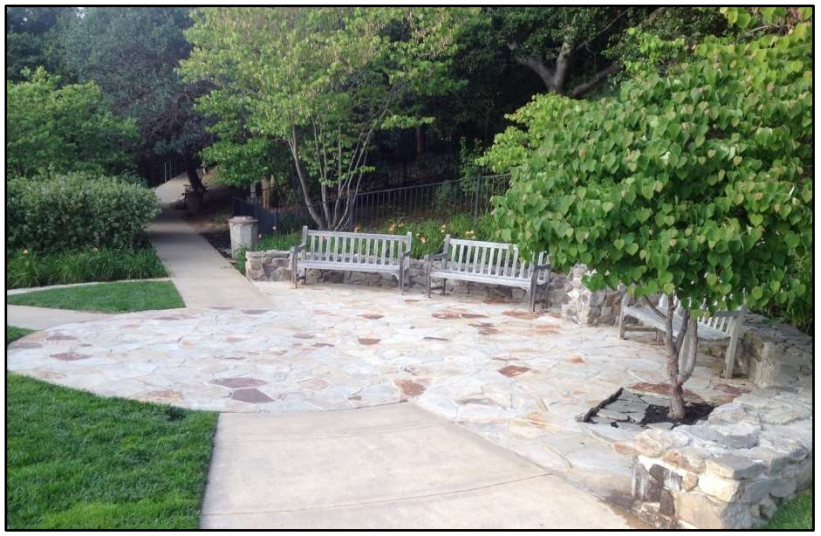
- Neighborhood parks should also include a significant number of shade trees that exemplify seasonal flower color or fall color to further distinguish them as destinations.
- Limited portions of neighborhood parks may also be designed to partially fulfill a stormwater control function. Detention areas, bio-swales, and other natural drainage features may be incorporated. They should display creativity, innovation, and good aesthetic principles to make them accessible for use by residents.

Community Gardens

Each neighborhood in Vista Lucia should include at least one 2-4-acre community garden to offer vegetable gardening plots made available to residents for growing vegetables, fruit, herbs, and flowers for use in the community or private homes.

While not mandatory, community gardens may also be designed as elements within the neighborhood parks.

Garden plots with a water source, a covered potting/tool shed, sitting areas, raised planter areas, and paths should be planned and laid out in such a way to invite participation and learning in this setting.



Pocket Parks

Private or semi-private pocket parks (typically one-half acre or less) may be developed, at the discretion of the builder/developer, in individual subdivisions to serve the recreational, aesthetic, and social needs of the nearby residents.

Program elements may include such features as a group picnic area, community garden, a tot lot, a dog park, sitting areas, open turf for informal play, horseshoe pits, half-court basketball, or barbeque facilities. In some cases, pocket parks may be created as special landscape features on remnant land that may be less desirable for residential lots or other development, or as rest nodes along pathways or walkways.

The Neighborhood Green and Commercial Areas

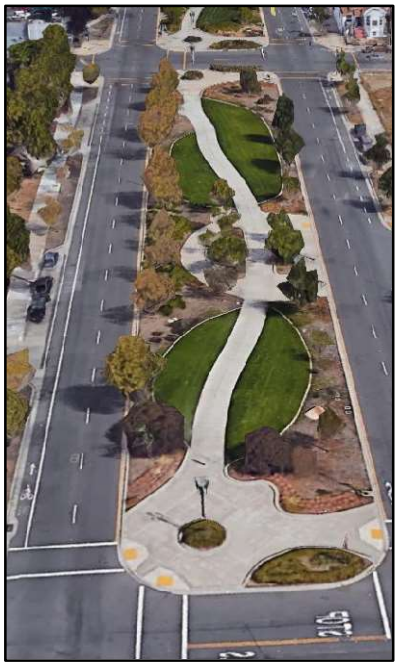
Each neighborhood green is located at the heart of each of the two Vista Lucia neighborhoods and are the primary focal points where roads, pathways, sightlines, and community buildings converge. Each should be designed with distinctive geometries and strong vertical landscape elements that orient the visitor and provide an obvious identification of the neighborhood's heart.

In the mixed-use retail, office and multifamily residential areas around the two neighborhood greens, such elements as special paving, matching flowering trees, colorful garden plantings, containerized flower plantings, landscape shade structures, recycled water play features, and specimen trees should be considered in designing for these important community areas. The aim should be to create a plaza-like or garden-like environment that encourages gathering of people.

- The neighborhood greens should provide comfortable seating areas and other gathering amenities, such as a small bandstand, clock tower, or band shell, large canopy shade structures, public art, kiosks, and umbrellas.
- The neighborhood greens should incorporate shaded and conveniently accessible bike parking facilities.
- The neighborhood greens should incorporate a mix of both special paving hardscape and planted landscaping, designed to facilitate space for community interaction and events such as art shows, farmers markets, concerts, or casual gatherings.
- Tree cutouts or grates within pavement must be a minimum of 4 feet x 4 feet or 4 feet in circular diameter to allow for adequate root growth.

The Promenades

The Vista Lucia promenades are the principal connectors for pedestrians, bicycles, automobiles, and other local traffic from neighborhood to neighborhood, from neighborhoods into the neighborhood centers and between neighborhood parks. As such, they create a system of north-south-east-west linear parks and green corridors between key features of the community. Landscape design for these linear parks should be oriented to create strong sightlines with elements such as entry gateways, monuments, or arbor features at ends of the promenades.



Promenade paths need not necessarily remain straight throughout the promenade system and should transition from one side of the median to the other, but they also should not excessively meander without a logical purpose. The central multi-use trails may be laid out such that they move from side to side within the greenway to create expanded use areas for special features. Within these larger areas, sitting courtyards, garden walks, kiosk courts, landscape sculpture art, recycled water features, or other creative elements are possible. Planting should be used in combination with hardscape gathering areas, with screening trees at the edges to create a visual separation between vehicles and pedestrians. Plantings will be drought-tolerant but may include some accents of low-water turf varieties as needed for interest and human activity.

Agricultural Buffer Areas

Open space areas include agricultural setback buffers that extend along the southern, eastern, northern, and northwestern Project edges.

These agricultural buffers may include several potential treatments, among them:

- *A general informal open space buffer area, separating the on-going farming operations and new homes*—General open areas may be hydroseeded with ground cover and maintained until such time that a more definite use is determined.
- *Areas for detention, groundwater recharge, and stormwater control*—Earthen drainage swales and basins should be planted with appropriate erosion control vegetation, providing that it supports the intention and functionality of the drainage facilities. These plantings and irrigation should be coordinated with the Project civil design personnel, and an appropriate plant selection should be made.
- Temporary removable irrigation may be necessary to initially establish natural vegetation in these areas.

The north (along Vista Lucia Parkway), east (along Iverson Road), and a portion of the southeast edge of the Project site are adjacent to permanent agricultural operations. Concurrent with development adjacent to these areas of the Project site, a landscape screening plan shall be submitted to the City. The landscape plans shall specify the location and phasing of a naturalistic visual screen separating the Project Area from the agricultural operations consisting of dense plantings of tall trees, screening shrubs, or other vegetation that are native or adaptive to the Salinas Valley region. The trees, shrubs, 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 Project area. The landscape plans shall also specify maintenance requirements and responsibilities for the visual screen. Exceptions to this provision are where a rear-yard fence or wall faces the buffer area, in which case a vegetative visual screen is not required.

Low Impact Development

Landscape plans shall support the principles of Low Impact Development (LID) for storm drainage, runoff infiltration, and groundwater recharge by mimicking natural processes with such measures as (1) using landscape design techniques and materials that infiltrate, filter, store, evaporate, and detain runoff as close to its source as feasible, and (2) capturing stormwater through small, cost-effective landscape features located at the site level. LID features may be designed in natural open spaces, streetscapes, parking lots, sidewalks, parks, and hardscape areas.

Design of these areas shall integrate appropriate landscape features to balance agriculture buffer management with proposed land uses to accomplish the following purposes:

- Similarity with other ecologies compatible with the region;
- Use of native and adaptive plant materials that do not interfere with stormwater facilities;
- Design of planting aesthetics that will provide a natural and visually pleasing appearance;
- Use of plants and hydroseed mixes for bio-retention facilities, selected for hardiness and tolerance to flooding and high winds, as well as dry periods;
- Grouping of plants within the retention/detention facilities into hydrozones based on similar water usage; and
- Use of areas along parkway greenbelts for bio-swale drainage conveyances.

B.9 Walls and Fencing

Walls and fences throughout Vista Lucia will provide screening between properties and land uses; provide barriers to protect certain areas; and provide privacy and security for private property.

Wherever feasible and practical, there will be limited use of large separator walls, except where required for sound attenuation or traffic factors, or where desired for special entry features. Otherwise, project perimeter walls should be avoided where possible. The materials and designs for the walls and fencing may vary throughout the Plan Area, depending on each location's specific needs.

The following guidelines should be considered when constructing walls and fencing.

- Fences and walls used throughout the specific plan area should be constructed using high-quality materials that are consistent with the aesthetic of adjacent architecture and landscape themes.

- Perimeter and street-adjacent walls and fences should be constructed of attractive, durable, and low-maintenance materials, including, but not limited to, precast concrete with textured or stone finishes, wood, wrought iron, tubular steel, wood, or other as appropriate.
- Fences and walls along streets should include three levels of landscaping—groundcover, shrubs, and trees.
- Residential rear and side yard fences and walls shall not exceed 6 feet in height, except as required for sound attenuation. Residential fences may be constructed of wood, masonry, vinyl, tubular steel, or other acceptable materials that are consistent with project quality and theme.
- Front yard walls and fences located within the setback area shall not exceed 3 feet in height (3½ feet for courtyards). Front yard low walls and fences shall be constructed using high-quality materials and may vary for visual interest.
- Long, uninterrupted walls and fences shall be avoided along streets and adjacencies with parks, trails, and other common spaces.

Masonry Walls

Masonry walls should be used in limited circumstances to provide sound attenuation, screening, privacy, and decorative effect. Project perimeter sound walls with homes backing up should be avoided as much as possible and only used where no other options are practical or feasible.

The following specific design requirements pertain to masonry walls:

- Masonry walls must have a high-quality design and incorporate decorative pilasters or columns at regular intervals and a cap along the top.
- Masonry walls along public streets should not block views to open space corridors and should not obstruct underground or above-ground electric, telephone, cable, water, or sewer services or equipment.
- Minimum masonry wall/fence height along arterial streets shall be 6 feet.
- Combination wall/fencing may be used where a solid structural barrier is warranted, but views outward and/or inward are desired to soften the streetscape and provide a more open landscape character to the property or street scene.

- Opportunities for wall openings or breaks should be incorporated to facilitate pedestrian access and connectivity in key locations.
- Wall materials shall have a textured face such as cast patterns, split-faced, stone, or stucco-finished on the side facing the street or public view, in keeping with architectural style and materials.

- Variations in wall designs are acceptable. However, continuity and repeating rhythm in materials should be incorporated where variations occur.
- The wall face should include relief such as jogs and alcoves to avoid straight, flat monotony along the face.
- Pilasters should be constructed of materials complementary to the masonry wall.

Wood Fencing

Fencing may be used to provide lot definition, aesthetics, screening, and/or privacy between properties.

The following guidelines should be considered:

- Solid wood fences, if painted or stained, should be an earth tone color to be unobtrusive.
- Fencing may be used between open space areas and at the rear and side property line of residential lots.
- Where pedestrian connectivity between land uses is desired, breaks are encouraged to improve access.

There are four types of fencing that may be used: standard wood fences, enhanced wood fences, low residential front yard fencing, and see-through fencing.

Other Fencing Types

Tubular metal fencing, cable fencing, wrought iron, welded wire mesh, vinyl, and other fencing types are permissible where appropriate. Chain link fences should be avoided, except for temporary uses and for security around construction sites.

Open See-Through

Standard

Enhanced

Low Front Yard

B.10 Plant Palette Matrix

Plant palettes (species list) are shown below in Table 2-1a through 2-1c: Plant Palette Matrix for trees, shrubs, groundcover, vines, grasses and special conditions. Included also are recommended locations and conditions in which each plant type is best used.

To the extent practical, plant palettes for individual projects should use plants within this matrix, or else specify alternate plants that exhibit similar environmental, functional and aesthetic characteristics as the plants in the matrix.

Please note that high winds are prevalent in this area of Monterey County, so discretion and protection should be considered in locating plants that are sensitive to high wind conditions.

Table B-1a: Plant Palette – Trees

(1) Water Demand Key: H = High M = Moderate L = Low VL = Very Low (Based on Water Use Classification of Landscape Species (WUCOLS)

Scientific Botanical Name	Common Name	Water Demand (1)	Principal Streetscape Trees	Streetscape Accent Trees	Entry Areas	Community and Neighborhood Parks	Neighborhood Green	Promenade	Residential Yards	Neighborhood Center	Natural Open or Screening Areas	Detention, Bio Swales, Natural Areas
Arbutus unedo	Strawberry tree	L	X	X		X	X	X	X	X		
Arbutus 'Marina'	Marina arbutus	L		X	X	X		X	X	X		
Arbutus menziesii	Madrone	L			X	X	X	X			X	
Acacia baileyana	Bailey's acacia	L			X	X		X	X		X	
Acacia longifolia	Sydney Golden Wattle	L			X	X		X	X		X	
Acer palmatum	Japanese maple	M		X	X	X	X	X	X	X		
Acer macrophylum	big leaf maple	M										X
Aesculus californica	California buckeye	VL										X
Agonis flexuosa	Peppermint Tree	L		X		X					X	
Albizia julibrissin	Floss silk tree	L		X	X	X	X	X	X	X		
Alnus cordata	Italian alder	M	X	X				X	X			X
Brachychiton populaneus	Australian bottle tree	L				X		X			X	X

Scientific Botanical Name	Common Name	Water Demand (1)	Principal Streetscape Trees	Streetscape Accent Trees	Entry Areas	Community and Neighborhood Parks	Neighborhood Green	Promenade	Residential Yards	Neighborhood Center	Natural Open or Screening Areas	Detention, Bio Swales, Natural Areas
Callistemon sp.	Bottle Brush	L		X		X			X	X		
Calocedrus decurrens	Incense cedarp	M				X				X	X	X
Casaurina sp.	Casaurina tree	L									X	X
Cinnamomum camphora	Camphor tree	M	X		X		X	X				
Cedrus deodara	Deodar Cedar	L	X		X	X	X	X		X	X	
Celtis occidentalis	Hackberry Tree	L		X		X	X	X		X		
Cercis canadensis	Eastern Redbud	M		X	X		X	X				
Cercis occidentalis	Western Redbud	VL		X	X	X	X	X	X	X	X	X
Ceratonia siliqua	Carob Tree	L	X			X		X	X	X		
Chilopsis linearis	Desert Willow	VL				X				X	X	X
Chamaerops humilis	Mediterranean Fan Palm	VL		X	X	X	X	X	X	X		
Citrus x 'Valencia'	Orange Tree	M							X			
Citrus x 'Improved Meyer'	Lemon Tree	M							X			
Cornus florida/Cornus kousa	Eastern Dogwood/Japanese Dogwood	M		X	X		X	X	X	X		

Scientific Botanical Name	Common Name	Water Demand (1)	Principal Streetscape Trees	Streetscape Accent Trees	Entry Areas	Community and Neighborhood Parks	Neighborhood Green	Promenade	Residential Yards	Neighborhood Center	Natural Open or Screening Areas	Detention, Bio Swales, Natural Areas
Cotinus coggygria	Smoke Tree	L		X		X			X		X	X
Eryobotrya japonica	Bronze Loquat	L		X					X	X		
Eucalyptus nicholii	Peppermint Eucalyptus	L								X	X	X
Eucalyptus sideroxylon	Rose Iron Bark Eucalyptus	L	X		X	X		X		X	X	
Fraxinus velutina 'Modesto'	Modesto Ash	M	X					X	X	X		
Fraxinus oxycarpa 'Raywood'	Raywood Ash	M	X						X	X		
Fremontodendron spp.	Flannel Bush	VL									X	X
Geijera parvifolia	Australian Willow	M		X		X		X	X	X		
Grevillea robusta	Silk Oak	L				X						
Ginkgo biloba	Ginkgo Tree	M	X			X	X	X	X	X		
Gleditsia triacanthos	Honey Locust	L	X	X	X	X	X	X	X	X		
Juniperus occidentalis	Western Juniper	L							X	X	X	
Koelreuteria paniculata	Goldenrain Tree	M	X	X		X	X	X	X	X		
Lagerstroemia indica	Crepe Myrtle	L		X	X	X	X	X	X	X		

Scientific Botanical Name	Common Name	Water Demand (1)	Principal Streetscape Trees	Streetscape Accent Trees	Entry Areas	Community and Neighborhood Parks	Neighborhood Green	Promenade	Residential Yards	Neighborhood Center	Natural Open or Screening Areas	Detention, Bio Swales, Natural Areas
Laurus nobilis	Sweet Bay	L							X	X	X	X
Leptospermum laevigatum	Australian Tea Tree	L			X	X	X	X	X	X		
Liriodendron Tulipifera	Tulip Tree	M	X	X	X	X	X	X			X	
Maytenus boaria	Mayten Tree	M		X			X	X	X	X		
Magnolia soulangeana	Saucer Magnolia	M		X			X	X	X	X		
Melaleuca linarifolia	Flax Leaf Paper Bark	L		X	X	X		X	X	X		
Metrosideros excelsa	New Zealand Christmas Tree	L	X	X	X	X	X	X	X	X	X	
Myoporum laetum	Coast Myoporum	L			X	X	X	X	X	X	X	
Nyssa sylvatica	Black Tupelo Tree	M	X		X	X	X	X	X	X		
Olea Europaea (fruitless varieties)	Olive Tree	VL	X	X	X	X	X	X	X	X		
Phoenix canariensis	Canary Island Date Palm	L	X		X	X	X	X		X		
Pinus Coulteri	Coulter Pine	L				X			X		X	
Pinus halepensis	Aleppo Pine	L									X	X
Pinus pinea	Italian Stone Pine	L	X			X		X	X	X		

Scientific Botanical Name	Common Name	Water Demand (1)	Principal Streetscape Trees	Streetscape Accent Trees	Entry Areas	Community and Neighborhood Parks	Neighborhood Green	Promenade	Residential Yards	Neighborhood Center	Natural Open or Screening Areas	Detention, Bio Swales, Natural Areas
Pistacia chinensis	Chinese Pistache	L	X	X	X	X	X	X	X	X		
Pittosporum undulatum	Victorian Box	L	X		X	X	X	X	X		X	
Platanus racemosa	California Sycamore	M									X	X
Platanus acerifolia 'Bloodgood'	London Plane Tree	M	X			X	X	X	X	X		
Populus nigra	Black Poplar	M										X
Populus fremontii	Fremont Cottonwood	M										X
Prunus calleriana sp.	Callery Pear	M	X	X					X			
Prunus cerasifera	Flowering Plum	L	X	X		X	X	X	X	X		
Quercus agrifolia	Live Oak	VL			X	X	X		X		X	X
Quercus coccinea	Scarlet Oak	M	X		X	X	X	X	X	X		
Quercus suber	Cork Oak	L	X		X	X	X	X	X	X		
Quercus ilex	Holly Oak	L	X		X	X	X	X	X	X		
Quercus lobata	Valley Oak	L			X	X					X	X
Rhus lancea	African Sumac	L		X			X		X	X		

Scientific Botanical Name	Common Name	Water Demand (1)	Principal Streetscape Trees	Streetscape Accent Trees	Entry Areas	Community and Neighborhood Parks	Neighborhood Green	Promenade	Residential Yards	Neighborhood Center	Natural Open or Screening Areas	Detention, Bio Swales, Natural Areas
Robina pseudoacacia	Black Locust	L							X		X	X
Salix laevigata (2)	Red Willow	H										X
Salix lasiolepis (2)	Arroyo Willow	H										X
Sambucus mexicana	Mexican Elderberry	L									X	X
Sequoiadendron Giganteum	Giant Sequoia	M			X	X	X	X		X	X	
Sophora japonica	Japanese Pogoda Tree	M	X		X	X	X	X	X	X		
Ulmus parvifolia 'True Green'	Chinese Elm	M	X					X	X	X		
Umbularia californica	California Bay Tree	M									X	X
Washingtonia filifera	Desert Fan Palm	L	X	X	X		X		X	X		

Table B-1b: Plant Palette – Shrubs

(1) Water Demand Key: H = High M = Moderate L = Low VL = Very Low (Based on Water Use Classification of Landscape Species (WUCOLS)

Scientific Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Shrub	Entry Areas	Community and Neighborhood Parks	Neighborhood Center	Promenades	Residential yards	Mixed Use Commercial Areas	Open Space or Buffer Areas	Detention, Bio Swales, Natural Areas
Tall Shrubs/Hedgerows											
Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	L		X	X		X	X	X	X	X
Arbutus unedo	Strawberry Tree	L						X	X	X	X
Arctostaphylos spp.	Manzanita	VL						X			
Aesculus californica	California Buckeye	VL								X	X
Acacia baileyana	Bailey's Cacia	L		X	X		X	X	X	X	X
Callistemon citrinus	Bottle Brush	L				X		X	X	X	X
Ceanothus sp.	California Wild Lilac	VL		X	X		X	X	X	X	X
Chaenomeles cvs.	Flowering Quince	L								X	X
Cotoneaster spp.	Cotoneaster	L	X	X	X		X	X	X	X	X
Carpenteria californica	bush anemone	L								X	X
Dodonea viscosa	Hop Seed Bush	L			X		X			X	X
Heteromeles arbutifolia	California Toyon	VL		X	X		X	X		X	X

Scientific Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Shrub	Entry Areas	Community and Neighborhood Parks	Neighborhood Center	Promenades	Residential yards	Mixed Use Commercial Areas	Open Space or Buffer Areas	Detention, Bio Swales, Natural Areas
Laurus nobilis	Sweet Bay	L			X	X	X	X	X	X	
Phormium tenax	Flax	L		X	X			X		X	X
Xylosma congestum	Shiny Xylosma	L	X		X					X	X
Ligustrum lucidum	Glossy Privet	L			X	X	X	X	X		
Elaeagnus x ebbingei	Silverberry	L			X		X	X	X	X	X
Ramnus californica	Coffeeberry	L			X		X	X	X	X	X
Myrica californica	Pacific Wax Myrtle	L			X	X	X	X	X		
Nerium oleander	Oleander	L			X		X	X	X	X	X
Prunus lyonii	Catalina Cherry	L	X	X	X		X	X	X	X	
Berberis darwinii	Darwin Barberry	L			X			X		X	X
Viburnum tinus 'Robustum'	Laurustinus	M	X		X			X		X	X
Rhus integrifolia	lemonade Berry	L	X		X		X	X		X	X
Rhaphiolepis x 'Majestic Beauty'	Indian Hawthorne	M	X	X	X	X	X	X	X		
Feijoa sellowiana	Pineapple Guava	L			X		X			X	X
Escallonia 'Fradesii'	Frades Escallonia	VL	X		X	X	X	X	X		

Scientific Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Shrub	Entry Areas	Community and Neighborhood Parks	Neighborhood Center	Promenades	Residential yards	Mixed Use Commercial Areas	Open Space or Buffer Areas	Detention, Bio Swales, Natural Areas
Medium Shrubs											
Afrocarpus (Podocarpus) gracilior	Fern Pine	M				X			X		
Agave amenicana	Century Plant	L		X			X	X	X		
Loropetalum chinese 'Daybreaks Flame'	Bronze Fringe Flower	L	X	X	X			X		X	X
Artemesia spp.	Sage	VL	X	X	X		X	X	X	X	X
Echium candicans	Pride of Madeira	L			X	X	X	X	X	X	
Escallonia fradesii	Pink Escallonia	M		X	X	X	X	X			
Euryops pectinatus	Euryops Daisy	L	X	X	X	X	X	X	X		
Cotoneaster spp.	Cotoneaster	L	X	X	X		X	X	X	X	X
Grevillia noelii	Noel's Grevillia	L	X	X	X	X	X	X	X		
Juniperus spp.	Juniper	L	X	X			X	X	X		
Hakea suaveolens	Sweet Hakea	L			X		X	X	X	X	
Myrtus communis	Myrtle	L			X		X	X	X		
Nandina domestica	Heavenly Bamboo	L	X		X	X		X		X	X
Opuntia spp	Prickly Pear/Cholla	VL						X		X	

Scientific Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Shrub	Entry Areas	Community and Neighborhood Parks	Neighborhood Center	Promenades	Residential yards	Mixed Use Commercial Areas	Open Space or Buffer Areas	Detention, Bio Swales, Natural Areas
Leucophyllum frutescens	Texas Ranger	L			X		X	X	X	X	X
Lantana camara	Lantana	L	X		X	X		X		X	X
Sarcococca sp.	Sweet Sarcococca	L			X			X		X	X
Berberis thunbergii 'Atroppupurea'	Red-Leaf Japanese Barberry	L	X	X			X	X		X	X
Punica granatum 'Nana'	Dwarf Pomegranate	L						X			
Pittosporum tobira 'Variegata'	Variegated Mock Orange	L	X		X			X		X	X
Rhaphiolepis indica	Indian Hawthorne	L			X			X		X	X
Teucriam fruticans	Bush Germander	L			X	X	X	X	X		
Achillea spp.	Yarrow	L		X	X			X	X	X	X
Westringia spp.	Coast Rosemary	L								X	X
Yucca spp.	Yucca	L		X				X	X		
Cistus spp.	Rockrose	L	X	X	X			X		X	X
Lantana montevidensis	Trailing Lantana	L	X		X			X	X	X	X
Agapanthus africanus	Agapanthus	M		X	X	X	X	X	X	X	
Ephedra virdis	Mormon Tea	VL		X				X		X	X

Scientific Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Shrub	Entry Areas	Community and Neighborhood Parks	Neighborhood Center	Promenades	Residential yards	Mixed Use Commercial Areas	Open Space or Buffer Areas	Detention, Bio Swales, Natural Areas
Westringia spp.	Coast Rosemary	L	X		X			X		X	X
Cotoneaster spp.	Cotoneaster	L	X	X	X		X	X	X	X	
Lavandula (cultivars)	Lavender	L	X	X	X	X	X	X			
Nandina domestica 'Firepower'	Dwarf Nandina	L			X			X			
Salvia leucantha	Mexican Sage	L	X		X			X		X	X
Oenothera speciosa	Mexican Evening Primrose	L						X	X	X	
Lobelia laxiflor	Mexican Bush Lobelia	L						X		X	X
Echium fatuosum	Pride of Madeira	L	X	X	X			X		X	X
Myoporum parvifolium	Myoporum	L			X	X	X	X	X		
Plumbago auriculata	Cape Plumbago	L	X	X	X			X	X	X	X
Shrub Sprays and Massings											
Rosmarinus spp.	Rosemary	L	X	X	X	X	X	X	X		
Coleonema pulchrum	Pink Breath of Heaven	M		X	X	X	X	X	X	X	X
Rosa rugosa	Beach Rose	L	X	X	X		X	X		X	X
Rosa californica	California Wild Rose	L	X	X	X		X	X			

Scientific Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Shrub	Entry Areas	Community and Neighborhood Parks	Neighborhood Center	Promenades	Residential yards	Mixed Use Commercial Areas	Open Space or Buffer Areas	Detention, Bio Swales, Natural Areas
Calluna vulgaris	Scotch Heather	M	X		X		X			X	X
Grevillia noelii	Noel's Grevillia	L	X					X		X	X
Teucriam lucidrys	Germander	L			X		X	X			
Coleonema pulchrum	Pink Breath of Heaven	M	X		X			X		X	X
Dietes bicolor	African Butterfly Iris	L	X		X			X		X	X
Dietes bicolor	Fortnight Lily	L			X	X	X		X	X	
Lavandula steuchas 'otto quast'	Spanish Lavender	L		X	X	X	X	X	X	X	
Hemerocallis hybrids Yellow & Cranberry	Evergreen Daylilies	M		X	X	X	X	X	X	X	
Agapanthus africanus	Lily-of-the-Nile	M		X	X			X	X	X	
Grevillia noelii	Noel’s Grevillia	L	X	X	X	X	x	X	X	X	
Ribes speciosum	Fuschia-flowering gooseberry									X	X

Table B-1c: Plant Palette – Ground Cover, Vines, Grasses and Special Conditions

(1) Water Demand Key: H = High M = Moderate L = Low VL = Very Low

Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Ground Cover/Vine	Entry Areas	Central Park and Neighborhood Parks	Neighborhood Green	Grand Promenade	Residential yards	Commercial and Business Park Areas	Detention, Bio Swales, Natural Areas
Ground Covers										
Artosaphylos uva-ursi- 'P.R'	Pt. Reyes Bearberry	L	X	X	X	X		X	X	X
Contoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	L	X	X	X	X		X	X	X
Rosmarinus officinalis 'T.B.'	Creeping Rosemary	L	X	X	X	X		X	X	X
Acacia redolens 'Desert Carpet'	Dwarf Prostrate Acacia	L	X		X	X		X		X
Baccharis pilularis 'Twin Peaks'	Coyote Brush	L	X	X	X	X		X	X	X
Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	L		X	X	X		X		X
Ceanothus griseus horizontails	Carmel Creeper	VL	X	X	X	X		X	X	X
Berberis spp.	Barberry	L		X	X		X	X	X	
Sedum spp.	Sedum	L		X			X	X	X	
Myrica californica	California Wax Myrtle	L			X	X		X		X
Euonumous fortunei 'Colorata'	Winter Creeper	M			X			X		X
Vines										
Parthenocissus tricuspidata	Boston Ivy	M			X	X		X		X
Hedera helix	English Ivy	M			X	X		X		X

Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Ground Cover/Vine	Entry Areas	Central Park and Neighborhood Parks	Neighborhood Green	Grand Promenade	Residential yards	Commercial and Business Park Areas	Detention, Bio Swales, Natural Areas
Gelsemium sempervirens	Carolina Jessamine	L	X	X			X	X		
Macfadyena unguis-cati	Cat's Claw	L	X						X	X
Clumping Grasses										
Helictrotrichon sempervirens	Blue Oat Grass	L	X		X		X	X		
Stipa spp.	Feather Grass	L	X		X		X	X		X
Calamagrostis spp.	Reed Grass	L	X		X		X	X		X
Juncus spp. (2)	Rush	H						X		X
Nolina microcarpa	Bear Grass	VL					X	X		
Festuca glauca	Blue Fescues	L	X		X		X	X		X
Nassella spp.	Needlegrass	VL						X		
Festuca glauca	Blue Fescue	L			X			X		
Ephedria virdis	Mormon Tea	L						X		X
Teucrium x lucidrys	Wall Germander	L			X	X				X
Swales, Detention, and Riparian Areas										
Artemisia douglasii	Mugwort	H								X
Carex spp.	Sedge	H								X
Baccharis douglasii	Marsh Baccharis	M								X

Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Ground Cover/Vine	Entry Areas	Central Park and Neighborhood Parks	Neighborhood Green	Grand Promenade	Residential yards	Commercial and Business Park Areas	Detention, Bio Swales, Natural Areas
Epilobium ciliatum	Green Willow Herb	H								X
XCalystegia subacaulis	Hill Morning Glory	H								X
Epilobium ciliatum	Woodland Sedge	H								X
Baccharis douglassii	Douglas' Iris	H								X
Baccharis viminea	Mulefat	H								X
Chondropetalum	Cape Reed	H								X
Eschscholzia californica	Golden Poppy	M								X
Cornus stolonifera	Dogwood	M								X
Festuca rubra	Red Fescue	M								X
Iris douglasiana	Douglas' Iris	H								X
Juncus balticus	Baltic Rush	H								X
Juncus effusus	Spreading Rush	H								X
Lonicera hispidula	Honeysuckle	H								X
Lupinus bicolor	Lindley's Annual Lupine	H								X
Marah fabaceous	Wild Cucumber	H								X
Miscanthus spp.	Eulalia	H								X
Mimulus aurantiacus	Sticky Monkey Flower	H								X

Botanical Name	Common Name	Water Demand (1)	Streetscape Accent Ground Cover/Vine	Entry Areas	Central Park and Neighborhood Parks	Neighborhood Green	Grand Promenade	Residential yards	Commercial and Business Park Areas	Detention, Bio Swales, Natural Areas
Muhlenbergia rigens	Deer Grass	H								X
Mimulus guttatus	Seep-Spring Monkey Flower	H								X
Ranunculus californicus	California Buttercup	H								X
Rosa californica	Wild Rose	H								X
Ribes menziesii	Gooseberry	H								X
Ribes speciosum	Fuschia-flowered Gooseberry	H								X
Salix lasiolepis (2)	Red Willow	H								X
Scrophularia californica	California Bee Plant	H								X
Sporobolus spp.	Sacaton	H								X
Sisyrinchium bellum	Blue-eyed Grass	H								X
Symphoricarpos albus	Snowberry	H								X
Turf Varieties										
Festuca blend	Fescue blends	L		X	X	X	X	X		X
Zoysia	Zoysia grass	L		X	X	X	X	X		X
Bermuda	Bermuda grasses	M		X	X	X	X	X		X


VISTA LUCIA
VISTA LUCIA PARKWAY