

## **NOTICE OF JOINT WORKSHOP FOR NEW HOUSING COMING TO GONZALES**

**NOTICE IS HEREBY GIVEN** that the Planning Commission and City Council of the City of Gonzales will conduct a Joint Workshop on Tuesday, November 12th, 2024, beginning at 5:30 pm in the City Council Chambers, 117 Fourth Street, Gonzales, California, to consider the items referenced below.

- **The Vista Lucia Specific Plan Annexation and Tentative Map Project** – A proposal for the future 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 totaling 8 acres in size, proposed elementary school sites, a middle school site, and 79 acres of recreational facilities. Development of the proposed project would occur over multiple phases, depending on market demand and the ability to provide necessary infrastructure. The initial proposed phase includes a **Tentative Subdivision Map** and a Phased Annexation of 796 Building Lots accommodating up to 1,247 Units and 49 Common Lots on a Project Site of 236.5± acres Located East of Fanoe Road (Monterey County Assessor Parcel No. 223-031-027 & 024).
  - (Hyperlink to the **Draft Specific Plan and Appendices**)
    - <https://gonzalesca.gov/sites/default/files/2024-11/VISTA%20LUCIA%20NEW%20WORKING%20DRAFT%20Sept%202024.pdf>
    - <https://gonzalesca.gov/sites/default/files/2024-11/VISTA%20LUCIA%20APPENDICES%20DRAFT-06.09.2023-sv%281%29%20%281%29.pdf>
  - (Hyperlink to the **Tentative Subdivision Map**)
    - <https://gonzalesca.gov/sites/default/files/2024-02/20230713%20570700TM.pdf>

A Draft Environmental Impact Report for the project was prepared and released to the public on January 30, 2024. Prior to formal consideration of the project, the Final EIR will be released and made available for public review. Action on the project will not take place at this Joint Workshop but will be considered at future noticed public hearings scheduled separately in front of the Planning Commission and City Council.

- (Hyperlink to the **Draft Environmental Impact Report**)
  - [https://gonzalesca.gov/sites/default/files/2024-02/Vista%20Lucia%20Project\\_Draft%20EIR\\_sm.pdf](https://gonzalesca.gov/sites/default/files/2024-02/Vista%20Lucia%20Project_Draft%20EIR_sm.pdf)

All documents prepared for this meeting are available for review in the offices of the City Clerk, 147 Fourth Street, Gonzales, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Persons interested should appear at the above workshop in order to make their comments known. People who are unable to attend may direct their written comments to the City Clerk. Should you be unable to attend the meeting, you may direct written comments to Taven M. Kinison Brown, Community Development Director, P.O. Box 647 / 147 Fourth St, Gonzales, CA 93926, or by e-mail at [tkinisonbrown@ci.gonzales.ca.us](mailto:tkinisonbrown@ci.gonzales.ca.us)

En caso de que usted necesite ayuda en leer o en entender este aviso de audiencia pública, usted puede ponerse en contacto con la oficina del Edificio Municipal en 147 Fourth Street o llamar al número (831) 675-5000, y el aviso será traducido para usted.

Dated at Gonzales, California, this 5<sup>th</sup> day of November 2024  
/s/ Taven M. Kinison Brown, Community Development Director