



# A G E N D A

---

**GONZALES PLANNING COMMISSION**  
CITY COUNCIL CHAMBERS – 117 FOURTH STREET  
GONZALES, CA 93926  
**MONDAY, JANUARY 26, 2026**  
**6:00 P.M.**

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

1. **ROLL CALL-** Chairperson Tencia Vargas, Chair Pro Tem Alex Ramirez, Commissioner Gloria Velasquez, Commissioner Adrian Paco, and Commissioner Delia Gutierrez

## **PUBLIC NOTICE**

This meeting is being conducted in accordance with the State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. The public may participate in person or online via Zoom <https://us06web.zoom.us/j/89576370933> or call 1-699-900-6833 and use Meeting ID: 895 7637 0933. If you wish to make a public comment or comment on a specific agenda item, please use the Raise Hand function. You will be allowed two minutes to make your comments.

If you choose not to attend the meeting but wish to comment on a specific agenda item, please submit your comment limited to 250 words or less by noon on the day of the meeting to the City Clerk at [cityclerk@ci.gonzales.ca.us](mailto:cityclerk@ci.gonzales.ca.us)

## **BUSINESS FROM THE PUBLIC**

2. Business from the Public not on the agenda; any member of the Public may address the Commission for a period not to exceed two minutes on any subject not on the Agenda. The Commission will listen to all communications but may take no action.

## **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered routine by the City Commission and will be adopted by one action of the Commission unless any Commission Member has a question or wishes to make a statement or discuss an item. In that event, the Chairperson will remove the item from the Consent Calendar for separate consideration.

3. Planning Commission – Regular Meeting – November 24, 2025 Minutes

Any writing or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 147 Fourth Street, Gonzales, California, during normal business hours.





**MINUTES**

**GONZALES PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, NOVEMBER 24, 2025  
6:00 P.M.**

**CALL TO ORDER**

The meeting was called to order at 6:00 PM by Chair Tencia Vargas.

**PLEDGE OF ALLEGIANCE**

The flag salute was recited by all present.

Community Development Director Kinison Brown introduced Development Services Technician/Administrative Analyst Alejandrina Poene to the Planning Commissioners.

**1. ROLL CALL**

Attendee Name	Title	Status
Tencia Vargas	Chairperson	Present
Alex Ramirez	Chair Pro Tem	Present
Adrian Paco	Commissioner	Present
Gloria Velasquez	Commissioner	Present
Delia Gutierrez	Commissioner	Present

**STAFF PRESENT**

Community Development Director Taven Kinison Brown and Development Services Technician/Administrative Analyst Alejandrina Ponce.

**PUBLIC NOTICE**

This meeting is being conducted in accordance with the State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. The public may participate in person or online via Zoom <https://us06web.zoom.us/j/82206111989> or call 1-1669-900-6833 and use Meeting ID: 82206111989. If you wish to make a general public comment or comment on a specific agenda item, please use the Raise Hand function. You will be allowed three minutes to make your comments.

If you choose not to attend the meeting but wish to comment on a specific agenda item, please submit your comment limited to 250 words or less by noon on the day of the meeting to the City Clerk at [cityclerk@ci.gonzales.ca.us](mailto:cityclerk@ci.gonzales.ca.us)

Minutes Acceptance: Minutes of Nov 24, 2025 6:00 PM (CONSENT AGENDA)

**BUSINESS FROM THE PUBLIC**

- 2. Business from the Public not on the agenda; any member of the Public may address the Commission for a period not to exceed three minutes on any subject not on the agenda. The Commission will listen to all communications but may take no action.

There was none.

**CONSENT AGENDA**

- 3. Approve the Planning Commission -Regular Meeting – July 14, 2025, Minutes

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Chairperson Tencia Vargas
<b>SECONDER:</b>	Chair Pro Tem Alex Ramirez
<b>AYES:</b>	Gloria Velasquez, Adrian Paco, Tencia Vargas, Alex Ramirez, Delia Gutierrez,

**REGULAR AGENDA**

- 4. Consider Approval of Resolution No. PC 2025-10, A Resolution of the Planning Commission of the City of Gonzales Recommending that the City Council Adopt an Ordinance Amending Chapter 12.56, Table 1, Summary of Zoning Districts and Permitted Uses of Tittle 12, Part 3 Zoning Districts

**Staff Report:** Community Development Director Kinson Brown presented via Power Point. The following were the subjects addressed: Proposed Amendments to Allow Additional Uses in the Industrial Zone, location, Purpose of additions to the land uses in the Industrial District, Background, Proposed Enhancements, Environmental Review, Findings for Zoning Code Changes, and then concluded the presentations.

Chairperson Vargas opened the public hearing at 6:28 P.M.

**Public Hearing:** No comments from the public.

Chairperson Vargas closed public hearing at 6:28 P.M.

**Commission Discussion:** Commissioner Gutierrez, Commissioner Paco, Commissioner Velasquez, and Chair Pro Tem Ramirez asked about maps with these locations and shared their concerns about if people had interest in these facilities rather than at their property, and how they can use space for their own personal space. They also asked about permits issued rather than running through Planning Commission. On keeping clutter from people’s homes. The Planning Commission asked for a monthly activity report from the Community Development Department. They asked on the availability of small and empty lots and employee housing as well.

Community Development Director Kinison Brown explained the interest of people in the community in storage places in the City of Gonzales, and planning for approval and strong interest from the community. He stated that permits will be handled at City Hall and not with the Planning Commissioner. He discussed the implementation of the City of Gonzales such as the garage sale and junk picked up free to residents after the garage sale to keep clutter away from residences. Storage with key gated facilities to keep things safe was another point of discussion. He added that monthly activity (permissions, economic development) will be sent to Planning Commissioners to make them aware of plans in the City via email.

Minutes Acceptance: Minutes of Nov 24, 2025 6:00 PM (CONSENT AGENDA)

<b>RESULT:</b>	<b>APPROVED RESOLUTION NO. PC 2025-10</b>
<b>MOVER:</b>	Chairperson Tencia Vargas
<b>SECONDER:</b>	Commissioner Delia Gutierrez
<b>AYES:</b>	Tencia Vargas, Adrian Paco, Alex Ramirez, Gloria Velasquez, Delia Gutierrez
<b>ABSENT:</b>	None

- 5. Consider Approval of Resolution No. PC 2025-11, A Resolution of the Planning Commission of the City of Gonzales Approving a Conditional Use Permit for Salad Bowl Boxing to Operate at 201 Alta Street, Gonzales, CA 93926

**Staff Report:** Community Development Director Kinison Brown presented via Power Point. The following were the subjects addressed: Location, Elevations and Context, Project Description, Salad Bowl Boxing-In the News, Notable Conditions of Approval, Findings of Approval of a Use permit, and then concluded the presentation.

Chairperson Vargas opened the public hearing at 7:10 P.M.

**Public Hearing:** Andy Mancera (via cell phone due to technical connection with zoom) commented about the big number of members coming into the Salad Bowl and on the support from the City.

Chairperson Vargas closed the public hearing at 7:27 P.M.

**Commission Discussion** Commissioner Velasquez and Chair Pro Tem Ramirez inquired about medical assistance or liability insurance and new placement to the Community Center, risk of train tracks in such proximity to the Salad Bowl Boxing, fire alarm doors on doors if opened. Chairperson Vargas advised that good paving parking spaces/painted must be applied as a condition, more for safety reasons. She praised the discipline, values and promoting health to the community, and business hours.

Community Development Director Kinison Brown explained there was no medical assistance onsite, individual insurance was available, if necessary, but only for members of the USA boxing depending and also on level of athlete there held. Signing liability waivers would be negative if moving to a new place such as the community center.

Mr. Mancera explained that kids don't go out to that side, kids remain busy at the facilities and cannot leave the building without permission and tracks are 75-100 feet from the facilities and about possible extension of business hours, background check of trainers. Mr. Mancera suggested putting speed bumps.

<b>RESULT:</b>	<b>APPROVED RESOLUTION NO. PC 2025-11</b>
<b>MOVER:</b>	Chairperson Tencia Vargas
<b>SECONDER:</b>	Commissioner Gloria Alex Ramirez
<b>AYES:</b>	Tencia Vargas, Adrian Paco, Alex Ramirez, Gloria Velasquez, Delia Gutierrez

**BUSINESS FROM PLANNING COMMISSION**

- 6. Oral Communications

Chair Pro Tem Ramirez commented on a person living on a 5<sup>th</sup> wheel and asked for a City ordinance and issuing parking passes for cars each.

Commissioner Gutierrez mentioned any ordinances about RVs parked on the street. Commissioner Velasquez shared her concern about tow trucks parked on the street and repaving update on 4<sup>th</sup> Street.

Minutes Acceptance: Minutes of Nov 24, 2025 6:00 PM (CONSENT AGENDA)

Chairperson Vargas recommended educating the community about parking coding.

Community Development Director Kinison Brown mentioned that he will bring it up to the Police Department/Chief of Police to clarify on City ordinances, bringing recommendations to the City Council on code enforcement, and budget constraints that were preventing paving on 4<sup>th</sup> Street to continue.

**BUSINESS FROM COMMUNITY DEVELOPMENT DIRECTOR**

7. Oral Communications

Community Development Director Kinison Brown reported the next Planning Commissioner meeting was scheduled for December 15, 2025. He said that the item of Building Code will be discussed.

**ADJOURNMENT**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Commissioner Tencia Vargas
<b>SECONDER:</b>	Commissioner Adrian Paco
<b>AYES:</b>	Tencia Vargas, Adrian Paco, Alex Ramirez, Gloria Velasquez
<b>ABSENT:</b>	None

The meeting was adjourned at 7:45 P.M.

**ATTEST:**

\_\_\_\_\_  
**Alejandrina Ponce**, Development Services Technician/  
Administrative Analyst

\_\_\_\_\_  
**Tencia Vargas**, Chairperson

Minutes Acceptance: Minutes of Nov 24, 2025 6:00 PM (CONSENT AGENDA)



# City of Gonzales

PLANNING COMMISSION

AGENDA  
ITEM

4

## COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** January 26, 2026

**TO:** Honorable Chair Vargas and Planning Commission

**FROM:** Taven Kinison Brown, Community Development Director

**THROUGH:** Carmen Gil, City Manager

**SUBJECT:** Puente Del Monte Environmental Impact Report (EIR) Scoping Meeting

### RECOMMENDATION

It is recommended that the Planning Commission engage in this early consultation opportunity to help gather input, provide direction, and facilitate the scope of work for the environmental analysis to be prepared for the upcoming Draft EIR for the Puente Del Monte Specific Plan.

This will not be a decision-making forum, but will be an opportunity to identify key issues, alternatives and mitigation measures.

- Receive the staff report; and
- Provide direction as necessary

### BACKGROUND

The Puente Del Monte Specific Plan (hereinafter “specific plan” or “proposed project”) is proposed by Jackson Family Investments and is located on approximately 501 acres within the City of Gonzales’ Sphere of Influence in Monterey County, immediately east of the existing City of Gonzales (City) limits. The project site is currently developed with a rural single-family residence, an agriculture maintenance facility, and agricultural land consisting of row crops and vineyards. The project site is surrounded by agricultural uses and rural residential uses to the north and south, and agricultural uses to the east and west (see Attachment A).

The applicant has submitted an application to the City requesting specific plan adoption (a general plan amendment), annexation, and pre-zoning approvals for the approximately 501-acre project site. The proposed specific plan would allow for the following development:

- 2,492 homes (ranging from low density to high density housing products) on 311.4 acres. Approximately 6.6 of these acres would be available for mixed-uses;
- Light industrial (business park) development of 8.5 acres;
- Open space including 61.6 acres of agricultural buffers and 54.6 acres of parks and trails;
- Civic space including 21.2 acres for public facilities (two elementary schools); and
- 43.8 acres of circulation improvements.

Buildout of the specific plan is expected to result in an approximate population increase of 8,971 persons and approximately 307 new employment opportunities. The existing on-site structures would be demolished. The specific plan is proposed to be developed in seven phases over a currently undetermined period of time.

## **REVIEW AND ANALYSIS**

Given the size and scope of the project, the City of Gonzales, acting in its capacity as Lead Agency, has determined that an Environmental Impact Report will be prepared under the requirements of the California Environmental Quality Act (CEQA). As such, the City has issued a Notice of Preparation (NOP) and has called for a scoping meeting to be held. The purpose of the scoping meeting is to inform the public and interested parties about the project, identify the environmental topics that will be evaluated in the EIR, and to solicit comments regarding potential issues that the EIR should address.

Preliminary maps of the project are located in Attachment B of the staff report.

The environmental topics that will be evaluated in detail in the EIR include:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Solid Waste
- Transportation and Traffic
- Wastewater Generation and Treatment
- Water Demand and Supply
- Aesthetics, Mineral Resources, and Wildfire will be addressed in the EIR; however, the impacts are anticipated to be less than significant, or less than significant when standard mitigation measures are applied.

## **ALTERNATIVES**

None.

## **BUDGET IMPACT**

None at this time. The cost of the preparation of the Environmental Impact Report is paid for by the project applicant under a Reimbursement Agreement to the City of Gonzales.

## **CONCLUSION**

The purpose of the scoping meeting includes describing the project, presenting the EIR process, providing information on how to submit comments, and providing next steps. No action or consideration of the project will take place itself until after completion and a thorough review of the EIR, which includes a Public Review period after issuance of the Draft EIR. The EIR process will be guided based on comments received at the scoping meeting and in correspondence received by impacted agencies or other entities.

## **PUBLIC NOTICE**

The Notice of Preparation was signed and distributed to interested parties and required agencies on January 8, 2026 and a scoping meeting is being conducted by the Planning Commission to consider the preparation of the Environmental Impact Report on January 26, 2026 and members of the public were invited to comment and all comments were considered by the staff and Planning Commission for the upcoming preparation of the EIR document.

### **Attachments:**

1. Attachment A Signed NOP
2. Attachment B PDM Specific Plan EIR NOP Narrative

ATTACHMENT A

Notice of Preparation

Notice of Preparation

To: State Clearinghouse, County Clerk, From: City of Gonzales  
Responsible and Trustee Agencies, and 147 Fourth Street  
Interested Parties Gonzales, CA 93926  
(Address) (Address)

**Subject: Notice of Preparation of a Draft Environmental Impact Report  
State Clearinghouse Number 2020039055**

The City of Gonzales will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An initial study was not prepared.

A scoping meeting for the project will be held at City Council Chambers, 107 Fourth Street, Gonzales on Monday, January 26, 2026 at 6:00 PM.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Taven Kinison Brown, Community Development Director at the address shown above or at [TKinisonBrown@ci.gonzales.ca.us](mailto:TKinisonBrown@ci.gonzales.ca.us). We will need the name for a contact person in your agency.

**Project Title:** Puente Del Monte Specific Plan

**Project Applicant, if any:** Jackson Family Investments

Date January 8, 2026 Signature Taven M Kinison Brown  
Title Community Development Director  
Telephone 831-675-5000

**Reference:** California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Attachment: Attachment A Signed NOP (3451 : Puente Del Monte Environmental Impact Report (EIR) Scoping Meeting)

# Puente Del Monte Specific Plan EIR Notice of Preparation

## Project Overview

### Project Location and Setting

The Puente Del Monte Specific Plan (hereinafter “specific plan” or “proposed project”) is located on approximately 501 acres within the City of Gonzales’ Sphere of Influence in Monterey County, immediately east of the existing City of Gonzales (City) limits. The project site is currently developed with a rural single-family residence, an agriculture maintenance facility, and agricultural land consisting of row crops and vineyards. The project site is surrounded by agricultural uses and rural residential uses to the north and south, and agricultural uses to the east and west.

Figure 1, [Location Map](#), presents the regional location of the project site. Figure 2, [Aerial Photograph](#), presents an aerial photograph of the project site boundary with surrounding land uses. Figure 3, [Land Use Plan](#), illustrates the proposed land uses.

### Project Description

The applicant has submitted an application to the City requesting specific plan adoption (general plan amendment), annexation, and pre-zoning approvals for the approximately 501-acre project site. The proposed specific plan would allow for the following development:

- 2,492 homes (ranging from low density to high density housing products) on 311.4 acres. Approximately 6.6 of these acres would be available for mixed-uses;
- Light industrial (business park) development of 8.5 acres;
- Open space including 61.6 acres of agricultural buffers and 54.6 acres of parks and trails;
- Civic Space including 21.2 acres for public facilities (two elementary schools); and
- 43.8 acres of circulation improvements.

Buildout of the specific plan is expected to result in an approximate population increase of 8,971 and approximately 307 new employment opportunities. The existing on-site structures would be demolished. The specific plan is proposed to be developed in seven phases over a currently undetermined period of time.

## Project Background

An annexation application for the Puente Del Monte project site was initially proposed in 2019. On March 17, 2020, a notice of preparation was submitted to the State Clearinghouse, which assigned the number 2020039055. Prior to completion of a draft EIR, the project was put on hold.

In early 2025, the applicant submitted an administrative draft specific plan to the City of Gonzales for a reduced-size project site. The specific plan includes a number of proposed land use changes relative to the original annexation project, including revisions to anticipated development capacity. Therefore, this new NOP has been prepared.

## Potential Environmental Effects

Environmental topics that will be evaluated in detail in the EIR are summarized below along with specific analysis considerations for each topic.

### Agricultural Resources

The project site consists of a rural single-family residence, an agriculture maintenance facility, and agricultural land consisting of row crops and vineyards. The proposed project is expected to result in impacts to agricultural resources during the development and buildout of the project site.

### Air Quality

The proposed project is expected to result in fugitive dust emissions and toxic air contaminants during construction activities, and criteria air pollutants during long-term operation of the project.

### Biological Resources

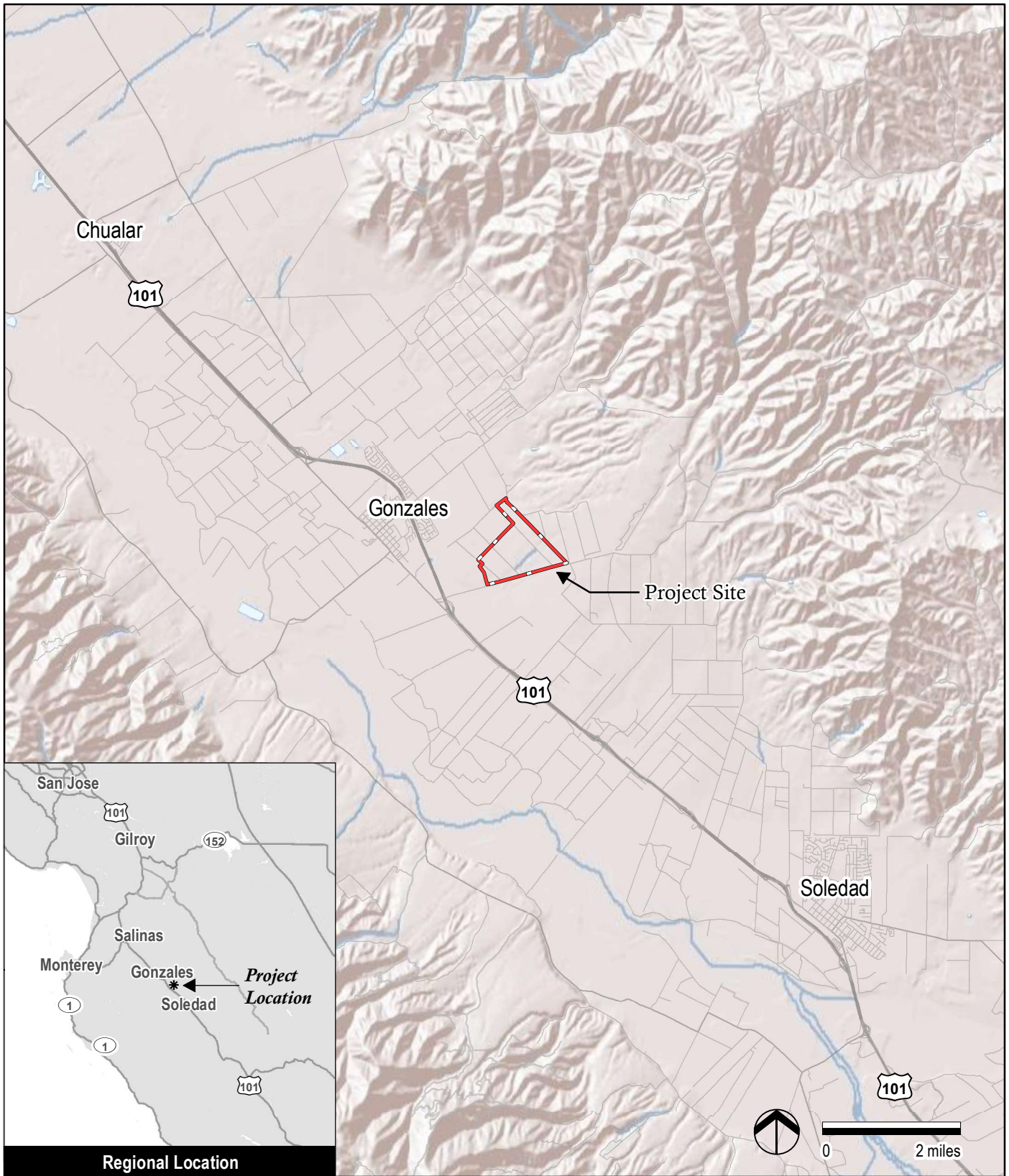
The proposed project could result in impacts to the following sensitive biological resources: Congdon's tarplant, California tiger salamander, western spadefoot, western burrowing owl, San Joaquin kit fox, protected nesting birds and raptors, jurisdictional wetlands and waterways, wildlife movement, and sensitive natural communities.

### Cultural and Tribal Resources

The proposed project could have the potential to impact to cultural and/or tribal resources that may be located within the project site.

### Energy

The proposed project is expected to result in impacts associated with energy demand and energy use during construction activities and during long-term operation of the project.



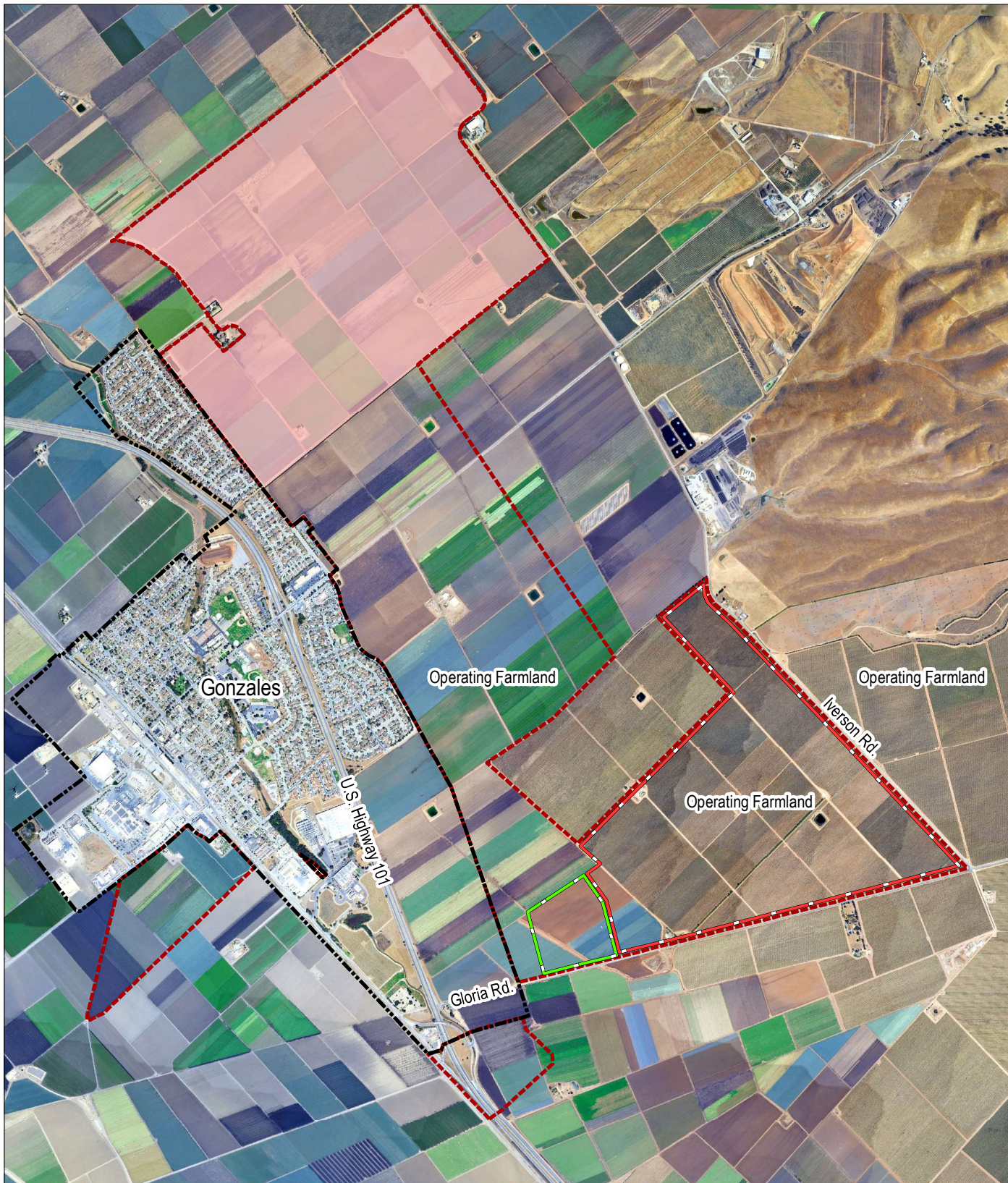
 Project Location

Source: ESRI 2025

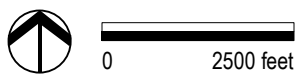
Figure 1  
**Location Map**






*This side intentionally left blank.*



Source: Monterey County GIS 2025, Google Earth 2025



-  Project Location
-  Cooler Project - Approved but not yet Developed
-  Vista Lucia Specific Plan - Approved but not yet Developed



-  Gonzales Sphere of Influence
-  Gonzales City Limit

Figure 2

# Aerial Photograph

Puente Del Monte Specific Plan Notice of Preparation



*This side intentionally left blank.*



Source: Puente Del Monte Specific Plan 202

E M C

Figure  
Land Use Plan

Puente Del Monte Specific Plan Notice of Preparation

Attachment: Attachment B PDM Specific Plan EIR NOP Narrative (3451 : Puente Del Monte Environmental Impact Report (EIR) Scoping Meeting)

*This side intentionally left blank.*

## Geology and Soils

The proposed project would demolish the existing structures, and result in the construction and operation of 311.4 acres of residential land uses, 8.5 acres of light industrial land uses, 54.6 acres of parks and trails, 21.2 acres for public facilities, and 43.8 acres of circulation improvements. Site preparation activities of the proposed project would result in geology and soils impacts.

## Greenhouse Gas Emissions

The proposed project will generate greenhouse gas emissions during construction and operation, and is expected to result in greenhouse gas emissions impacts associated with transportation, electricity, and natural gas use during construction and operation of the project.

## Hazards and Hazardous Materials

The project site includes a rural single-family residence, an agriculture maintenance facility, and agricultural land consisting of row crops and vineyards. Hazardous materials associated with agricultural activities may be present within the project site. The proposed project would demolish the existing structures. Demolition and construction activities of the proposed project could result in impacts associated with hazards and hazardous materials.

## Hydrology and Water Quality

The project could result in hydrology and water quality impacts resulting from temporary construction activities and long-term operation of the project.

## Noise

Temporary demolition and construction activities of the proposed project is expected to result in impacts associated with noise and vibration. Additionally, operation of the proposed project would introduce new noise sources.

## Public Services

The full buildout of the proposed project would result in impacts that could require new or expanded public services facilities. The proposed project would include land uses for parks/open space, and two elementary schools. Public services evaluated in the EIR may include fire protection, police protection, public schools, and parks/recreational facilities.

## Solid Waste

Demolition of the existing structures, and construction and operation of the proposed project would generate solid waste and would result in impacts associated with solid waste generation and disposal.

## Transportation and Traffic

Construction and operation of the proposed project would result in new vehicle trips. The proposed project would result in impacts associated with vehicle trips, transportation facilities (improvements to north/south Herold Parkway, widening of Gloria Road adjacent to the proposed project, and widening of Gloria Road between US Highway 101 and the proposed project), and emergency access.

## Wastewater Generation and Treatment

The proposed project would generate wastewater. The proposed project would result in wastewater impacts and would construct sanitary sewer system improvements to serve the site.

## Water Demand and Supply

The proposed project would introduce new uses that would require water supply. The analysis will compare the estimated water demand of the proposed project to the existing agricultural use of the site. The proposed project would result in water demand and water supply impacts.

## Other Topics to be Addressed

The following issues will also be addressed in the EIR; however, the impacts are anticipated to be less than significant, or less than significant when standard mitigation measures are applied:

- Aesthetics;
- Mineral Resources; and
- Wildfire.