Gonzales 2010 General Plan

Adopted by
Gonzales City Council
January 18, 2011
Resolution #2011-03

HAMILTON SWIFT & ASSOCIATES, INC.

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EADIE CONSULTING
LAND USE PLANNING & DESIGN

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Prepared By:

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Chapter I

INTRODUCTION

A. Overview of 2010 General Plan Update

1. Long-Term Vision

The *Gonzales 2010 General Plan* is a long-range plan with an urban growth area containing approximately 2,150 acres of land for urbanization. An additional 2,130 acres of land is designated for urban reserve. The urban reserve area is not intended for urbanization within the timeframe of this general plan, but it completes the vision of what the city might look like in the very long term. There are many reasons for the City's decision to establish a long-term planning horizon:

- ✓ To create a long-term vision to guide new development so that ultimately the increments of growth form into a coherent whole, becoming something more than a patchwork of large subdivisions.
- ✓ To preserve key sites essential to the long-term economic health of the city.
- ✓ To ensure a competitive market for development and avoid the monopolization of the city's future development by any one of the large land owners within the General Plan area.
- ✓ To establish the ultimate boundaries of the city in order to identify the adjoining agricultural areas that should be reserved for permanent agricultural use.

The *Gonzales 2010 General Plan* is a plan for facilitating urban development that provides jobs and housing for coming generations of residents. While it creates the structure upon which new development can proceed, it does not in itself seek to promote or curtail the rate of population growth. It assumes that the rate of regional population growth is largely dependent on external factors out of the City's control, such as fertility rates, rates of immigration, and the location and availability of jobs. It assumes further that private market forces are the best gauge in determining the rate at which housing and jobs are to be provided. Finally,

it assumes that AMBAG growth projections are a mirror of the same larger economic forces that drive private market decisions and that population growth rates in Gonzales will track AMBAG growth forecasts because they have historically been an accurate gauge of regional trends.

The *Gonzales 2010 General Plan* is designed to reorient the City's approach to planning from one that relies only on land use designations and density controls to one that emphasizes neighborhood form and character. The plan relies primarily on the subsequent adoption of specific plans to implement the the plan's long-term vision.

2. Plan Purpose and Objectives

The *Gonzales 2010 General Plan* is the City's official policy statement for the use of land and provides the basis for future decisions regarding the City's growth and development. The plan provides a framework for managing increased employment and housing growth while conserving agricultural land, protecting the small town charm and diversity for which Gonzales is known. It reflects the aspirations and values of Gonzales' residents regarding the future form and character of the city. The City's vision statement adopted by the Gonzales City Council reads as follows:

> *"Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm."*

One of the most important purposes of the General Plan is to provide direction to landowners and investors by clearly stating the City's expectations for growth. The plan also provides guidance for public investment in new facilities such as roads, parks, and public utility systems. Once the General Plan is adopted, its maps and policies become the basis for day-to-day decisions by elected officials and City staff, including decisions on zoning changes and annexation.

As the name implies, the plan is general in nature. It provides broad policies for development rather than site-specific instructions on where and how to build. The document is specific enough to guide growth but flexible enough to allow for adjustments at a site-specific level.

The *Gonzales 2010 General Plan* seeks to achieve the following objectives:

Obj 1. Diverse, Self Sustaining Local Economy. The development of a city that has the size, excellence in urban design, and public services and facilities necessary to create a vibrant, diverse, and self-sustaining local economy and to provide a home for a diverse population;

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 5. Protection of Best Agricultural Lands. The development of a city that has a plan for growth that reduces development pressure on the highest quality agricultural lands in the planning area by promoting growth eastward toward the foothills and away from the Salinas Valley floor, by bounding urbanization with permanently protected agricultural land, and by encouraging compact urban form and the efficient use of land resources (Land Use, Circulation, Conservation and Open Space, Community Facilities and Services, and Community Character elements);

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 (all elements);

Obj 7. Natural Environment. The development of a city that offers residents abundant opportunities to enjoy open space areas and the natural environment through the protection, re-creation, and enhancement of the area's natural features (Land Use, Conservation and Open Space, and Community Character elements); and

Obj 8. Competitive Development Environment. The development of a city with an urban growth area containing land owned or controlled by a variety of interests, which is necessary to maintain a competitive environment for urban development (Land Use element).

B. Background and Planning Process

1. The *Gonzales 1996 General Plan*

The previous general plan was adopted in July 1996. The *Gonzales 1996 General Plan* is regarded by city officials as a well-written, concise representation of the city's major goals and objectives. The *Gonzales 1996 General Plan* identified eight major planning themes that would be priorities for the city: small-town character, agricultural heritage, unified town, balanced growth, healthy downtown, opportunity for all residents, quality public services, and build upon local strengths.

It's notable that the theme of small-town character was identified in the *Gonzales 1996 General Plan* as the one "perhaps the most important to its residents," and the city has been successful in promoting this priority. Both in terms of population growth and the consumption of land for

residential and non-residential uses, development of the city has essentially kept pace with the 1996 projections.[1]

The city has also made important strides in improving its historic downtown as called for in the *Gonzales 1996 General Plan*. Streetscape improvements along Fourth Street, including the large archway at Fourth Street and Alta Street, diagonal parking, new street furniture, and sidewalk bulbouts have made the downtown vibrant and attractive. A new sit-down restaurant in a restored historic bank building has also contributed to making downtown successful.

Yet, in at least one important way the city's efforts to protect and enhance small-town character have not been fully successful. The *Gonzales 1996 General Plan* established the intent to "encourage the design of new neighborhoods that respect and continue small-town traditions." This was a concern in the *Gonzales 1996 General Plan* because recent new "suburban" residential subdivisions east of Gonzales Slough were considered by some residents as being out of character with Gonzales' vision. More than a decade later, there is a consensus that more recent subdivisions east of Highway 101 also suffer from many of the same problems identified in the *Gonzales 1996 General Plan*.

With regard to the city's agricultural heritage, the city lived within the growth boundaries set in the *Gonzales 1996 General Plan* and in so doing conserved farmland on the city's perimeter. During this period, the city worked successfully with property owners and agricultural businesses to develop the new Gonzales Agricultural Business Park and to locate several major new agricultural processors in the park further strengthening agriculture as a key part of the city's economic base.

The extension of "C" Street across Highway 101, while given prominence in various places in the *Gonzales 1996 General Plan* as a way to unify the east and west sides of Gonzales, was finally determined to be too costly as

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[1] The *Gonzales 1996 General Plan* projected a need for 210 additional acres of land for residential use to accommodate 1,050 new homes through 2015. Approximately halfway through the 20-year planning period, actual housing units constructed consumed approximately 120 gross acres of residential land producing 525 housing units. The *Gonzales 1996 General Plan* also projected a need for 272 additional acres of land for non-residential use through 2015. Of this amount, 193 acres (70 percent) was designated for industrial use. Actual industrial growth to date utilized approximately 31 acres of industrial land.

the city and home builders came to grips with the project requirements. Opportunities to strengthen the sense of community cohesion through urban design were also only partly addressed as new subdivisions were approved that significantly departed from the development patterns of the "old" Gonzales west of Highway 101. Rear-yard garages, planter strips with maturing trees, and grid patterned streets, gave way to streets lined with garage faces, driveways and large curb cuts, sidewalks placed against the street with fewer street trees, and curved streets and cul-de-sacs.

With regard to balanced growth and opportunities for all residents, the city experienced mixed success. Significant new employment opportunities were realized as new agricultural industry came to town, but new retail business lagged. Two new apartment projects were built by non-profit housing providers, in line with the city's policy of promoting affordable housing, but the majority of new single family housing was built within a fairly narrow density and price range.

With regard to promoting a healthy Downtown, the city achieved notable success. As a result of public improvements made along Fourth Street and by investments in building maintenance and upgrades by a number of businesses, including several façade improvement programs, the city's central business district has remained vibrant and attractive. The Downtown Revitalization Committee, appointed by the City Council, completed a careful assessment of the core area, identifying a number of continuing problems as well as opportunities for further improvements. The city supported downtown enhancement through several additional professional studies of economics, parking and civic beautification.

Between 1996 and 2010 the city made remarkable progress in improvements to all areas of public services. Police and fire services, consistently viewed as high quality, kept pace with increasing demand. A large, modern new police station was constructed in the downtown, and the fire station was retrofitted to resolve earthquake safety issues. Extensive street maintenance was performed in the older part of town and to south Alta street and a decorative wall was constructed along the northwest portion of the city to buffer residents from adjacent agricultural activities. Two large new water reservoirs were constructed providing a significant margin of security for the community. Sewer treatment capacity was substantially increased to support full-buildout of the *Gonzales 1996*

General Plan. Drainage improvements along Gonzales Slough have reduced flooding potential. A project study report for major improvements to the Gloria Road/101 interchange was completed and received conceptual approval of Caltrans, a major step in improving access and safety to keep pace with planned growth. Fifth Street remains a bottleneck between east and west Gonzales and will require more attention in the future.

School capacity issues remain in the elementary and middle schools. However, preliminary planning is well underway for a new elementary school site east of Highway 101. A new joint-use gymnasium has been completed at the middle school site, with funding and technical assistance from the city. The city also completed construction of a small community center building at Centennial Park and acquired title to property for a new multi-use community center adjacent to the new joint-use gymnasium. The first phase of Canyon Creek Park was constructed along Gonzales Slough and land was acquired for park expansion. Renovation of the community swimming pool was completed. City recreational programs have been increased in all areas. Improved cooperation between the City and Gonzales Unified School District has significantly increased opportunities for mutually supportive projects and resource sharing.

The city's proximity to Salinas and Monterey and the major population centers to the north; its location on Highway 101; its beautiful natural setting; a reputation as a safe, friendly family-oriented community with a relaxed pace of life; and the availability of open land for development of housing, business, and industry have all worked to bring pressure for growth to the city. With this new growth has come many opportunities and challenges for the citizens of Gonzales.

2. General Plan Development in Two Phases

Phase I Efforts

In early 2004, the City Council called for a selective update of the General Plan in two phases. Phase I was launched in May 2004 when the City conducted a visioning process with the Gonzales Planning Commission to solicit ideas about the future of Gonzales and to identify needs that would be the focus of an updated General Plan. In November 2004, the City

considered the preliminary results of analysis concerning population and housing growth in Gonzales and discussed trends in urban planning and neighborhood-based development. This latter topic was a subject of a joint Planning Commission/City Council workshop in February 2005 conducted with the assistance of the Local Government Commission.

Additional Phase I efforts included numerous community meetings with local churches, the Chamber of Commerce, services clubs, the business community, and farmworkers. City staff also coordinated with the Monterey County Local Agency Formation Commission to solicit staff input. Finally, city staff gathered comments from area property owners to gauge their interest in the General Plan update process.

Phase II Efforts

Phase II of the General Plan Update, which began in October 2006, focused primary attention on the development of new Land Use and Circulation Diagrams, the development of a Sustainability Element, and the selective update of policies and implementing actions in all the elements to ensure internal consistency throughout the document. The city designated strategic areas for industrial, commercial, and open space uses in the new Land Use Diagram and required the subsequent development of specific plans for the remaining large portions of the growth area within which urbanization would occur on a neighborhood-by-neighborhood basis. The City developed Specific Plan Procedures and Neighborhood Design Guidelines as part of Phase II work to facilitate review and processing of specific plan applications.

Citizens Advisory Committee and Other Public Outreach

A commitment to increase public participation was made in the early stages of Phase II with the creation of the Citizens Advisory Committee (CAC). The City Council appointed a 21-member Citizens Advisory Committee (CAC) and charged it with the task of reviewing goals and objectives, evaluating land use alternatives, and responding to policy options for the future. The CAC began its work in May 2007 and completed its work after 15 meetings in 2009. The CAC included residents with a broad spectrum of interests and perspectives. Representatives of local agricultural industry, real estate, retail stores, downtown businesses, students, seniors, clergy, and

recreation interests were also included, along with members representing the local school board, library, newspaper, environmental groups, historic preservationists, the Hispanic community, and public safety agencies. The CAC also included a number of interested citizens not affiliated with an interest group who wished to become more active in shaping the community's future.

All CAC meetings were open to the public and were advertised in the Gonzales Tribune. Additionally, the city maintained a mailing list for non-CAC members wishing to be notified prior to the meetings. The CAC meetings were covered by the Gonzales Tribune and were typically followed with articles in the weekly paper.

Other forums for public comment on the plan have been the Planning Commission and City Council meetings, at which staff has provided updates on work in progress. These meetings have also been well publicized in the Gonzales Tribune and have been televised on local access cable. Groups with special interests have also contributed, primarily through one-on-one interviews conducted over the course of the project. These groups include housing advocates, farmers, social service agencies, the school district, and representatives of local law enforcement and water agencies.

Plan Deliberations and Adoption

Four alternative land use plans were developed during the spring and summer of 2007. Each one envisioned a similar balance between residential, commercial, and industrial growth, but each distributed growth differently within the Planning Area. The Citizens Advisory Committee (CAC) conducted workshops on the four land use alternatives and developed a fifth alternative that represented the consensus of the CAC. In fall 2009, the Planning Commission and City Council conceptually approved the plan with minor modifications. This became the basis of the preferred alternative studied in the General Plan environmental impact report.

An Administrative Draft General Plan and EIR were reviewed by City Staff, with several rounds of revisions made prior to public release. A Public Review Draft General Plan and Draft EIR were published in August 2010.

The document was made available for public review and was circulated to government agencies including the County of Monterey, the Association of Monterey Bay Area Governments, the Gonzales Union and Gonzales High School Districts, and the Monterey County Local Agency Formation Commission. The Gonzales City Planning Commission conducted public hearings on the plan and EIR in December 2010. The Commission considered written comments and oral testimony in their deliberations. After recommending various changes, the Commission forwarded the document to the City Council. The City Council conducted a public hearing on January 18, 2011. The General Plan was adopted by the City Council on January 18, 2011. The result of this careful and inclusive process is a General Plan which reflects the priorities of the residents and businesses of Gonzales.

C. Relationship to Other Plans and Programs

The California Supreme Court has called the general plan the "constitution for future development." The general plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private. Accordingly, the General Plan is part of the foundation for local regulations and actions that relate to the city's future. These include the zoning ordinance, the subdivision ordinance, public works projects, housing programs, development approvals, and any specific plans or redevelopment plans that might be adopted in the future. While all future actions cannot be anticipated by the General Plan, the State Attorney General has opined that actions as listed above must be consistent with the adopted General Plan. "Consistency" as defined by the Attorney General (58 Ops.Cal.Atty.Gen. 21, 25 (1975)) is as follows: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." (2003 General Plan Guidelines, p. 164).

The General Plan Guidelines cautions against the use of ambiguous policies in a General Plan. "When writing policies, be aware of the difference between "shall" and "should." "Shall" indicates an unequivocal directive. "Should" signifies a less rigid directive to be honored in the absence of

compelling or contravening considerations. Use of the word "should" to give the impression of more commitment than actually intended is a common but unacceptable practice. It is better to adopt no policy than to adopt a policy with no backbone" (2003 General Plan Guidelines, p.15).

1. Relation to Engineering Standards and Public Works

Implementation of the *Gonzales 2010 General Plan* relies heavily on engineering standards and public works projects. The design of streets, utility corridors, and drainage facilities has a major impact on neighborhood form and character, and without close coordination between planning and public works, much of the vision of the *Gonzales 2010 General Plan* would be lost. Government Code §65402 requires the Planning Commission to review the conformity of public land acquisitions or sales, street vacations, and construction of public buildings, with the General Plan. Government Code §65401 empowers the City Council to prepare and submit a list of all public works projects for study or construction during each ensuing year. Such lists must be submitted to the Planning Commission for review as to their conformity with the General Plan.

2. Relation to Zoning

The California Government Code (Section 65860) requires zoning ordinances (including zoning maps) in general law cities to be consistent with the General Plan. This does not mean that the maps and diagrams need to be identical. This underscores the need to consult the text as well as the Land Use Diagram when making land use decisions. Various policies in the plan (addressing water and sewer extensions, road improvements, etc.) provide guidance on when rezoning would be appropriate.

There are other distinctions between the zoning ordinance and the General Plan. First, boundaries on the General Plan map are generalized while zoning boundaries typically follow parcel lines. Second, the General Plan land use classifications are broader than the Zoning Ordinance classifications. Multiple zoning districts may exist within a single General Plan classification, as long as all of the unit types allowed in each zoning district are also permitted in the corresponding General Plan category.

3. Relation to Subdivision Regulations

The Government Code specifies that cities may not approve a tentative or final subdivision map unless the subdivision, including its design and improvements, is consistent with the General Plan. Consistency may be found only when the city has an adopted General Plan and the proposed subdivision is compatible with its policies, programs, and land uses. This includes consistency with the Open Space Element, which contains provisions for parkland dedication or in-lieu fees. Where specific plans have been adopted subsequent to the General Plan, subdivisions will also need to be found consistent with those more detailed plans.

4. Relation to California Building Codes

California law requires cities to adopt the California Building Codes in the form approved by the state. However, the city can adopt variations from the state codes in certain limited circumstances if justified by local conditions. The General Plan is an appropriate vehicle for documenting such local conditions and specifying the reasons that variations from State law are required.

5. Relation to Environmental Review Procedures

The General Plan is subject to the provisions of the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) was prepared to support the *Gonzales 2010 General Plan*. The EIR evaluated and proposed mitigation measures for all significant adverse impacts of the plan. Section 15080 of the State CEQA Guidelines requires that consistency with the General Plan be considered during environmental review for subsequent projects. The impacts of such projects will normally be considered significant if they conflict with the adopted environmental plans and goals of the city.

D. Definition of the Planning Area

The location of the City of Gonzales and its relation to the region is shown in Figure I-1. The Planning Area and the existing Sphere of Influence is shown in Figure I-2.

By law, the General Plan must cover all territory within the city limits as well as land outside the city which "bears relation to its planning." Thus, the Planning Area may extend beyond city limits. Planning for unincorporated areas adjacent to the city provides a means for the city to inform land owners in the area and other public agencies, especially the Monterey County, of its concerns and intentions for the future. It also provides a means for guiding the orderly extension of roads, services and utilities and ensuring that appropriate limits to urban growth are maintained.

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Figure I-1

REGIONAL LOCATION

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Figure I-2

PLANNING AREA AND EXISTING SPHERE OF INFLUENCE

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The Planning Area for the *Gonzales 2010 General Plan* includes all land within the city limits and an area extending approximately one-mile outside of the new General Plan area. The city has determined that land use decisions within this area could affect its ability to achieve the basic goals of this General Plan. The city will formally request an opportunity to review and comment on development proposals submitted to the county within the Planning Area to ensure consistency with the City's General Plan. Generally, it is the City's intent that uses in the Planning Area should be limited to continuation of existing uses and agricultural activities until properties are formally annexed to the city for development purposes. The Monterey County General Plan should be consulted for additional information on this area.

E. Organization of this Document

The General Plan contains 10 chapters, including an introduction, eight elements, and an implementation section. The Land Use Element describes existing land uses in the city and presents concepts for the city's future physical development. The Circulation Element addresses mobility issues, including street improvements and provisions for trucks, bicycles, pedestrians, rail, and mass transit. The Housing Element explores social, economic, and housing conditions in Gonzales and develops policies and programs to meet current and future affordable housing needs.

The Community Health and Safety Element focuses on natural hazards, with policies protecting residents and property from earthquakes, floods, fire, and other environmental hazards. The element also addresses city police and fire services. It also addresses noise conditions in Gonzales and incorporates measures to minimize future noise problems. The Conservation and Open Space Element addresses historic and cultural resources, vegetation and wildlife, parks, soil resources, water resources, air resources, and open space.

The Community Services and Facilities Element profiles water, sewer, drainage, solid waste, school, and library services and identifies how these

services should be managed in the future. The Community Character Element describes urban design issues in Gonzales. It includes provisions to protect existing neighborhoods as well as provisions to ensure that new development is attractive and appropriate.

The Sustainability Element addresses energy conservation and measures to be taken to reduce greenhouse gas emissions over the life of the plan. An implementation chapter at the end of the document summarizes the regulatory changes and other actions needed to carry out the plan.

Each element in the plan consists of text, maps, and other diagrams or illustrations. The text includes a description of background conditions and a discussion of future conditions which includes goals, policies, and actions for the future. Goals describe ideal future conditions or end states ("clean air and water") and are usually broad and abstract. Policies provide direct guidance on decisions relating to these goals and suggest specific implementation measures, or actions. In some cases, these actions are explicitly stated following the policies, with responsible parties or timelines identified.

Chapter II

LAND USE

A. Introduction

1. What Is the Land Use Element?

The Land Use Element presents the diagrams, designations, and policies that will guide future land use decisions in Gonzales. Probably more than any other plan element, the Land Use Element will have a major impact on the form and character of Gonzales. Its policies address such issues as conservation of residential neighborhoods, urban expansion, economic development, maintenance of a healthy downtown, and creation of quality new neighborhoods and business areas.

The requirements for the Land Use Element are spelled out in Government Code Section 65302(a). The element must designate the general distribution, location, and extent of land used for housing, business, industry, open space (including agriculture and parks), education, public buildings and lands, and waste disposal facilities. Standards for population density and building intensity in each planning designation are required.

The Land Use Diagram in this element designates the general extent of development envisioned for the long term. The Land Use Diagram embodies the goals and policies of the General Plan and as such is definitive and has controlling effect in any balancing required to reconcile the various and sometimes competing objectives conveyed by the narrative and policies of the General Plan. Nonetheless, the narrative and policies of the General Plan are, absent any implied objectives that compete with the Land Use Diagram, definitive in their own right, and users of this document are advised to refer to them as well as the diagram when evaluating proposed development and capital improvement projects.

2. Organization of the Element

The Land Use Element begins with a description of current land use patterns in Gonzales. Both the regional and the local setting are

considered. Current trends are examined to determine where the city may be headed in the future. Issues relating to these trends are discussed.

The element proceeds with a vision of what Gonzales will be like in the future. This vision is articulated first with population projections and second with some basic concepts about how and where development should take place. The Land Use Diagram illustrates these concepts graphically and the text defines the various land use categories and activities depicted on the diagram.

The final section of the element includes land use goals, policies, and implementing actions. These statements respond to the various issues identified by the Citizens Advisory Committee (CAC), the Planning Commission, the City Council, and the residents of Gonzales throughout the General Plan program. They provide a means of protecting the city's best qualities and enhancing the quality of life in the future.

B. Land Use Framework

1. Physical Setting

The physical setting of Gonzales has shaped past development patterns and will continue to do so in the future. The city is located in the central part of the Salinas Valley, 16 miles south of the City of Salinas and 33 miles north of King City. San Jose and San Francisco lie to the north, about 70 miles and 120 miles respectively.

The combination of climate, soil, terrain, and water have made the Salinas Valley one of the State's most productive agricultural regions for well over a century. The valley is rich in history and has played a major role in California's cultural development and its folklore. Its farms continue to be major contributors to the State's economy and provide thousands of annual and seasonal jobs, as well as secondary jobs in food processing and agricultural businesses. At Gonzales, the valley floor is about six miles wide, with fields of lettuce, broccoli, asparagus, strawberries, grapes, nursery crops, and other field crops and vegetables planted nearly to the base of the Sierra de Salinas on the west and the Gabilan Mountains on the east. The city is surrounded on all sides by prime agricultural lands,

although there is general recognition that the best soils lie to the west of Gonzales Slough.

The entire Salinas Valley is drained by the Salinas River, which originates in the Coast Range south of King City and flows north to Monterey Bay. The river is located about two miles west of Gonzales and is fed by a number of creeks descending from surrounding hills and from sloughs which cross the valley. One of these sloughs bisects Gonzales, creating a natural drainageway through the city and providing some visual relief on the otherwise flat terrain. The hills to the west of the valley are taller, more dramatic, and more densely wooded than those to the east. The eastern hills are drier and more rolling, as is typical of the large ranches that dominate eastern Monterey County.

The valley is crisscrossed by a rectangular grid of mostly unimproved roads. Highway 101 and the Union Pacific Railroad angle across this grid and provide the main transportation arteries through the valley. River Road runs from Gonzales to the western shoulder of the valley and provides scenic vistas to citrus and avocado orchards, grazing land, and vineyards on the slopes of the Sierra de Salinas, as well as expansive views across the valley. Johnson Canyon Road runs from Gonzales to the valley's eastern shoulder, with a number of ranches and dairies located in the vicinity. East/west roads run between the two sides of the valley at quarter-mile, half-mile, or one-mile intervals bisected at right angles by north/south roads running at similar intervals. The roads frame a patchwork quilt of farms ranging in size from about 20 acres to several hundred acres. A complex network of irrigation canals and furrows crosses the area, with water pumped from the ground and from San Antonio and Nacimiento Reservoirs to the south.

From Gonzales, the Salinas Valley appears expansive, stretching all the way to the horizon on the north and south and well into the distance on the east. Only the steep hills to the west are an obvious physical barrier. Without terrain or water features defining the city's boundaries, edges are formed for the most part by agriculture. Sometimes a road or highway separates the urban edge from the surrounding farmland; in other cases, there may only be a fence or an unmarked property line.

Man-made features like highways and railroads also frame the edges of Gonzales. The Union Pacific railroad tracks roughly define the western boundary of the urbanized area, although some agricultural industry is located west of the tracks. Iverson Road roughly defines part of the eastern boundary, although new development east of Iverson Road adjacent to the Johnson Canyon Landfill is also anticipated in the long term.

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. With the exception of Chualar, an unincorporated farming town, and Chualar Canyon to the northeast, 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.

2. Existing Land Use

This section presents a profile of existing land uses in Gonzales. It describes land uses at two geographic levels: the "Planning Area," which encompasses the entire city, proposed urban expansion area, and surrounding farm areas; and the "City," which encompasses only those areas within the 2010 city limits.

Planning Area

According to the General Plan Guidelines (Government Code §65300), the plan must cover the territory within the boundaries of the adopting city or county as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” The Gonzales Planning Area extends about three miles in all directions from the city limits and includes the City's wastewater treatment plant along the Salinas River. The Planning Area is shown on Figure I-1 in Chapter I, Introduction.

On the north, the Planning Area includes the northern Highway 101 interchange and the agricultural areas along both sides of Associated Road. On the south, the Planning Area extends beyond the southern Highway

101 interchange and includes the agricultural areas on both sides of Gloria Road. On the west, the Planning Area extends to the Salinas River to include the wastewater plant (although the plant is not contiguous with the rest of Gonzales, it is contained within the city limits). On the east, the Planning Area extends into the foothills east of Iverson Road and the Johnson Canyon Landfill.

The pace of new development in the Central Salinas Valley over the last decade has created a need to define an expanded Planning Area, within which the City can work to maintain an envelop of open space separating Gonzales from its neighbors. The City has defined its Planning Area broadly to convey this position, and land contained in the Planning Area that is not designated for development should remain in open space and agricultural use. Policies addressing this position are presented later in this element.

The City of Gonzales, described below, occupies approximately 1,200 acres of the Planning Area. Outside the city and to the north, the Planning Area contains vegetable crops on either side of the railroad and Highway 101. There are a number of farm homes, surrounded by clusters of mature trees, but otherwise vistas are uninterrupted. There is a labor camp to the west of the railroad and a gas station at the northern interchange of Highway 101 at Associated Lane.

To the east of the city limits, land is planted in vegetable and row crops. Parcel sizes tend to be larger than those to the north and there is a gentle upslope to the east. Trees are absent, save for the occasional clusters around farm houses. The picture is very much the same to the south, where large farms and fields of row crops are uninterrupted to the Soledad Correctional Facility. Beyond the city limits on the west, the Planning Area includes a number of agricultural businesses and packing sheds along Gonzales River Road and west of the Union Pacific tracks. To the north and south of this area, large scale field crop and truck farms are predominant. The City's wastewater treatment plant is located 1.7 miles west of the Southern Pacific Railroad on the northeast bank of the Salinas River.

Parcel sizes outside the city limits tend to be large. Most are larger than 40 acres and several even exceed 500 acres. There has been virtually no rural residential ("ranchette") development on the city's perimeter. As a result, the transition from urban uses to farmland is abrupt in most places. The large size of the surrounding parcels suggests that much of Gonzales' future growth will be in developments larger than those built in the past. Given the impacts of such development on the city's character and services, phasing plans will be critical when new projects are proposed.

Land use patterns outside the city limits create a number of conditions that will affect how and where Gonzales expands. As mentioned earlier, growth immediately north of the city was blocked in 1991 by acquisition of an agricultural easement along the northern city limits. Growth to the west, at least residential growth, is difficult because of the Union Pacific Railroad and the established presence of industry in the area. Westerly growth is further constrained by an agricultural easement on a 540-acre ranch just beyond the current city limits. Because of noise concerns, the existing industrial character of the area, and the difficulty of increasing traffic at grade-level railroad crossings, the area west of Gonzales is not well-situated for new urban development.

By contrast, the areas to the northeast, southeast, and east of the City are relatively unconstrained. The only existing land uses are agricultural, and there are very few physical or man-made barriers other than Highway 101, which makes the area well-suited for expansion.

The City

Over the past 13 years, the City of Gonzales has added approximately 600 acres of land into its incorporated area. Approximately one-third of this new area has been dedicated to residential use east of Highway 101 and one-third has been dedicated to industrial use west of Alta Street.

Overall, residential use in Gonzales represents approximately one-third of all land use, and of this amount about 80 percent is single-family residential housing. Industrial use represents almost 13 percent of land use. Streets and highways represents approximately 17 percent, and public/semi public use (including the wastewater treatment plant) represents

approximately 8 percent). Commercial use represents about two percent of land use.

Table II-1 and Figure II-1 illustrate existing land uses in Gonzales as of 2010. The City contains approximately 1,200 acres, including the non-contiguous parcel which contains the City's wastewater treatment plant.

Table II-1

GONZALES LAND USE INVENTORY – 2010

Use	Acres	Percent of Total
Residential	338	27.9%
Single Family – Detached	(280)	(82.8%)
Duplex/Triplex/Fourplex	(39)	(11.5%)
Multi-Family	(18)	(5.3%)
Other	(1)	(0.3%)
Commercial	23	1.9%
Industrial	159	13.1%
Public/Semi Public (including wastewater plant)	99	8.2%
Open Space	27	2.2%
Streets/Highways/Railroads/Utilities	200	16.5%
Vacant	365	30.1%
Total	1,211	100.0%

Source: City of Gonzales; Coastplans/H-S/Eadie Team, 2010

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Figure II-1

EXISTING LAND USE

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While there is some mixing of land uses in Gonzales, most of the residential, industrial, commercial, and public areas are clearly separated. The City's physical form reflects its various stages of development. The core of Gonzales is the original townsite, extending four blocks by ten blocks, with streets aligned parallel and perpendicular to the railroad. West of the original townsite, land uses are industrial in character, with packing sheds, agricultural implement and machinery shops, and similar uses predominating. East of the original townsite and beyond the Slough, Centennial Park and the city's three public schools provide a buffer to the newer subdivisions beyond. The newest development lies east of Highway 101, where the California Breeze subdivision is located south of Fifth Street, and Arroyo Estates, Sunrise Ranch, and the Gonzales Shopping Center are located to the north. South of the original townsite, the city limits taper and form a right triangle. The area contains apartments, a large winery, a cemetery, a feed store, an electrical shop, a vegetable processing plant, and vacant land.

The existing City is built on virtually flat terrain, with the Gonzales Slough providing the only significant relief. The Slough flows in its natural channel through much of the City, but is culverted in some areas. In most places, grasses, wildflowers, and mostly non-native plants grow along the banks. Monterey pines and pepper trees have been planted along the banks in some residential yards. Although a trail runs along the Slough for some of this length, it is non-continuous and the area has never officially been dedicated as a public park.

The new growth area identified in this General Plan Update lies east of the existing city and gently slopes upward toward the foothills of the Gabilan Mountains. The area contains prime agricultural soils that decrease in value as they extend away from the city toward the foothills. The area is actively farmed (row crops and vineyards), and much of the area east of Iverson Road is used to raise livestock. The Johnson Canyon Landfill is also located east of Iverson Road. The new growth area is bisected by Johnson Canyon Creek, which is the major drainage through the area. There are also minor drainages along the northern perimeter of the area adjacent to Associated Lane and along the southern perimeter adjacent to Gloria Road. In most cases, these drainages have been channelized into agricultural

drainage ditches, with little evidence remaining of the natural topography that originally existed.

3. Areas Subject to Flooding

According to Government Code 65302 (a), the Land Use Element shall "identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas." The areas within the Gonzales Planning Area that are subject to flooding are shown in Figure II-2 below. A full discussion of flood control issues and policies is presented in Chapter V, Community Health and Safety.

Figure II-2

FLOOD AND DAM INUNDATION HAZARDS

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4. Principal Issues

With a population of about 8,800 and about two square miles of land area, Gonzales is still a relatively small town. However, the City's population has increased by 50 percent and its land area by 100 percent in the last 15 years. Given the rate of population growth predicted for Monterey County during the next few decades, Gonzales will probably continue expanding rapidly through much of the early and middle 21st Century.

The same qualities that have made the Salinas Valley attractive for agriculture for more than a century now make it an attractive location for urban growth. The flat terrain and loamy soils are easily developed and the uncongested roadways, relatively inexpensive real estate, and proximity to employment centers to the north are attractive to prospective homebuyers. The lure of affordable housing and a "small-town lifestyle" drew new residents to all of the Salinas Valley cities during the 1990s and early 2000s. At the same time, the prospect of steady work and a better life have continued to fuel immigration from Mexico and other Latin American countries. While this migration has a very different economic origin, it too creates the need for land to support new housing and business.

Today, Gonzales is at a crossroads; the future holds many possibilities. The City could become more urban in character, with large-scale residential development on its perimeter. It could focus on economic development, investing in infrastructure to attract new business and industry. It could capitalize on its freeway interchanges, creating new highway-oriented activity centers. It also could discourage growth altogether. In determining the best option for the future, a number of issues become apparent. These are addressed in this element through policies and action programs.

One of the primary challenges for Gonzales today is the creation of viable new neighborhoods that function well in relation to existing neighborhoods and that reinforce the community's sense of itself. The *Gonzales 1996 General Plan* saw this challenge in terms of maintaining "small-town ambiance" and sought to achieve this goal by limiting the City's ultimate size to about 10,000 residents. This approach, however, is being overwhelmed by regional growth pressures that dwarf the demands that

were placed on the City in the 1990s. Now, the greater threat posed to Gonzales' small-town ambiance is incremental growth that, in the absence of a long-term vision, could result in a large patchwork of disconnected subdivisions. The basic challenge then is one of creating a vision within which market forces are encouraged to move beyond the incremental utilitarianism of subdivisions to the broader scope of neighborhood and community building.

The *Gonzales 2010 General Plan* adds approximately 4,280 acres of potentially developable land to the existing City of approximately 1,200 acres, which represent approximately more land than needed to accommodate urban development at rates projected by AMBAG. Of this, approximately 2,130 acres lies within an Urban Reserve Overlay designation. This land is not available for development within the time frame of this General Plan but is included to show a longer-term vision of how the City may develop over time. The new growth area encompasses properties whose owners have expressed a long-term interest in urban development and forms the basis of the ultimate vision of a coherent and well-designed city. While much of the detailed planning for this sizable area will be undertaken through the development of future Specific Plans in the decades to come, this General Plan update has identified major centers for new industrial and commercial development that are strategically located for easy access and expansion and sized to serve for the long term.

Closely aligned with the issue of overall growth and vision is the character and quality of new development. Preserving small-town character also means encouraging new development that is compatible with what is there now. In fact, some of the development that has taken place in Gonzales in the past 20 years has not been sympathetic to the town's character. Much of the newer multi-family development is regarded as boxy and unattractive, and sometimes inappropriately dense for its setting. The larger single family developments, while more highly regarded, do not reflect the character or ambience of a small town. Members of the Advisory Committee, as well as Planning Commissioners and Council members, expressed a strong interest in encouraging new development that more closely matched the existing community fabric.

There is also a strong interest in attracting jobs, as well as housing, to the community. Because of its location and cheaper land prices, Gonzales is

vulnerable to becoming a bedroom community for Salinas and the Monterey Peninsula. This would probably result in City expenses increasing faster than the local tax base and could strain local services. To be competitive in attracting business, Gonzales needs industrially and commercially designated land, as well as additional water and sewer capacity.

Another land use issue is the emergence of an "East" and "West" Gonzales as more and more development occurs east of Highway 101. Without careful planning, the area east of the freeway could develop as virtually a separate city. The economic health and future of Downtown Gonzales is also of concern, particularly as new commercial developments are constructed in developing areas. The market niche once filled by the downtown will change as outlying centers are built. To survive, the area must remain attractive and convenient and must capitalize on its strengths and unique qualities.

The use of the Gonzales Slough and other historic drainages brings up other issues related to the City's future. These drainages serve many purposes--drainage, flood control, plant and animal habitat, and passive recreation (walking, biking), among them. Future land use decisions could affect these functions as well as the long-term character and environmental quality of the area. Planning is complicated by ownership and jurisdictional issues. Some sections are privately owned; others are owned by the City or School Districts. Activities are subject to review or permitting by a number of agencies, including the Army Corps of Engineers, State Department of Fish and Game, Regional Water Quality Control Board, and Monterey County Water Resources Agency.

Numerous natural resource issues also influence land use in Gonzales. Foremost among these are the protection of prime agricultural lands, air quality, and the availability of water. These are all regional issues and they affect all of the cities in the Salinas Valley, as well as many other cities throughout the county and state. Agriculture has been Gonzales' lifeblood since the town was founded, and it is still the economic mainstay of the community. The City would like to retain its agricultural roots even as the economy diversifies and the population grows. This not only requires a development pattern which minimizes urban sprawl onto farmland, but

also one which minimizes conflicts between urban and agricultural uses on the perimeter of the City.

C. Land Use Concept

1. Projections

Projections are used to estimate how much land will be needed for new housing and employment in Gonzales. Overall projections for the Monterey Bay Area are based on factors like employment, birth and death rates, and migration trends. In Monterey County, these factors are expected to bring the 2009 population of 431,892 up to around 530,362 by the year 2035 (AMBAG 2008).

The Association of Monterey Bay Area Governments (AMBAG) takes the figures for the region as a whole and allocates them to cities based on factors like local growth policies, specific development plans, and the availability of public services. These projections are periodically updated as new developments are approved, economic conditions change, and General Plans are updated. AMBAG's most recent projections (2008) showed Gonzales growing to 23,418 people in the year 2035, an increase of about 14,393 over the current 2009 population of 9,025 persons.

This plan designates approximately 1,500 acres of additional land for residential growth, or enough land to accommodate a total City population of about 38,000. Complete development of all of this land, referred to as "buildout" or "holding capacity," should not occur before the year 2050, provided current AMBAG growth rates hold true. The excess land is provided to give the City and housing industry flexibility in selecting sites. Some of the land designated for housing is likely to remain in agricultural production for a substantial period of time.

Because the land supply exceeds projected growth demand, it is important that new development is phased and allowed only if contiguous with existing development or located within a new neighborhood developed under a Specific Plan that sets forth orderly development consistent with the approved Neighborhood Design Guidelines and Standards and Community Character policies. This will ensure that the City does not

suddenly grow much faster than desired and will also allow urban services to keep pace with growth. Although a growth management system (limiting the number of new homes that may be built each year) is not proposed at this time, the need for such a system should be evaluated from time to time in the future. If Gonzales appears to be using up its land supply much faster than anticipated, it may become necessary to regulate the rate of growth.

AMBAG also projects employment for cities and counties in the Monterey Bay Area. The number of jobs in the Gonzales area is projected by AMBAG to increase from approximately 1,063 in 2010 to 1,324 in 2035. This employment projection is at substantial variance from the projections of this General Plan; the 310 jobs that AMBAG says will be added over the course of 25 years does little more than account for the number of new jobs that would be created by the school district and the City to accommodate new development. A total of approximately 5,400 jobs could be accommodated by this General Plan at buildout if commercial and industrial designated land is utilized up to 80 percent.

2. Neighborhood-Centered Growth through Specific Plans

Neighborhoods provide important focal points for social interactions, which are the basis for healthy communities and strong economies. A well designed neighborhood contains activity centers like schools, parks, community facilities, and small-scale retail and commercial services—all within easy walking distance. A well designed neighborhood also provides a variety of housing types that creates an interesting residential character suited to a variety of living situations and income status. For all these reasons, the General Plan uses the neighborhood as the fundamental building block for new development.

Implementation of the neighborhood strategy will occur through the approval of Specific Plans. Each Specific Plan will be required to contain one or more neighborhoods and designed to be consistent with adopted Neighborhood Design Guidelines and Standards.[2] Smaller properties (i.e.,

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[2] The community commercial core mixed-used area would be the subject of a specialized Specific Plan designed to facilitate community commercial and retail core uses. Unless part of a larger Specific Plan, specialized Specific Plans would

less than 125 acres) would be grouped to form a neighborhood or allowed under prescribed conditions to "attach" to an existing Specific Plan area by filing an addendum to the adopted Specific Plan.

For the purpose of the *Gonzales 2010 General Plan*, a neighborhood is approximately 3/8-mile radius in size, a size that reflects the current scale of residential neighborhoods in the historic area of town west of Highway 101. Also neighborhoods would usually contain at least the following:

- ✓ One centrally-located elementary school (in some cases, a middle school),
- ✓ One centrally-located neighborhood park,
- ✓ A full mix of residential types, and
- ✓ Neighborhood-serving commercial and civic uses and public services.[3]

Any given neighborhood may also include community-wide facilities such as major parks, high school campuses, or places of worship.

Figure II-3 shows a prototypical neighborhood.

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be also required for highway commercial, light industrial/business park and heavy industrial/manufacturing areas as set forth in Implementing Action LU-2.1.2 – Commercial/Industrial Specific Plans.

[3] Neighborhood-serving commercial may be designed to serve two neighborhoods, and where this is the case, one of the neighborhoods might not contain such uses (see Policy LU 7.4). In order to maintain a scale appropriate to a residential setting, individual neighborhood commercial uses should generally be small-scale, which typically would be less than 5,000 square feet for any individual commercial use. Commercial uses may occasionally be larger as appropriate. Mixed commercial uses are encouraged within neighborhood centers and should be pedestrian-oriented uses that serve the immediately surrounding area. These may include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. Auto oriented uses with drive-through travel lanes are discouraged as they are inconsistent with the pedestrian oriented character of neighborhood commercial centers.

Figure II-3

PROTOTYPICAL NEIGHBORHOOD

Legend

- Neighborhood Commercial/Upper Story Residential
- Medium Density Residential Mix
- Low Density Residential Mix
- Open Space/Restored Drainage

0 300 600 1,200 Feet

Typical Neighborhood:
3/8 mile (2,000') radius — 285 acres
1,100 dwelling units — 4,840 residents

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3. Land Use Diagram

The Land Use Diagram for Gonzales is comprised of one large-scale diagram showing the entire Planning Area (Figure II-4), plus three inset diagrams showing more detail in key areas (Figures II-5, II-6, and II-7). The Planning Area depicted in the diagram is approximately 19,200 acres and contains a growth area of approximately 4,280 acres. Of this, 2,150 acres is available for urbanization within the horizon of this General Plan and is referred to as the "Urban Growth Boundary." The remaining 2,130 acres is unavailable for urbanization within the horizon of this general plan and is subject to an "Urban Reserve Overlay." The urban reserve area is regarded as the most likely path for long-term development and is included in the Land Use Diagram to give expression to the the City's long-term vision for growth.

Existing and future capacity estimates for the area contained in the Urban Growth Boundary are shown in Table II-2 and Table II-3, respectively, and are primarily intended to demonstrate the rough extent of growth enabled by the *Gonzales 2010 General Plan*. These capacity estimates are not intended as a projection or forecast of the rate of population or employment growth.

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Figure II-4

LAND USE DIAGRAM

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Figure II-5
LAND USE DIAGRAM INSET #1

Figure II-6

LAND USE DIAGRAM INSET #2

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Figure II-7

LAND USE DIAGRAM INSET #3

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Table II-2

EXISTING LAND USE, POPULATION, AND EMPLOYMENT
2009

Designation	Total Acres	Developed Acres	Vacant Acres	Existing Land Use[1]	Population[1]	Employment[2]
Residential Uses						
Neighborhood/Neighborhood Residential	1,490	0	1,490	0 DU	0	0
Low Density Residential	427	297	130	1,474 DU	6,494	--
Medium Density Residential	49	39	10	380 DU	1,674	--
High Density Residential	12	2	10	213 DU	856	0
Subtotal	1,978	338	1,640	2,067 DU	9,025	0
Commercial Uses						
Community and Neighborhood Commercial	90	0	90	0 SF	--	0
Downtown Mixed use	18	18	0	220,000 SF	--	157
Highway Commercial	75	5	70	60,000 SF	--	157
Subtotal	183	23	160	280,000 SF	--	314
Manufacturing Uses						
Heavy Industrial/Manufacturing	469	159	310	1,730,000 SF	--	390
Light Industrial/Business Park	20	0	20	0 SF	--	0
Subtotal	489	159	330	1,730,000 SF	--	390
Other Uses						
Public/Quasi-Public	751	431	320	--	--	252
Agriculture	0	0	0	--	--	107
Parks and Open Space	97	27	70	--	--	--
Urban Reserve	2,130	0	2,130	--	--	--
Subtotal	2,978	458	2,520	--	--	359
TOTAL	**5,628**	**978**	**4,650**	--	**9,025**	**1,063**

Footnotes:
[1]Total dwelling units and population are consistent with California Department of Finance, Table E-5 (DOF 2009)
[2]Total employment is consistent with AMBAG 2010 Projection (AMBAG 2008)

Table II-3

FUTURE LAND USE, POPULATION, AND EMPLOYMENT
BUILDOUT

Designation	Added Land Use	Total Land Use	Added Population	Total Population	Added Employment	Total Employment
Residential Uses[1]						
Neighborhood/Neighborhood Residential	6,800 DU	6,800 DU	25,400	25,400	--	--
Low Density Residential	700 DU	2,174 DU	2,600	9,094	--	--
Medium Density Residential	100 DU	480 DU	400	2,074	--	--
High Density Residential	100 DU	313 DU	400	1,256	--	--
Subtotal	7,700 DU	9,767 DU	28,800	37,825	--	--
Commercial Uses[2]						
Community and Neighborhood Commercial	1,010,000 SF	1,010,000 SF	--	--	1,800	1,800
Downtown Mixed use	0 SF	220,000 SF	--	--	0	157
Highway Commercial	550,000 SF	610,000 SF	--	--	1,000	1,157
Subtotal	1,560,000 SF	1,840,000 SF	--	--	2,800	3,114
Manufacturing Uses[3]						
Heavy Industrial/Manufacturing	2,450,000 SF	4,180,000 SF	--	--	1,600	1,990
Light Industrial/Business Park	160,000 SF	160,000 SF	--	--	200	200
Subtotal	2,610,000 SF	4,340,000 SF	--	--	1,800	2,190
Other Uses						
Public/Quasi-Public	--	--	--	--	800	1,052
Agriculture	--	--	--	--	--	107
Parks and Open Space	--	--	--	--	--	--
Urban Reserve	--	--	--	--	--	--
Subtotal	--	--	--	--	800	1,159
TOTAL	--	--	28,800	37,825	5,400	6,463

Footnotes:

[1]Dwelling units for new neighborhood areas calculated as follows: acres x 65% x 7 du/ac ; for other areas: acres x 7 du/ac. Population calculated as follows: dwelling units minus 3% vacancy factor x 3.84 persons per household. All rounded to nearest hundred. Residential potential for community commercial area calculated as follows: 90 acres total, half of which will be one-story commercial development with an F.A.R. of 25%. The other half will be two-story, with a F.A.R. of 45%. With a 10% net-to-gross conversion, that yields: 40 acres @ 25% = 435,600 sf traditional one-story commercial; 40 acres @ 45% = 784,000 sf mixed, two-story commercial. Second-story space (i.e., 392,000 sf) would be office or residential use. If we allocate one quarter to residential use, we get 98,000 sf residential. At an average of 800 sf per residential unit, that gets us about 122 units (rounded to nearest 100).

[2]Commercial square feet calculated as follows: acres x 80% occupancy x 90% gross to net conversion x .25 FAR; rounded to nearest 10,000. Jobs calculated as follows: SF ÷ 550 SF per employee; rounded to nearest 100.

[3]Industrial square feet calculated as follows: acres x 80% occupancy x 90% gross to net conversion x .25 FAR; rounded to nearest 10,000. Jobs calculated as follows: SF ÷ 1,000 SF per light industrial employee (1,500 per heavy industrial employee); rounded to nearest 100.

Most of the City's near-term employment growth is anticipated in the industrial area west of Alta Street and north of Gonzales River Road. A variety of businesses are accommodated there, including both agriculturally related and non-agriculturally-related enterprises. In the longer term, the north and south interchanges are envisioned as accommodating highway-oriented commercial uses, as well as industrial uses.

One of the principal features of the Land Use Diagram is the creation of a Community Commercial Mixed Use designation to complement and extend the Downtown Mixed Use designation into the growth area east of Highway 101 in the vicinity of Johnson Canyon Road and Fanoe Road. The extent of proposed residential expansion accommodated in the General Plan Update requires commercial and office uses beyond the capacity of the existing Downtown to accommodate. Development of a community commercial area in the vicinity of Johnson Canyon Road provides room to expand commercial and office uses and creates a strong connection to the existing Downtown Area. The area would be designed to complement and reinforce the character of Downtown. Big-box retail and other commercial uses geared toward highway users would be discouraged in this location in favor of community-oriented retail, office, and higher density residential uses organized around a "Village Center/Main Street" concept.

The plan shows the Gonzales Slough, the Johnson Canyon Creek, and other drainages as major linear open space in the city, providing areas for flood control, recreation, and natural habitat conservation.

Existing residential neighborhoods in Gonzales will remain largely unchanged under the plan. Most of the existing single family housing areas are designated as Low Density Residential, while the neighborhoods with intermixed single family homes, duplexes, triplexes, and fourplexes are designated as Medium Density Residential.

D. Land Use Designations

The 19 designations shown on the Land Use Diagram are described below. Each description indicates the general types of uses that are intended in

areas with these designations. The descriptions are broad enough to allow flexibility and are subject to more specific regulation and interpretation through Specific Plans or zoning.

Standards for development intensity are provided for each designation. For residential uses, intensity is expressed in terms of the allowable range of dwelling units per gross acre. Gross acreage includes all land (including streets and rights-of-ways) designated for a particular residential use, while net acreage excludes streets and rights-of-way. Normally, gross acreage contains about 25 percent less land for its designated use than its net acre equivalent.

For commercial and industrial uses, intensity is expressed in terms of Floor Area Ratio (FAR). FAR is the gross floor area of structures on a site divided by the site area. For instance, an FAR of 0.5 would allow a 5,000 square foot building on a10,000-square-foot parcel. The intensity standards define the maximum levels of development permitted. However, these maximums do not establish entitlement to a specific level of development without first conforming to all other City policies and development standards and are subject to discretionary approval.

1. Low Density Residential (4-7 units per gross acre)

The primary purpose of this designation is to define those areas that are appropriate for single family detached homes. Residential densities from 4 to 7 units per gross acre are permitted. Single family houses are the predominant use, although duplexes are allowed where they meet the density standard and the character of the neighborhood already reflects a mix of housing types. The zoning district that most closely corresponds to this General Plan designation is the R-1 Single Family District. This designation has been applied to 427 acres in the Gonzales Planning Area, including about 297 acres that are already developed.

2. Medium Density Residential (8-12 units per gross acre)

The primary purpose of this designation is to define those areas that are appropriate for new duplexes, triplexes, fourplexes, and townhouses, as well as those areas that are already developed with a mixture of single family homes, in-law units, and various attached housing types.

Residential densities from 8 to 12 units per gross acre are permitted. This designation has been applied to 49 acres of land in Gonzales, including 39 acres that have already been developed.

3. High Density Residential (13-24 units per gross acre)

The primary purpose of this designation is to define those areas that are appropriate for multi-family residential uses, as well as those areas that are already developed with such uses. Residential densities of 13 to 24 units per gross acre are permitted. This designation has been applied to 12 acres of land in Gonzales, including two acres that have already been developed.

4. Neighborhood Residential (2-24 units per gross residential acre)

The primary purpose of this designation is to define those areas that are appropriate for new residential development within the context of a neighborhood. The Neighborhood Residential designation, which is applied only within new growth areas, includes a full range of housing types typically found in healthy and diverse neighborhoods. The Neighborhood Residential designation shall be implemented only through the development of a Specific Plan. The mix of residential uses shall be within the parameters set forth in Table II-4 below, and the average residential density within a neighborhood shall be between seven (7) and nine (9) dwelling units per gross acre. This land use designation has been applied to approximately 1,075 acres of the new growth area added as part of the 2010 General Plan Update.

Table II-4

REQUIRED MIX OF RESIDENTIAL USES IN
NEIGHBORHOOD RESIDENTIAL LAND USE DESIGNATION

Density Category	Density[4] (du/gross acre)	Min. Required Mix (% of neighborhood total units)	Min. Required Rental Units (% of neighborhood total units)
NR Very Low (single-family lots 10,001 to 20,000 sq. ft.)	2 to 3	No minimum required[5]	n/a
NR Low (single-family lots 6,000 - 10,000 sq .ft.)	3 to 6	15%	5%[6]
NR Medium (single-family lots 3,500 - 5,999 sq. ft.)	6 to 9	15%	5%[6]
NR Medium High (attached or detached units including lots greater than 2,300 sq. ft.)	9 to 15	15%	5%[7] (as attached units)
NR High (attached units such as apartments, townhomes, mixed-use residential, or other similar types)	15 to 24	15%	15%[7]

5. Neighborhood Commercial Mixed Use

The primary purpose of this designation is to define those areas that are appropriate for new commercial development appropriately scaled to serve one or two neighborhoods. This designation is applied only within new growth areas and shall be implemented only through the development of a

[4] *A minimum average density of seven (7) dwelling units per gross residential acre shall be provided within new neighborhoods.*
[5] *Allowable only in very limited circumstances where larger lots may be appropriate to buffer the City's edge and transition from urban density to agriculture.*
[6] *Rental units in this category shall generally be second dwelling units that are ancillary to a primary home, and both contained on a single parcel.*
[7] *To promote rental availability rather than private ownership, units designed for rental use shall generally be multiple units on single parcels rather than individually parceled.*

Specific Plan. In order to maintain a scale appropriate to a residential setting, individual neighborhood commercial uses should generally be small-scale, which typically would be less than 5,000 square feet for any individual commercial use. Commercial uses may occasionally be larger as appropriate. A mix of residential and commercial uses are allowed in this designation. Commercial uses should be pedestrian-oriented uses that serve the immediately surrounding area and may include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. Auto oriented uses with drive-through travel lanes are discouraged as they are inconsistent with the pedestrian oriented character of neighborhood commercial centers. Second-story residential uses are also allowed in the Neighborhood Commercial designation. The physical form of buildings in the neighborhood center should be distinguishable from the form of the residential neighborhoods that surround them, and buildings within the Neighborhood Commercial designation should in most cases be two stories. The maximum floor area ratio is 1.0. Approximately 13 acres of this land use designation has been applied to Land Use Diagram Insets #2 and #3; there is also undesignated potential for neighborhood commercial development within the Neighborhood designation. All potential for neighborhood commercial development is located in the new growth area added as part of the 2010 General Plan Update.

6. Neighborhood

The primary purpose of this designation is to provide a template for new neighborhoods in areas where detailed land uses are not defined as part of a General Plan Land Use Diagram Inset. The Neighborhood designation comprises a mix of uses typically found in healthy, viable neighborhoods, including a full range of housing types, retail and service commercial, public parks, civic uses, places of worship, schools, public utilities, and other public, quasi-public, and institutional uses. Land use intensities for non-residential uses shall be a maximum of 1.0 Floor Area Ratio. Residential uses shall be consistent with the parameters set forth in the Neighborhood Residential designation (set forth above), including the full mix of required residential uses. Commercial uses shall be consistent with the parameters set forth in the Neighborhood Commercial Mixed Use designation (also set forth above). For standards and recommendations

concerning other uses within the Neighborhood designation, see the following chapters: for public parks see Chapter VI; for schools see Chapter VII.

The Neighborhood designation shall be implemented only through the development of a Specific Plan, and the precise mix of uses shall be determined through the Specific Plan process. This land use designation has been applied to approximately 415 acres of the new growth area added as part of the 2010 General Plan Update, primarily in the area east of Fanoe Road and Herold Parkway. This designation is also widely used in the urban reserve area.

7. Downtown Mixed Use

The primary purpose of this designation is to promote the integrated development of retail, service, banks, public, office, and housing development in downtown Gonzales. It is specifically intended to foster mixed use projects that maintain downtown as the civic and cultural focal point for the City, as well as an active retail area. Such development should be pedestrian-oriented, compatible with the goal of maintaining downtown's historic character, and oriented towards local residents. A maximum Floor Area Ratio of between 0.5 and 3.0 applies in areas with this designation. Residential densities shall be a maximum of 24 dwelling units per gross acre.

The designation has been applied to 18 acres, primarily encompassing the existing blocks along Alta Street between Eighth Street and C Street. While virtually all of the land is already developed, much of it is underutilized and could be used more intensely. In some cases, this might occur through demolition and rebuilding. More commonly, this would occur through rehabilitation and retrofitting of older buildings.

8. Community Commercial Mixed Use

The primary purpose of this designation is to promote the development of a viable commercial core area that complements and extends the historic downtown area into the new growth areas identified in the Land Use Diagram. Allowed uses in this designation include: retail commercial, service commercial, professional offices, sit-down restaurants, cafes, movie

theaters, medical facilities, medium- and high-density housing (including mixed-use residential), and other uses that are compatible within a core area environment. Such development should be pedestrian-oriented, compatible with the goal of complementing but not competing with the downtown area's civic character, and oriented towards both local residents and regional visitors.

This new land use designation may be implemented only through the development of a Specific Plan. Land area devoted to single-family attached and multi-family homes shall not occupy more than 35 percent of the community commercial core area. A maximum Floor Area Ratio of 1.5 applies in areas with this designation. This designation has been applied to 90 acres of land in Gonzales in the vicinity of Johnson Canyon Road east of Fanoe Road. Figure II-5 shows a prototype of the community commercial development.

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Figure II-5

PROTOTYPICAL COMMUNITY COMMERCIAL DEVELOPMENT

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9. Highway Commercial

The primary purpose of this designation is to define commercial areas that cater to highway travelers and/or regional markets, including gas stations, big-box retail, fast-food restaurants, lumber yards, motels, auto malls, building contractor storage yards, and other uses that serve local and regional needs for goods and services. The designation is intended primarily for service and retail uses whose operational needs and characteristics are not considered appropriate for the downtown, neighborhood commercial mixed-use, or the community commercial mixed-use areas. The maximum permitted Floor Area Ratio is 0.5.

The designation has been applied to 75 acres of land in Gonzales, including approximately five acres already developed on Fifth Street east of Highway 101. This designation is used east of the southern Highway 101 interchange and is also used in the urban reserve area in the vicinity of the northern Highway 101 interchange.

10. Light Industrial/Business Park

The primary purpose of this designation is to define those areas that are appropriate for "job centers" in the new growth area. Allowed uses include: campus-like office complex development as well as industrial parks, including single and multi-story office, flex-space, and industrial building for single and multiple users, light industrial and warehouse uses, and research and development activities. Other uses may include wholesale, bulk retail, and business with limited customer access, commercial recreation, and other uses that require large, warehouse-style building. Small-scale retail and service uses serving local employees and visitors may be permitted as secondary and accessory uses. This new land use designation may be implemented only through the development of a Specific Plan.

The designation has been applied to 20 acres of land in Gonzales located east of the northern and southern interchanges with Highway 101 and adjacent to the Johnson Canyon Road Landfill. This designation is also used in the urban reserve area.

11. Industrial/Manufacturing

The primary purpose of this designation is to define those areas that are appropriate for heavy industrial and manufacturing uses, the location of which may create land use conflicts with residential uses and schools. The emphasis is on agricultural services, but other types of industry compatible with the policies in the General Plan are encouraged. The designation permits industrial parks, light manufacturing, warehousing, wineries, auto and farm equipment sales or repair establishments, feed stores, lumberyards, construction supply companies, and similar and compatible uses. Compatible highway-serving uses like gas stations, restaurants, motels, and truck stops are permitted in this area. The maximum permitted Floor Area Ratio is 0.5.

The designation has been applied to 469 acres of land in Gonzales, including 325 acres of land west of Highway 101 and 144 acres of land east of Highway 101. This designation is also used in the urban reserve area.

12. Public/Quasi-Public

The primary purpose of this designation is to accommodate a variety of public, non-profit and institutional uses which meet health, safety, education, and welfare needs. The maximum allowable Floor Area Ratio is 0.7.

The designation has been applied to 751 acres, including 556 acres of developed land and 195 acres of undeveloped land. The undeveloped land includes a 50-acre site reserved for future expansion of the wastewater treatment plant. It also includes a site for a community center adjacent to Fairview Middle School. The site depicted on the Land Use Diagram is approximate. The vacant land also includes a small expansion area for the Gonzales cemetery.

13. Parks and Open Space

The primary purpose of this designation is to accommodate park, recreation, and open space uses. Both active recreation areas (e.g., City parks), and passive recreation areas (trails, natural open space, etc.) are included. Land in this designation may also be jointly used for storm drain

purposes, consistent with Implementing Action COS-6.1.5. Since the land is intended for park and open space use, no standard of development intensity is provided. However, recreational or other public buildings are permitted in parks if they are consistent with an adopted park master plan or findings that the use is publicly beneficial and will not compromise the character or use of the park.

There are 97 acres within this designation, including 27 acres that are already developed into parks or used as open space.

14. Agriculture

The primary purpose of this designation is to promote the long-term conservation of land in agricultural use outside the General Plan growth area, generally north of Associated Lane and south of Gloria Road. It applies to more than 13,620 acres within the Planning Area. The maximum allowable density is one unit per 40 acres. Permitted uses are farming and associated farm residences.

Although agriculture is a form of open space, this designation is separate and distinct from the "Parks and Open Space" definition prescribed above. Land in this designation would retain its open character but would be used for the managed production of resources (e.g., crops and livestock), as opposed to conservation, recreation, or protection of public health and safety. Most agricultural land is privately owned and supports activities which are not conducive to public access (including pesticide spraying and operation of heavy equipment and machinery).

15. Permanent Agricultural Edge Overlay

The primary purpose of the designation is to demark those parts of the adjacent area contained in the Urban Growth Boundary and Urban Reserve Area beyond which the City intends to permanently protect agricultural lands. As an overlay designation, permitted uses are those of the underlying designation, which in most circumstances is "Agriculture."

16. Agricultural Buffer Overlay

The primary purpose of this designation is demark those parts of the area contained in the Urban Growth Boundary where measures must be put in

place to alleviate potential physical conflicts between existing or planned agricultural uses (either within or outside the Urban Growth Boundary) and urban uses planned within the Urban Growth Boundary. Measures include physical separation between the conflicting uses—typically 200 feet in width—plus other vegetation, walls, or other screening deemed necessary to ensure that property owners on both sides of the buffer may enjoy full and unencumbered use of their property for its designated use without experiencing significant deleterious effect from the neighboring use. While the Agricultural Buffer Overlay symbol is located along the boundary between two conflicting uses—overlying both agricultural lands as well and planned urban area—the measures to be put in place shall in all cases be located on land designated for urban uses and shall not infringe in any way on property upon which permanent agricultural uses exist or are planned. In areas where agricultural uses are intended to eventually convert to urban use (i.e., within the Urban Growth Boundary), agricultural buffer measures should be designed in such a way to facilitate an orderly and coherent transition to urban use. As an overlay designation, permitted uses are those of the underlying designation.

17. Historic District Overlay

The primary purpose of this designation is to demark that part of Gonzales that forms a coherent historic district and within which the City shall ensure than new development or redevelopment does not compromise the integrity of the historical district or the buildings and other structures within it that have the highest cultural and historic value. This designation has been applied to about eight blocks around the center of Gonzales, including most of the downtown core. Development, modifications to existing buildings, and demolition within the Historic District will be subject to design review requirements which ensure that the integrity of historical and cultural features are retained. If additional historic resources are discovered or are relocated, the overlay district may be expanded to ensure their protection. As an overlay designation, permitted uses are those of the underlying designation.

18. Urban Reserve Overlay

The primary purpose of this designation is to demark land that is not intended for development under this general plan, but that nonetheless is

regarded as the most likely path for long-term development. This area is included in the Land Use Diagram to give expression to the the City's long-term vision for growth and to enable a comprehensive approach to planning.

19. Urban Growth Boundary

The purpose of this line is to bound and enclose the land intended for development under this general plan.

E. Goals, Policies, and Actions

1. Overall City Development

Goal LU-1: A logical, orderly development pattern that matches the City's ability to provide urban services.

Policies

Policy LU-1.1 Jobs/Housing Balance

Promote a balance between housing growth and job growth. Encourage the provision of housing at a pace that keeps up with job growth in the City. Conversely, encourage the creation of jobs at a pace that keeps up with housing growth in the City

> Implementing Action LU-1.1.1 – Land Use Assignments. *Designate land that can support a mix of different housing types and a mix of different job types consistent with the land use assignments set forth in the section entitled: "Land Use Concept" above.*

Policy LU-1.2 Development Pays Fair Share

Require new development to pay its fair share of the cost of capital improvements and facilities needed to serve that development consistent with the policies, standards, and implementing actions of this General Plan and State law requiring a nexus between such requirements and project impacts.

Implementing Action LU-1.2.1 – Capital Improvements. *Coordinate capital improvements through the adoption and implementation of Specific Plans that contain a program of implementation measures including regulations, programs, public works projects and financing measures necessary to implement the Specific Plan.*

Implementing Action LU-1.2.2 – Availability of Services. *Through Specific Plan development, coordinate new development with the provision of essential community services and facilities, such as roads, water, sewer, schools, parks, police and fire services, sanitary facilities, and drainage facilities. Approve development projects only when sufficient municipal services and utilities are available to serve that development or when there are guarantees that such services and utilities will be provided in a timely fashion after entitlements are vested.*

Implementing Action LU-1.2.3 – Impact Fees. *Continue using public facility impact fees to meet the needs for on-site and off-site facility improvements generated by new development. Periodically evaluate these fees to make sure they are sufficient to cover improvement costs.*

Policy LU-1.3 LAFCO Applications

Submit Sphere of Influence and annexation requests to LAFCO only for lands within the Urban Growth Boundary depicted on the Land Use Diagram. In addition, submit applications as may be required to facilitate the expansion of the wastewater treatment facility located on Gonzales River Road or other essential public utilities.

Implementing Action LU- 1.3.1 – Plans for Services. *Establish the timing of Sphere of Influence and annexation applications based on completion of plans for services, plans for public facilities, and financing plans that demonstrate compliance with LAFCO standards.*

Implementing Action LU- 1.3.2 – Coordination with Monterey County. *Encourage Monterey County to consult and coordinate with the City before approving any project that is located within the City's Planning Area, as depicted on Figure I-1. Regularly review*

private and public development proposals in Monterey County that could impact the City and provide comments to the County as appropriate. Work with Monterey County to develop agreements per LAFCO policy on Sphere of Influence amendments and annexations.

Implementing Action LU- 1.3.3 – Monterey County Urban Reserve Area. *Collaborate with the County of Monterey to establish an urban reserve area around Gonzales that corresponds entirely or partially to the Urban Growth Area and Urban Reserve Area established by the Gonzales 2010 General Plan.*

Policy LU-1.4 City-Centered Growth

Support the concept of "City-Centered Growth" in the Salinas Valley. This concept concentrates urban uses in and around South County cities and conserves the remainder of the valley for agriculture.

Implementing Action LU-1.4.1 – AMBAG Growth Projections. *Maintain a General Plan growth area and LAFCO Sphere of Influence that contain a supply of land for urbanization that meets or exceeds AMBAG growth projections.*

Implementing Action LU-1.4.2 – Regional Planning. *Continue to provide local representation to other public agencies, including: AMBAG, LAFCO, the County of Monterey and MBUAPCD.*

Implementing Action LU-1.4.3 – Utility Prohibition Zones. *Specific plans shall include utility and road prohibition areas along the interface of the planned development area and permanent agricultural edge, which in subsequent subdivisions will be dedicated as "no-access" strips.*

2. Specific Plans and Development Phasing

Goal LU-2: Orderly growth and development phasing through the use of Specific Plans

Policies

Policy LU- 2.1 Specific Plans Required in General Plan Growth Area

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

Implementing Action LU-2.1.1 – Neighborhood Residential Specific Plans. *Adopt Specific Plans for all areas within the Urban Growth Boundary prior to City approval of development entitlements. Such Specific Plan areas shall be no smaller than 125 acres, and organized into complete neighborhoods each of which is no smaller than 125 acres, no larger than 400 acres, and designed consistent with adopted Neighborhood Design Guidelines and Standards. Smaller properties (i.e., less than 125 acres) may combine with adjacent properties to undertake the development of a Specific Plan or may attach to an existing adjacent Specific Plan by gaining City approval of a Specific Plan addendum.*

Implementing Action LU-2.1.2 – Commercial/Industrial Specific Plans. *Adopt Specific Plans for areas designated "Community Commercial," "Highway Commercial," Light Industrial/Business Park," or "Industrial/Manufacturing" prior to City approval of development entitlements. Such Specific Plans shall be organized into one of three Specific Plans areas—the "North Interchange Area," the "South Interchange Area," and the 5th Street Community Commercial Area. In the South Interchange Area, non-residential land north and south of Gloria Road may be combined with the Specific Plan prepared for neighborhood residential development immediately north of Gloria Road. Likewise, in the North Interchange Area, land designated for residential use located west of Gonzales Slough may be combined with the Specific Plan prepared for non-residential uses in the vicinity.*

Implementing Action LU-2.1.3 – Development Policies and Standards. *Use development policies and standards contained in Specific Plans to identify permitted uses, accessory uses, conditionally permitted uses, and prohibited uses within each*

Specific Plan area. These uses should be consistent with the Land Use category designation definitions in this element as well as the goals and policies of this Plan.

3. Unified East and West Gonzales

Goal LU-3: Stronger ties between the established neighborhoods west of Highway 101 and the new neighborhoods east of Highway 101.

Policies

Policy LU-3.1 East-West Connections

Strengthen existing connections between the east and west sides of Highway 101.

Implementing Action LU-3.1.1 – 5th Street Corridor. *Redesign the 5th Street corridor into an attractive boulevard that serves as a major "spine" that ties the historic city center to the new community commercial center proposed in the vicinity of Johnson Canyon Road and Herold Parkway, and that substantially improves pedestrian and bicyclist mobility.*

Implementing Action LU-3.1.2 – Residential Development West. *Promote residential development on the west side of the freeway utilizing the Gonzales Redevelopment Agency and other resources. Most opportunities for new housing west of Highway 101 are in the Downtown Mixed Use District and on the few remaining vacant infill or potential redevelopment site.*

Policy LU-3.2 Street Connectivity

Maintain continuity in the street pattern between the east and west sides of the freeway, continuing elements of the "grid" of the original townsite as much as possible as the area east of Highway 101 develops. New street and block patterns within neighborhoods should form a well connected pattern that provides direct travel routes, facilitates walking and biking, and provides more than one way of reaching a destination allowing vehicle

traffic to gently filter through a neighborhood rather than forcing all trips onto heavily traveled collectors and arterials.

Implementing Action LU-3.2.1 – Address Street Connectivity in Design Guidelines. *Ensure that adopted neighborhood design guidelines contain guidance addressing street connectivity within and between neighborhoods.*

4. Attractive, Vibrant Downtown

Goal LU-4: A vibrant, well-defined, attractive Downtown that provides a focus for civic activities, shopping, culture, and services, and a destination for local residents.

Policies

Policy LU-4.1 Downtown as Civic and Cultural Core

Maintain Downtown Gonzales as the social and cultural core of the community, and encourage the locations of businesses and services in the Downtown that provide cultural enrichment and extend the hours during which Downtown is an active place. New development in the Downtown area shall only be permitted where it is compatible in scale and character with adjoining uses and will not create adverse impacts on adjoining homes and businesses.

Implementing Action LU-4.1.1 – Civic Uses Downtown. *Maintain civic uses such as City Hall and the Post Office in a central location and avoid creating "east" and "west" branches of such uses. Exceptions shall be made for police and fire stations to ensure response times are maintained at acceptable levels.*

Implementing Action LU-4.1.2 – Ground-Level Retail. *Revise the Gonzales Zoning Ordinance Mixed-Use District to eliminate ground-floor residential uses in the predominantly commercial core area of the Downtown and encourage Downtown projects that contain ground-level retail, service, or public facility development with upper story office or housing development. Such projects are especially encouraged when they rehabilitate existing buildings or*

add architecturally compatible second stories to existing buildings in the downtown area.

Implementing Action LU-4.1.3 – Main Street Character. *Revise the Gonzales Zoning Ordinance to encourage Downtown development that strengthens the "Main Street" character of the area and that discourages or excludes projects that are inconsistent with that character. Inconsistent projects would include "big box" retailers, auto sales and repair establishments, storage yards, "drive through" restaurants, and other projects which have a scale and design that is not conducive to the goal of maintaining small-town character.*

Implementing Action LU-4.1.4 – Pedestrian Environment. *Revise Downtown development standards to ensure that new projects provide a safe, attractive, and comfortable environment for pedestrians in the Downtown area. Projects should have active pedestrian frontage oriented towards streets and sidewalks. Wherever feasible, parking for new development should be located to the rear of buildings or in on-street spaces along Fourth or Alta Streets rather than in large parking lots in front of buildings and businesses.*

Implementing Action LU-4.1.5 – Public Amenities. *Revise Downtown development standards to ensure that new projects include public amenities such as street trees, benches, and landscaping.*

Implementing Action LU-4.1.6 – Regulate Conversion of Single Family Use. *Enact zoning changes that allow the conversion of single family homes to office, service, and retail uses within the Downtown Mixed Use District, subject to discretionary review.*

Implementing Action LU-4.1.7 – Rental Housing Downtown. Revise Downtown development standards to encourage opportunities for rental housing within mixed use projects.

Implementing Action LU-4.1.8 – Grant Programs. *On an on-going basis, investigate low-interest loans, grants, and other financial programs (including the California Main Street Program) which assist the private sector in efforts to rehabilitate Downtown*

commercial buildings, and provide awnings, landscaping, or other improvements that make Downtown more attractive and economically competitive.

Implementing Action LU-4.1.9 – Incentives for Downtown Residential. *Provide incentives and other programs to promote the retention and development of rental residential units on the upper floors of buildings in Downtown.*

Implementing Action LU-4.1.10 – Support Chamber of Commerce. *Provide ongoing support to the Gonzales Chamber of Commerce to encourage shopping in Downtown Gonzales.*

5. Neighborhood Conservation

Goal LU-5: Protection of the integrity, scale, cohesiveness, and character of existing residential neighborhoods.

Policies

Policy LU-5.1 Conserve Existing Housing Stock

Conserve and maintain the existing housing stock and the scale and character of existing neighborhoods.

Implementing Action LU-5.1.1 – Housing Rehabilitation. *Utilize the Gonzales Redevelopment Agency and public grant programs to provide resources and technical assistant that encourage the rehabilitation of deteriorating housing units to current standards of safety, sanitation, and aesthetics.*

Implementing Action LU-5.1.2 – Neighborhood Protection. *Maintain development standards that ensure existing single family neighborhoods are protected from intrusion by higher-density development that is incompatible in scale and character with the neighborhood.*

Implementing Action LU-5.1.3 – Code Enforcement. *Enact code enforcement measures and programs that do not impose*

disproportionate hardships on low-income families, disabled persons, or seniors.

Implementing Action LU-5.1.4 – Secondary Units. Promote secondary units (in-law apartments) on single family lots as a means of increasing the affordable housing stock provided that the units are compatible with the scale and character of the neighborhood and include adequate provisions for off-street parking.

6. Residential Development

Goal LU-6: New residential development that is organized into "neighborhoods" serving as the fundamental building block for residential growth, that is compatible with the City's small-town character, and that meets the housing needs of current and future Gonzales residents.

Policies

Policy LU-6.1 Neighborhoods as "Building Blocks"

Employ a neighborhood-based growth strategy whereby new pedestrian-oriented neighborhoods, complete with schools, park and recreation facilities, a wide range of housing types, and neighborhood-serving commercial services,[8] form the basic planning unit or "building block" for new residential growth.

Implementing Action LU-6.1.1 – Housing Mix in Neighborhoods. *Ensure that new Neighborhood Residential development complies with the housing mix requirements described in Table II-3 to ensure that a full range of housing types and complementary uses are included within future neighborhoods.*

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[8] Neighborhood-serving commercial may be designed to serve two neighborhoods, and where this is the case, one of the neighborhoods might not contain such uses (see Policy LU 7.4). In order to maintain a scale appropriate to a residential setting, individual neighborhood commercial uses should generally be small-scale, which typically would be less than 5,000 square feet for any individual commercial use. Commercial uses may occasionally be larger as appropriate. A mix of residential and commercial uses are allowed in this designation. Commercial uses should be pedestrian-oriented uses that serve the immediately surrounding area and may include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. Auto oriented uses with drive-through travel lanes are discouraged as they are inconsistent with the pedestrian oriented character of neighborhood commercial centers.

Policy LU-6.2 Utilize Land Efficiently

Utilize land efficiently to maintain a compact development pattern, enhance walkability, and limit farmland conversion in areas outside the identified General Plan growth area.

Implementing Action LU-6.2.1 – Establish Minimum Densities. *Adopt development codes as part of Specific Plans or separately that establish minimum development densities and discourage construction of housing at substantially lower gross densities than the maximum permitted by the General Plan, particularly on sites designated for medium- and high-density housing. Single-family-detached housing construction in these locations is generally inconsistent with the City's goal of providing a wide range of housing choices. Exceptions should be made for sites where environmental constraints (flood plains, etc.) preclude development at the maximum allowable density. In such instances, only the unconstrained portions of the site should be considered "developable" for purposes of density calculation.*

Implementing Action LU-6.2.2 – Achieve Minimum Density. *Within new Specific Plan areas designated for residential use, ensure that new Neighborhood Residential development achieves an overall residential density between seven (7) and nine (9) dwelling units per gross residential acre. Densities within each Specific Plan neighborhood area may (and should) vary as long as the overall density target is met.*

Policy LU-6.3 Attractive Design

Require new residential development to be attractively and coherently designed consistent with the Neighborhood Design Guidelines and Standards.

Implementing Action LU-6.3.1 – Design Guidelines. *Adopt neighborhood design guidelines that address the appropriate design for new residential development. Use the policies in the Community Character Element of this plan to develop design guidelines.*

7. Commercial Development

Goal LU-7: A stronger role for Gonzales as a market center for the Central Salinas Valley.

Policies

Policy LU-7.1 Reserve Land for Long-Term Revenue Generation

Designate and/or otherwise reserve sufficient portions of the uniquely situated land in the vicinity of the three Highway 101 interchanges to accommodate the City's long-term need for revenue generation.

Implementing Action LU-7.1.1 – Maintain Commercial Designations at Interchanges. *Defer requests for amendments to the Land Use Diagram that would reduce the amount of commercial land available at the three Highway 101 interchanges until such time that the next comprehensive General Plan update is undertaken.*

Implementing Action LU-7.1.2 – Highway Commercial at Interchanges. *Direct new highway-commercial and visitor-serving development to the area adjacent to the city's northern and southern highway interchanges to improve the city's ability to capture revenue from Highway 101 travelers.*

Implementing Action LU-7.1.3 – Office Use in Highway Commercial. *Discourage office development in the areas designated "Highway Commercial" on the Land Use Diagram. As much as possible, offices should be concentrated in the Downtown Mixed-Use District, in neighborhood centers, and/or in the Community Commercial area planned in the vicinity of Johnson Canyon Road and Fanoe Road.*

Policy LU-7.2 New Community Commercial Core Mixed Use Development

Promote new community commercial core mixed use development east of Highway 101 that is centrally located and a logical extension of the existing downtown.

Implementing Action LU-7.2.1 – Community Commercial Core Mixed Use Development East of Highway 101. *Establish a community commercial core mixed use area along Johnson Canyon Road east of Herold Parkway. This commercial area is intended to primarily serve as a community and regional destination, as opposed to a highway stopover point for travelers. New uses should provide an aesthetically appealing, pedestrian-friendly environment that promotes socializing, shopping and entertainment. The area should also contain a mix of higher density residential uses designed to complement the commercial uses.*

Policy LU-7.3 Protect Downtown Commercial Uses

Encourage new commercial development outside of the Downtown Mixed Use District to contain uses that do not compete with Downtown or adversely affect the viability of Downtown stores and businesses.

Implementing Action LU-7.3.1 – Market Studies. *Require a market study and fiscal impact assessment for any shopping center of 25,000 square feet or greater. The study should address the probable impact of the center on the downtown area and should identify measures to reduce adverse impacts on Downtown. Where appropriate, these measures should be incorporated as conditions of approval for the development.*

Policy LU-7.4 Appropriate Scale and Design for Neighborhood Commercial Centers

Design new neighborhood commercial centers to be an integral part of the neighborhood which they serve. Neighborhood commercial development contained within a Specific Plan area shall be scaled to serve one or two neighborhoods (not the community or region), consistent with adopted Neighborhood Design Guidelines and Standards. These uses should be pedestrian-oriented and serve the immediately surrounding area. Appropriate uses include small grocery stores, restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. Where neighborhood commercial uses are scaled to serve two neighborhoods they should be located in an area that is central to the two neighborhoods along their common edge, so as to provide

roughly equivalent pedestrian access from each neighborhood. If neighborhood commercial uses are scaled to serve two neighborhoods in this way, each neighborhood shall still contain a neighborhood center located in its approximate geographic center. In this case, such neighborhood centers should contain other community-serving uses, such as: schools, public services, civic uses, places of worship, community centers, small business incubator space, and/or parks.

> Implementing Action LU-7.4.1 – Design Guidelines to Address Commercial Scale and Design. *Adopt neighborhood design guidelines that address the appropriate scale for new neighborhood commercial development. Design themes should be consistent with the character of the uses, the site, and the surrounding land uses and should promote the identity of the center as a neighborhood or community focal point. Use the policies in the Community Character Element of this plan to develop design guidelines.*

8. Industrial Development

Goal LU-8: A larger and more diversified industrial base

<u>Policies</u>

Policy LU-8.1 Reserve Land for Job Generation

Designate land in the vicinity of the north and south Highway 101 interchanges for commercial and industrial uses in order to accommodate the City's long-term job needs.

> Implementing Action LU-8.1.1 – Maintain Highway Commercial and Industrial Designations at north and south Interchanges. *Avoid amendments to the Land Use Diagram that would reduce the amount of highway commercial, business park, light industrial, and/or industrial/manufacturing land available in the vicinity of the north and south Highway 101 interchanges.*

Policy LU-8.2 Promote Local Job Development

Promote local job development and plan for the financing and provision of infrastructure to service industrial areas in conjunction with planning for neighborhood residential development.

Implementing Action LU-8.2.1 – Infrastructure Funding. *Require Neighborhood Residential developers to contribute to the infrastructure necessary to support local jobs creation.*

Implementing Action LU-8.2.2 – Address Job Development in Neighborhood Residential Specific Plans. *Specific Plans for areas designated "Neighborhood Residential" shall address infrastructure financing for one of three commercial/industrial job centers in the General Plan growth area—the North Interchange Area, the South Interchange Area, or the 5th Street Community Commercial Area.*

Implementing Action LU-8.2.3 – Job Diversification. *Utilize the Gonzales Redevelopment Agency and other resources to attract new industries that help diversify the City's economic base and that provide permanent jobs for local residents.*

Policy LU-8.3 Neighborhood-Compatible Design

Require developers to design new job centers in such a way that impacts on adjacent residential neighborhoods are reduced to the degree practicable.

Implementing Action LU-8.3.1 – Reduce Adverse Impacts. *Modify proposed designs for industrial development as necessary to be attractive and to reduce adverse environmental impacts, particularly noise, air and water pollution, odor, soil and groundwater contamination, traffic, and visual blight to the degree practicable.*

Implementing Action LU-8.3.2 – Plan for Sewer and Water Expansion. *Ensure that adequate water and sewer capacity is available to support all areas designated for industrial development.*

Implementing Action LU-8.3.3 – Off-Street Parking. *Establish off-street parking and storage requirements for new industrial development that promote attractive and compatible design for truck parking and container storage, etc.*

Implementing Action LU-8.3.4 – Agricultural Industry. *Utilize the Gonzales Redevelopment Agency and other resources to promote*

and support the expansion of existing agricultural industries within the City of Gonzales

Implementing Action LU-8.3.5 – Industrial Design Standards. *Maintain standards for the design, landscaping, and screening of open storage areas, processing operations, and other industrial activities that promote attractive and compatible development.*

9. Public Uses

Goal LU-9: Attractive, convenient, functional public facilities in Gonzales.

Policies

Policy LU-9.1 Location and Design of Public Uses

Developers of Specific Plans shall coordinate closely with the Gonzales Unified School District and with the City of Gonzales to ensure that new school sites are fully compatible with the plans and concerns of both agencies. New public uses shall be located and designed to contribute to the life and function of neighborhood and community centers.

Implementing Action LU-9.1.1 – Location of New Schools. *Actively pursue joint use planning with the Gonzales Unified School District, and make sure that school site planning implements the neighborhood development and sustainability strategies expressed in the policies and implementing actions of this Element and the Sustainability Element. Locate new schools within or close to neighborhood centers to serve the new development areas east of Highway 101.*

Implementing Action LU-9.1.2 – Co-Location of Parks and Schools. *Establish guidelines for joint use agreements between the City and school district to facilitate the co-location of public parks and public schools.*

Implementing Action LU-9.1.3 – Site-Specific Review of Potential Land Use Conflicts Involving the Location of New Schools. *The City of Gonzales shall identify and evaluate potential land use*

conflicts between schools and industrial uses as part of Specific Plan or other major development plan review and approval. Such review shall address California Public Resources Code §21151.8(a) regarding requirements for the proposed construction of an elementary or secondary school. Such review should also address the Monterey Bay Unified Air Pollution Control District's Rule 402, Nuisances.

Implementing Action LU-9.1.4 – New Police Substations. *Locate new police substations in or close to neighborhood centers to serve the new development areas east of Highway 101.*

Implementing Action LU-9.1.5 – New Fire Stations. *Identify sites for a second and possibly a third fire station in area east of Highway 101.*

Implementing Action LU-9.1.6 – New Library. *Work with Monterey County to identify a permanent location for the Gonzales Public Library at a location that maximizes convenience for residents and students.*

Policy LU-9.2 Wastewater Treatment

Continue to operate the Gonzales Wastewater Treatment Plant and maintain opportunities for the eventual expansion of the plant. In addition, allow for the development of "package" treatment plants serving individual Specific Plan areas.

Implementing Action LU-9.2.1 – Land for Treatment Facility Expansion. *If determined to be necessary, continue to acquire land adjacent to the Gonzales Wastewater Treatment Plant to facilitate the long-term need for expansion of the facility.*

Implementing Action LU-9.2.2 – Pre-Treatment for Industrial Uses. *Adopt a wastewater treatment master plan that evaluates the feasibility of requiring industrial users to pre-treat wastewater as a means of increasing industrial treatment capacity and extending existing plant capacity to serve non-industrial uses.*

Chapter III

CIRCULATION

A. Introduction

1. What is the Circulation Element?

The Circulation Element addresses the movement of people and goods within and through Gonzales. It is one of the mandated elements of the General Plan and contains policies and programs for streets, highways, public transit, railroads, bicyclists, and pedestrians. Each of these aspects of the city's transportation system will be impacted by the changes in land use that are planned in this document. This element summarizes these impacts and describes the improvements that will be needed to ensure continued mobility in Gonzales.

The intent of the element is to present policies and action programs for future transportation planning. As the city grows and the number of vehicles on the streets increases, it will be necessary to improve the street system in a safe, efficient, and cost-effective way. It will also become necessary to provide alternatives to the automobile, both for the benefit of those without cars and for the benefit of the environment. At the same time, provisions for parking and traffic safety will be needed to address existing problems and future community needs.

The element also considers future traffic impacts associated with regional growth, especially on Highway 101. Growth in freeway traffic must be regarded as a regional problem, and the City must work with neighboring cities, Monterey County, and regional agencies to develop effective solutions.

2. Organization of the Element

The element begins with an explanation of its intent and scope. An overview of each component of the existing circulation system is provided, including a description of existing traffic conditions. This is followed by a discussion of major circulation issues and a description of the circulation

concept being promoted by the element, including projections of future circulation needs based on the Land Use Diagram. The Circulation Diagram illustrates the major proposals for road, bicycle, and pedestrian improvements. The diagram is followed by goals and policies to guide future circulation decisions and implementing actions.

3. Relationship to the Land Use Element

The circulation system and development pattern of any community, including Gonzales, are interdependent. Each pattern of land use generates different requirements for mobility and safety. The future circulation system must be designed to adequately serve the level of development allowed by the plan, encourage and support a wide range of mobility options, and connect the existing community with newly developing areas. System improvements may include new road connections, traffic signals, road widening, roundabouts, traffic calming measures, pedestrian connections, realigned highways and roadways, and modified overpasses and interchanges. The General Plan must incorporate ways to guide development so that the desired circulation system is constructed with the minimum expenditure of public funds, while maximizing options for all modes of mobility, and with the minimum disruption of existing uses.

At the same time, the qualities of the existing circulation system are a major consideration in designating areas for future development. For instance, the Union Pacific Railroad and Highway 101 have both had great impacts on past land use decisions in Gonzales. Since the cost of relocating such facilities is high, the Land Use Diagram must recognize the opportunities and limitations presented by them.

The link between land use and circulation is further reinforced through the use of common population and employment projections in the Land Use and Circulation Elements of the General Plan. Table II-3 of the Land Use Element projects that "buildout" of the *Gonzales 2010 General Plan* would create about 7,700 new homes and 5,400 new jobs in the City. These estimates are used in the Circulation Element to project how many trips will be generated by future growth and what types of road improvements will be needed.

B. Circulation Framework

1. Streets and Highways

The street and highway system consists of a regional roadway system that connects Gonzales with other cities and regions and a local roadway system that interconnects the various parts of the city and provides access to the regional roadway system.

Regional Roadway System

Gonzales is linked to other cities in the Salinas Valley by U.S. Highway 101, which runs in a north-south direction through the city. The highway is two lanes in each direction with a center median. The city is served by interchanges located at North Alta Street and Old Stage Road a mile north of downtown, Fifth Street about a quarter-mile east of downtown, and South Alta Street and Gloria Road about a mile south of downtown. The freeway was constructed as a bypass around the city, removing most regional traffic from city streets. A full complement of north- and southbound ramps are provided at each interchange, although development adjacent to the Fifth Street Interchange has constrained the City's ability to improve this facility.

Gonzales is also linked to the county roadways system via the following two-lane local roads:

- ✓ Gonzales River Road, which provides a connection from Alta Street west to River Road (County Route G17), which in turn parallels Highway 101 along the base of the Sierra de Salinas.
- ✓ Johnson Canyon Road, which provides an extension of Fifth Street east to Iverson Road and beyond into the Gabilan Mountains.
- ✓ Old Stage Road, which runs north from the Highway 101/Alta Street (north) Interchange paralleling Highway 101.
- ✓ Gloria Road runs east from Highway 101 to Highway 25 in Central San Benito County, through the hills east of Gonzales.
- ✓ Iverson Road, which serves the eastern side of the General Plan area and provides a connection from Gloria Road to Johnson Canyon

Road and beyond northward skirting the base of the Gabilan Mountains.

- ✓ Foletta Road, which serves the northern extents of General Plan area paralleling Highway 101 and connects Gonzales with Chualar to the north.

Local Roadway System

The local roadway system includes a grid of north/south and east/west streets, with some of the east-west streets extending across Gonzales Slough into subdivisions characterized by curvilinear streets and cul-de-sacs. Fifth Street continues east from the grid and crosses Highway 101, providing access to the newer subdivisions east of the freeway, as well as farms on the east side of the Salinas Valley. A network of farm roads forms a large grid that includes Associated Lane on the north, and Fanoe Road/Herold Parkway closest to and paralleling Highway 101. Gloria and Iverson Roads form the south and eastern limits of this local roadway system. Lanini Road provides access to the area west of the Union Pacific tracks south of Gloria Road. Finally, access into the existing industrial park west of Alta Street is provided by Gonzales River Road (mentioned above) and a recently improved grade crossing at Fermin Lane.

Figure III-1 shows the existing network of streets and roads in the Gonzales Planning Area.

Figure III-1

EXISTING STREET AND ROADWAY NETWORK

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2. Bicycles and Pedestrians

The flat terrain, the grid street system, short block lengths, and wide streets of Gonzales are very conducive to bicycle use. There is a moderate amount of pedestrian and bicycle traffic along most city streets between Alta Street and Highway 101. A large part of this traffic is composed of children and teens going to and from the parks and schools located near the geographic center of the city. There are no Class "I" bike paths[9] in the city; a Class "II" bike lane exists from the Fifth Street overpass to Herold Parkway and south along Herold Parkway through the California Breeze subdivision. Streets are generally wide enough to accommodate bike traffic without interfering with vehicle traffic.

Most Gonzales streets have sidewalks, and striped crosswalks exist at the most heavily crossed corners. A pedestrian crossing on Fifth Street, controlled by a flashing red light, connects the Gonzales High School and the Fairview Middle School. In addition, there is a considerable amount of pedestrian and bicycle traffic using the Fifth Street overpass of Highway 101, primarily consisting of persons traveling to the shopping center or students going to school.

3. Railroad

The Union Pacific Railroad owns the freight and passenger rail line running north-south through the Salinas Valley and flanking the west side of Gonzales. Regular freight service is provided on the tracks. The tracks are also used for daily AMTRAK service between Los Angeles and Seattle, although the nearest station is in Salinas. The AMTRAK trains run once a day in each direction.

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[9] *A Class I bike path is a paved facility reserved for bicycles (and sometimes pedestrians) that is separated from a motorized vehicle roadway. A Class II bike path is a striped corridor along a roadway which is reserved for bicycles. A Class III bike path is shared with motorists and is identified only with signs.*

4. Other Transportation Modes

Gonzales does not have a local transit system. Monterey-Salinas Transit (MST) line 23 currently provides daily service at regular intervals between Salinas and King City with stops in Gonzales. MST Express Line 53 provides service once a day in each direction between Pebble Beach and King City with a stop in Gonzales. Monterey-Salinas Transit also operates "RIDES", a demand-responsive service for seniors and the disabled that offers transportation throughout the Monterey Peninsula to Gonzales.

Greyhound offers bus service four times a day between the San Francisco area and the Los Angles area, with stops in Salinas and occasionally King City. By request, the bus may allow passengers to disembark at the Gonzales interchanges.

There is no airport in Gonzales. Passenger air service is available at Monterey Peninsula Airport, 25 miles northwest, and at San Jose International Airport, 75 miles north. Private and corporate air service is available at Salinas Municipal Airport, 13 miles north.

C. Traffic Conditions

1. Roadway Capacity

Each road in Gonzales has a maximum practical traffic capacity. By calculating road capacity and measuring current traffic volumes, City traffic engineers can determine how many more vehicles can be added to the road before congestion reaches unacceptable levels of service. Once these maximum service levels are reached, measures to increase road capacity or decrease travel demand must be developed.

Traffic engineers use the term "Level of Service" (LOS) to describe roadway operating conditions. Six service levels are defined, ranging from "A" (free flow) through "F" (jammed). Table III-1 defines typical conditions found at each service level for unsignalized and signalized intersections. The City

has used LOS C as the minimum acceptable standard.[10] Table III-2 indicates the number of vehicles that can be handled at mid-block on various road types at LOS C conditions.

Table III-1

LEVEL OF SERVICE CRITERIA FOR INTERSECTIONS

Level of Service	Average Control Delay (s/veh)		Description
	Un-Signalized Intersections	Signalized Intersections	
A	0-10	0-10	Free Flow/Insignificant Delays
B	>10-15	>10-20	Stable Operation/Minimal Delays
C	>15-25	>20-35	Stable Operation/Acceptable Delays
D	>25-35	>35-55	Approaching Unstable/Tolerable Delays
E	>35-50	>55-80	Unstable Operation/ Significant Delays
F	>50	>80	Forced Flow/ Excessive Delays (jammed)

Source: Highway Capacity Manual, 2003

[10] *At LOS C, the roadway is handling between 70 and 80 percent of the capacity of the street. Although 20 to 30 percent more vehicles could theoretically be added before reaching absolute capacity, this would result in unacceptable levels of congestion. Consequently, LOS C is described in the General Plan as the minimum acceptable standard.*

Table III-2

TYPICAL LOS "C" ROADWAY CAPACITIES

Roadway Type	Total Vehicles in Both Directions 24 Hours
Freeway (Highway 101)	63,000
4-Lane Divided Arterial (e.g., Fifth Street east of 101) (80 ft. minimum right-of-way)	29,000
4-Lane Arterial (none presently in Gonzales) (64 ft. minimum right-of-way)	22,000
2-Lane Arterial (e.g., Alta Street) (80 ft. minimum right-of-way)	14,500
Collector Street (e.g., C Street/Centennial Drive) (64 ft. minimum right-of-way)	9,000
Local Streets (e.g., Belden, Center, Second, Eighth, etc.) (60 ft. minimum right-of-way)	1,600
Cul-de-Sac Streets (e.g., Del Monte Circle, Grace Circle, etc.) (50 ft. minimum right-of-way, not longer than 400 ft.)	300

Source: Hatch Mott MacDonald, 2010

2. Existing Operations

Table III-3 shows daily traffic volumes and level of service (LOS) on major streets in Gonzales. The volumes were derived in part from PM peak hour traffic counts conducted in 2006 and validated in March 2010. The counts indicate that peak hour traffic along Alta Street, the city's busiest street, ranges from about 4,000 to 5,500 vehicles per day. This is less than half of the practical capacity of the roadway. Along Fifth Street, peak volumes range from 3,400 to 7,100 daily vehicles west of Highway 101 to over 10,000 daily vehicles east of the Highway 101 interchange. About 80 percent of the practical capacity is being used west of the freeway while less than half the practical capacity is being used east of the freeway.

In 2008, the City, working with Caltrans, installed a new stop sign at the Fifth Street overpass. This new traffic control has improved operations on the south-bound exit off from Highway 101 and largely eliminated back ups onto Highway 101 caused by exiting traffic during peak hour travel times. Unfortunately, while this new traffic control has improved safety on Highway 101, it has caused long delays on Fifth Street during peak hours.

Highway 101 within and in the immediate vicinity of Gonzales operates at an acceptable LOS A. Most of the on- and off-ramps at the three Highway 101 interchanges in the city also operate at acceptable LOS A. The one exception is the southbound off ramp at the Fifth Street Interchange, which operates at LOS C.

Table III-3

EXISTING AVERAGE DAILY TRAFFIC VOLUMES AND LEVELS OF SERVICE

	Street Segment	Description	Existing	
			ADT VOL	LOS
1. ALTA STREET				
	a. Gloria Rd - Gonzales River Rd	2 Lane Arterial	4,060	A
	b. Gonzales River Rd - 5th St	2 Lane Arterial	5,200	A
	c. 5th St - Associated Lane	2 Lane Arterial	5,480	A
2. ASSOCIATED LANE				
	a. Old Stage - Fanoe	2 Lane Rural	NA	A
	b. Fanoe Rd - "Arterial B"	2 Lane Rural	NA	A
3. FIFTH STREET/JOHNSON CANYON ROAD				
	a. Alta St - Rincon Rd	2 Lane Arterial	3,390	A
	b. Rincon Rd - 101 SB Ramps	2 Lane Arterial	7,070	A
	c. 101 NB Ramps - Fanoe Rd	4 Lane Divided Arterial	10,160	A
	d. Fanoe Rd - "Arterial A"	2 Lane Rural	1,600	A
	e. "Arterial A" - Iverson Rd	2 Lane Rural	1,600	A
	f. East of Iverson Rd	2 Lane Rural	1,600	A
4. GLORIA ROAD				
	a. Hwy 101 NB-Ramp - Herold Pkwy Ext	2 Lane Rural	1,100	A
	b. Herold Pkwy Ext - "Arterial A"	2 Lane Rural	1,100	A
	e. "Arterial A" - Iverson Road	2 Lane Rural	1,100	A
	f. East of Iverson	2 Lane Rural	860	A
5. GONZALES RIVER ROAD				
	a. West of S. Alta Street	2 Lane Rural	2,500	A
6. HIGHWAY 101				
	a. South of Gloria Rd	4 Lane Freeway	43,600	A
	b. Gloria Rd - Fifth St	4 Lane Freeway	42,300	A
	c. Fifth St - Alta St	4 Lane Freeway	40,500	A
	d. North of Alta St	4 Lane Freeway	43,000	A
7. HEROLD PARKWAY / FANOE ROAD				
	a. South of Johnson Canyon Rd	2 Lane Collector	3,530	A
	b. Johnson Canyon Rd - "Arterial B"	2 Lane Collector	5,350	A
	c. "Arterial B" - Associated Ln	2 Lane Collector	5,350	A
8. IVERSON ROAD				
	a. North of Gloria Rd	2 Lane Rural	460	A
	b. South of Johnson Canyon Rd	2 Lane Rural	460	A
	c. North of Johnson Canyon Rd	2 Lane Rural	600	A
	d. South of Associated Ln	2 Lane Rural	600	A
9. HIGHWAY 101/GLORIA ROAD INTERCHANGE				
	a. Northbound off ramp	1 Lane Ramp	1,670	A

	Street Segment	Description	Existing	
			ADT VOL	LOS
	b. Northbound on ramp	1 Lane Ramp	510	A
	c. Southbound off ramp	1 Lane Ramp	280	A
	d. Southbound on ramp	1 Lane Ramp	1,670	A
10. HIGHWAY 101/FIFTH STREET INTERCHANGE				
	a. Northbound off ramp	1 Lane Ramp	1,820	A
	b. Northbound on ramp	1 Lane Ramp	2,060	A
	c. Southbound off ramp	1 Lane Ramp	2,430	C
	d. Southbound on ramp	1 Lane Ramp	1,960	A
11. HIGHWAY 101/ALTA STREET INTERCHANGE				
	a. Northbound off ramp	1 Lane Ramp	400	A
	b. Northbound on ramp	1 Lane Ramp	1,920	A
	c. Southbound off ramp	1 Lane Ramp	2,460	A
	d. Southbound on ramp	1 Lane Ramp	810	A

Source: Hatch Mott MacDonald, 2006 w/ Validation in March 2010

3. Current Improvement Projects

Highway 101/Alta Street Interchange (North Interchange)

The Highway 101/Alta Street Interchange has a non-standard configuration with limited channelization and several ramps that are marginal in terms of acceleration or deceleration length. In 2006, the Granite Construction Handley Ranch Quarry began operations and is adding truck traffic to this interchange, the Handly Ranch Quarry project was required to implement several interchange operational improvements on the exiting configuration to enhance channelization and to lengthen the northbound on-ramp, which is the one most directly impacted by the project. These improvements will be adequate to accommodate traffic from the quarry and will allow for some additional growth from the City of Gonzales.

The interchange configuration, however, will not be adequate to accommodate traffic growth in the long-term, as it serves as the primary northerly connection to a large portion to the General Plan growth area. Substantial increases in traffic generated by urbanization will require major interchange modifications. This growth includes highway-oriented commercial and industrial development adjacent to the Highway 101 Interchange.

The re-design of this interchange that would provide the best connectivity to the future growth area involves the construction of a new diamond interchange immediately south of the existing interchange, which would then have a direct connection to the east into the northerly portions of the future growth area. Such a design would require substantial new right-of-way.

Another factor to consider when re-designing the Highway 101/Alta Street (north) Interchange is the potential to attract traffic that would otherwise utilize the Highway 101/Fifth Street interchange. The Fifth Street Interchange, which has insufficient right-of-way to be re-designed to Caltrans standards, will probably not be able to accommodate all of the traffic demand that would otherwise be placed on the facility. The ability to develop a circulation system in the future growth area that conveniently directs traffic to the Highway 101/Alta Street Interchange will help to mitigate operational deficiencies that would otherwise occur at Fifth Street.

Highway 101/Fifth Street Interchange

The Highway 101/Fifth Street interchange is expected to experience traffic volumes that will result in traffic congestion in the future. The interchange already has several operational deficiencies due to the narrow travel lanes, narrow shoulders and limited sight distance on the northbound and southbound off-ramp approaches to Fifth Street. Further compounding traffic operational challenges at this location are the high volumes of pedestrian traffic generated by the schools to the west and retail centers to the east of the interchange along Fifth Street. Finally, the northbound and southbound ramp intersections are only about 260 feet apart, which limits the ability to provide left-turn channelization on the overpass. Nonetheless, Caltrans has indicated that a “tight diamond” design might be feasible at this location.

All-way stop control at both the northbound and southbound ramp intersections will adequately accommodate traffic for existing conditions. Traffic signals are likely to be warranted with the buildout of the D’Arrigo subdivision immediately east of Highway 101 just north of Gloria Road and industrial development west of Alta Street. Buildout of the General Plan growth area, however, will result in a substantial increase in traffic at this

interchange that cannot be accommodated by the existing interchange configuration, and an alternative will need to be developed.

A complementary strategy for improving traffic operations at the Highway 101/Fifth Street Interchange includes land use strategies that would reduce traffic demand at the interchange by attracting traffic to the Highway 101/Alta Street (north) interchange and the Highway 101/Gloria Road Interchange (discussed below).

The Land Use Diagram promotes a land use pattern that would reduce the growth in the number of vehicles traveling to Highway 101 (to destinations outside the city) by encouraging:

- ✓ A balance of residential and job-producing land uses,
- ✓ High connectivity within and between neighborhoods resulting in a wider range of route choices,
- ✓ Neighborhood commercial services that would capture shopping-based trips, and
- ✓ Schools and parks that would capture school-based and recreational-based trips.

Highway 101/Gloria Road Interchange

The Highway 101/Gloria Road Interchange does not meet current Caltrans design standards. This interchange, like the other interchanges in Gonzales, has served relatively well for approximately 40 years. However, city growth is beginning to stretch the limits of this interchange especially with respect to the southbound ramp intersection with Alta Street and the north and southbound on-ramps with Gloria Road. These locations create unexpected traffic conflicts for vehicles attempting to accelerate on freeway on-ramps and preparing to deal with merging into high speed freeway traffic. There are also drainage deficiencies in the interchange that have resulted in seasonal flooding during high rainfalls.

As with the case of the Highway 101/Alta Street Interchange, one of the City's long-term objectives for this interchange is to provide a level of service that makes this and the north interchange attractive alternatives to

the Fifth Street interchange. Also, Gloria Road is the designated truck route for trucks traveling to and from the Johnson Canyon Landfill.

The City of Gonzales is currently working with Caltrans to reconstruct the Highway 101/Gloria Road interchange in southern Gonzales. A Project Study Report (PSR) is currently in progress for the interchange, which will contain a preliminary design and operational analysis of the revised interchange. Upon the approval of the PSR by Caltrans, the interchange reconstruction will become eligible for state funding. The Transportation Agency for Monterey County has also pledged $18.1 million for the interchange reconfiguration project through its regional transportation impact fee program. Additional funding would need to be secured in order to construct the interchange.

4. Local Intersections

In 2008, the City constructed a traffic signal at the Alta Street/Gonzales River Road intersection. The signal was installed due to the close proximity of Alta Street to the Union Pacific railroad tracks. This was a requirement by the California Public Utilities Commission (PUC) to ensure that large trucks stopped on Gonzales River Road at Alta Street will be able to enter the intersection if a train approaches, thus avoiding potential collisions.

There are currently no other signalized intersections in Gonzales. However, several other intersections are currently planned for signalization in the future. The longest turn delays occur at the stop sign-controlled approaches to Alta Street, on the Highway 101 off-ramp approaches to Fifth Street and the Herold Parkway/Johnson Canyon Road intersection.

5. Travel Habits of Gonzales Residents

The 2000 Census provided data on the travel habits of local residents. The Census indicated that 2,761 persons living in Gonzales in 2000 were employed. Of this total, 1,802 (65%) drove alone to work each day. Another 662 (24%) carpooled, while 20 (0.7%) used some sort of public transit in the course of their commute. One-hundred Gonzales residents (3.6%) walked to work, 44 (1.6%) worked at home, and 133 (4.8%) used other means to get to work. The figures for carpooling are higher in

Gonzales than in most California cities, suggesting that this is an option that should continue to be promoted in the future.

The Census indicates that the average commute time for Gonzales residents in 2000 was 25 minutes. However, 5.8 percent of the City's employed residents reported commute times of one hour or more and 15.4 percent reported commute times of less than 10 minutes. The Census indicates that 20 percent of the employed residents in Gonzales also worked in Gonzales; another 43 percent worked in Salinas, and slightly more than three percent worked outside of Monterey County. According to the Census, nearly half of all employed Gonzales residents leave their homes for work before 7:00 AM. The figures suggest an earlier than typical AM "peak" hour and a relatively large percentage of persons commuting to jobs in other cities.

Vehicle ownership data is also provided by the Census. There were an average of 2.04 cars per home in Gonzales in 2000. Auto ownership was much higher for homeowners (2.34 cars per house) than for renters (1.59 cars per house). About 10 percent of the households in Gonzales had four cars or more. About six percent, mostly renters, did not own a car at all.

D. Major Circulation Issues

The City has identified numerous circulation issues that are being addressed in the Circulation Element. Each of these is discussed below.

1. Greenhouse Gas Emissions and Global Warming

State and Federal air quality regulations and forthcoming regulations related specifically to greenhouse gas emission and global warming offer a compelling reason to promote walking, bicycling, and other alternative modes of travel, to promote neighborhood development that has neighborhood serving commercial uses in proximity to residential areas, and to promote street connectivity to lower the miles traveled when using a car is necessary. Ultimately, air quality in general, and greenhouse gas emission in particular, will play a major role in determining how growth occurs in the Salinas Valley and what kinds of transportation improvements will be a priority for funding.

2. Future Congestion on Highway 101

Relatively light traffic and easy long-distance commutes are part of the reason Gonzales grew rapidly in recent years. As long as Highway 101 remains relatively uncongested, the city will continue to be attractive to commuters. At the same time, the influx of commuters will cause traffic conditions on Highway 101 to steadily get worse unless the City and the County can bring about alternatives to current land use and transportation patterns. The Land Use Element addresses this need by promoting local job growth and neighborhood-centered development that discourages Gonzales from becoming a bedroom community for Salinas. The Circulation Element must address this issue by promoting alternatives to the single passenger auto as a means of traveling to work. The City must start planning now to make alternatives like bicycling and carpooling attractive to local residents.

3. Fifth Street Interchange

While there is an emphasis on shifting traffic to other interchanges, Fifth Street will remain an important connection between the historic Gonzales city center and the growth area to the east of Highway 101. Congestion will increase as more housing is built east of the freeway and as more traffic is generated by commercial uses east of the Highway 101/Fifth Street Interchange. The inclusion of higher capacity connections to the Highway 101/Alta Street (South) and Highway 101/Alta Street (North) Interchanges would provide substantial benefits in traffic relief. The Fifth Street interchange will also need added vehicular capacity and improved pedestrian connectivity.

4. Connectivity in the Area East of Highway 101

"Suburban" site planning (i.e., cul-de-sacs and looped streets) in the first subdivisions built east of Highway 101 in the 1990s resulted in poor connectivity and an over-reliance on Fanoe Road/Herold Parkway to carry all traffic between these residences and Highway 101. This General Plan update requires a high degree of connectivity between and within new neighborhoods. The northerly extension of Fanoe Road and the southerly extension of Herold Parkway to the north and south Highway 101 interchanges and the construction of other parallel facilities will be needed

to accommodate growth and prevent Fifth Street from becoming overloaded.

5. Truck Traffic (and Parking) on Local Streets

Most Gonzales industries depend on trucks to import and export produce and other goods. Trucks pose special concerns due to their size, weight, and noise. They accelerate slowly, use large amounts of road space, have wide turning radii, break down pavement due to their weight, and make more noise due to their larger engines and braking devices. In Gonzales, the presence of trucks on residential streets is a concern, particularly in the northwest part of town (where trucks may park for extended periods) and on Fifth Street, which is used by trucks coming from and going to Highway 101. This General Plan update addresses this problem by locating new industrial uses in the vicinity of the Highway 101/Alta Street and Highway 101/Gloria Road Interchanges.

6. Truck Traffic to Johnson Canyon Landfill

The Johnson Canyon Landfill is expected to remain in operation for decades to come, and truck traffic to and from this facility has the potential to impact development in the General Plan Growth Area. The City and the Salinas Valley Solid Waste Authority have addressed this issue through an agreement to route landfill traffic along Gloria and Iverson Roads away from near- and mid-term growth. This route has regional significance as it serves landfill traffic from the entire region. Consideration should be given to adding this to the Regional Traffic Impact Fee Program administered by TAMC. In addition, the Circulation Diagram designates a long-term truck route that approaches Johnson Canyon Road from the northeast that bypasses all but a small portion of the General Plan growth area. The City will work with the Salinas Valley Waste Authority, the County of Monterey, and property owners in the area to evaluate the feasibility of possible substitution of this route as primary access to the Johnson Canyon Road Landfill. This alternative route would also have regional significance.

7. Railroad Crossings

The railroad has always played a major role in defining the city's development pattern due to its use by business and industry, its

incompatibility with residential uses, and the physical barrier it presents to development west of Alta Street. Although several private driveways cross the tracks, Gonzales River Road provides the major access to the land west of the tracks. As this area is developed with industrial uses, traffic at the grade crossing will increase. This raises safety concerns and also congestion concerns. Passing trains will result in longer queues of cars on Gonzales River Road and on Alta Street. This also limits emergency vehicles accessibility to the industrial area west of the railroad tracks. To alleviate safety concerns, the City signalized the Alta Street/Gonzales River Road intersection in 2007. A second public crossing at Fermin Lane is currently in the final phase of approval and will provide improved access to the industrial area west of Alta Street.

8. Inadequate Off-Street Parking

Residents have also expressed concerns about inadequate parking around the schools and American Legion Hall, and insufficient off-street parking in some of the denser residential areas. Some of this is related to overcrowding in some residential areas and the trend in recent years to individual ownership of multiple vehicles. Complicating the situation is the increasing use of small lots, which will make it more difficult in the future to store more than two vehicles in front of many residential properties. Alleys can be considered in the future growth area as a way to provide more curb frontage for single family residential uses. If the driveways serving the garages are accessed from the alleys, a larger amount of parking per unit can be achieved. It may also be necessary to design parking bays in some local streets or develop off-site parking facilities.

9. Inadequate Provisions for Pedestrians and Bicycles

There are few dedicated bike lanes in Gonzales. The only bike lanes currently in the City are Class II routes on Fifth Street, Elko Street, and Herold Parkway. Although the streets are fairly wide, parked cars sometimes create safety hazards where bikes must weave in and out of moving traffic. The location of driveways and parking lot entrances also create safety concerns for both bicyclists and motorists. While most Gonzales streets have sidewalks, some are not very hospitable for pedestrians. Of particular concern is the Fifth Street overpass, since it is the only link between the shopping center/new development areas and the

older parts of town. Pedestrian comfort and safety are a concern for the school children, shoppers, and other residents walking across the overpass each day. The City recently installed an all-way stop control on Fifth Street at the Highway 101 ramps. Traffic signals will be installed as a mid-term improvement. Both of these measures should improve pedestrian safety in the interchange. In addition, the Circulation Diagram includes a network of planned Class I pedestrian/bicycle paths to facilitate non-motorized movement in the General Plan growth area.

10. Lack of Transit

Gonzales does not have a comprehensive, citywide mass transit system, and this limits the mobility of those without cars or those who are unable to drive due to age or disability. In 2006, Monterey-Salinas Transit (MST) published a guide for transit planning in Monterey County entitled: "Designing for Transit: A Manual for Integrating Public Transit and Land Use in Monterey County," (MST, November 2006). This manual encourages local jurisdictions to incorporate transit planning into their General Plan development by including policies that "reinforce the economic, physical and social benefits of integrating land use and multiple transportation modes." Examples include:

- ✓ Bus stops located at the far side of the intersection to minimize conflicts with vehicles and crossing pedestrians;
- ✓ Transit queue jump signals or Transit Signal Priority (TSP) to improve the speed of transit travel and service by giving priority to transit vehicles where conflicts with auto traffic cause significant delay;
- ✓ Exclusive transit lanes on freeways and city streets where significant transit service demand exists for Bus Rapid Transit (BRT);

MST is also exploring the implementation of an Eco Pass program in Monterey County that would enable housing developers that strategically locate developments near public transit to purchase Eco Passes and in turn provide "free" transit passes to fixed-income seniors and other lower income residents that reside in their housing projects.

11. Speeding

Speeding is a problem on many residential streets in Gonzales. Local residents would like to see better enforcement of speed limit laws. Traffic control devices (such as speed humps, raised dots, speed limit signs, diverters, etc.) might be explored around the schools and other locations where speeding cars create a hazard to pedestrians. In the future growth area, street design can help control speed. Design features such as terminated views, offset streets and "T" intersections, tree canopies, relatively short blocks (i.e., 300 to 400 feet), single lanes versus multiple lanes, use of roundabouts, avoidance of overly wide streets, neckdowns, etc., have proven to be cost-effective in reducing excessive speed and have the added benefit of helping to create pedestrian and child-friendly neighborhoods.

E. Circulation Concept

1. Circulation Diagram

The Circulation Diagram for Gonzales is comprised of one large-scale diagram showing the entire Planning Area (Figure III-7), plus one inset diagram showing details for public transit (Figure III-8). The Circulation Diagram provides a "grid-like" superstructure of major streets organized to emphasize high connectivity between neighborhoods. The design provides a range of route options, which enables designers to accommodate most traffic with two-lane streets. Larger street facilities would still be needed, however, to serve the landfill area, Gloria Road industrial center, and connections to the three interchanges. The numerous north/south routes, which connect into larger perimeter routes at Associated Lane and Gloria Road, provide relatively easy access to the north and south interchanges and help "unload" the demand for capacity at the Fifth Street Interchange.

Figure III-7

CIRCULATION DIAGRAM

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Figure III-8

CIRCULATION DIAGRAM INSET #1

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Funding for future traffic improvements will come from a combination of traffic mitigation fees, developer-built improvements, assessments, and public funding. State and Federal funds would be requested for projects with community-wide benefits, such as interchange improvements. Grants or local capital improvement funds could be required for some of the smaller projects, including streetscape beautification, traffic signals, and parking improvements.

2. Future Operating Conditions

The Circulation Diagram presented above has been designed to accommodate traffic volumes that would be generated by "buildout" of the Planning Area, including the area contained in the Urban Growth Boundary as well as the area contained in Urban Reserve, as shown on the Land Use Diagram (see Chapter II). The Land Use Element provides an estimate of the number of housing units and jobs that would be added if all of the land planned for growth in and around Gonzales was actually developed. "Buildout" of the area contained in the Urban Growth Boundary would create about 7,700 new homes and 5,400 new jobs in the City. Buildout of the Urban Reserve Area would create an additional 6,600 new homes and 3,400 new jobs. The Urban Reserve Area would be available for development only after substantial buildout of the area contained in the Urban Growth Boundary, which would decades away if AMBAG growth rates hold.

Each land use generates a different volume of traffic and has different travel patterns associated with it. Engineering standards for trip generation have been applied to each development area based on the land use designation. In commercial and industrial areas, specific assumptions were made about the types of new development (e.g., regional versus neighborhood-oriented retail space, manufacturing versus light industrial space). The distribution of trips to local roadways was based on forecasts projected by the regional traffic demand model developed by the Association of Monterey Bay Area Governments (AMBAG).

This information has been used to determine the extent of the improvements that will be required to keep congestion within acceptable

levels and to keep roads operating safely and efficiently. Because road improvements are expensive, the plan also considers ways to postpone or reduce the need for capital improvements by reducing travel demand. As mentioned earlier, both land use strategies (such as locating new housing downtown) and physical changes (like bike lanes) have been recommended. Simply building roads is not an effective long-term solution to local traffic increases.

The circulation design for the new growth area is correlated with neighborhood-based development. Large arterials are minimized and where practical designed with the minimum initial number of lanes. Large medians would be provided that could be converted to additional lanes in the future if the need arises. Other components include alleys, grid and/or modified grid pattern, high connectivity with only limited use of cul-de-sacs, centrality of community core area at Johnson Canyon and Herold Parkway (diagonal streets connecting outlying neighborhoods to central core), roundabouts, Class 1 bike and pedestrian facilities along open space corridors and perhaps in the center of wide medians, and re-routing of truck traffic around the perimeter of the growth area. Projected future volumes, level of along with minimum acceptable roadway capacities and expected roadway capacities, is displayed in Table III-4.

Table III-4

FUTURE AVERAGE DAILY TRAFFIC VOLUMES AND LEVELS OF SERVICE
Buildout of Area Contained in the Urban Growth Boundary

Street Segment	ADT VOL	LOS w/out Upgrade	Future Classification (* denotes street upgrade)	LOS w/ Upgrade
ALTA STREET				
a. Gloria Rd - Gonzales River Rd	5,329	A	Major Arterial 2-Lane	A
b. Gonzales River Rd - 5th St	4,064	A	Major Arterial 2-Lane	A
c. 5th St - Associated Lane	5,649	A	Major Arterial 2-Lane	A
ASSOCIATED LANE				
a. Old Stage - Fanoe	10,688	A	Major Arterial 4-Lane*	A
b. Fanoe Rd - "Arterial B"	5,581	A	Minor Arterial 4-Lane (new)	A
c. "Arterial A" – "Arterial B"	3,494	A	Minor Arterial 2-Lane (new)	A
FIFTH STREET/JOHNSON CANYON RD				
a. Alta St - Rincon Rd	5,754	A	Minor Arterial 2-Lane	A
b. Rincon Rd - 101 SB Ramps	15,473	D	Minor Arterial 4-Lane*	A
c. 101 NB Ramps - Fanoe Rd	33,924	E	Major Arterial 6-Lane*	C
d. Fanoe Rd - "Arterial A"	21,304	F	Minor Arterial 4-Lane*	A
e. "Arterial A" - Iverson Rd	476	A	Minor Arterial 4-Lane*	A
f. East of Iverson Rd	363	A	Minor Arterial 2-Lane	A
GLORIA ROAD				
a. Hwy 101 NB-Ramp - Herold Pkwy Ext	11,589	B	Major Arterial 4-Lane*	A
b. Herold Pkwy Ext - "Arterial A"	8,224	A	Major Arterial 4-Lane*	A
e. "Arterial A" - Iverson Road	2,846	A	Minor Arterial 2-Lane	A
f. East of Iverson	900	A	Minor Arterial 2-Lane	A
GONZALES RIVER ROAD				
a. West of S. Alta Street	2,480	A	Major Arterial 2-Lane	A
HIGHWAY 101				
a. South of Gloria Rd	77,345	E	Major Arterial 6-Lane*	C
b. Gloria Rd - Fifth St	74,579	D	Major Arterial 6-Lane*	C-
c. Fifth St - Alta St	88,120	F	Major Arterial 6-Lane*	C
d. North of Alta St	94,840	F	Major Arterial 6-Lane*	C
HEROLD PARKWAY / FANOE ROAD				
a. North of Gloria Rd	7,758	A	Minor Arterial 4-Lane (new)	A
b. South of Johnson Canyon Rd	10,806	A	Minor Arterial 4-Lane*	A
c. Johnson Canyon Rd - "Arterial B"	13,827	C	Minor Arterial 4-Lane*	A
e. "Arterial B" - Associated Ln	9,568	A	Minor Arterial 4-Lane*	A
IVERSON ROAD				
a. North of Gloria Rd	322	A	Minor Arterial 2-Lane	A
b. South of Johnson Canyon Rd	928	A	Minor Arterial 2-Lane	A
c. North of Johnson Canyon Rd	686	A	Minor Arterial 2-Lane	A

Street Segment	ADT VOL	LOS w/out Upgrade	Future Classification (* denotes street upgrade)	LOS w/ Upgrade
d. South of Associated Ln	1,511	A	Minor Arterial 2-Lane	A
STREET A (new facility)				
a. North of Gloria Rd	2,549	A	Minor Arterial 2-Lane (new)	A
b. South of Johnson Canyon Rd	8,053	A	Minor Arterial 2-Lane (new)	A
c. Johnson Canyon Rd - "Arterial B"	9,306	A	Minor Arterial 2-Lane (new)	A
STREET B (new facility)				
a. Fanoe to "Arterial A"	1,943	A	Minor Arterial 2-Lane (new)	A
b. "Arterial A" to Associated Ln	3,669	A	Minor Arterial 2-Lane (new)	A
c. Associated Ln to Iverson Rd	3,582	A	Minor Arterial 2-Lane (new)	A
HIGHWAY 101/GLORIA ROAD INTERCHANGE				
a. Northbound off ramp	4,711	A	[One-Lane Ramp]*	A
b. Northbound on ramp	3,776	A	[One-Lane Ramp]*	A
c. Southbound off ramp	1,568	A	[One-Lane Ramp]*	A
d. Southbound on ramp	3,399	A	[One-Lane Ramp]*	A
HIGHWAY 101/FIFTH STREET INTERCHANGE				
a. Northbound off ramp	4,663	A	[One-Lane Ramp]	A
b. Northbound on ramp	10,652	A	[One-Lane Ramp]	A
c. Southbound off ramp	12,973	C	[One-Lane Ramp]	C
d. Southbound on ramp	5,424	A	[One-Lane Ramp]	A
HIGHWAY 101/ALTA STREET INTERCHANGE				
a. Northbound off ramp	2,467	A	[One-Lane Ramp]*	A
b. Northbound on ramp	5,994	A	[One-Lane Ramp]*	A
c. Southbound off ramp	4,550	A	[One-Lane Ramp]*	A
d. Southbound on ramp	1,358	A	[One-Lane Ramp]*	A

Source: Hatch Mott MacDonald, 2010

Table III-4 indicates projected average daily traffic (ADT) volumes upon buildout of the area contained in the Urban Growth Boundary. The Fifth Street-Johnson Canyon Road corridor would be most affected by the city's buildout, both because it is the most direct route to access Highway 101 for half of the new growth east of Highway 101, as well as its centrally-located crossing of the freeway. Fifth Street between the high school and the freeway would drop to Level of Service (LOS) D. The ability to maintain LOS C will be somewhat constrained by the configuration of the street, particularly the all-way stop intersection at Rincon Road and the "jog" in Rincon Road at its intersection with Fifth Street. The feasibility of widening the road or adding turning bays is limited by the built-up character of the adjacent lots and the need to maintain slow traffic flow in the vicinity of the schools. One possibility to avoid LOS D would be to prohibit parking on Fifth Street east of the high school. This would reduce traffic delays caused by vehicles entering or leaving on-street parking stalls. It could, however, also increase vehicle speeds.

Fifth Street would need to be widened to four through lanes east of Rincon Road. This could best be achieved through the use of trap lanes (where traffic in a through lane is directed into a turn lane) and removal of the existing planter strip adjacent to the sidewalk in the eastbound direction of Fifth Street. Signalization of the Rincon Road/Fifth Street intersection may also become necessary, in order to manage the vehicle queues on Fifth Street between Rincon Road and Fanoe Road-Herold Parkway. Any future design study for the Highway 101/Fifth Street interchange should include both the design of the Fifth Street corridor (between Rincon Road and Fanoe Road/Herold Parkway), as well as assess the benefits and problems that could result from synchronization of future traffic signals along the corridor.

To achieve acceptable levels of service between Highway 101 and Fanoe Road, Fifth Street would need to be widened to six lanes (three through lanes in each direction, plus turn lanes), which is infeasible given the existing development surrounding the roadway in this area. Instead, it is recommended that Fifth Street remain as a four-lane divided arterial east of Highway 101, which would force some traffic to divert to other corridors en route to either Highway 101 or the opposite side of the city (such as Gloria Road and Associated Lane).

The limiting of Fifth Street to four lanes will add additional traffic onto the north-south street system east of Highway 101, principally Fanoe Road and Herold Parkway. To encourage use of Fanoe Road and Herold Parkway, as well as to accommodate other traffic demand on the corridor, it is recommended that Fanoe Road and Herold Parkway be widened and constructed as four-lane divided arterials between Gloria Road and Associated Lane.

Johnson Canyon Road will be the primary east-west arterial through the new growth areas in the eastern portion of the city. To operate acceptably, it will need to be widened to four lanes (two through lanes in each direction) between Fanoe Road-Herold Parkway and Iverson Road. When the Urban Reserve area is developed, Johnson Canyon Road will operate acceptably as a two-lane arterial east of Iverson Road; however, the city should preserve sufficient right-of-way to also accommodate four lanes, in the event that such an improvement is necessary well into the future.

Gloria Road can operate acceptably as a two-lane arterial between Highway 101 and Iverson Road. However, a high percentage of the new industrial and manufacturing areas in Gonzales will be located along this corridor, adding a considerable number of semi-trailers and other large trucks. In addition, the Gloria Road and Iverson Road corridors will be the official truck route for hauling waste to the new Johnson Canyon Landfill east of the city. Further industrial and residential growth from the Urban Reserve areas will also add additional traffic to the Gloria Road corridor, not to mention the traffic shifted away from the Fifth Street corridor. Therefore, Gloria Road should be widened to a four-lane divided arterial between Highway 101 and "Arterial A", and a two-lane arterial between "Arterial A" and Iverson Road. The city should also preserve sufficient right-of-way to accommodate four lanes, in the event that such an improvement is warranted well into the future.

Associated Road would be realigned at buildout of the land use plan, extending farther east into the city. Although it can operate acceptably as a two-lane arterial in the short-term, construction in the Urban Reserve lands will add additional industrial, commercial, and residential traffic to the corridor. Associated Road should therefore be developed as a four-lane divided arterial (two lanes in each direction) between Highway 101 and

"Arterial A", and a two-lane divided arterial between "Arterial A" and "Arterial B".

"Arterial A" would be a new north-south arterial located approximately equidistant between Fanoe Road-Herold Parkway and Iverson Road. It would function acceptably as a two-lane arterial between "Arterial B" and Gloria Road. Between "Arterial B" and Associated Lane, "Arterial A" would be designated as a collector street. Due to its connection to Associated Lane, this northern end of "Arterial A" could be used as a through route to Associated Lane by drivers looking for a short-cut through the local neighborhoods. It is recommended that the City work with the future project applicant pertaining to this future growth area, in order to determine methods to discourage use of the upper end of "Arterial A" as a through route. This may involve either traffic calming or a different alignment for the street than currently proposed.

"Arterial B" would be an east-west arterial in northeastern Gonzales, between Fanoe Road and Iverson Road. It would operate acceptably as a two-lane arterial roadway in its entire length. The future westerly extension of "Arterial B" into the Urban Reserve Area is also recommended to be as a two-lane arterial.

Alta Street and Gonzales River Road, would operate acceptably as two-lane arterials. North of Downtown, Alta Street could occasionally drop to unacceptable levels of service during the packing season, or other times of year when seasonal employment (and truck traffic) is at its peak. In any case, with the increase in industrial traffic on Alta Street, there are likely to be more frequent conflicts between trucks, trains, autos, bicycles, and pedestrians. The redesign of Alta Street in the mid 2000s added turn lanes and stop signs along the roadway throughout the downtown core, thereby making Alta Street more functional and attractive, and helping reduce the potential for the aforementioned conflicts.

Iverson Road would also operate acceptably as a two-lane arterials Note that right-of-way along Iverson Road should be preserved in order to accommodate a four-lane arterial, in the event that such an improvement upgrade would be necessary well into the future.

The freeway on- and off-ramps at all three interchanges with Highway 101 in Gonzales would all operate acceptably as one-lane ramps (plus any necessary additional lanes required at their intersections with city streets). However, each of these three interchanges—North Alta Street/Old Stage Road-Associated Lane, Fifth Street, and South Alta Street-Gloria Road—would need to be reconfigured in order to accommodate the additional traffic from buildout of the General Plan. A Project Study Report (PSR) is currently in progress for the South Alta Street-Gloria Road interchange, and PSRs should also be performed for the other two interchanges. The most challenging interchange to reconstruct would be the Fifth Street interchange, due to the limited ability to increase the overall footprint of the interchange.

Buildout of the area contained in the Urban Growth Boundary would contribute to operational deficiencies on Highway 101 throughout much of the city, as well as immediately north and south of Gonzales. Even without the contribution of traffic generated by new growth, Highway 101 is projected to operate at LOS D and E by the year 2030 and LOS F by 2050, and the facility would need to be widened to six lanes to correct these deficiencies. At six lanes, Highway 101 would accommodate traffic generated by buildout of the area contained in the Urban Growth Boundary at LOS C. Widening and improving Highway 101 would be a regional improvement, and the Transportation Agency for Monterey County (TAMC) would be the agency responsible for its implementation.

3. Circulation Connectivity

Circulation connectivity is central to the approach being taken in the *Gonzales 2010 General Plan* update. New street and block patterns within neighborhoods should form a well connected pattern that provides direct travel routes, facilitates walking and biking, and provides more than one way of reaching a destination allowing vehicle traffic to gently filter through a neighborhood rather than forcing all trips onto heavily traveled collectors and arterials. The grid pattern of streets in the older Gonzales neighborhoods provides an example of a well connected street pattern. However, a traditional rectilinear block pattern is not the only way to achieve connectivity.

A key consideration in enhancing street connectivity is the length of individual blocks. Blocks should generally be between 300 and 500 feet in length, unless longer block lengths are justified due topography, drainages, or other environmental, safety, or physical constraints. Shorter blocks provide pedestrians with frequent opportunities to cross the street, help to calm traffic, maximize desirable corner lots and foster the grid pattern. Short blocks are encouraged except along non-access frontages. Pedestrian connections should be provided at mid-block where dead-end streets or longer blocks must be used.

Furthermore, to help evaluate circulation patterns in future specific plans, project proponents are required to perform a connectivity analysis as one component of Specific Plan review.[11] The results of this analysis will guide City Officials in their efforts to improve Specific Plan proposals and provide a tool to evaluate the impact of adding street or pathway connections in strategic locations.

Connectivity is the key to many important goals:

- ✓ Improved emergency response: Improved connectivity leads to improved emergency response time and reliability. With cul-de-sacs, the first vehicle on the scene is blocked in by subsequent arrivals. More connections allow ambulances and fire trucks to arrive on the scene quicker and provide alternative routes should one route be blocked.

- ✓ Lower service costs: Improved connectivity and fewer cul-de-sacs reduces the amount of "doubling back" and "dead heading" that occurs on dead end streets, which adds time and cost to provide trash collection and police patrol services.

- ✓ Reduced travel time: Creating street, sidewalk, and bikeway connections throughout a neighborhood reduces the amount of time

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[11] A connectivity analysis is performed by comparing the number of street links (street sections between intersections, or between intersections and cul-de-sacs) and street nodes (intersections and cul-de-sacs). "Connectivity Index" = links ÷ nodes. Connectivity index values approaching 2.0 are considered to be excellent; connectivity index values closer to 1.0 are considered to be poor.

it takes to travel to various destinations. This makes cars trips shorter and promotes bicycle use and walking.

- ✓ Reduced traffic congestion: Creating a well-connected pattern of streets allows traffic engineers to scale down major streets and boulevards. There is a reduced likelihood of serious traffic congestion at any one intersection, and the intersections themselves are safer for the small kids and senior citizens who are less able to sprint across 100 feet of intersection to reach the other side. The distribution of traffic to multiple routes also reduces the need for sound walls and allows builders to orient houses toward the major streets (perhaps with an intervening frontage road) where geography creates the necessity.

- ✓ Neighborhood walkability: Improved connectivity helps avoid the all-too-common situation in new subdivisions where residents live near a neighborhood market but face a long convoluted path of many blocks to get there because of the lack of street or walkway connections (especially in cul-de-sacs). Such a design usually insures that people will use their car to buy a quart of milk or post a letter. Improved connectivity means more people walking and biking around the neighborhood, which improves the health of children and adults alike. Highly walkable neighborhoods encourage positive social interactions and higher neighborhood satisfaction and quality of life. This kind of street pattern reduces energy consumption and greenhouse gas emissions, which is a concern that is bringing increased scrutiny to General Plans throughout California.

4. Provision for Bicycles and Pedestrians

Policies in this element recommend that provisions for bicycles and pedestrians be incorporated into the design and construction of all new roadways. Because the City is relatively flat and the streets are wide, the use of bicycles should be promoted not just for recreation, but as a viable means of travel to work, school, shopping, and other local destinations. Better provisions for bicycle storage and parking are recommended at major destinations like Downtown Gonzales and public parks. A continuous system of sidewalks is also recommended for the city, with shade trees

planted to make pedestrian travel more comfortable and crosswalks used where needed to improve pedestrian safety. The Circulation Diagram includes a network of Class I bicycle/pedestrian paths connecting throughout the General Plan growth area.

In 2010, Caltrans awarded a discretionary transportation planning grant under the Environmental Justice Program titled the "City of Gonzales Pedestrian, Community to School Plan." This grant is a transportation planning study which will assess and map the community to document pedestrian routes, with an emphasis on student school routes, and existing safety improvements including sidewalks, handicap access ramps, cross walks, and traffic controls. The mapping survey will also identify where appropriate safety measures are lacking or are in need of replacement or reconstruction.

5. Transportation Systems Management

Transportation Systems Management, or TSM, refers to measures which reduce peak period auto traffic by making more efficient use of existing resources. It includes programs like ridesharing, public transit, dial-a-ride, vanpooling, carpool lanes, and synchronizing of traffic signals to keep traffic flowing. The City currently has a voluntary employer trip reduction program with overall goals of 1.3 percent per year trip reduction, 1.35 average vehicle ridership, or sixty percent (60%) drive alone rate.

While most TSM programs require a larger population and employment base than what exists in Gonzales, the City will take steps in the future to make the most of its road network. Among the recommendations are:

- ✓ Future construction of park-and-ride lots for carpooling.[12]
- ✓ Improved County dial-a-ride service.
- ✓ Working with Monterey County and other transportation agencies to create local transit service when the need arises.

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[12] The City presently has designated a Park and Ride Area across Fifth Street from the Gonzales Shopping Center.

F. Circulation Classifications

The circulation network in this Element was designed with the primary goal of creating a safe, efficient street system that facilitates mobility and connectivity, avoids congestion, and maintains the quality of life for residents. The circulation classifications and accompanying standards used in this updated Circulation Element vary in only minor ways from the approach taken in the *Gonzales 1996 General Plan*.

- ✓ "Highway" has been added as a new classification to acknowledge the presence of Highway 101, which is owned, operated, and maintained by Caltrans.
- ✓ "Major Arterial street" has been added as a new classification, in effect dividing the previous classification of "Arterial Street" into "major" and "minor" arterial streets,
- ✓ Minimum sidewalk and planter strip widths along local and residential collector streets have been increased from four (4) to five (5) feet in width,
- ✓ Class I or II Pedestrian/Bicycle Paths will be required components of arterial and collector streets, and
- ✓ Transit facilities have been added to a new Circulation Diagram inset.

The following circulation classifications are used in the Circulation Diagram in a manner that achieves the element's primary goals. The circulation designations are given greater definition by the standards set forth below, which are intended to apply to developing areas only. Exceptions to these standards may be granted by the City if a finding can be made that the exception is consistent with all applicable circulation policies and does not compromise public safety or access.

Basic City standards for each street classification are discussed below. However, the City will consider alternative standards proposed as part of either specific plans or planned unit development projects when the

proposed alternative standards can be shown to maintain acceptable levels of serve while providing for traffic calming, pedestrian friendliness, or more attractive aesthetics and neighborhood compatibility that the City standards. All street cross sections shall be capable of accommodating existing and projected traffic volumes, although improvements within the right-of-way may, at the City's discretion, be phased in coordination with the phasing of new development.

1. Highway

The primary purpose of highways is to move regional and interstate traffic through Gonzales. These facilities typically range from four to six lanes in Monterey County. No typical cross-section is provided, as these facilities are designed, constructed, and operated by Caltrans.

2. Major Arterial Streets

The primary purpose of major arterials is to move traffic to and from freeways and minor arterial streets. While these facilities typically have four to six travel lanes, as shown below, Alta Street is an exception. Alta Street is classified as a Major Arterial, but will remain a two-lane facility with center turn lanes. The typical cross-section is shown in Figure III-2.

Figure III-2

**132′ for locations requiring 6 travel lanes. Alternative cross sections may be approved by the City Council based on recommendation by the Planning Commission*

***Width shall vary by supplementing planter strip with on-site landscaping either within additional dedicated right-of-way or landscaped easement.*

****Class II bike paths should be provided adjacent to travel lanes of no Class I bike path is provided.*

3. Minor Arterial Streets

The primary purpose of minor arterials is to move traffic to and from major arterials and collector streets. The typical cross-section is shown in Figure III-3.

Figure III-3

MINOR ARTERIAL
2 Lanes (1 each direction)
100′ to 124′ ROW*

**124′ for locations requiring 4 travel lanes. Alternative cross sections may be approved by the City Council based on recommendation by the Planning Commission*

***Width shall vary by supplementing planter strip with on-site landscaping either within additional dedicated right-of-way or landscaped easement.*

****Class II bike paths should be provided adjacent to travel lanes of no Class I bike path is provided.*

4. Collector Streets

The primary purpose of collector streets is to provide access to adjacent properties and to serve as corridors for travel within the community. Because of this dual function, traffic volumes on collector streets may exceed the level that is deemed tolerable on a local street, even though the streets have similar rights-of-way and pavement width. The typical cross-sections for residential and industrial collectors are shown in Figure III-4 and Figure III-5.

Figure III-4

RESIDENTIAL COLLECTOR
2 Lanes (1 each direction)
90′ ROW*

*Alternative cross sections must be approved by the City Council based on recommendation by the Planning Commission

Figure III-5

INDUSTRIAL COLLECTOR
2 Lanes (1 each direction)
80′ ROW*

*Alternative cross sections must be approved by the City Council based on recommendation by the Planning Commission

5. Local Streets

The primary purpose of local streets is to provide direct access to residences and provide connections through neighborhoods, to neighborhood facilities such as schools, and other focal areas such as shopping districts. Local streets are often designed to support and maximize local and neighborhood connectivity but discourage and minimize externally-generated through-traffic. Movement on local streets usually involves traveling to and from

collector or arterial streets. The typical cross-section is shown in Figure III-6.

Figure III-6

LOCAL STREET
2 Lanes
56′ ROW*

*Alternative cross sections must be approved by the City Council based on recommendation by the Planning Commission

6. Class I Pedestrian/Bicycle Paths

The primary purpose of the Class I pedestrian/bicycle path is to provide exclusive access for pedestrians and bicyclists throughout the General Plan growth area. Such access is intended to provide an alternative mode of travel for people moving within the urbanized area and may be used for recreation, light shopping, and/or short-distance commuting. The Class I pedestrian/bicycle path forms the backbone of the non-motorized transportation system and is part of a larger network of pedestrian and bicycle facilities that includes sidewalks and Class II and III bike paths.

7. Regional Transit Hub

The primary purpose of the Regional Transit Hub is to provide a centralized location where local transit routes connect to regional transit facilities. The location chosen for this facility is Downtown Gonzales in the vicinity of Alta Street and Fifth Street. This is the logical location for accessing existing regional transit services (i.e., Greyhound Bus Lines and Monterey Salinas Transit), and should rail transit be developed in the distant future, this location will ensure intermodal connectivity.

8. Park and Ride Lot

The primary purpose of the Park and Ride Lot is to provide a location where commuters can park their cars and carpool to regional job centers. Park and ride lots have been located at the north and south interchanges of Highway 101 to facilitate easy highway access in developing areas.

9. Transit Boulevard

The primary purpose of the Transit Boulevard is to provide an attractively designed trunkline corridor for local transit services that connects the new growth areas east of Highway 101 with Downtown Gonzales and the Regional Transit Hub in the vicinity of Alta Street and Fifth Street. The Transit Boulevard extends from Alta Street eastward into the growth area along Fifth Street and Johnson Canyon Road. The Transit Boulevard classification adds to the other classifications used along this corridor (i.e., Major Arterial Streets and Minor Arterial Streets) and is intended to ensure that transit facilities are fully integrated into the design of this corridor in such a way as to render the corridor a landmark unique to Gonzales. Transit facilities to be integrated in the corridor may include dedicated lanes for public transit with dedicated loading/unloading areas, in-street bus routes with street-side covered bus stop shelters, or any other transit feature that helps contribute to the function and beauty of the corridor.

10. Regional Transit Route

The primary purpose of the Regional Transit Route is to provide a corridor for regional public transit services with easy access to Highway 101 that connects to local transit facilities including the regional transit hub and transit boulevard. The Regional Transit Route extends from the north Highway 101 interchange to the south Highway 101 interchange along Alta Street.

G. Goals, Policies, and Actions

1. Safe, Efficient Street System

Goal CIR 1: A safe, efficient street system that facilitates mobility through connectivity, avoids congestion, and maintains the quality of life for residents.

Policies

Policy CIR-1.1 Interconnected and Efficient Streets

Develop and maintain an interconnected and efficient system of arterial, collector, and local streets consistent with the policies and diagrams of the Circulation Element to accommodate the movement of people and vehicles and provide access within Gonzales. Circulation patterns in the new growth area should be inter-connected and provide multiple route choices for residents.

Implementing Action CIR-1.1.1 – Level of Service Standards. *Maintain the following standards for acceptable traffic levels of service (LOS) during peak periods:*

- ✓ *For signalized intersections, roundabouts, and four-way stops, LOS C,*
- ✓ *For unsignalized, local street stop sign controlled intersections, LOS C overall, and*
- ✓ *For mid block road segments, LOS C overall (the need for mid-block analysis will be determined on a case-by-case basis in Specific Plan development)*

Exceptions to these standards may be granted where road widening or other improvements needed to achieve the designated level of service would be detrimental to the character of the area or would be inconsistent with other goals and policies in this General Plan.

Implementing Action CIR-1.1.2 – Major Arterial Streets. *Design major arterial streets to limit driveways, street intersections, curb cuts, and cross-traffic so that congestion is minimized and vehicle*

safety is improved. Where necessary, arterials should be designed to anticipate possible widening to four or six lanes in the long-term future, depending on what is needed to maintain level-of-services standards under projected future traffic conditions. Encourage the use of alley access or frontage roads for residential uses located on arterials streets.

Implementing Action CIR-1.1.3 – Minor Arterial Streets. *Design new minor arterial streets to connect neighborhood to neighborhood and neighborhood to community centers. Minor arterial streets should typically contain two travel lanes separated by a center median that is large enough to allow one additional travel lane in each direction should the need arise in the future.*

Implementing Action CIR-1.1.4 – Collector Streets. *Design all new collector streets with one travel lane in each direction and sufficient room for parking, sidewalks, and bicycle lanes.*

Implementing Action CIR-1.1.5 – Local Streets. *Design local streets in a manner that is consistent with the street system in place in the older portions of Gonzales and in a manner that encourages pedestrian and bicycle traffic.*

Implementing Action CIR-1.1.6 – Flexible Design. *Allow flexibility in street design where appropriate to enhance neighborhood character, reduce traffic speeds, and discourage but typically not preclude through-traffic.*

Implementing Action CIR-1.1.7 – Plan Lines. *Preserve right of way for proposed collector and arterial streets by adopting plans lines as part of Specific Plan approval.*

Implementing Action CIR-1.1.8 – Highway 101 Interchanges. *The city shall work with TAMC and Caltrans to improve each of the three Gonzales Interchanges on a schedule that would ensure that the improvements are in place to maintain acceptable levels of service at the interchanges as new development occurs in the Urban Growth Area. For the Fifth Street Interchange, the City shall work with Caltrans to explore the feasibility of a non-standard design that*

would minimize requirements for additional right-of-way and disruption of existing development.

Implementing Action CIR-1.1.9 – Traffic Monitoring. *Develop a periodic system of traffic monitoring to determine whether or not service levels are being maintained and to ensure that the impacts of new development are evaluated based on current conditions.*

Implementing Action CIR-1.1.10 – 5th Street LOS. *The city shall widen Fifth Street from Rincon Road to the Highway 101 southbound on-ramp from two lanes to four lanes or shall complete other improvements that will effectively maintain acceptable levels of service.*

Implementing Action CIR-1.1.11 – Street Widths. *New arterial and collector streets shall be constructed with the minimum number of lanes needed for the relatively short term (i.e., approximately 10 years) and with sufficient reserve capacity within the right-of-way to accommodate any additional lanes necessary to meet the City's level-of-service standards under long-term conditions. Land reserved within the right-of-way for future lanes should be used in the interim as landscaped medians or roadside green strips.*

Implementing Action CIR-1.1.12 – Traffic Control. *Provide operational controls, including: roundabouts, traffic signals or stop signs where warranted to facilitate the safe flow of vehicles through intersections. As a first option, consider the use of roundabouts for traffic control at all non-local intersections.*

Implementing Action CIR-1.1.13 – Widen Associated Lane. *The City shall widen Associated Lane to a four-lane arterial with limited access between Highway 101 and Fanoe Road. Between Fanoe Road and "Arterial A", this facility shall be widened to a divided four-lane arterial. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.*

Implementing Action CIR-1.1.14 – Extend Associated Lane to Iverson Road. *The city shall revise its Circulation Diagram to extend Associated Lane from "Arterial A" to Iverson Road as a four-lane*

facility. Such an improvement shall only be required at such a time that the City amends the Gonzales 2010 General Plan to allow development of the Urban Reserve Area east of Iverson Road. In the interim, sufficient right-of-way shall be set aside to build the future street extension.

Implementing Action CIR-1.1.15 – Widen Fanoe Road. *The City shall widen Fanoe Road/Herold Parkway from a two-lane to a four-lane arterial between Gloria Road and Associated Lane. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.*

2. Connectivity

Goal CIR-2: A high level of connectivity within and between neighborhoods and between areas located on either side of Highway 101.

Policy CIR-2.1 East - West Connection

Strengthen existing connections between the east and west sides of Highway 101.

Implementing Action CIR-2.1.1 – 5th Street Corridor. *Redesign the 5th Street corridor into an attractive transit boulevard that serves as a major "spine" that ties the historic city center to the new community commercial center proposed in the vicinity of Johnson Canyon Road and Herold Parkway and beyond, and that substantially improves transit, pedestrian and bicyclist mobility.*

Implementing Action CIR-2.1.2 – Widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway. *The City shall obtain offers of dedication of right of way as opportunities arise and shall subsequently widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway from four through lanes to six through lanes of traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.*

Implementing Action CIR-2.1.3 – Widen Fifth Street. from Fanoe Road/Herold Parkway to Iverson Road. *The city shall widen Fifth Street/Johnson Canyon Road from Fanoe Road/Herold Parkway to Iverson Road. The segment between Fanoe Road/Herold Parkway to "Arterial A" shall be widened from two lanes to six lanes, and this improvement shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. The segment between "Arterial A" and Iverson Road shall be widened to from two lanes to four lanes only after such time that the City amends the Gonzales 2010 General Plan to allow development of the Urban Reserve Area east of Iverson Road.*

Implementing Action CIR-2.1.4 – Synchronization of Signals along the Fifth Street/Johnson Canyon Road corridor. *The city shall coordinate with Caltrans to integrate interchange improvements at Highway 101 and Fifth Street/Johnson Canyon Road with local improvements along the entire corridor from Rincon Road to Fanoe Road/Herold parkway, including the synchronization of traffic signals.*

Policy CIR-2.2 Connectivity between Neighborhoods

Require a high level of connectivity between neighborhoods to provide numerous route choices that help distribute traffic onto more numerous smaller street facilities and lessen the need for large street facilities.

Implementing Action CIR-2.2.1 – Connection Between Specific Plan Areas. *Adopt Specific Plans that anticipate connection to future adjacent Specific Plan areas and provide a range of street and other connections consistent with City design guidelines and standards.*

Implementing Action CIR-2.2.2 – Connections to the Community Commercial Core Area. *Adopt Specific Plans that anticipate connection to the community commercial core area to be located in the vicinity of Johnson Canyon Road and Fanoe Road/Herold Parkway.*

Policy CIR-2.3 Connectivity within Neighborhoods

Require a high level of connectivity within neighborhoods to reduce the need for vehicular trips and encourage walking and biking.

Implementing Action CIR-2.3.1 – Connectivity Analysis. *Require a connectivity analysis as one component of Specific Plan review.*

Implementing Action CIR-2.3.2 – Block Length. *To provide pedestrians with frequent opportunities to cross the street and help to calm traffic, blocks shall generally be between 300 and 500 feet in length, unless longer block lengths are justified due to public safety, topography, drainages, or other environmental or physical constraints.*

3. Financing of Traffic Improvements

Goal CIR-3: Equitable and timely funding of the transportation improvements described in this Element.

Policies

Policy CIR-3.1 Financing Capital Improvements

Allocate the cost of transportation improvements so that those who benefit pay accordingly. In developing areas where assessment district financing is used, tax assessments should be based on the level of benefit provided.

Implementing Action CIR-3.1.1 – Sources of Funds. *Use a combination of local capital improvement funds, State and Federal funds, and traffic mitigation fees as the primary revenues for constructing projects and improvements of citywide benefit.*

Implementing Action CIR-3.1.2 – 5-Year CIP. *Maintain a 5-year Capital Improvement Program that prioritizes traffic improvements and identifies funding mechanisms. Require capital improvements to be consistent with the Circulation Diagram and any subsequently adopted Specific Plans.*

Implementing Action CIR-3.1.3 – Developers Pay. *Use developer dedications, traffic mitigation fees, and special assessment districts*

as the primary means of financing and building road and circulation improvements within or adjacent to new development areas.

Implementing Action CIR-3.1.4 – Landscaping and Lighting Districts. *Establish funding mechanisms for landscape maintenance in public rights-of-way, including landscaping and lighting districts, that do not place an undue burden on the City budget.*

Implementing Action CIR-3.1.5 – Phasing. *Encourage the phasing of road improvement projects where feasible to avoid growth-inducing impacts and to spread infrastructure costs over time. In any case, developers shall be required to construct the portions of planned arterial and collector streets needed to serve their projects prior to project development.*

Implementing Action CIR-3.1.6 – Street Maintenance and Beautification. *Include sufficient funds in the City's operating budget for street maintenance and beautification.*

Implementing Action CIR-3.1.7 – Project-Level Traffic Analysis Required. *The City shall require Specific Plans and development approvals to contain a project-level traffic analysis for all areas planned for urbanization under the Specific Plan or development approval. Such an analysis shall evaluate the full range of operational, safety, emergency access, parking, and alternative-mode transportation issues. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on transportation/traffic.*

Implementing Action CIR-3.1.8 – Update Traffic Impact Fees. *The City shall update its existing traffic impact fee nexus study to accurately project the costs of circulation system improvements for the Gonzales 2010 General Plan area and shall equitably spread the costs and update its traffic impact fee schedule consistent with the requirements of state law.*

4. Attractive Streets

Goal CIR-4: Attractive streets and highways that enhance the City's image.

Policies

Policy CIR-4.1 Street Design

Street design shall emphasize the street's central role in contributing to the character of the neighborhood or community, as well as its function as a transportation corridor.

Implementing Action CIR-4.1.1 – Streets as Joint Use Facilities. *Adopt Specific Plans that emphasize the use of all streets and corridors as joint use facilities designed not only for vehicular movement but also for pedestrians, cyclists, and public transit vehicles.*

Implementing Action CIR-4.1.2 – Streets as Focal Points. *Adopt Specific Plans with major streets designed to be focal points for the community. Such streets should include attractively landscaped medians, planting strips, and street trees used to provide shade, urban habitat, beauty, and environmental benefit. The use of light-colored pavement should be considered as a way of reducing heat island effect.*

Implementing Action CIR-4.1.3 – Visual Quality along Highway 101. *Maintain an attractive community appearance from Highway 101.*

Implementing Action CIR-4.1.4 – Alley Maintenance. *Work with local residents to maintain existing alleys and keep them free of debris and trash.*

Implementing Action CIR-4.1.5 – Sound Walls along Highway 101. *Minimize the development of uninterrupted sound walls along Highway 101. Where sound walls are used, soften them with landscaping and design them to avoid a "tunnel effect" for motorists driving through Gonzales.*

Implementing Action CIR-4.1.6 – Gonzales River Road as Scenic Highway. *Maintain Gonzales River Road as a locally designated scenic highway and work to improve the visual quality of development in the road corridor.*

Implementing Action CIR-4.1.7 – Walking Environment. *Create aesthetically pleasing neighborhood walking environments through the installation of parkways separating sidewalks from streets, street trees, and adequate sidewalk width. Also consider reducing the width and number of driveway curb cuts and the use of intelligent crosswalks.*

5. Safe Streets

Goal CIR-5: Reduced traffic safety hazards on Gonzales streets.

Policies

Policy CIR-5.1 Balance Need for Emergency Access with Safe Design

Design new streets to balance the need for emergency access with the need to design safe streets that discourage speeding traffic.

Implementing Action CIR-5.1.1 – No Increase in the Number of Railroad Crossings. *Maintain the safety of vehicles, trains, bicyclists, and pedestrians at all railroad crossings. Strongly discourage new private railroad crossings to serve parcels on the west side of Alta Street. Access to these parcels west of Alta Street and south of Gonzales River Road should use existing grade crossings wherever possible.*

Implementing Action CIR-5.1.2 – Discourage Through Trips on Local Streets. *Provide adequate capacity on new arterials and collectors and design local streets to discourage diversion of through-trips to local streets.*

Implementing Action CIR-5.1.3 – Speed Control. *Enforce posted speed limits within the City. On road segments where speed limits are consistently violated, explore the use of other traffic control measures to slow down traffic, including additional signs and road design changes and the installation of traffic-calming features.*

Implementing Action CIR-5.1.4 – Funnel Traffic to North and South Interchanges. *Design the circulation system to encourage motorists*

to access Highway 101 using the northern and southern highway interchanges.

Implementing Action CIR-5.1.5 – Traffic Calming. *If warranted in the future, initiate measures to reduce through-traffic on local streets. These measures could include: intersection and mid-block bulb-outs, large canopy street trees, pedestrian refuge islands, street widths that are designed to be effective in reducing traffic speeds diverters, speed humps, reduced speed limits, additional stop signs, and similar traffic management devices.*

Implementing Action CIR-5.1.6 – Avoid Traffic Conflicts at Interchanges. *Prohibit new street intersections within 600 feet of the Alta Street and Gloria Road interchange ramps unless the City Engineer finds that closer access will meet acceptable safety standards or that mitigation measures will be followed to ensure safe access and to minimize interference with traffic flow.*

Implementing Action CIR-5.1.7 – Avoid Traffic Conflicts at Intersections. *In the development areas east of Highway 101, regulate the location of commercial and multi-family residential driveways in a manner which minimizes conflicts at intersections and interference with moving traffic.*

Implementing Action CIR-5.1.8 – School Siting. *Coordinate with public and private school providers on the location and design of school ingress/egress and drop-off/pick-up points to ensure efficient and safe traffic operations on public streets. Require Specific Plans to contain school siting criteria designed to facilitate coordination between the City and school providers.*

Implementing Action CIR-5.1.9 – Speed Studies. *Conduct speed studies as needed on collector and arterial streets to determine compliance with posted speeds and to decide whether speed adjustments (up or down) are required.*

Implementing Action CIR-5.1.10 – Design Streets for Pedestrians and Bicyclists. *Ensure that street designs provide adequate safety provisions for bicycles and pedestrians.*

Implementing Action CIR-5.1.11 – Relocate Grade Crossing. *Work with Union Pacific to designate a public railroad crossing in the vicinity of Alta and Fermin Lane. The crossing would provide an outlet for the new collector street serving the future industrial area west of the railroad. Consider creating a special assessment district for the industrial area to finance the cost of the crossing and associated safety improvements (flashing lights, cross rail, etc.).*

Implementing Action CIR-5.1.12 – Complete Alta Street Redesign. *Redesign Alta Street between First and Eighth to separate local and through traffic and to provide safer traffic flow.*

Implementing Action CIR-5.1.13 – Traffic Calming on "Arterial A." *The city shall work with Specific Plan preparers to refine operations by incorporating traffic calming measures and/or consider alternative alignments on "Arterial A" to discourage large volumes of through traffic on this street.*

6. Adequate and Well-Designed Parking

Goal CIR-6: Adequate and well-designed parking to accommodate new and existing development.

Policies

Policy CIR-6.1 Adequate and Convenient Parking

Require adequate and well-designed parking that promotes transit and pedestrian activity.

Implementing Action CIR-6.1.1 – Meet Parking Demand. *Establish off-street parking standards that are sufficient to meet the parking demand created by new development. In residential areas, these standards should minimize, when possible, the number of vehicles that must park on the street; in commercial areas, the standards should enable shoppers to park as close to their destinations as possible.*

Implementing Action CIR-6.1.2 – Parking In Rear. *Require new commercial development in the Downtown Mixed Use and*

Community Commercial Mixed Use designations to locate parking to the rear of the lot with buildings placed next to the sidewalk as much as possible.

Implementing Action CIR-6.1.3 – Joint-Use Parking. *Promote the development of "joint use" parking lots in new commercial development areas. Joint use means that the lots can serve different purposes during different times of the day, offsetting the need for two separate parking lots. For instance, parking used by an office building during the day can be used by a movie theater during the evening.*

Implementing Action CIR-6.1.4 – Tailor Parking Requirements for Downtown. *Maintain parking requirements in the Downtown Mixed Use District which recognize the small parcel sizes and associated constraint of providing on-site parking for new projects. Where appropriate, allow a portion of the required parking to be met using existing spaces on Alta Mall.*

Implementing Action CIR-6.1.5 – Pedestrian Upgrades with Redevelopment. *When existing retail developments undergo renovation, the City shall require pedestrian-friendly upgrades along the street and the creation of pedestrian connections if parking lots present barriers to the buildings from the sidewalk.*

Implementing Action CIR-6.1.6 – On-Site Parking West of Alta. *Require businesses located in the area west of Alta Street to provide on-site parking sufficient for employee needs or to provide remote parking for peak-season demand.*

Implementing Action CIR-6.1.7 – Alleyways. *Encourage the use of alleys in new residential developments as a means of freeing street space in front of houses for additional on-street parking.*

Implementing Action CIR-6.1.8 – Periodically Review Parking Standards. *Review parking conditions periodically to ensure that parking standards remain current and adequate.*

Implementing Action CIR-6.1.9 – Truck Route Ordinance. *Enforce the Gonzales Truck Route Ordinance, which prohibits truck parking on residential streets.*

Implementing Action CIR-6.1.10 – Park and Ride Lots. *Require parking lots at future commercial sites on Associated Lane and Gloria Road near Highway 101 to include dedicated park-and-ride spaces for weekday commuters. Such spaces may be designed so that they may be used for non-commute purposes on evenings and weekends.*

7. Sustainable Alternatives to Single Passenger Vehicles

Goal CIR-7: Address global warming through more attractive and feasible alternatives to single passenger vehicles.

Policies

Policy CIR-7.1 Reduce Dependence on the Single Passenger Vehicle

Require new development to address global warming through the design of transportation/circulation systems that promote sustainable alternatives to single passenger vehicles and reduces the rate of energy consumption and air pollution.

Implementing Action CIR-7.1.1 – Regional coordination. *Initiate coordination with the Transportation Agency for Monterey County and Monterey-Salinas Transit to begin development of a long-range transit plan for Gonzales that includes local bus service to neighborhood centers in Gonzales.*

Implementing Action CIR-7.1.2 – Mobility for the Disabled. *Strive to improve the mobility of seniors, persons with disabilities, and persons without access to a car. Support improved delivery of County services that provide transportation to these groups.*

Implementing Action CIR-7.1.3 – Public Transit. *Support the gradual improvement of public transit services to Gonzales.*

Implementing Action CIR-7.1.4 – Ridesharing. *Actively promote ridesharing and carpooling for persons working in Gonzales and for persons commuting from Gonzales to jobs in other cities.*

Implementing Action CIR-7.1.5 – Compact Development Patterns. *Encourage a land use pattern which makes it easier to shop, play, work, and conduct personal business with minimal driving. This includes increasing the mix of housing, retail, service, and public uses in downtown Gonzales.*

Implementing Action CIR-7.1.6 – Caltrans Coordination. *Work with Caltrans to seek development of a park and ride lot at the North Alta interchange.*

Implementing Action CIR-7.1.7 – Rideshare Bulletins. *Work with local grocery stores, the post office, or other frequently visited places in Gonzales to develop a rideshare bulletin board for residents commuting to jobs in other cities.*

Implementing Action CIR-7.1.8 – Greyhound Stop. *Maintain a permanent bus stop site in Gonzales for private intercity buses (Greyhound) and encourage continuation of regularly scheduled stops.*

Implementing Action CIR-7.1.9 – Street Connectivity. *Promote street connectivity between neighborhoods and other activity centers.*

Implementing Action CIR-7.1.10 – Anticipate Future Public Transit. *Require the design of new neighborhood developments to anticipate/accommodate future public transit service. Developers shall utilize Monterey-Salinas Transit's Designing for Transit guideline manual as a resource for accommodating transit services at new development sites.*

8. Bicycle and Pedestrian Circulation

Goal CIR-8: Address global warming through a robust bicycle and pedestrian network.

Policies

Policy CIR-8.1 Increase Opportunities for Biking and Walking

Require new development to address global warming through the design of transportation/circulation systems that facilitate and encourage bicycle and pedestrian travel; promote personal health, recreation, and enjoyment; and reduce the rate of energy consumption and air pollution.

Implementing Action CIR-8.1.1 – Linear Park along Johnson Canyon Creek. *Establish a linear park along the Johnson Canyon Creek between Fanoe Road and eastern reach of the General Plan Growth Area.*

Implementing Action CIR-8.1.2 – Designing for Pedestrians and Bicyclists. *Promote an integrated pedestrian and bicycle system that makes walking and biking an efficient, comfortable and safe way of traveling around Gonzales. Require bike lanes on all non-local streets, unless the Circulation Diagram shows a Class I bicycle facility adjacent to the street.*

Implementing Action CIR-8.1.3 – Bicycle Parking. *Require major commercial development, employment centers, and public facilities to include provisions for safe and secure bicycle parking.*

Implementing Action CIR-8.1.4 – Safe Routes to School. *Provide safe access for children and teens walking or bicycling to Gonzales schools and City parks. The City shall ensure that any re-design and subsequent improvement of the Highway 101/Fifth Street Interchange places a high priority on providing full capacity for the safe movement of pedestrians and bicyclists through the facility.*

Implementing Action CIR-8.1.5 – Provide Sidewalks. *Provide sidewalks within all residential and commercial development areas.*

Implementing Action CIR-8.1.6 – American with Disabilities Act. *New development shall meet or exceed ADA requirements to facilitate the mobility of disabled persons and to improve the overall function of the circulation system to serve the non-motorized public.*

Implementing Action CIR-8.1.7 – Pedestrian Amenities. *Use street trees, lighting, landscaping, and other amenities as appropriate to create an attractive environment for pedestrians.*

Implementing Action CIR-8.1.8 – Grant Funds for Bicycle Facilities. *The City shall, as appropriate, apply for grant funds for bikeway improvements (e.g., Transportation Development Act funds) when planning or implementing major circulation improvements.*

Implementing Action CIR-8.1.9 – Highway 101 Pedestrian Overpass. *Establish a linear path connection along the slough between future development areas and the Gonzales High School Stadium, with an underpass or overpass provided at Highway 101.*

9. Movement of Goods

Goal CIR-9: Safe and efficient movement of goods with minimal disruption to residential neighborhoods.

Policies

Policy CIR-9.1 Truck Traffic and Residential Neighborhoods.

Balance the need for truck access that sustains and strengthens employment in Gonzales with the need to protect new and existing neighborhoods from the negative effects of heavy truck traffic.

Implementing Action CIR-9.1.1 – Landfill Trucks. *Route landfill-related truck traffic along Gloria and Iverson Roads as shown in the Circulation Diagram. The City shall coordinate with the Salinas Valley Solid Waste Authority and Monterey County to relocate truck traffic to the Johnson Canyon Road Landfill to the northeast (as shown in the Circulation Diagram) in the long term.*

Implementing Action CIR-9.1.2 – Direct Industrial Traffic to Perimeter. *Promote industrial expansion at the north and south Highway 101 interchanges to minimize future truck traffic on the predominantly residential streets east of Alta Street.*

Implementing Action CIR-9.1.3 – Discourage Truck Traffic on 5th Street. *Promote services oriented towards trucks (truck stops, repair shops, rest areas) at the Alta Street and Gloria Road interchanges to avoid extensive truck traffic on City streets and the Fifth Street interchange.*

Implementing Action CIR-9.1.4 – Discourage Truck Traffic in Residential Areas. *Limit the presence of trucks on residential streets through restrictions on truck parking and truck through-traffic.*

Implementing Action CIR-9.1.5 – Railroad Access. *Support the development of railroad spurs serving industrial development west of Alta Street.*

Implementing Action CIR-9.1.6 – Direct Trucks Away from 5th Street. *Remove the truck route designation on Fifth Street, except for local deliveries.*

Implementing Action CIR-9.1.7 – Restrict Truck Movement. *Consider restricting truck turning movements along streets intersecting Alta Street to reduce truck traffic and truck parking on residential streets.*

Implementing Action CIR-9.1.8 – Widen Gloria Road and Design for Truck Use. *The City shall widen Gloria Road to a four-lane arterial between Highway 101 and "Arterial A". The roadbed for the entire length of Gloria Road from Highway 101 to Iverson Road shall be constructed to handle large volumes of heavy truck traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.*

Implementing Action CIR-9.1.9 – Design Iverson Lane for Truck Use. *The City shall reconstruct the roadbed of Iverson Road from Gloria Road to Johnson Canyon Road to handle large volumes of heavy truck traffic. These improvements shall be timed to replace road segments as they deteriorate from truck use and as adjacent properties are developed.*

Implementing Action CIR-9.1.10 – Landfill Truck Route. *The City of Gonzales will implement the SVSWA/Gonzales Memorandum of Understanding as it addresses the SVSWA truck route to the Johnson Canyon Landfill.*

10. Planning and Implementation

Goal CIR-10: Coordination with County, regional, State, and Federal agencies to achieve the transportation and circulation goals of this element.

Policies

Policy CIR-10.1 Regional Planning

Approve only new circulation improvements that are consistent with regional transportation planning efforts.

Implementing Action CIR-10.1.1 – Regional Planning. *Work with the Association of Monterey Bay Area Governments, Monterey County, Monterey Salinas Transit, and the regional Congestion Management Agency to develop and implement plans which reduce congestion, improve air quality, and reduce single occupant home-to-work driving trips. Coordinate with AMBAG on the Sustainable Communities Strategy.*

Implementing Action CIR-10.1.2 – State and Federal Coordination. *Coordinate local transportation improvements with State and Federal agencies to ensure consistency between local and regional/statewide actions, especially as pertains to Highway 101.*

Implementing Action CIR-10.1.3 – Local Representation. *Continue to provide local representation at regional planning agencies, including: TAMC, AMBAG, the County of Monterey, and other regional transportation boards and committees.*

Implementing Action CIR-10.1.4 – Sharing Data. Provide data to the County as requested to assist in their updating and implementation of the Congestion Management Plan.

Chapter IV

HOUSING

A. Introduction

1. What is the Housing Element?

The Housing Element addresses the provision of safe, affordable housing for existing and future Gonzales residents. The Housing Element is designed to meet the statewide goal of providing a decent home and suitable living environment for all Californians. It is also designed to meet local and regional goals for maintaining and improving the quality of life by making housing accessible to people of all ages, incomes, races, and physical capabilities.

Housing Elements have been required in California since the late 1960s when the State Government Code was amended to include specific standards for their preparation. State law requires that Housing Elements be revised every five years. This document updates the 2003 Gonzales Element and covers the period 2007 to 2014.

Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs. It must also contain goals, policies, programs, and quantified objectives that address housing needs over the next five-year period. Appendix A provides additional detail concerning the required content of General Plan Housing Elements.

2. Success in Implementing 2003 Housing Element

The City of Gonzales made substantial progress in implementing its 2003 Housing Element. First and foremost, the City successfully made adequate sites available to meet its 2003 Regional Housing Needs Allocation (RHNA), which called for sites to accommodate 429 units of housing in various income categories. This was accomplished in large part by the successful annexation of 163 acres of land for residential development,

which facilitated the advancement of two large subdivisions. The City also successfully promoted affordable housing by collaborating with the Housing Authority of the County of Monterey on a 44-unit affordable multi-family housing project. The City assisted the project by purchasing the 3.55 acre site with redevelopment agency money and funding street widening and utility extensions to the site.

The successful implementation of its 2003 Housing Element demonstrates Gonzales's commitment to affordable housing and its ability to follow through on critical program commitments with a small yet dedicated staff.

3. 2009 Economic Crisis

This Housing Element has been prepared and adopted in a time of unprecedented economic, financial and credit market challenges in California and across the country. The economy has been in the throes of a severe recession with collapsing stock market prices and extensive job losses. Gonzales and all of California have been experiencing a sharp downward trend in housing prices stoked by a wave of foreclosures. Housing construction has essentially ground to a halt. Financing has been often unavailable, and the banking sector has been paralyzed by insolvencies.

Because of the present conditions and future uncertainty as to how and when the economy and housing sector will recover, this is not a time of "business-as-usual" for communities and for Housing Elements. Clearly, housing policy and programs may need to change in response to conditions. While predicting exactly how trends will play out is impossible, it is safe to say that in light of the present crisis, Gonzales will need to be prepared to modify and adapt its housing strategies and policies during the period of the 2007-2014 Housing Element.

At the time of publication, the following conditions and trends are noted for the purpose of establishing a starting point for future monitoring, analysis and adaptation of policy on the part of the City.

<u>Affordability</u>

In theory at least, the housing market collapse has improved affordability. Lower median prices have made more housing available and affordable to

more people in the short-term, assuming that mortgage financing is available. More market-rate housing has been in reach of low and moderate income households, essentially putting past assumptions about housing assistance programs and approaches in limbo.

Demand

In the short-term, demand for housing has weakened despite gains in affordability. In the longer term, however, if regional population continues to grow without concurrent increases in housing supply, demand will once again increase, possibly wiping out much of the improvement in affordability. At the same time, persistently high unemployment could exacerbate homelessness and increase the need for emergency and/or short term housing.

Homeownership

The credit crisis in combination with extensive foreclosures could hamper home ownership recovery and lead to a shift in tenure toward rental demand. Nonetheless, people who once owned but had to shift to renting may retain a strong desire to return to home ownership status. There will be a need to rebuild confidence among homebuyers, and households will have to improve their financial fitness in order to obtain credit for home purchases.

Housing Viability and Product

New construction will be extremely limited and largely deferred until prices rebound to a point of profitability. With lower housing prices come lower-to-nonexistent profit margins in new housing development. Construction costs, while lower, have not dropped to the same extent. Lower prices also mean that new construction will be less able to carry costs of infrastructure and/or high amenity levels and fees. In response, new construction is likely to be geared toward smaller homes, reversing the decades' long trend toward ever-larger homes. The standard for new single family homes can be expected to revert more towards the 1200-1800 square feet range, and away from the 2500-3000 square foot home standard. Even more to the point, new housing projects will need to feature a greater diversity of

housing products and types, moving away from the homogeneous single family subdivision.

Aging Population

Even in communities such as Gonzales that have a younger average age than many areas, overall the housing market will need to increasingly adapt to the reality of an aging population. Implications include a greater need for improved accessibility in housing, and more single story homes or "universal design" features such as putting master suites on the ground floor of two story housing. Neighborhood zoning will need to be more accommodating of facilities for aging populations. This could mean allowing more health care facilities and service commercial within residential areas, along with congregate housing and retiree-oriented housing and assisted living projects.

Commercial Re-Use

Bankruptcies and retrenchments by major retailers are having the effect of leaving many commercial shopping centers with high vacancy rates and/or facing complete shut-down conditions. Failed or struggling suburban-style shopping areas may rely on housing to recover, thus leading to complete makeovers and re-use with mixed uses including housing. Auto-oriented shopping centers may see parts of their parking areas replaced with pedestrian scale streets and housing.

Summary of 2009 Economic Crisis

The current crisis signals an acceleration of change in housing. Cities that are most responsive and flexible in their housing policies and land use planning will fare better in successfully navigating the evolving conditions. Gonzales can be well-served by monitoring conditions and working closely with other governments, and with housing producers in the private and non-profit sectors to understand emerging trends and adjust policy accordingly.

4. General Plan Consistency

As required by State law, the Housing Element has been written so that it is internally consistent with the policies and programs in the other elements of the General Plan. For instance, where the Housing Element identifies a need for new housing, the Land Use Element identifies land for those units and the Circulation Element identifies the road improvements needed to allow development of that land. In the future, if any element is revised or amended, the other elements must also be revised or amended so they remain internally consistent.

The City of Gonzales is currently (March 2009) in the process of updating its General Plan. The *Draft Gonzales 2010 General Plan* would add approximately 2,350 acres of potentially developable land to the existing City of approximately 1,200 acres.

B. Population Profile

This section summarizes information about Gonzales's current and future population. The information in this section comes from the U.S. Census Bureau (Census 2000), the California Department of Finance (DOF), and the Association of Monterey Bay Area Governments (AMBAG).

1. Historic Population Growth

Gonzales is a small community that is experiencing a relatively high rate of growth. Gonzales added 299 housing units in the previous RHNA period from 2000 to 2007. During the same period, Gonzales's population grew at an annual average rate of growth of 2.05 percent, adding 1,153 persons. Since the last Housing Element Update, Gonzales's person per household rate decreased from 4.419 to 4.346. Table IV-1 shows historical population and housing growth in Gonzales.

Table IV-1

HISTORICAL POPULATION GROWTH
1990 to 2007
Annual Average Growth Rate (2000 to 2007) = 2.05 Percent

	Population			Housing Units		
	Total	**Households**	**Group Quarters**	**Total**	**Occupied**	**Persons per Household**
1990	4,660	4,553	107	1,222	1,113	4.091
2000	7,564	7,491	73	1,724	1,695	4.419
2003	8,409	8,336	73	1,899	1,867	4.465
2007	8,717	8,644	73	2,023	1,989	4.346

Source: California Department of Finance; Coastplans

2. Commuter Patterns

Many Gonzales residents are traveling longer distances to get to work. According to an analysis of travel time to work using 1990 and 2000 Census data, approximately 60 percent of Gonzales's workforce was traveling more than 15 minutes to work in 1990. In 2000, this percentage increased to approximately 75 percent. Much of the increased travel time to work is attributable to employment opportunities within Monterey County. Figure IV-1 shows the change in travel time to work by Gonzales residents.

Figure IV-1

3. Race and Ethnicity

According to the U.S. Census Bureau, about 86 percent of the City's residents are of Hispanic origin, compared to 47 percent countywide. About 35 percent of Gonzales' population is white, compared to 56 percent countywide. Just less than one percent of the City's residents are black, compared to four percent in the County; about two percent are of Asian or Pacific Island descent, compared to six percent countywide. Table IV-2 shows the racial and ethnic composition of Gonzales and Monterey County in 2000.

Table IV-2

RACIAL COMPOSITION IN 2000
City of Gonzales and Monterey County

Race	Gonzales		Monterey County	
	Number	Percent	Number	Percent
White	2,617	34.8	224,682	55.9
Black or African American	60	0.8	15,050	3.7
American Indian and Alaska Native	106	1.4	4,202	1.0
Asian	154	2.0	24,245	6.0
Native Hawaiian and Other Pacific Islander	13	0.2	1,789	0.4
Hispanic or Latino[1]	6,474	86.0	187,969	46.8

Note: [1]This subcategory includes white Hispanic persons who are also counted in the first category.

Source: U.S. Census Bureau, Coastplans

4. Population Age Structure

As one might expect from the unusually large number of family households in the City, there are also a large number of children. According to the U.S. Census 2000, Gonzales' population is significantly younger than Monterey County's. Forty-two percent of the City's residents are under 19, compared to 31 percent in the County as a whole. As these children mature, they may have a significant impact on local housing needs, creating a demand for affordable rental units. Figure IV-2 shows the population pyramid for Gonzales in 2000.

Figure IV-2

GONZALES POPULATION PYRAMID
2000

Source: U.S. Census Bureau; Coastplans

5. Projected Population Growth

According to the *Draft Gonzales 2010 General Plan* (February 2009), AMBAG's most recent projections (2008) showed Gonzales growing to 23,418 people in the year 2035, an increase of about 14,600 over the current 2008 population of 8,800 persons. Gonzales's actual growth rate during the last Housing Element period (i.e., 2000 to 2007) was 2.05 percent.

6. Household Composition

Gonzales is a traditional family city. According to the U.S. Census Bureau, approximately 68 percent of all households in Gonzales are headed by a married couple. This compares to 57 percent for Monterey County as a whole. Gonzales also has a slightly higher percentage of single-parent

households than Monterey County as a whole. Table IV-3 shows household composition for Gonzales and Monterey County.

Table IV-3

HOUSEHOLD COMPOSITION
Monterey County and Gonzales
2000

	Monterey County	% of Total HH	Gonzales	% of Total HH
Total	121,199		1,730	
Householder 15 to 64 years	96,408		1,548	
Family households	74,594		1,426	
Married-couple family	57,558	47.5%	1,097	63.4%
Other family	17,036	14.1%	329	19.0%
Male householder, no wife present	5,705		86	
Female householder, no husband present	11,331		243	
Non-family households	21,814		122	
Householder living alone	15,701	13.0%	99	5.7%
Householder not living alone	6,113	5.0%	23	1.3%
Householder 65 years and over	24,791		182	
Family households	13,945		116	
Married-couple family	11,274	9.3%	89	5.1%
Other family	2,671	2.2%	27	1.6%
Nonfamily households	10,846		66	
Householder living alone	9,964	8.2%	60	3.5%
Householder not living alone	882	0.7%	6	0.3%
		100.0%		100.0%

Source: U.S. Census Bureau; Coastplans

C. Housing Stock Characteristics

This section describes Gonzales's housing stock characteristics, with comparisons to surrounding cities and Monterey County. The information

in this section comes primarily from the U.S. Census Bureau, the California Department of Finance, and AMBAG, and the City of Gonzales.

1. Housing Stock Growth and Composition

Gonzales's housing stock is predominantly single family, with approximately 11 percent of all housing stock being multi-family (down from 14 percent in 2003). Gonzales's growth in dwelling units since the 2003 Housing Element Update (908 dwelling units) represents a 39 percent increase in the number of dwelling units in the city (an annual average rate of growth of 6.8 percent). During this time, the proportion of single family dwellings increased to 88 percent (from 86 percent in 2003).

When compared to other Monterey County jurisdictions, Gonzales's housing stock has a larger proportion of single family housing than the county as a whole (79 percent v. 70 percent) and a corresponding lower proportion of multi-family housing (18 percent v. 25 percent). When compared with California as a whole, the slight disparity widens for single family housing (79 percent v. 64 percent) and for multi-family housing (18 percent v. 31 percent). Table IV-4 compares Gonzales's housing stock to that of other Monterey County jurisdictions and to California.

Table IV-4

COMPARISON OF HOUSING STOCK COMPOSITION
Monterey County Jurisdictions
2008

Jurisdiction	Total	Single Family		Multiple Family		Mobile Homes	Percent of Total
		Single Family	Percent of Total	Multi Family	Percent of Total		
Carmel-By-The-Sea	3,363	2,870	85%	493	15%	0	0%
Del Rey Oaks	727	592	81%	132	18%	3	0%
Gonzales	2,023	1,607	79%	374	18%	42	2%
Greenfield	3,764	3,112	83%	566	15%	86	2%
King City	3,009	1,994	66%	725	24%	290	10%
Marina	8,709	5,047	58%	3,205	37%	457	5%
Monterey	13,549	6,848	51%	6,680	49%	21	0%
Pacific Grove	8,108	5,468	67%	2,549	31%	91	1%
Salinas	42,268	26,442	63%	14,540	34%	1,286	3%
Sand City	138	65	47%	68	49%	5	4%
Seaside	11,257	8,635	77%	2,190	19%	432	4%
Soledad	3,810	3,048	80%	639	17%	123	3%
Unincorporated	39,571	33,101	84%	3,306	8%	3,164	8%
Incorporated	100,725	65,728	65%	32,161	32%	2,836	3%
County Total	140,296	98,829	70%	35,467	25%	6,000	4%

Source: California Department of Finance, Coastplans

If the single family dwelling category is broken down into attached and detached units and compared with other jurisdictions, it becomes evident that Gonzales has developed only slightly fewer of the more affordable forms of attached single family housing than the average for Monterey County cities. On average, 10.0 percent of the single family housing stock in incorporated communities in Monterey County is attached housing. Table IV-5 compares attached and detached housing in Monterey County jurisdictions.

Table IV-5

ATTACHED AND DETACHED SINGLE FAMILY DWELLING UNITS
Monterey County Jurisdictions
2008

Jurisdiction	Total SFD	Detached	Percent of Total	Attached	Percent of Total
Gonzales	1,607	1,474	92%	133	8%
Unincorporated	39,571	30,406	77%	2,695	7%
Incorporated	100,725	55,836	55%	9,892	10%
County Total	140,296	86,242	61%	12,587	9%

Source: California Department of Finance, Coastplans

2. Age and Condition of Housing Stock

Coastplans conducted a windshield survey of housing conditions in support of the Gonzales General Plan Housing Element's 2009 update. The survey was conducted on January 27, 2009, and the survey instrument used was a modified version of a sample survey produced by the California Department of Housing and Community Development.[13] This survey was limited to single-family dwellings and duplexes in Gonzales and supplements an affordable housing study completed by Laurin Associates in April 2006.[14] Among other things, the Laurin Study contained a survey of housing conditions for multi-family properties in the city, the results of which are discussed after the results of the Coastplans study.

Survey Area

The windshield survey was conducted in those neighborhoods of Gonzales constructed primarily before 1980. The survey area contained 729 housing

[13] See http://www.hcd.ca.gov/hpd/housing_element2/examples/samplehousingconditionsurvey.pdf.
[14] Laurin Associates, "Affordable Housing Study," April 25, 2006

units, which represents approximately 36 percent of the total housing stock in the city.

Survey Results

Each of the 729 houses in the survey area were inspected from the street. Where any one of four categories of problems was detected—foundation, roofing, siding/stucco, and windows—a survey form was completed for the property. In all, 48 dwellings had survey forms completed indicating need for some level of rehabilitation. Table IV-6 summarizes the results of the survey. The results of the survey are contained in the "Gonzales General Plan Housing Element, Housing Conditions Survey", Coastplans, January 2009, on file with the City Planning Department.

Table IV-6

HOUSING CONDITIONS SURVEY RESULTS

Number of Units	Numerical Score	Condition
681 Units	[No form completed]	Sound
31 Units	9 (or less)	Sound w/ detectable problem
15 Units	10 to 15 points	Minor problems
2 Units	16 to 39 points	Moderate problems
0 Units	40 to 55 points	Substantial problems
0 Units	56 and over points	Dilapidated

Source: Coastplans, 2009

Figure IV-3 shows the neighborhoods surveyed and the location of units with some detectable problem.

Figure IV-3

SURVEYED NEIGHBORHOODS AND
UNITS w/ DETECTABLE PROBLEMS

Source: Coastplans; City of Gonzales

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In general, problems were scattered throughout the survey area, but there was a slightly pronounced cluster of problem houses along Belden Street at the south end of the study area. The two houses needing moderate rehabilitation were located along Belden Street.

The "Affordable Housing Study" (Laurin Associates, April 2006), which contained among other things a survey of multi-family housing conditions, identified seven multi-family complexes containing a total of 72 units that were in fair to poor condition, lacked landscaping and common amenities, and were generally in need of substantial rehabilitation. These units are shown in Figure IV-3 in orange.

According to the U.S. Census Bureau, in 2000 the median year in which Gonzales's housing stock was constructed was 1983. This data was updated using California Department of Finance housing data for the years 2000 through 2008. With this new data factored in, the median year is now approximately 1990. Figure IV-4 summarizes information on the age of Gonzales's housing stock.

Figure IV-4

YEAR STRUCTURE BUILT
City of Gonzales
2008

Median Year Built ≈ 1990

Source: Coastplans; California Department of Finance; U.S. Census Bureau

3. Housing Tenure

Gonzales has a high percentage of homeownership. Approximately 40 percent (682 units) of Gonzales's housing units were occupied by renters in 2000. This is slightly less than Monterey County's 2000 housing stock as a whole, 45 percent of which is occupied by renters. Table IV-7 shows tenure by housing type for Gonzales.

Table IV-7

HOUSING TENURE BY TYPE
City of Gonzales
2000

Type of Unit	Total Occupied Units	Owner Occupied	Renter Occupied	Percent Renter Occupied
SFD Detached	1,193	940	253	21.2%
SFD Attached	129	47	82	63.6%
MFD 2	53	0	53	100.0%
MFD 3 or 4	117	0	117	100.0%
MFD 5	61	8	53	86.9%
MFD 10 to 19	25	0	25	100.0%
MFD 20 to 49	84	0	84	100.0%
MFD 50 plus	0	0	0	--
Mobile Home/Other	42	27	15	35.7%
Total	1,704	1,022	682	40.0%

Source: Census 2000; Coastplans

4. Vacancy Rates

While vacancy rates in Gonzales dropped significantly between 1990 and 2003 (from 8.92 to 1.68 percent), they have remained essentially constant between 2003 and 2008 (from 1.69 to 1.68 percent) indicating that the higher demand for housing noted in 2003 has continued. A community's vacancy rate provides a quantified measure of the health of the local housing market. A high vacancy rate indicates an overabundance of housing stock, which is often in need of rehabilitation; a low vacancy rate indicates a tight housing market with few choices and high rents. As a rule of thumb, a vacancy rate of 4.5 to 5.0 percent indicates a market reasonably well balanced between supply and demand. Gonzales's vacancy rate, which is the lowest in Monterey County, indicates a tight

housing market. Table IV-8 shows vacancy rates for Monterey County jurisdictions from 1990 through 2008.

Table IV-8

COMPARATIVE VACANCY RATES
Monterey County Cities
1990 to 2008

	1990	2000	2003	2008
Carmel-By-The-Sea	30.53	31.46	31.45	31.43
Del Rey Oaks	5.05	3.16	3.16	3.16
Gonzales	8.92	1.68	1.69	1.68
Greenfield	6.18	3.04	3.03	3.06
King City	10.76	3.05	3.07	3.09
Marina	4.27	20.99	20.99	21.00
Monterey	5.96	5.84	5.70	5.65
Pacific Grove	7.25	8.91	8.91	9.44
Salinas	3.52	3.43	3.43	3.44
Sand City	8.14	8.05	7.29	30.43
Seaside	5.31	10.65	11.58	11.67
Soledad	4.41	2.45	2.46	2.41
Unincorporated	5.95	8.91	8.68	8.70
Incorporated	9.00	7.57	7.58	7.53
County Total	6.81	7.95	7.89	7.86

Source: California Department of Finance, Table E5 and E8

5. Overcrowding

Gonzales suffers from overcrowding. An overcrowded dwelling unit is defined as one in which more than 1.01 persons per room resides (excluding kitchen and bath). According to U.S. Census Bureau, approximately 43 percent of all dwelling units in Gonzales were overcrowded in 2000. This is significantly more than the rate of

overcrowding in Monterey County and California as a whole. This finding is consistent with the unhealthy vacancy rates discussed above and the high persons per household rate (4.389 persons per household) shown in Table IV-1. Table IV-9 summarizes data on overcrowding in 2000.

Table IV-9

OVERCROWDING
Gonzales, Monterey County and California
2000

	Total Occupied Units	Overcrowded (Owner Occupied)	Overcrowded (Renter Occupied)	Total Overcrowded	Percent of Total
Gonzales	1,704	355	379	734	43.1%
Monterey County	121,236	8,997	15,938	24,935	20.6%
California	11,502,870	562,016	1,186,336	1,748,352	15.2%

Source: U.S. Census Bureau; Coastplans

D. Employment and Income

1. Unemployment

Like many communities located in agricultural areas, Gonzales suffers from a high unemployment rate. According to the California Economic Development Department (EDD), Gonzales's unemployment rate was the highest in Monterey County in 2007 (13.8 percent). Table IV-10 shows employment statistics for selected Monterey County cities in 2007 (the latest year of data available from the California Employment Development Department).

Table IV-10

ANNUAL AVERAGE EMPLOYMENT AND UNEMPLOYMENT
Monterey County Cities
(Not Seasonally Adjusted)
2007

Area Name	Labor Force	Employment	Unemployment	
			Number	Rate
Monterey County	209,200	194,100	15,100	7.2%
Carmel by the Sea	2,400	2,400	0	1.3%
Del Rey Oaks	1,100	1,100	0	1.7%
Gonzales	3,900	3,300	500	13.8%
Greenfield	6,100	5,400	700	11.2%
King City	5,500	4,800	700	12.4%
Marina	10,800	10,400	500	4.2%
Monterey	17,300	16,700	500	3.2%
Pacific Grove	10,200	9,900	300	2.5%
Salinas	71,400	64,000	7,400	10.3%
Sand City	200	200	0	2.5%
Seaside	16,100	15,400	700	4.2%
Soledad	5,600	5,000	500	9.3%

Source: California Economic Development Department (2007) http://www.labormarketinfo.edd.ca.gov.

2. HUD Income Limits and Gonzales's Median Family Income

Each year the California Department of Housing and Community Development (HCD) publishes income limits (based on data from U.S. Department of Housing and Urban Development) to be used in conjunction with state and federal housing programs. State housing law requires housing developers to use these income limits when defining income for various housing programs (*Health and Safety Code § 50079.5*). The median family income for a family of four in Monterey County was $64,800 in 2008. Since the 2003 Housing Element, the California Department of

Housing and Community Development (HCD) has added an income category called: "Extremely Low Income," which represents 30 percent of area median income or less. Table IV-11 shows HCD income limits for Monterey County in 2008.

Table IV-11

2008 INCOME LIMITS
Monterey County

Median Family Income = $64,800

	1 Person	2 Person	3 Person	4 Person
Extremely Low Income (up to 30% of Median)	$13,600	$15,550	$17,500	$19,450
Very Low Income (30% to 50% of median)	22,700	25,900	29,150	32,400
Lower Income (50% to 80% of median)	36,300	41,500	46,650	51,850
Median (80% to 100% of median)	45,400	51,800	58,300	64,800
Moderate (100% to 120% of median)	$54,500	$62,200	$70,000	$77,800

Source: Department of Housing and Community Development

In 2000, Gonzales's median family income ($41,582) was approximately 86 percent of that of Monterey County ($48,305). With the influx of new homeowners, that gap has probably closed some. Nonetheless, the price established by HCD for a dwelling unit affordable to any particular income group (say very low income families) would generally be less affordable for families in Gonzales.

E. Affordability, Housing Costs, and Overpayment

1. Rental Affordability and Costs

Rental housing in Gonzales is generally affordable. According to City-data.com, the median gross rent in Gonzales in 2007 was $924. The four-person family earning the County median family income of $64,800 and spending 30 percent of its income on housing could afford approximately

$1,620 in monthly rent. Table IV-12 shows rental affordability for all income groups in Gonzales.

Table IV-12

RENTAL AFFORDABILITY
Monterey County

	HCD Annual Income Limit[1]	Affordable Monthly Rent[2]
Extremely Low Income (up to 30%)	$19,450	$486
Very Low Income (Up to 50%)	32,400	$810
Low Income (50% to 80%)	51,850	$1,296
Median (80% to 100%)	64,800	$1,620
Moderate (100% to 120%)	77,800	$1,945
Above Moderate (120% plus)	$77,800 +	$1,945 +

Notes: [1]*Income limit for a four-person family as defined by HCD in 2008*
[2]*Assumes 30 percent of monthly income*
Sources: Coastplans; California Department of Housing and Community Development

2. Ownership Affordability and Costs

The upheaval in the housing market that began in early 2008 and the financial crisis that the country is currently embroiled in has injected a high degree of uncertainty into the local housing markets. Median housing prices have come down dramatically—from a high $600,000 in 2005 to the current low around $200,000 (January 2009)[15]—but a high number of foreclosures has resulted in a tight credit market and wary consumers. According to Yahoo Real Estate (http://realestate.yahoo.com/California/Gonzales), there were 104 houses in some state of foreclosure in Gonzales as of January 26, 2009.

[15] According to City-data.com (http://www.city-data.com/real-estate/GONZALES-CA-95360.html), the median sales price for a house in the 95360 zip code area was approximately $190,000 in the second quarter 2008.

The family earning the County median family income of $64,800 and spending 30 percent of its income on housing can afford a $335,000 house. Figure IV-5 shows the median price of home sales in the Gonzales Area between 2003 and 2008. Table IV-13 shows ownership affordability for Gonzales.

Caution needs to be applied in interpretation of the rapidly changing median home prices and the recent improvement in affordability for lower income and moderate income buyers. While median pricing may continue to fall somewhat over the short-term, sales prices are likely to rebound to an unknown level once the housing market stabilizes, the inventory of homes in foreclosure is absorbed, and new construction again resumes. New homes cannot be built on vacant land at the current median home prices. This situation will inevitably create a new wave of demand/supply problems and drive sales prices up.

Figure IV-5

MEDIAN SALES PRICE
Zip Code 93926

Source: City-Data.com

Table IV-13

OWNERSHIP AFFORDABILITY
Monterey County

Gonzales's Median Price House (2008) = $200,000

	HCD Annual Income Limit	Mortgage[1]	Monthly Payment	Price of Affordable House[2]
Extremely Low Income	19,450	90,580	486	100,645
Very Low Income (Up to 50%)	32,400	150,889	810	167,655
Low Income (50% to 80%)	51,850	241,470	1,296	268,300
Median (80% to 100%)	64,800	301,779	1,620	335,310
Moderate (100% to 120%)	77,800	362,321	1,945	402,579

Notes: [1]*Assumes 30 percent of income for house expense, 5.00 percent interest rate, 30-year fixed-rate mortgage*
[2]*Assumes a 10 percent down payment*
Sources: *City-Data.com; California Department of Housing and Community Development; Coastplans*

3. Overpayment for Housing

There is a lower incidence of overpayment for housing in Gonzales than in Monterey County as a whole. As a rule of thumb, housing is considered affordable if less than 30 percent of household income is spent on rent or mortgage (i.e., taxes, insurance, and rent/mortgage). According to the U.S. Census Bureau, approximately 55 percent of Gonzales's lower-income owner households and 50 percent of lower-income renter households paid more than 30 percent of their income on housing expenses in 2000. This compares to Monterey County as a whole with 56 percent lower-income owner households and 61 percent of lower-income renter households, overpaying for housing. Table IV-14 compares overpayment for housing between Gonzales and Monterey County.

Table IV-14

OVERPAYMENT FOR HOUSING
LOW-INCOME HOUSEHOLDS PAYING MORE THAN 30% OF INCOME ON HOUSING
Monterey County and Gonzales

	No. of Lower-Income Households Owning	No. of Lower-Income Households Renting	No. of Lower-Income Households Overpaying (Owners)	No. of Lower-Income Households Overpaying (Renters)	Proportion of Lower-Income Owners Overpaying	Proportion of Lower-Income Renters Overpaying
Gonzales	299	405	167	253	55.85%	62.47%
Monterey County	14,108	28,570	8,247	18,236	58.46%	63.83%

Sources: U.S. Census Bureau; California Department of Housing and Community Development; Coastplans

F. Housing Needs

This section describes Gonzales's housing needs, with comparisons to surrounding cities and Monterey County. The information in this section comes primarily from AMBAG, the California Department of Housing and Community Development, the California Department of Finance, the U.S. Census Bureau, the Monterey County Housing Authority, social service providers, and the City of Gonzales.

1. Summary of Demographic and Housing Research

The results of demographic and housing research, which are presented in the sections above, paint a picture of a small Salinas Valley town increasingly influenced by the Bay Area economy.

- ✓ Gonzales's population grew at an annual average rate of growth of 2.05 percent, adding approximately 394 persons.
- ✓ Gonzales has been affected by the collapse of the housing market; there were approximately 104 houses in some stage of foreclosure in 2008.

- ✓ Many Gonzales residents are traveling longer distances to get to work. Approximately 60 percent of Gonzales's workforce was traveling 15 minutes or more to work in 1990; this percentage increased to approximately 75 percent in 2000.

- ✓ Gonzales is a traditional family city. According to the U.S. Census Bureau, approximately 68 percent of all households in Gonzales are headed by a married couple. This compares to 57 percent for Monterey County as a whole.

- ✓ Gonzales has a slightly higher percentage of single-parent households than Monterey County as a whole.

- ✓ Gonzales's housing stock is predominantly single family, with approximately 18 percent of all housing stock being multi-family.

- ✓ Gonzales's housing stock is relatively new and in good condition. In 2000, the median year in which Gonzales's housing stock was constructed was 1983. Since 2000, approximately 328 new houses have been added to the housing stock, and the median year built has increased to around 1990.

- ✓ Gonzales has an increasing percentage of homeownership. Approximately 40 percent (682 units) of Gonzales's housing units were occupied by renters in 2000. This is down from approximately 53 percent in 1990 and is significantly less than Monterey County's 2000 housing stock as a whole, 45 percent of which is occupied by renters.

- ✓ Gonzales's vacancy rate remained about the same since 2003 at a low 1.68 percent.

- ✓ Like many communities located in agricultural areas, Gonzales suffers from a high unemployment rate. Gonzales's unemployment rate was almost double that of Monterey County as a whole in 2007 (13.8 percent and 7.2 percent, respectively).

- ✓ In 2000, Gonzales's median family income was less than Monterey County, so the price for an affordable dwelling unit suggested by HUD income limits was less affordable for families in Gonzales.

There is anecdotal evidence that this same trend still applies today in 2009.

- ✓ Rental housing in Gonzales is generally affordable. Median gross rent in 2008 was $924 per month. The very-low-income family can afford approximately $810 in monthly rent.

- ✓ The price of for-sale housing in Gonzales has declined significantly in the last year. While the median sales price rose as high as $600,000 in 2005, since then prices have collapsed to about $200,000, well below 2003 levels. The low-income family can afford a $268,300 house.

2. Gonzales's Share of Regional Housing Needs

Gonzales's share of regional housing needs originates with the California Department of Housing and Community Development (HCD). HCD first estimates a statewide need for housing, which is broken down into regions, each of which then has an assigned share of estimated housing needs. AMBAG is the local agency mandated by California Government Code §65554(a) to assign the "Regional Housing Needs Allocation" (RHNA) to each jurisdiction in the three-county AMBAG region (Santa Cruz, San Benito, and Monterey Counties). The RHNA of housing is a specific number of residential units, in different price ranges, assigned to each local jurisdiction including Gonzales.

Because this allocation applies to the period starting on January 1, 2007, dwelling units built in Gonzales since that time must be deducted from the total to determine the number of units needed for the balance of the planning period. Table IV-15 shows the official AMBAG allocation and the number of units built since January 1, 2007.

Table IV-15

GONZALES'S REGIONAL HOUSING NEEDS ALLOCATION
AMBAG 2007-2014

	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Percent	100.0%	22.4%	16.8%	19.0%	41.8%
Gonzales	689	154	116	131	288
Units Built Since Jan 2007	45	22	22	0	1
Remaining Need	644	132	94	131	287

Source: Association of Monterey Bay Area Governments; Coastplans

3. Extremely Low Income Households

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in the County is $64,800. For extremely low income households, this results in an income of $19,400 or less for a four-person household or $13,600 or less for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households. Table IV-16 summarizes existing extremely low income households.

Table IV-16

EXTREMELY LOW-INCOME HOUSEHOLDS

	Renters	Owners	Total
Total Number of ELI Households	133	34	167
Percent with Any Housing Problems	92.5%	100.0%	94. 0%
Percent with Cost Burden (30% of income)	92.5%	100.0%	94.0%
Percent with Severe Cost Burden (50% of income)	51.1%	100.0%	61.1%
Total Number of Households	665	1,025	1,690

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) May 2004

Existing Need

In 2000, approximately 167 extremely low-income households resided in the City, representing 9.8 percent of the total households. Most (79.6 percent) extremely low-income households are renters and experience a high incidence of housing problems. For example, 92.5 percent of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 92.5 percent were in overpayment situations. Even further, 51.1 percent of extremely low-income households paid more than 50 percent of their income toward housing costs, compared to 13.4 percent for all households.

Projected Need

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need is extremely low-income households. As a result, from the very-low-income need of 154 units, the City has a projected need of 77 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs.

To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units. With respect to single-room occupancy units, the City will adopt new provisions into its Zoning Code to encourage the development of SRO uses in its MU Mixed Use District. Provisions to be contained in the City's SRO ordinance would include: (1) requirements for a management plan outlining objective policies and procedures that do not deter the use, and (2) on site management and a minimum unit size of 250 square feet.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

To address the housing needs of extremely low-income households, the City will identity and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to:

- ✓ Build a long-term partnership in development,
- ✓ Gain access to specialized funding sources, including applying for funding sources that support deeper targeting,
- ✓ Identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and
- ✓ Promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

As part of this effort, the City will develop an action plan with its nonprofit partners to develop housing for extremely low-income households. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives (see Implementation Action 3.1.1 for more details on this strategy).

4. Special Housing Needs

An assessment of the housing needs of individuals that may have special needs within the community is a required part of a Housing Element as mandated by State HCD. Special Need individuals are defined in the following categories:

- ✓ Elderly persons over 60 years of age,
- ✓ Persons with disabilities,
- ✓ Families with female heads of households,
- ✓ Large families,
- ✓ Families or persons in need of emergency shelter or transitional housing; and
- ✓ Farmworkers.

Based on US Census Bureau 2000 data, the total number of persons in Gonzales within each of the Special Needs categories is shown in Table IV-17.

Table IV-17

SUMMARY OF SPECIAL NEEDS HOUSING
2000

Special Needs Category	Number
Elderly Population (60+ years)[1]	521
Elderly Population Living in Poverty	43
Persons Living in Institutional Care (Nursing Home)[1]	0
Large Households (6+ persons) Living in Owner-Occupied Unit[2]	253
Large Households (6+ persons) Living in Renter-Occupied Unit[2]	189
Female Householder (no husband present)[3]	243
Male Householder (no wife present)[3]	86
Families Living Below Poverty Level[4]	232
Persons Visibly Living in Street Locations	10
Persons w/ Work Disability[5]	1,181
Persons in Agriculture Industries[6]	664

Notes: Census 2000 Summary File 3 Table P8
[2] Census 2000 Summary File 3 Table H17
[3] Census 2000 Summary File 3 Table P12
[4] Census 2000 Summary File 3 Table P90
[5] Census 2000 Summary File 3 Table P41
[6] Census 2000 Summary File 3 Table P50

Source: U.S. Census Bureau

Disabled Persons

The term "disabled" refers to a disability (physical, mental, or sensory) which prevents or precludes a person from doing work either in or outside of the home. The number of disabled persons in a community has important implications for providing certain social services, in the removal of barriers to facilities, and in developing housing which has specialized access for disabled residents.

According to the 2000 Census, 1,181 of Gonzales's residents aged 16 to 64 had work disabilities. This represented 17.0 percent of the work force. A person with a work disability may have a health condition which limits the

kind or amount of work which he or she can do or which prevents working at a job or business altogether. A work disability may also be defined as a health condition which limits the choice of jobs. Table IV-18 shows work disability information for Gonzales, Monterey County, and California according to the 2000 Census.

Table IV-18

DISABILITY STATUS
Gonzales, Monterey County, and California
2000

	Gonzales		Monterey County		California	
	No.	Percent	No.	Percent	No.	Percent
5 to 15 years	1,870	26.9%	70,908	20.1%	5,813,105	18.8%
With a disability	109	1.6%	3,143	0.9%	277,503	0.9%
No disability	1,761	25.4%	67,765	19.2%	5,535,602	17.9%
16 to 64 years	4,695	67.7%	243,233	68.8%	21,570,148	69.9%
With a disability	1,181	17.0%	50,885	14.4%	4,180,265	13.5%
No disability	3,514	50.6%	192,348	54.4%	17,389,883	56.4%
65 years and over	374	5.4%	39,293	11.1%	3,469,810	11.2%
With a disability	147	2.1%	15,870	4.5%	1,465,593	4.8%
No disability	227	3.3%	23,423	6.6%	2,004,217	6.5%
Total	6,939		353,434		30,853,063	

Source: U.S. Bureau of the Census, 2000

According to a recent survey of disabled persons in Monterey County conducted by the Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) in 2006 found that 39% of respondents were considered extremely-low income and over 77% were considered very-low income.

As a result, one of CHISPA's recommendations to the City of Gonzales made during its housing stakeholders roundtable discussion in February 2009 was the creation of an incentive program that would establish subsides that would be targeted to extremely-low income households.

Presently, CHISPA builds rental housing under the low-income housing tax credit program and allocates 10 percent of its units at extremely low-income levels. Subsidies from local government could allow affordable housing builders to allocate a higher percentage of units at the extremely-low income levels. CHISPA's interest is to designate the accessible units within the rental complex at the extremely-low income levels.

The City of Gonzales has responded to CHISPA's proposal by creating a new housing program designed to help extremely low income households, which is presented in a later section of this Housing Element. The full results of the survey are contained in a publication entitled: entitled: "Housing Needs of People with Disabilities" (CHISPA, July 2006).

Elderly

The 2000 Census indicated that 6.7 percent of the city's population (521 persons) was 60 years and older, the 1990 Census indicated the percentage was 9.8 percent. These percentages are now lower than for Monterey County, where 12.9 percent of the population (13.3 percent in 1990) was over 60. The 2000 Census identified 43 senior citizens living below the poverty level.

HAMC operates the only dedicated senior residence in the city—Casa de Oro on C Street—containing 20 apartments. However, lower income elderly are eligible for residency at any of the non-profit affordable housing projects in the City.

In general, the elderly as a group have special needs. They often need to be close to public services such as the post office, banks, community center, health services, recreational opportunities, public parks, and public transportation. They need to be close to shopping for groceries and pharmacy items, and ideally are in walking distance of these essentials. Seniors are concerned about personal safety yet don't want to be isolated from the community.

The older part of Gonzales currently offers many of these services and amenities in a convenient, compact area and is therefore good place for seniors. However, the older part of town is fully developed, and opportunities for additional senior housing are limited. The draft *Gonzales*

2010 General Plan neighborhood-based development concept will be effective in creating new neighborhood centers that have many of the features that seniors need. The City should be attentive to ensuring that in the new growth areas that senior housing is addressed. This can be best accomplished by working with developers of specific plan areas to plan for inclusion of senior housing within each neighborhood.

Large Households

Household size is an important consideration when it comes to planning for housing. Very simply, areas which have large concentrations of small households (i.e., less than five persons) or single-person households need to plan for smaller units, and areas with concentrations of large households (i.e., five persons or more) need to assure that units large enough to accommodate such households are available.

The number of large households in Gonzales increased between 1990 and 2000, and this influx of large households is weighted toward owner-occupied housing units. The 2000 Census indicated that 26.2 percent of households in Gonzales were large families, compared with only 18.4 percent in 1990. In a related statistic, 43.1 percent of all occupied housing units were overcrowded in Gonzales in 2000. Because Gonzales is essentially built-out at the present time, the best opportunities for providing large family housing will be in new growth areas currently being studied in the draft 2010 Gonzales General Plan. This can be best accomplished by working with developers of specific plan areas to plan for inclusion of large family housing within each neighborhood.

Farmworker Housing

The 2000 Census indicated that more than 664 Gonzales residents were employed in agriculture in 2000. Farmworkers and their families occupy many of the rental units in Gonzales. Housing primarily rented to or built for farmworkers in Gonzales currently includes an 11-unit camp at 25 Ninth Street, a 20-unit camp at 723 Alta Street and a newer 36 unit apartment complex at 1834 Chablis Way, and a new 44-unit townhome complex at 550 Fanoe Road. These latter two projects were built and are operated by CHISPA and the Monterey County Housing Authority respectively. The 44-unit complex was completed in late 2008 and

replaced a 20-unit duplex project on Gabilan Court that was demolished in February 2009. There are also several other of farmworker housing facilities close to, but outside of the City.

As in the case for most low-income households, housing needs of farm workers far exceeds government's ability to provide assistance. The Farmer's Home Administration (FmHA) is the most important provider of permanent housing for farm workers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds. The State HCD and Office of Migrant Services also supplies housing assistance for farm workers. Because farm workers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. The housing that is available is often of substandard condition and located in areas of the community lacking adequate services. In relation to their low incomes, farm workers often overpay for substandard housing and live in crowded conditions.

Throughout Monterey County, farm workers are housed predominately in farm labor camps owned and operated by the Housing Authority of Monterey County and camps privately owned in the unincorporated areas. Housing in these camps consists of both permanent residential buildings and mobile homes. Within areas in the county, permits are issued with the stipulation that the occupant be employed on a full-time basis in conjunction with the farming operation. Both mobile homes and farm labor camps provide important housing for seasonal or year round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs. Within the City of Gonzales, permanent housing for agricultural workers is a permitted use in all residential zoning districts.

Existing zoning and development standards encourage and facilitate a variety of housing types for farmworkers. Multi-family housing densities of up to 24 units per acre, density bonus provisions, and a strong working relationship between the City of Gonzales and CHISPA and Monterey County Housing Authority (HAMC) have resulted in over 100 housing units within the City of Gonzales available to area farmworkers. These projects have had special amenities such as quality play areas/equipment for young children, community buildings for social gatherings and meetings, and on-site management.

Many farmworkers and their families are also housed in single family detached homes in Gonzales—either as renters or owners. The City tries to ensure that new residential subdivisions provide some portion of the project as affordable for lower income buyers and negotiates with subdividers on a case-by-case basis to achieve this goal. For example, during approval of the Canyon Creek subdivision project of the late 1990's the City successfully negotiated with the project developer for inclusion of housing restricted for purchase by lower income families. These homes are protected by recorded covenants that restrict resale to lower income buyers for a period of time. The City and CHISPA cooperated prior to actual project construction to convert some of these deed restricted units to self-help housing primarily for farmworkers and their families. These homes were resale restricted, but for a shorter period.

In the case of the more recent 74–unit Cipriani Estates subdivision, the City and developer cooperated to ensure that 20-homes were deed restricted for lower-income families. Most of these were sold to farmworker families. Ten of the units were sold to lower income buyers through use of a HOME program grant to the city, and ten units were sold with use Joe Serna program grant funds obtained by the developer.

The City zoning ordinance provides for a Planned Unit Development designation that is combined with the base zoning district to enable variation and reduction in lot development standards. This mechanism was used by Cipriani Estates to increase overall lot yield on the site by reducing average lot sizes from the standard 6,000 square-foot requirement to under 5,000 square feet. A primary reason that the City agreed to this PUD designation was in order to facilitate affordable housing. Front, side and rear-yard setbacks were also reduced. Rincon Villages, 680-unit housing project presently in the entitlement stage, is also requesting PUD rezoning and some lots are around 3,500 square feet, again with reduced setbacks. The City will tie this design option to the provision of affordable housing.

Families Headed by Single Females

The incidence of families headed by single females with children under the age of 18 decreased between 1990 and 2000 but is nonetheless higher than of Monterey County as a whole. The 2000 Census indicated that 9.7 percent of Gonzales's families were headed by single females with children

under 18, compared to 11.4 percent in 1990. For the County as a whole, 6.3 percent of County households were headed by single females with children under 18, compared to 6.0 percent in 1990. The California Department of Housing and Community Development identifies the following distinguishing characteristics for female householder families:

- ✓ Low homeownership rate
- ✓ Younger householder
- ✓ Children present
- ✓ Low incomes and a high poverty rate
- ✓ Overcrowded
- ✓ High percentage of household income spent for housing

The incidence of poverty in families headed by single females with children under 18 also fell between 1990 and 2000. The 2000 Census indicated that 5.6 percent of female householders with children 18 and under were living in poverty, compared to 10.2 percent in 1990. Countywide, 3.1 percent of these families were below poverty (3.3 percent in 1990).

The best opportunities to assist the housing needs of families headed by single females is to increase the availability of attractive, safe, and affordable multi-family units that are in close proximity to services, parks suitable for younger children, and childcare/daycare providers.

The draft *Gonzales 2010 General Plan* neighborhood-based development concept will be effective in creating new neighborhood centers that have many of the features that female headed households need. The City should be attentive to ensuring that in the new growth areas that housing for female headed households is addressed. This can be best accomplished by working with developers of specific plan areas to plan for inclusion of multi-family rental housing within each neighborhood.

Persons Needing Emergency Shelter and Transitional Housing

Throughout California, homelessness has become a major concern. Factors contributing to the increase in homeless persons and families, and those in need of transitional housing, include:

- ✓ The lack of housing affordable to very-low- and low-income persons
- ✓ Increases in unemployment or underemployment
- ✓ Reductions in government subsidies
- ✓ Deinstitutionalization of the mentally ill
- ✓ Domestic violence
- ✓ Drug addiction
- ✓ Dysfunctional families

According to Chief Paul Miller, at the Gonzales Police Department, there are about 10 homeless persons living in Gonzales at any given time. Some of these persons work on a part-time basis, and most have drug or alcohol problems but are generally not visible on the street. A list of member organizations belonging to the Coalition of Homeless Services Providers is provided in Appendix B.

G. Availability of Services and Land

This section evaluates the potential for residential development in Gonzales and the availability of public services and facilities.

1. Vacant and Underutilized Residential Sites

The City of Gonzales has reached full buildout within the existing city limits with the exception of two large residentially zoned site discussed below. There are only four or five small vacant parcels in the entire City and several of these are in the Downtown Mixed Use zoning district and the City prefers they be used for commercial purposes. There are however a

number of developed residential properties that could be more intensively utilized and could provide some additional multi-family units.

In 2006, Laurin Associates completed an affordable housing study for the City using CDBG funds (04-PTAA-0319) that identified a handful of residential sites within the City that could be redeveloped into multi-family housing. Laurin Associates is currently working with the City under another Planning and Technical Assistance grant to prepare feasibility studies for several of the most promising lots.

In addition to these vacant properties, there are several other parcels that could be redeveloped if the property owners were willing. All are in the R-2 zoning district and would likely involve demolition of existing residential units and replacement with new multifamily units at close to the maximum density of 24 units per acre. The most significant opportunities appear to be in the possible redevelopment of six separate properties between Eighth and Tenth Streets and Alta Street and Centre Street owned and operated by the Monterey County Housing Authority. These parcels currently contain 27 older single story lower income rental units. If redeveloped, it is estimated that as many as 44 additional units could be provided in a two-story format. The City has initiated discussions with the Housing Authority about this opportunity.

Other possible redevelopment housing sites include the Eitoku property on Fourth Street in the downtown area and for which six multi-family units are planned above ground floor commercial, and the Marchetti property on Alta Street south of C Street. This site contains about an acre, is zoned R-2 and has an old vacant home that may have historical significance. The City has been interested in acquiring the property for possible park use to support the adjacent and dense residential apartment projects. However, zoning would allow up to 24 units of multi-family housing.

In addition to the sites just described, there are three other sites inside the existing Sphere of Influence that are available for affordable housing. The first of these sites—owned by the Housing Authority of Monterey County (HAMC)—is a 3.55 acre site zoned R-2. The HAMC developed a 44-unit multi-family housing project for low and very low income households in 2007—the result of close cooperation with the City of Gonzales (referenced in the introduction to this Housing Element).

The two other sites are currently the subject of development applications in various states of completeness. The D'Arrigo project is a vesting tentative subdivision map proposing 610 single family residences and 70 multi-family residences. The Foletta property contains 15 acres of R-2 property and 8 acres of R-1 zoning.

2. Vacant Residential Sites, Development Capacity, and Environmental Constraints

As demonstrated below, sites within the existing city limits would provide adequate sites to accommodate Gonzales's RHNA. Table IV-19 lists the City of Gonzales's inventory of vacant and available housing sites in the 2007-2014 RHNA period and discusses realistic development capacity and environmental constraints for each site. Figure IV-6 shows the location of each vacant housing site listed in Table IV-19.

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Table IV-19

VACANT AND AVAILABLE SITES
Housing Units by Affordability Category

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
Emergency Shelter									
1	Rianda	020-055-021	0.25	MU	MU	--	--	Available subject to amending MU zoning district	
2	Singh	020-074-003	0.17	MU	MU	--	--	Available subject to amending MU zoning district	
	Subtotal		**0.42**				--		
Extremely Low, Very Low, and Low Income									
3	HAMC	020-251-008	3.55	R-2	MDR	12	44	Project constructed in 2007	This is a completed project.
4	HAMC	020-087-005	0.32	R-2	MDR	21	4	3 units now, redevelop to 7 units; this site contains 14,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 7units. The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in re-developing this site.	The project site is in an urban setting and is currently developed. The site is flat with no environmental constraints and has street frontage and all utilities available. This infill project would qualify for a categorical exemption under CEQA.

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
5	HAMC	020-086-015	0.64	R-2	MDR	21	7	7 units now, redevelop to 14 units; this site contains 28,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 14 units. The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in re-developing this site.	The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access. This infill project would qualify for a categorical exemption under CEQA.
6	HAMC	020-081-014	0.48	R-2	MDR	21	6	5 units now, redevelop to 11 units; this site contains 21,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 11 units. The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in re-developing this site.	The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access. This infill project would qualify for a categorical exemption under CEQA.

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
7	HAMC	020-082-004	0.32	R-2	MDR	21	4	3 units now, redevelop to 7 units; this site contains 14,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 7units. The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in re-developing this site.	The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access. This infill project would qualify for a categorical exemption under CEQA.
8	HAMC	020-082-002	0.80	R-2	MDR	21	11	7 units now, redevelop to 18 units; this site contains 35,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 18 units. The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in re-developing this site.	The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access. This infill project would qualify for a categorical exemption under CEQA.

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
9	HAMC	020-083-006	0.32	R-2	MDR	21	5	2 units now, redevelop to 7 units; this site contains 14,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 7 units. The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in re-developing this site.	The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access. This infill project would qualify for a categorical exemption under CEQA.
10	Gularte	020-086-011 and 020-086-012	0.32	R-2	MDR	21	7	I house to be moved; redevelop to 7; site plans have been prepared for this site as part of a CDBG PTA study. The site consists of two lots under single ownership and contains one older house. The site is zoned R-2, and contains 14,000 square feet of lot area and could be developed with from 5 to 8 units depending on type. The City would need to reduce parking standards. The property owner is interested in this redevelopment and will relocate the existing home.	The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access. This infill project would qualify for a categorical exemption under CEQA.
11	Eitoku	020-067-011	0.30	MU	MU	--	6	CUP approved for 6 apartments over ground floor commercial; the MU zoning district has no specific site standards. Lot coverage can be 100% and 3-stories are allowed. Mixed uses are preferred in the code. The City has approved a CUP for 6 apartments over ground floor commercial (pharmacy).	The project site is in an urban setting and is flat with no environmental constraints. The site is downtown in the business district and is vacant due to a recent fire. All environmental studies are completed.

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
12	Marchetti	020-041-016	1.00	R-2	MDR	22	19	One house to be moved and 20 new units built in its place; this site was identified by Laurin Associates in its 2006 Affordable Housing Study and is very familiar to city staff. The existing single family dwelling has been vacant for years. The owner is holding the property for investment purposes. The City has requested to purchase the property in the past. The adjoining apartment complex has 48 units on a 1.8 acre parcel. This parcel could be expected to develop with about 20 units.	The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access. There is a home of historic character that could be retained on the site although extensive rehabilitation would be required. This infill project would qualify for a categorical exemption under CEQA.
13	D'Arrigo	223-032-020	3.80	R-1	LDR	22	70	Pending vesting tentative map that will result in 70 MFD units; a vesting tentative map and request for PUD zoning is currently nearing approval stage and will result in a 3.0 acre parcel being created to support a proposed 70 unit MFD in a 3-story configuration with internal parking, play areas, community center, etc. The project will be 100% affordable for lower income families and will be built and operated by a non-profit housing provider.	An EIR was certified for this project in June 2009. All environmental constraints are now understood and can be addressed.

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
14	Foletta/ Rianda	223-032-019	3.5 acres of 6.00	R-2	MDR	22	75	Preliminary plans; the site lends itself to development at maximum densities under the R-2 zone of 24 units per acre. There is ample site planning flexibility, and through PUD zoning, or density bonus provisions the developer could go to a three story configuration and obtain a higher per acre yield. The property is expected to develop shortly after the adjoining D'Arrigo project advances and provides financial participation in infrastructure extensions. Lower-income housing will be provided by constructing approximately 75 MFD's on a 3.5 acre portion of the site at around 22 units per acre.	This site is flat with no significant biological resources and is entirely vacant. The site is currently in agricultural production but located in an area designated for growth in the Gonzales General Plan. Portions of the site are subject to shallow flooding and storm water retention facilities will be required either on the site or on nearby property. The site has road access but no water or sewer. There are substantial site development costs. The site contains 25 gross acres, of which approximately 10 acres are zoned R-1 and 15-acres are zoned R-2.
	Subtotal		**17.85**				**258**		
Moderate Income									
15	Foletta/ Rianda	223-032-019	2.5 acres of 6.00	R-2	MDR	15	36	19% of 189 units; preliminary plans; this property is expected to develop shortly after the adjoining D'Arrigo project advances and provides financial participation in infrastructure extensions. Moderate income housing can be provided and it is assumed that about 36 of the 114 lots can be developed as SFD's, either detached or semi-attached and sold to moderate income buyers.	This site is an undivided portion of site 14 above. The same environmental conditions apply. It is assumed that about 12.5 acres will be used to create 114 lots averaging 3,800 square feet.

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
16	D'Arrigo	223-032-020	--	R-1	LDR	7	129	19% of 680 units; a vesting tentative map and request for PUD zoning is currently nearing approval stage and will result in lots for 610 SFD's. It is assumed that approximately 129 moderate-income housing units could be provided.	This site is an undivided portion of site 13 above. The same conditions apply. An EIR was certified for this project in June 2009. All environmental constraints are now understood and can be addressed.
	Subtotal		**9.00**				**165**		
Market Rate									
17	D'Arrigo	223-032-020	103.30	R-1	LDR	7	481	Pending vesting tentative map that will result in 610 SFD units; a vesting tentative map and request for PUD zoning is currently nearing approval stage and will result in lots for 610 SFD's. It is assumed that approximately 481 market-rate housing units will be provided.	This site is an undivided portion of site 13 above. The same conditions apply. An EIR was certified for this project in June 2009. All environmental constraints are now understood and can be addressed.
18	Foletta/ Rianda	223-032-019	8.00	R-1	MDR	8	78	Preliminary plans; this property is expected to develop shortly after the adjoining D'Arrigo project advances and provides financial participation in infrastructure extensions. It is assumed that about 78 of the 114 lots can be developed as SFD's and sold to market rate buyers.	This site is an undivided portion of site 14 and 15 above. The same environmental conditions apply.
	Subtotal		**111.30**				**559**		
TOTAL			**138.57**				**982**		

Source: Coastplans; City of Gonzales

Figure IV-6

VACANT AND AVAILABLE HOUSING SITES

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3. Housing Potential in the Gonzales 2010 General Plan

The City of Gonzales is in the process of updating its General Plan. The *Draft Gonzales 2010 General Plan* uses the "neighborhood" as the fundamental building block for new development. The prototypical "neighborhood" is approximately 3/8-mile radius in size (approximately 288 acres), a size that reflects the current scale of residential neighborhoods in the historic area of town west of Highway 101. Using a strategy of "affordability by design," each such neighborhood would contain a full mix of residential types (including a minimum number of rental units), plus a variety of non-residential uses, such as schools, parks, and commercial uses. The required mix of residential types, as set forth in the draft Land Use Element, is shown in Table IV-20 below.

While the existing city land inventory is sufficient to meet the RHNA minimum housing targets, the city recognizes that these are minimum standards and wishes to plan for growth beyond these targets. Therefore, the General Plan Update is evaluating additional land to include in the city's inventory with the goal to build flexibility into the plan and provide opportunity to adapt and rearrange land uses in response to evolving market trends, public health and safety needs, and civic and/or public service demands.

Table IV-20

REQUIRED MIX OF RESIDENTIAL TYPES w/in NEW NEIGHBORHOODS

Neighborhood Residential (NR) Density Category	Density[1,2] (du/gross acre)	Min. Required Mix (% total units)	Min. Required Rental Units[3] (% total units)
NR Very Low: (SFD lots 10,001—20,000 sq. ft.)	2 to 3	No minimum required[4]	n/a
NR Low: (SFD lots 6,000 -10,000 sq .ft.)	3 to 6	15 %	5%[5]
NR Medium: (SFD lots 3,500 - 5,999 sq. ft.)	6 to 9	15 %	5%[5]
NR Medium High: (attached or detached units including lots greater than 2,300 sq. ft.)	9 to 15	15 %	5% (as attached units)
NR High: (attached units such as apartments, townhomes, mixed-use residential, or other similar types)	15 to 24	15 %	15 %

Source: Draft Gonzales 2010 GP Land Use Element

A minimum average density of seven (7) dwelling units per gross residential acre shall be provided within new neighborhoods, as described previously in these Guidelines.
[2] Density ranges reflect an estimated gross to net ratio of 0.75 net acres to 1.0 gross acre
[3] To promote rental availability rather than private ownership, units designed for rental use shall generally be multiple units on single parcels rather than individually parceled.
[4] Allowable only in very limited circumstances where larger lots may be appropriate to buffer the City's edge and transition from urban density to permanent agriculture
[5] Rental units in this category shall generally be second dwelling units that are ancillary to a primary home, and both contained on a single parcel.

The new neighborhoods planned in the *Draft Gonzales 2010 General Plan* were organized by qualifying income category to demonstrate their adequacy in meeting the RHNA goals. For the purpose of this analysis, the following assumptions apply:

- ✓ Residential sites that were designated Neighborhood Residential (NR)-High in the *Draft Gonzales 2010 General Plan* are categorized for very low- or low-income housing,
- ✓ NR-Medium High sites and rental units required within the NR-Medium and NR-Low designations are categorized as potential sites for low- and moderate-income housing,
- ✓ NR-Low and NR-Medium sites are categorized as potential sites for market-rate housing, and

- ✓ Of the 1,200 units of housing provided in the prototypical neighborhood, approximately 280 units would be available for rental.

Table IV-21 shows housing potential by affordability category for the prototypical neighborhood.

Table IV-21

HOUSING POTENTIAL IN PROTOTYPICAL NEIGHBORHOOD

	NR-Low	NR Med	NR Med/Hi	NR Hi	Total	RHNA	Difference
Very Low Income				160	160	154	+6
Low Income	10	30	60	20	120	116	+4
Moderate Income	50	30	120		200	131	+69
Market Rate	360	360			720	288	+432
Total	420	420	180	180	1,200	689	+511

Source: Coastplans; Eadie Consulting; Draft Gonzales 2010 General Plan *Draft Land Use Element*

In addition to the "affordability by design," the Draft Land Use Element requires each neighborhood to contain sufficient sites available for residential development to meet the housing needs for persons of all income levels. So in addition to providing a full mix of housing types, developers would be required to provide additional housing to achieve the same proportion of housing for all income groups as used in the RHNA. This could be done in a variety of ways, including: self-help housing, write downs on single family units (inclusionary units), or donations of land to non-profit housing developers to name a few. Figure IV-7 shows housing potential in the 2010 General Plan growth areas.

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Figure IV-7

2010 GENERAL PLAN HOUSING POTENTIAL

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4. Sites for Emergency Shelters and Transitional Housing

In past practice the City, in cooperation with emergency and relief agencies, has used a number of public buildings for temporary emergency housing and will continue to do so in the future. However, the Gonzales Zoning Ordinance currently makes no provision for permanent emergency shelters that would house the homeless or similar groups in need. Citing of such uses requires careful consideration to establish a suitable and convenient environment for the residents but to also avoid conflicts with established residential neighborhoods. The Downtown Mixed Use District is the most appropriate location for such uses.

This element contains a new program (Implementing Action HE-7.1.2) to revise the Gonzales Zoning Ordinance to allow emergency shelters in the Downtown Mixed Use Zone or some other appropriate zone. The program specifies that whatever zone is chosen, emergency shelters will be allowed by right. The City will require site plan review to ensure zoning compliance, but that is a ministerial process. The two sites identified as potential emergency shelter sites in Table IV-19 are 0.25 and 0.17 acres in size, respectively, which in either case is large enough to construct a small emergency shelter. Both sites are currently vacant.

Transitional or supportive housing is considered by the City as a form of residential care facility and in most zoning districts requires a conditional use permit. The uses are also allowed subject to a use permit in the Highway Commercial, Neighborhood Commercial, and Agricultural zones. This Element contains a new program (Implementing Action HE-7.1.3) to revise the Gonzales Zoning Ordinance to allow transitional and supportive housing in all residential zones subject only to those restrictions that apply to other residential uses of the same type in the same zone.

The Gonzales Zoning Ordinance does not specifically list single room occupancy units (SROs) as an allowed use, although this type of residential use has been considered by the City to be appropriate above commercial uses in the MU Zone. The City has approved SRO facilities in the MU Zone on Alta Street in the Jiange Building and the Gutierrez Building. This Element contains a new program (Implementing Action HE-7.1.4) to revise the Gonzales Zoning Ordinance to specifically allow SROs (as a second-story residential use above commercial uses) in the MU Zone.

5. Public Utilities and Services

The City of Gonzales provides water service to areas within the City through a system of municipal wells, water treatment, above-ground storage, and distribution pipes, which provide water to all areas of the city. According to the Public Works Director, the City has water capacity for all areas within the existing city limits and within the LAFCO Sphere of Influence and continues to develop wells in advance of demand.

The City of Gonzales also maintains a sanitary sewer system that includes a sewer treatment plant and collection system. The City of Gonzales is currently permitted to treat up to 1.3 MGD, which is sufficient to serve a population of approximately 11,500 residents. This is more than sufficient to provide sewer service to 687 new housing units, which is Gonzales's adjusted fair share housing goal. The City is one year into a sewer expansion study that will increase sewer treatment capacity from 1.3 to 3.0 MGD over the next 20 years, serving up to 20,000 persons. With this increased sewer capacity, the City of Gonzales can accommodate housing development on all of the City's vacant and underutilized residential sites as shown in Table IV-19 above.

All sites within the current city limits have immediate access to sewer and water services. In the case of the three large subdivisions, sewer and water services are stubbed out at the edge of the project area. Extension of services into the subdivisions, which will be funded by developers, will be timed to keep pace with buildout in these areas.

H. Governmental Constraints

Government regulations affect housing costs by limiting the supply of buildable land, exacting fees and setting policies for the use of that land and influencing the time required before development of the land can take place. These factors are usually passed along to the consumer in the form of higher housing costs.

Governmental constraints may be divided into a number of categories, including planning policies, annexation policies, zoning regulations, site improvement requirements and building codes, fees, processing and permit

procedures, and other agency impacts. Appendix C contains a summary of special housing requirements adopted by the California Legislature over the years.

1. Planning Policies

The *Draft Gonzales 2010 General Plan* is expected to be complete in 2010 and will be in effect during most of the Housing Element period. Elements contained within that plan, particularly Land Use, Community Character, and Sustainability, contain policies affecting the production of housing. The Land Use Element acknowledges the need to annex new areas for housing. The Community Character Element supports housing rehabilitation and conservation of neighborhoods. The Sustainability Element calls for energy efficiency in housing construction and connectivity within and between neighborhoods to reduce per capita vehicle miles traveled. Key policies from the *Draft Gonzales 2010 General Plan* include:

- ✓ Encourage infill housing development where feasible;
- ✓ Maintain and enhance existing neighborhoods, and strengthen ties to new neighborhoods;
- ✓ Encourage downtown residential, especially rental housing Use the "neighborhood" as the fundamental building block for new development in growth areas. Future housing growth outside the city's current city limits will be through the development of fully viable/functioning pedestrian-oriented neighborhoods. Each neighborhood must contain a wide variety of housing types/densities, as well as a school, parks, community facilities, and small-scale commercial services;
- ✓ The "neighborhood" strategy will be implemented through the approval of Specific Plans, and must be consistent with adopted Neighborhood Design Guidelines;
- ✓ A new land use designation for new neighborhoods, "Neighborhood Residential," allows 3-24 dwelling units per acre, plus non-residential uses;

- ✓ Overall average residential density in new neighborhoods must be a minimum of 7 dwelling units per gross residential acre;
- ✓ New residential development housing mix standards emphasizes affordability by design. Each neighborhood should provide for housing affordability levels that closely approximate the most current Regional Fair Share Housing Allocation percentages adopted by AMBAG;
- ✓ Housing variety is mandated. A range of housing choices for different family sizes and incomes shall be provided within each neighborhood. Each neighborhood must have a minimum of 15% each of low, medium, medium high and high density residential, and a minimum of 30 percent of total units shall be rental units; and
- ✓ Housing types should be diverse and complementary within most blocks and variation in dwelling size is encouraged to promote neighborhood character and diversity of homes sizes suited to different family needs. Upper-story residential above commercial uses is also encouraged.

Gonzales does not have growth management policies or requirements limiting the number of units that may be constructed in a single year.

2. Annexation Policies

The City does not need to annex land to meet its long-term housing goals, however it is expected that the city will proceed with a Sphere of Influence amendment and annexations during the time period of this Housing Element. A potential governmental constraint is the need for approval of annexation requests and amendments to the City's city limits by LAFCO (Local Agency Formation Commission), which is the regional agency that approves such requests. LAFCO's responsibilities under state law are to ensure that growth is orderly and well planned, that required services will be made available, and that agricultural lands are conserved. Before land can be annexed, LAFCO must approve an amendment to the adopted Gonzales sphere of influence. Generally, this requires that the City include the intended sphere area within its general plan boundaries. The current update of the Gonzales General Plan will satisfy this requirement. The

sphere of influence process requires the City and County of Monterey to meet and reach agreement on the proposed sphere amendments. This provides the County with substantial influence over the City's future growth pattern.

By directing future residential development away from the best agricultural land, designating its growth areas in a logical and efficient manner, and providing plans for public services, the *Draft Gonzales 2010 General Plan* seeks to ensure that the need for LAFCO approval does not constitute a major constraint to development.

3. Zoning Regulations

The Gonzales Zoning Ordinance establishes allowable density and development standards for residential uses. The Gonzales Zoning Ordinance permits residential uses in the Low-Density (R-1), Low-Density Downtown (R-1D), Medium-Density (R-2), Mobile Home Park (MHP), Planned Unit Development (PUD), and Mixed-Use (MU) zones. Multi-family housing is not allowed by right in any zoning district, and the highest achievable density is 24 dwelling units per acre in the R-2 or PUD Districts. Table IV-22 summarizes the development standards for the City's existing zoning districts.

These existing zoning regulations will be retained and applicable to properties within the current (2009) City boundaries. New areas that will be annexed in the future pursuant to the 2010 Gonzales General Plan will be subject to new zoning (development) code provisions adopted in the Specific Plan process for new neighborhoods built in the General Plan Growth Area.

Table IV-22

DEVELOPMENT STANDARDS

Zoning District	Permitted	Conditionally Permitted	Setbacks F/S/R	Density	Height	Minimum lot size
R-1 Low Density	SFD detached, manufactured homes, secondary units	SFD attached, duplexes, MFD's	20/5/20	1-7 du/ac	2 story, 35 ft	6,000 sf
R-1D	SFD detached, manufactured homes, secondary units	SFD attached, duplexes, MFD's	15/5/20	1-7 du/ac	2 story, 35 ft	5,000 sf
R-2 Medium Density	SFD attached and detached, second SFD detached, duplexes, boarding houses, manufactured homes, secondary units	MFD's, condominiums,	20/5/10	8-24 du/ac	2 story, 35 ft	2,625 sf SFD, 7,500 sf duplexes, 10,000 sf - MFD
MHP Mobile Home Park	--	Mobile Home Park	10 ft between units; 15 ft from property lines; 20 ft from street	Underlying GP density	1 story	2,400 sf
MU Downtown Mixed Use	SFD detached and secondary units	Manufactured homes, MFD's, condominiums, second SFD, duplexes	0/0/0		2 story, 35 ft	2,000 sf
PUD Planned Unit Development Overlay	All underlying GP uses	--	--	Underlying GP density	--	--

Source: City of Gonzales Zoning Ordinance, 2000

4. Site Improvement Requirements and Building Codes

Housing construction in Gonzales is subject to a variety of site improvement and building code requirements that add to the cost of development. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements within their projects. Development agreements may also be used to negotiate other public improvements, such as park and school sites. These costs may be

passed on to buyers in the form of higher home prices and as such create challenges for the development of affordable housing. Nonetheless, they are necessary given California's system of local finance, which limits property taxes.

The City does not impose any requirements other than those deemed necessary to maintain public health, safety, and welfare. Thus, site improvement requirements are not considered a constraint to affordable housing production in Gonzales.

The Zoning Ordinance Section 12.120.120 allows a "shared parking concept" for the Downtown Mixed Use district for those uses unable to meet the parking requirements of the zoning code due to physical constraints. The city allows use of the Alta Mall between First and Eighth Streets as an alternate location for off street parking and has designated Alta Mall as "shared parking" for the downtown mixed use district. Table IV-23 summarizes residential parking standards.

Table IV-23

RESIDENTIAL PARKING STANDARDS

Residential Use	Required Spaces	Guest Parking
Multi-Family		
Studio and 1 Bedroom	1 covered	0.5 spaces/unit
2 and 3 Bedroom	1 covered; 1 uncovered	0.5 spaces/unit
4 Bedroom	1 covered; 2 uncovered	0.5 spaces/unit
Single Family		
All SFDs	2 covered	None

Source: Gonzales Zoning Ordinance

5. Cumulative Impact of Development Standards

Development standards in Gonzales are simple, easy to administer, typical of small rural cities and generally reflect conventional zoning and permitting concepts as practiced in California and as authorized by state law. While project applicants subject to zoning regulations occasionally complain about various standards during project review, it does not mean that the regulations are not appropriate or that they will upset the project. The purpose of zoning regulations, and other development standards is to protect the public, health safety and welfare through establishment of reasonable controls on projects, including housing developments.

The cumulative impact of these standards is not considered by the city to be a significant constraint on the development of affordable housing. Gonzales has processed and approved a number of affordable housing projects during the last housing element cycle, including the 36-unit CHISPA project on Burgundy Way, the 44-unit affordable HAMC housing project on Fanoe Road and the Cipriani Estates subdivision with its restricted lower income homes. The city also recently issued a use permit for a development of a mixed-commercial/residential apartment project in the downtown. Generally, the city works with project applicants to ensure their projects conform to city standards. However, the city's posture in working with affordable housing providers is to recognize that they are

under special cost constraints with respect to improvements, or sometimes outright restrictions imposed by state or federal funding entities. The city looks for ways to assist the housing providers in their projects while substantially conforming to zoning regulations. For example, the Planning Commission recently waived the requirement for covered parking for both the CHISPA project and the Fanoe Road Townhome project at the request of the housing providers in order to reduce construction costs.

6. Development Fees

State law requires that permit processing fees charged by local governments not exceed the estimated actual cost of processing the permits. The City of Gonzales charges actual costs secured by a developer deposit for most types of development applications including residential projects requiring a use permit and for subdivisions. Current charge rates are $85 per hour for time spent by the Planning Director and other department heads and $65 per hour for administrative assistant time. Costs for legal review and engineering are also charged. Actual costs charged to individual projects vary substantially, primarily due to application incompleteness issues.

In addition to the fees that the City assesses to process planning related permits, it also charges fees related to actual development of projects. These consist of plan checking and building permit fees, water and sewer connection fees, and a range of impact fees. Plan checking and building permit fees are established directly from the state guidance and are generally the same as other jurisdictions in the region charge. Water and sewer connection fees are based on engineering cost studies that have established actual costs of the system to the City. Development impact fees are based on a facilities master plan and detailed estimates of the costs of providing additional public facilities to offset the impacts of new development. The costs of the new facilities are spread in an equitable manner to new development.

Gonzales has higher development impact fees than some of the other cities in Monterey County for several reasons. First, the City completed a comprehensive update of the fee schedule more recently than others; there are major roadway and infrastructure projects that must be complete to adequately serve new growth; and, the costs of these projects has at present been spread to a limited number of available remaining sites within the

existing (1996) General Plan area. The current fees were established as a result of a comprehensive study by Revenue Cost Analysis (RSC) a leading impact fee firm, and were studied extensively by city staff and a stakeholders group comprised on many local developers.

While City fees are high for the immediate area, they are similar to average fees within the region. In 1999, HCD published its "Pay to Play" comprehensive review of impact and building fees around the state. In 1999, the average impact fees in the Monterey Bay Area for single family residences in new subdivision tracts were $21,721 and $20,850 for apartments. Cost of living escalation in the ten years that have passed since the study was completed is about 33 percent. Most cities adjust fees annually to keep up with inflation. Assuming a 33 percent increase in fees across the board, then the average would be $28, 889 for single family dwellings and $27,730 per unit for multi-family units.

In the case of the City's traffic impact fees, a major component of the current fee is a $15,000,000 cost for part of the Gloria Road/101 interchange. Since the impact fee was set, the City has completed most of a project study report for the interchange improvements and now expects actual costs to be considerably higher – in the range of $40,000,000 to $44,000,000. So, in spite of the current fee, that project may be significantly under funded by City impact fees and will have to rely on other funding sources.

Gonzales wants to be responsible and ensure quality services. Ensuring that essential public facilities are properly funded and can be built is necessary to maintain public safety, viability of the community and to address impact mitigation requirements resulting from preparation of environmental documents pursuant to the California Environmental Quality Act.

In addition to City impact fees, other agencies also impose fees that are outside the City's ability to control. School impact fees (as set by the State Allocation Board and applied by the Gonzales Unified School District) have increased approximately 45 percent (from $2.05 to $2.97/sf) since 2003. The Transportation Agency of Monterey County (TAMC) recently adopted traffic impact fees in order to achieve certification by Caltrans as a self-help county. Table IV-24 lists Gonzales's development fees.

Table IV-24

CITY AND REGIONAL DEVELOPMENT FEES
2008 – 2009

	SFD Detached	Multi-Family	Mobile Home
Water	$2,961	$2,979	$2,842
Traffic	$5,362	$3,752	$2,804
Storm	$1,672	$622	$112
Sewer	$9,633	$9,692	$9,248
Park	$5,168	$6,697	$6,754
Fire	$2,363	$1,366	$2,322
Police	$1,018	$1,133	$1,080
Public Facilities	$2,154	$2,258	$2,154
Public Use	$1,455	$1,885	$1,901
Aquatic facilities	$1,165	$1,510	$1,522
TAMC Regional Fee	$5,200	$3,652	$5,200
School Fees	$5,049	$2,970	$1,782
TOTAL	**$43,200**	**$38,516**	**$37,721**

Source: City of Gonzales; TAMC; State Allocation Board; Coastplans

7. Processing and Permit Procedures

The City complies with requirements of state law concerning administration of the general plan, zoning and subdivision regulations, and the California Environmental Quality Act. The City also adopts and administers the uniform building codes following periodic amendment and adoption by the state.

Permit processing in Gonzales follows standard practices, similar to most other communities. State law establishes limits on the amount of time available for local governments to process, review, and act upon permit applications. The City monitors progress on all applications to ensure that applicable state laws are complied with. Gonzales has often been able to process and decide permit requests in much shorter time frames than many

cities and counties. This has resulted from the City being small, generally amenable to new development, and because the City has had good tenure and continuity in key staff for some years. As the City gradually expands, it is likely that with increased and more diverse population and more staff members that processing times may increase. This is always an area needing work and attention.

Because Gonzales has little remaining vacant land that can be readily used for new housing, most housing projects will be submitted as large master planned subdivisions on raw agricultural land. These large projects may require numerous approvals from the City (i.e. general plan amendments, specific plans, rezoning, subdivision maps, phased improvement plans development agreements), and will also usually require environmental impact reports. In addition, numerous other public agencies must also issues permits for these kinds of projects. These major types of projects can easily take all the time allowed by the Permit Streamlining Act, Subdivision Map Act and California Environmental Quality Act.

Processing time for a conventional building permit in Gonzales requires five working days for review, provided that no variances, use permits, or other special procedures are required. Processing time tends to increase as the project becomes more complex. General Plan amendments, annexations, or filing of subdivision maps may require several months or even years to process.

Projects requiring review under the California Environmental Quality Act (CEQA) are subject to public notification and must be completed within time limits set by the state. City staff regularly holds predevelopment conferences with developers to identify major concerns and to avoid delays during the formal review and public hearing process. In addition, the City usually prepares detailed time schedules and coordinates with housing developers and others on the timing of processing their projects. Adjustments are made frequently, and activities are overlapped where possible to save time.

The city does not compile records of time devoted to the review of housing projects as a management activity. City staff is too small and project activity to limited to warrant that kind of effort. However, the city does insure that the requirements of the state permit streamlining act are complied with for

each individual project. The processing time clock begins when an application is deemed complete by the city. In the city's experience, most delays in processing larger, more complex projects result when applicants do not provide sufficient information during the submittal process and do not fully comply with the written submittal requirements. Once an application for a project is complete, the city carefully observes the processing time limitations of state law.

Single family dwellings are allowed by right by the city's codes. A new single family dwelling requires site plan approval by the planning director. This is a simple check of compliance to codes addressing standards such as setbacks and yard areas, lot coverage, site drainage, building height, driveway placement, street trees and landscaping. The city uses an actual permit application and issues a permit known as a site plan permit consisting of the approved site plan, elevations and listing of applicable regulations and standard conditions. This permit is convenient for the applicant in that he/she can easily refer to the permit and any requirements placed upon it, and the city can retain the permit in its address files for future reference.

Site plan review for projects in the older part of the city is usually completed within a week of receipt of an application. Building permits are required for new homes. The City out-sources most plan checking, but turnaround time on plan checks is usually about two weeks.

Any significant development of new single family homes will come about as a result of large scale subdivision activity on the city's edges. The site plan review of individual single-family homes usually closely follows approval by the city of the final subdivision map and improvement plans. Where standard plans are being used, site plan review can be done very quickly – usually within a day or two of receipt from the builders.

Multi-family projects in Gonzales currently require a conditional use permit. Review of use permit applications is subject to the permit streamlining act and its time limitations. If an application for a use permit for a multi-family project does not qualify for an exemption from CEQA, an initial study and then negative declaration or some form of EIR may be required. These documents typically take longer to prepare and process than the use permit application and define the timeline for project approval.

A zoning ordinance amendment will be made by the City so that multi-family projects will be allowed by right in the multi-family zoning district(s) subject only to site plan review by city staff. The amendment may not result in reduced total processing times for applicants. Staff members typically closely follow specific regulations when issuing ministerial permits. Appeals to the Planning Commission are possible to site plan permit decisions, and the appeal process can add time. Relying on ministerial approvals will lose some of the flexibility and responsiveness provided by the Planning Commission through the use permit process and may make provision of incentives to affordable housing providers more difficult to accomplish.

Permit processing time does not currently constrain affordable housing production in Gonzales. The City continues to look for additional measures to expedite and streamline its permitting procedures.

8. On and Off-Site Improvements

Like all cities, the City of Gonzales requires new development to provide a variety of on- and off-site improvements. Improvements required by the City of Gonzales are standard for California cities and do not pose an extraordinary constraint to residential development. Table IV-25 summarizes typical improvements for residential development.

Table IV-25

REQUIRED IMPROVEMENTS FOR RESIDENTIAL DEVELOPMENT

Subject	Project-Related Improvements and Fees
Street Improvements	✓ Provide all on-site streets, curbs, gutters, sidewalks, fire hydrants, and street lighting. The typical city street has a 50- to 60-foot right-of-way with a 40-foot pavement area, a five-foot sidewalk with attached vertical curb, and on the 60-foot right-of-way, a five-foot utility corridor on each side. ✓ If existing street network does not provide adequate access or circulation to accommodate project, the developer must provide necessary off-site streets, curbs, gutters, sidewalks, and street lighting consistent with the design standards and standard specifications adopted by the City of Gonzales to adequately accommodate project.
Parks	✓ Provide three acres of park space for every 1,000 residents for subdivisions ✓ Dedication of land, dedication of improvements, in-lieu fees, or a combination of these, as determined acceptable by the City
Landscaping	✓ New subdivisions are required to install street trees. The City requires 15-gallon trees one per house (40' intervals on corner lots). ✓ All sections of a lot not devoted to buildings, decks, patios, sidewalks, lighting, signing, trash collection, parking, and/or driveway improvements shall be landscaped
Public Services	✓ Provide all on-site water, sewer, and storm drain infrastructure improvements to accommodate project. ✓ If existing infrastructure system does not have capacity to serve project, provide necessary off-site water, sewer, and storm drain infrastructure to adequately accommodate project
Miscellaneous	✓ Sound walls are required for new development when an environmental analysis has determined that there is a significant noise impact that could be mitigated by the construction of a sound wall. ✓ The City does not require public art.

Source: City of Gonzales

9. Use Permit Requirements

A conditional use permit is required for any multi-family housing development in Gonzales. Use permits require the Planning Commission to make findings that the requested project will not be detrimental to public health, safety, morals, comfort, and general welfare. The use permit requirement has not deterred multi-family construction. Current state law requires that multi-family residences must be allowed "by-right" in the multi-family zoning districts. This will require the City to amend the R-2 zoning district to delete the requirement for a conditional use permit.

10. Code Enforcement

The City's Building Official also serves as the City's Fire Marshal and Code Enforcement Officer. Code enforcement is generally performed on a complaint-basis. The purpose of code enforcement is to abate nuisances and maintain a safe, healthy living environment. The Code Enforcement Officer also supports and assists the Monterey County Health Department in resolving alleged unsafe/unsanitary housing conditions. Code Enforcement does not impact affordable housing and is not a constraint to the development of affordable housing.

11. Impact of Other Agencies

A number of other agencies, including Monterey County, the Monterey County Local Agency Formation Commission (LAFCO), the Water Resources Agency, and the Monterey Bay Unified Air Pollution Control District (MBUAPCD), may influence the feasibility and cost of future development in Gonzales. In addition, the Association of Monterey Bay Area Governments (AMBAG) has new responsibilities with respect to Senate Bill 375 and its planning efforts must be coordinated with the City's plans for future residential growth.

Monterey County may influence development through its jurisdiction over land use in the unincorporated area surrounding the cities and through the requirement that the County and cities reach agreement on sphere of influence amendments pending before LAFCO. The County has been

strongly protective of its agricultural base and has at times made it difficult for the cities to easily expand.

The Local Agency Formation Commission (LAFCO) has jurisdiction over annexation and proposed sphere of influence amendments in Monterey County. The agency can constrain growth in Gonzales by modifying, conditioning, or denying sphere of influence or annexation requests. Generally, LAFCO has been cooperative with the City but does address its responsibilities in a diligent and forceful manner.

The Monterey County Unified Air Pollution Control District (MBUAPCD) is responsible for developing measures to maintain and improve air quality in the county. Although the District does not have land use permit authority, it does indirectly influence annexation and development approval proceedings through the determination by the Association of Monterey Bay Area Governments (AMBAG) whether a project is consistent with the Air Quality Management Plan. If a proposed project increases local population beyond AMBAG population projections, the project would be deemed inconsistent with the APCD's Air Quality Management Plan. The AMBAG projections for Gonzales are consistent with the Air Quality Management Plan – but the City may have an opportunity to increase residential development beyond the AMBAG population projections.

12. Local Efforts to Accommodate Disabled Persons

State housing law requires a Housing Element to contain an analysis that demonstrates local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities. This requirement came about in 2001 legislative session (SB 520) and supplements the provisions of the Federal Fair Housing Amendments Act of 1988.

In its June 17, 2002 technical memorandum, HCD listed questions in three categories of analysis to guide the analysis of constraints on the development, maintenance and improvement of housing for persons with disabilities. These questions and Gonzales's response to these questions are shown in Table IV-26 below.

Table IV-26

REASONABLE ACCOMMODATION ANALYSIS

Category of Analysis	Response
Over-Arching and General	
Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws? If so, describe the process for requesting a reasonable accommodation.	The City handles any such requests on a case by case basis with the spirit of accommodation. However, no such requests have been received in recent years.
Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?	There are no constraints that the City is aware of in its zoning code related to housing for persons with disabilities. Group homes are allowed by right or with a use permit in a number of City zoning districts.
Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?	Yes. All public hearing notices and agendas indicate accommodations will be made upon request to the City.
Zoning and Land Use	
Has the locality reviewed all of its zoning laws, policies and practices for compliance with fair housing law?	Yes. No constraints have been identified.
Are residential parking standards for persons with disabilities different from other parking standards? Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?	The City requires handicapped parking spaces pursuant to state law. The zoning ordinance provides that other parking facility and building features appropriate for handicapped access will be provided for on a case by case basis. Although the zoning ordinance does not specifically provide for reductions in parking requirements, in practice the Planning Commission and City Council will authorize modifications in standard requirements on a case by case basis. During the next round of zoning ordinance amendments the City will provide specific parking reduction regulations.

Category of Analysis	Response
Does the locality restrict the siting of group homes? How does this effect the development and cost of housing?	Group homes are restricted to appropriate zoning districts. The only districts in which group homes are not allowed are the Open Space district, Industrial district, and Mobile Home district. Eight other districts allow group homes.
What zones allow groups homes other than those residential zones covered by state law? Are group homes over six persons also allowed?	Group homes are allowed in the Highway Commercial district, Neighborhood Commercial district. Mixed Use district, Agricultural district, and Public Facility district. Group homes larger than six persons are allowed subject to a use permit.
Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?	No. There are no occupancy standards in the zoning code.
Does the land-use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?	No.
Permits and Processing	
How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?	There are no particular limitations in this area. A ramp would generally require a building permit.
Does the locality allow group homes with fewer than six persons by right in single-family zones? What permits, if any, are required?	The zoning code requires a use permit in the R-1 zone, R-2 zone, and Agricultural zone. This is a public hearing procedure before the Planning Commission. A site plan permit only is required in the R-1D zone and Mixed-Use zone. This is an administrative permit.
Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?	There are no specific conditions established for large group homes. Review would establish conditions on a case by case basis.

Category of Analysis	Response
What kind of community input does the locality allow for the approval of group homes? Is it different than from other types of residential development?	No public input is provided for when group homes are approved with only a site plan permit. Where conditional use permits are required a public hearing is held. The public hearing is noticed and open to anyone. There are no differences in procedures for the treatment of group homes versus other types of residential units.
Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?	The City has no specific conditions for group homes.
Building Codes	
Has the locality adopted the Uniform Building Code? What year? Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?	California Building Code 2007. No amendments have been made that affect accessibility or accommodation.
Has the locality adopted any universal design elements in the building code?	Not yet - these are to be included in the 2010 California Building Code and the City will adopt promptly following state adoption.
Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes, on a case by case basis.

Source: City of Gonzales

13. Conclusion

Gonzales' current land use regulations and processes are typical of other cities and counties in California and reflect the evolution of land use planning and regulation and the requirements of state law. These regulations are considered essential to ensure that new housing projects are built with adequate attention to design, integration with existing or planned areas of the City, provision of streets, storm drainage, water and sewer service and essential public facilities such as parks and schools. Generally, Gonzales has offered an efficient and timely review and approval process for new housing development projects once the applications have matured to a state of completeness.

While no major changes to the City's regulations or procedures are warranted, there are several specific adjustments to current zoning regulations that are needed to achieve consistency with state law. The current requirement for a use permit for multi-family in the R-2 Zoning District should be changed to a site plan permit. Emergency shelters should be listed as allowed in one or more zoning districts. And, the City's density bonus regulations need to be brought current with the latest version of state law. It should be noted that there have not been any complaints from multi-family project developers that the use permit process has in any way been a barrier to the provision of housing, and there have been no requests for emergency shelters. There have also been no requests for density bonuses during the current housing element period.

I. Non-Governmental Constraints

The availability of housing is strongly influenced by market factors over which local government has little or no control. However, State law requires that the housing element contain a general assessment of these constraints.

The primary market constraints to the development of new housing are the costs of building new housing in relationship to the public's ability to pay. Very generally, costs of developing housing include land costs, land

development (subdivision and construction of improvements) and home construction.

Land costs of agricultural land in the Salinas Valley for agricultural purposes have been in the range of $30,000 to $35,000 per acre in recent years. Relative to other agricultural areas of the state, this is a fairly high cost and reflects the exceptional productive value of the area's agriculture. In addition, available land supply has been limited by conservative policies of Monterey County and the Monterey County LAFCO with respect to requests for sphere of influence amendments or annexations by the small cities of the Salinas Valley. During recent years, when the increase in housing prices was in progress, the same agricultural land was selling for about $250,000 per acre to housing developers in the Gonzales area when located adjacent to the City. However, land prices at the current time are highly uncertain and in flux due to the recession and housing market collapse. Prices could be assumed to be around $100,000 per acre, or about $20,000 per lot, yet this is speculative as no recent sales information is available.

Current costs for converting agricultural land to lots with all facilities and utilities in place is also uncertain but could be estimated generally at around $40,000 per lot. Land costs and improvements therefore may be in the range of $60,000 per lot. City impact fees, school impact fees, and building permit costs are additional, so that total costs exclusive of actual home construction could run close to $105,000 per lot. Assuming typical construction costs of around $160 per square foot, a 1,500 square foot home would cost $240,000 to build. Combined costs for land, land development, fees and construction would total $345,000. When the developer/builders financing and other soft costs are added (highly variable to each project) then additional costs are added.

The typical homebuyer uses capital financing in the form of long-term mortgage loans, and the ability to obtain this kind of financing is very sensitive to interest rates. While current interest rates are low, they can fluctuate significantly during the course of the Housing Element planning period, and as interest rates go, buyer power decreases. Table IV-27 shows the price of a house affordable to the moderate-income family in Gonzales at various interest rates.

Table IV-27

FLUCTUATION IN BUYING POWER
PRICE OF HOUSE AFFORDABLE TO THE MEDIAN-INCOME FAMILY[1]
By Interest Rate

Median Income for a Four-Person Family = $64,800

Interest Rate	Mortgage[2]	Down Payment[3]	Buying Power
5.00%	$301,776	$33,531	$335,307
5.50%	$285,317	$31,702	$317,019
6.00%	$270,202	$30,022	$300,225
6.50%	$256,302	$28,478	$284,779
7.00%	$243,498	$27,055	$270,554
7.50%	$231,689	$25,743	$257,432
8.00%	$220,779	$24,531	$245,310
8.50%	$210,687	$23,410	$234,097

Notes: [1]Up to 100 percent of median family income
[2]Assumes a 30-year fixed-rate mortgage term
[3]Assumes down payment is 10 percent of price
Source: Coastplans; California Department of Housing and Community Development

Interest rates are currently (February 2009) at 5.00 percent for a 30-year fixed-rate mortgage and 5.25 percent for a 15-year fixed-rate mortgage. The effective rate for adjustable rate mortgages is approximately 5 percent. At these interest rates, the moderate-income family of four with an annual income of $64,800 can afford a house priced over $335,000. Should interest rates increase during the next few years, however, buying power will decrease significantly. As shown in the table above, an increase in mortgage interest rates from 5.5 percent to 8.5 percent decreases the buying power of a moderate-income family by over 25 percent. It is currently hard to get home financing, except for the most credit worthy customers. Also, while the County median income provides substantial buying power, it's likely that incomes in Gonzales continue to be significantly lower than the median (as they were

according to Census 2000, making it even less likely that Gonzales residents can qualify for a home loan. This problem is further exacerbated by large debt loads that make it difficult to achieve the required debt-to-income ratios.

Potential homebuyers must also meet other financial requirements in order to purchase a home, including a down payment, insurance, and taxes. Down payment requirements can limit the ability of first-time homebuyers to purchase a home, even with an adequate annual income. Table IV-28 shows the typical costs associated with buying a home.

Table IV-28

ILLUSTRATIVE HOUSING PURCHASE COSTS
Gonzales, February 2009
($200,000)

Item	Cost
Sales Price	$200,000
Down Payment (10%)	$20,000
Approximate Closing Costs	$4,500
Total Up-Front Cash Layout	$24,500
Mortgage Balance (w/o closing costs included)	$180,000
Annual Principal and Interest (5%; 30 years)	$12,884
Approximate Insurance	$780
Approximate Taxes	$2,500
Total Annual Carrying Costs	$16,164
Required Annual Income @ 30% of Gross	$53,879

Source: Coastplans

Several conclusions are apparent from this review. One is that the cost of producing a new home at this time is probably approximately the maximum amount that a moderate income family of four could pay for housing. And this assumes a comparatively low interest rate of 5 percent. The current prices of homes in the area at around $200,000 are

a reflection of the poor economy and the flood of foreclosure homes on the market. This should be considered an artificial and temporary condition. When the foreclosure homes and other distressed properties are eventually sold and are no longer widely available on the market, sales prices will have to increase to cover the costs of new home production described above. It is likely that future sales prices will once again pose a challenge for many moderate income families and a difficult barrier to lower income buyers. Even without a return to the inflated home prices of the first part of the decade, home prices will likely again be problematic from the affordability perspective.

There is no evidence of financial institutions under serving lower income groups in any of Gonzales's neighborhoods.

J. Housing Programs in Gonzales

Programs to support the development and provision of affordable housing in Gonzales are generally sponsored by the Housing Authority of the County of Monterey and through state Community Development Block Grants.

1. Housing Authority of the County of Monterey

The Monterey County Housing Authority administers the Section 8 Rental Subsidy program in Monterey County. In March 2009, there were about 3,859 vouchers countywide, of which 97 were being used in Gonzales. The Monterey County Housing Authority also owns and operates housing in Gonzales, including a 44-unit affordable housing project on Fanoe Road, a 20-unit senior housing complex on C Street, and various smaller projects totaling 27 units.

2. Community Development Block Grants and other Grant Programs

The City frequently applies for grant funds from the Department of Housing and Community Development. These are competitive grant applications, and an award is not assured. The City has been awarded several grants in recent years. These include a HOME program grant that was used to assist

new low and very low income housing construction, a HOME program grant used for a first-time homebuyers program, another HOME program grant used for housing rehabilitation, and a three-year public works improvement project in support of housing. The City also applies for and frequently receives Planning and Technical Assistance grants that are used to develop information, analysis and concepts for future General Allocation program grants.

3. Redevelopment Agency Funds

The City of Gonzales created a Redevelopment Agency to assist in the elimination of blighting conditions in Gonzales and to ensure that the City's economic base would grow through the provision of public improvements, commercial and economic development, and affordable housing. The City created its Redevelopment Project Area in 2000. Under state law, The Gonzales Redevelopment Agency is required to set aside 20 percent of gross tax increment revenues to establish a Low and Moderate-Income Housing Fund (Housing Fund). Table IV-29 summarizes RDA revenues from FY 2003-2004 through 2007-2008.

Table IV-29

RDA SET-ASIDE REVENUES
FY 03/04 through FY 07/08

Fiscal Year	Adjusted Housing Fund Balance[1]
FY03/04	$135,168
FY04/05	292,290
FY05/06	547,690
FY06/07	248,741
FY07/08	$221,218

Note: Unencumbered balance minus debt proceeds and land conveyance loses
Source: Gonzales Redevelopment Agency Annual Report 2008 (HCD-C)

The Agency's *2010-2014 Five-Year Implementation Plan* identifies several housing related programs and allocates resources to them. An RDA funded

housing rehabilitation program was successfully conducted during 2007, 2008, and 2009 and all budgeted funds were utilized. The plan also called for a down payment assistance program for first time homebuyers. This program was not undertaken. The plan recommended reservation of funds to be used in a variety of ways for assistance for new lower income housing. The Agency was successful in acquiring a multi-family housing site using with RDA funds and a new 44-unit lower income multi-family housing project has been completed by the Monterey County Housing Authority with additional assistance from the City. Table IV-30 shows projected RDA expenditures through 2014.

Table IV-30

PROJECTED LMI FUND EXPENDITURES

	2009-10	2010-11	2011-12	2012-13	2013-14	Totals
Projected July 1 beg. Balance	$2,708,499	$2,235,209	$1,847,875	$1,381,487	$911,359	$9,084,429
Estimated Receipts						
A. Tax Increment	345,608	345,608	357,229	369,083	381,173	1,798,701
B. Interest Income	81,255	66,906	52,136	36,495	20,741	257,533
C. Bond Proceeds			1,952,123			1,952,123
D. Other	2,500	2,500	2,500	2,500	2,500	12,500
Total Available	$3,137,862	$2,650,223	$4,211,863	$1,789,565	$1,315,773	$6,729,356
Estimated Expenditures						
A. Administrative	75,000	75,000	75,000	75,000	75,000	375,000
B. Housing Rehab	200,000	200,000	200,000	200,000	200,000	1,000,000
C. Land Development	320,000	220,000	220,000	220,000	220,000	1,200,000
D. First Time Home Buyer	100,000	100,000	100,000	100,000	100,000	500,000
D. Debt Service	207,653	207,348	2,235,376	283,206	282,951	3,216,534
E. Other						
Total Expenditures	902,653	802,348	2,830,376	878,206	877,951	6,291,534
Yearly Ending Balance	$2,235,209	$1,847,875	$1,381,487	$911,359	$437,822	$437,822

Source: Five Year Implementation Plan for the Gonzales Redevelopment Project, April 6, 2009

The City budgets on an annual basis and uses the projected 5-year implementation plan expenditure projections as an approximate guide to annual commitments. The City maintains flexibility with the use of these funds in order to respond to new housing opportunities as they arise.

The non-profit developers pro-actively watch for opportunities to provide additional affordable housing in Gonzales. The City maintains frequent communication with local non-profit housing developers and also meets with providers from outside the immediate area. City staff and the non-

profit housing developers meet periodically to discuss upcoming land development projects, opportunities for acquiring property for housing sites, or how funding assistance from the city might be provided for projects already in the planning stage. Because most future housing will be developed in new subdivision tracts, the city can bring the non-profit housing providers together with the subdivider or developer to discuss ways to build affordable single-family homes in the project. Self-help housing is one of the methods that can be discussed.

K. Analysis of Existing Assisted Housing

Pursuant to Government Code § 65583, an analysis of assisted housing was conducted for Gonzales to determine which, if any, assisted housing projects are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. According to the California Housing Partnership Corporation, Gonzales had no units at risk of conversion as of February 2009.

L. Publicly-Owned Surplus Land

State law requires that all public agencies intending to dispose of surplus land must first send a written *offer* to any local agencies within whose jurisdiction the land lies offering to sell or lease the land for the following purposes: recreation or open-space uses; enterprise zone uses; schools; or development of low- and moderate-income housing. In the event that the agency disposing of the land receives more than one offer, it shall give first priority to the entity which agrees to use the site for development of low- or moderate-income housing, unless the land is already being used for park or recreation uses, in which case the entity offering to continue these uses shall receive priority *(California Government Code §54220 et seq)*. The City is currently evaluating one City-owned property for possible development as a housing site as part of a study paid for by a CDBG PTAA grant.

M. Opportunities for Energy Conservation

Government Code §65583(a)(7), requires that housing elements include an analysis of energy conservation opportunities in residential development. Such analysis must include a discussion of the subsidies and incentives that are available from public and private sources for energy conservation. An assessment of any changes that could be made to local building codes to increase energy conservation is also required while not placing undue constraints on affordable housing in the form of increased costs associated with building code changes.

1. Existing Residential Energy Use in Gonzales

According to 2000 US Census Bureau statistics, the predominant method for household heating fuel in Gonzales is natural gas, with 75.1 percent of the households reporting use of this method. Electricity was the second most common type of heating fuel used in Gonzales with 22.0 percent of the population reporting.

In comparison to the State-wide level, Gonzales's predominant use of gas and electricity as home heating fuel nearly mimics that of on the statewide level with 70 percent of statewide residents using utility gas and 22 percent using electricity.

2. Implications of Energy Use

Growing concern about climate change due to greenhouse gas emissions has placed energy use and conservation at the forefront of this General Plan. Residential heating, cooling and water consumption account for a significant portion of the nation's energy consumption and greenhouse gas emissions. Therefore the need to understand fuel consumption and the opportunities for energy conservation has never been more pressing.

To place home fuel consumption in perspective, the Local Government Commission (LGC) a non-profit organization promoting sustainable and livable communities recently noted that the average California household's annual use of electricity produces the same amount of smog as the average car when driven across the country from Los Angeles to New York. In addition, the LGC notes that most electricity in the U.S is produced from coal, nuclear or natural gas plants. Production of electricity from these

sources generates approximately two-thirds of the nation's emissions associated with global warming, one-third of the pollution that causes acid rain and smog, and one-half of the nuclear waste in this country.

With the high number of households in Gonzales using both gas and electricity as fuel for their homes, and with electricity use on the rise, it is important to note several approaches available to the residents of Gonzales to reduce energy costs and consumption. Among the opportunities for energy conservation are subsidies and incentive programs offered on the state and federal level, as well as implementation of ordinance revisions to encourage energy efficiency within new residential developments in Gonzales.

3. The California Solar Initiative

The following description is from the Go Solar California webpage at http://www.gosolarcalifornia.org/csi/index.html.

The California Solar Initiative is part of the Go Solar California campaign and builds on 10 years of state solar rebates offered to customers in California's investor-owned utility territories: Pacific Gas & Electric (PG&E), Southern California Edison (SCE), and San Diego Gas & Electric (SDG&E). The California Solar Initiative is overseen by the California Public Utilities Commission.

Since 1998, rebates for small solar energy systems were managed under the Emerging Renewables Program (ERP) at the California Energy Commission. In 2001, a second program that covered rebates for larger systems—over 30 kW—was assigned to the California Public Utilities Commission (CPUC) through the Self-Generation Incentive Program (SGIP).

In August 2004, Governor Schwarzenegger affirmed his support for solar energy, and announced the Million Solar Roofs program. In January 2006, the CPUC collaborated with the Energy Commission to develop the framework of the California Solar Initiative Program through 2016. In January 2007, the State of California launched Go Solar California, which included two new solar incentive programs, with slightly modified program requirements compared to the older programs.

The Energy Commission provides incentives to energy efficient new home construction under the New Solar Homes Partnership (NSHP). The NSHP provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.

The new framework also included a major shift in the way solar incentives were calculated, towards one where incentive levels are based on performance factors such as installation angle, tilt, and location. This performance framework ensures that California is generating clean solar energy and rewarding systems that can provide maximum solar generation.

The CPUC developed the program rules for the California Solar Initiative through a public rulemaking process. Among the major policy decisions made by the CPUC's rulemaking were how to organize and adjust the incentive levels, how to provide performance based incentives, how to require metering, and how to develop program rules in the form of a Program Handbook. The rulemaking also decided issues related to low income solar program development, marketing and outreach, research, development and demonstration (RD&D), program measurement and evaluation, and the Self Generation Incentive Program, which provides incentives to wind and fuel cells.

4. The U.S. Department of Energy (DOE)

DOE has a program oriented towards assisting low income persons with energy efficiency. Under the Low Income Heating Energy Assistance (CAL-LIHEAP) program, there are three separate programs including the Weatherization Program that provides assistance to qualifying households to replace inefficient appliances such as refrigerators, electrical water heaters, microwaves with efficient appliances. The program also assists with attic insulation, weather stripping and home repairs to make a home more energy efficient.

5. 2009 Federal Stimulus Legislation

The recent Federal Stimulus legislation (American Recovery and Reinvestment Act, February 2009) created a framework for clean, efficient,

American energy. Implementation of this framework is months away as of this writing. For up-to-date information go to www.recovery.gov.

6. Energy Conservation Design for New Residential Developments

There are several relatively simple and yet proven community design techniques that can significantly improve not only the energy efficiency of a home but can contribute to the livability of a home and neighborhood. Such design techniques should be implemented through ordinance revisions or as required design guidelines for specific plan areas. Those design techniques include the following:

Street and Subdivision Patterns for Maximum Solar Access

Residential streets laid-out to maximize southern exposure can increase the exposure to solar radiation and provide warmth for the home in the winter months.

Home Design

There are many home design techniques that can significantly enhance residential energy efficiency. These include:

- ✓ Incorporating passive solar design techniques, such as maximizing the area of south-facing windows for solar gain in the winter, combined with the addition of large roof overhangs, such as broad porches to provide much needed cooling shade in the summer, into home design. Proper placement of operable windows and skylights for cross-ventilation and natural lighting, and the use of light-colored roofing material to deflect summer heat-gain, can similarly make homes more comfortable and reduce the need for mechanical cooling and lighting.

- ✓ Use of energy efficient materials and construction techniques, such as enhanced insulation in walls, floors and ceilings, installation of energy efficient windows, and tightly sealing openings for doors, windows, ducts and electrical systems to reduce infiltration. Also the use of white or reflective roofs (and by extension buildings) that reflect light and heat into the atmosphere help to reduce global warming.

- ✓ Use of building materials which have been produced in an energy efficient and sustainable manner, such as recycled building materials, materials with recycled content, or materials that are derived from sustainable or rapidly renewable sources.
- ✓ Installation of efficient home heating and cooling systems, water heaters, appliances and lighting, as well as water conserving plumbing fixtures.
- ✓ Installation of solar panels for renewable energy production

While some of these techniques for increasing home energy efficiency may have higher front-end costs, they will result in cost savings over the long-term through reduced energy costs.

Sustainable Landscape Design

Use of drought-tolerant and native plants and efficient irrigation systems can significantly reduce water and energy use associated with landscape maintenance. In addition, careful placement of deciduous trees to provide summer shading can dramatically cool the residence by as much as 10 to 15 degrees. In the winter, when deciduous trees are dormant and leaf-less, maximum solar access is provided to the home.

Energy Efficiency beyond the Residence

In addition to the simple residential design techniques for energy efficiency, Gonzales can broaden energy conservation and livability goals by requiring the placement of new homes in close, walkable proximity to schools, parks and commercial land uses, thus reducing dependence on air-polluting autos for short-distance vehicle trips. The Neighborhood Design Guidelines implement this strategy in the *Draft Gonzales 2010 General Plan* Growth Areas.

N. Public Participation and Contacts

Pursuant to Government Code § 65583(c), the City of Gonzales must make a diligent effort to achieve public participation of all economic segments of

the community in the development of the Housing Element. Gonzales's public participation strategy involved extensive contacts with social service agencies, contacts with City officials, contacts with non-profit housing providers, and conversations with members of the public. In a many instances, the advice of the people contacted became the basis for new housing policies and implementation measures.

1. Telephone Contacts

- ✓ Alma Valladares, Broker, Valley Pride Realty
- ✓ Janet Tejeda, Neighbor's Financial
- ✓ California Rural Legal Assistance Inc
- ✓ Nick Sandoval, Monterey County Community Foundation
- ✓ Amy White, LandWatch Monterey County
- ✓ Elizabeth Modena, Gonzales Unified School District
- ✓ Marilyn Dorman, Housing Resource Center
- ✓ Rev. Jose Medina, Apostolic Assembly
- ✓ Alfred Diaz-Infante, President/CEO, CHISPA
- ✓ Rev. Edward Lee, Gonzales Community Church
- ✓ Carolina Sahagus, Housing Authority of the County of Monterey
- ✓ Father Efrain Medina, St. Theodore Catholic Church
- ✓ Glorietta Rowland, Coalition of Homeless Service Providers
- ✓ Julia Rocha, Gonzales Chamber of Commerce

2. Public Workshop and Hearings

On February 11, 2009, the City of Gonzales held two public meetings concerning the Housing Element update. The first meeting, held in the afternoon, was a stakeholders' roundtable discussion, which was

attended by many of the organizations contacted by phone early in the process. A second meeting, held in the evening, was a public workshop conducted by the Citizens Advisory Committee. That meeting was also well attended. Persons attending the meetings provided useful information related to income levels, housing affordability, recent surveys of disabled housing needs, changes in housing tenure due to the housing foreclosure crisis, existing efforts by non-profit developers to provide housing for extremely low income housing, and the expected timeframe for recovery of the housing market. Much of this input was incorporated into the draft Housing Element, and new housing programs, such as Program HE-3.1.1 (Assistance for Extremely Low Income Residents), were developed as a response.

On March 9, 2009, the Gonzales City Council and Planning Commission conducted a public hearing to receive a presentation of the draft Housing Element and to provide initial comments and continued the hearing to March 23rd for conceptual approval. On March 11, 2009, the Citizens Advisory Committee conducted a second workshop on the Housing Element and recommended approval to the City Council. On June 8, 2009, following receipt and consideration of comments from the Department of Housing and Community Development and the public, the Gonzales Planning Commission held a noticed public hearing to consider an initial study/negative declaration and to recommend that the City Council grant approval to the draft Housing Element. On June 15, 2009, the City Council conducted a noticed public hearing, adopted the negative declaration and formally adopted the Housing Element.

O. Goals, Policies, and Actions

This section sets forth updated goals, policies, and programs for housing in the City of Gonzales for the period between adoption (expected in June 2009) and the next housing element update (expected in 2014). Appendix D contains a review of the 2003 Housing Element and its effectiveness in implementing Gonzales's housing programs.

1. Adequate Sites and Services

Goal HE-1: A sufficient supply of developable land to meet the housing needs of current and future residents of Gonzales and adequate water and sewer capacity to service the housing.

Policies

Policy HE-1.1 Adequate Sites

Maintain a sufficient amount of vacant, residentially zoned land within the Gonzales Planning Area to support the Regional Housing Needs Allocation and reduce overcrowding in Gonzales. Consistent with Neighborhood Design Guidelines, promote the balanced distribution of housing sites that are affordable to lower and moderate-income households rather than concentrating such sites in a single location.

Implementing Action HE-1.1.1 – Housing for All Income Levels within 2010 General Plan Growth Area. *Using the minimum standards for the mix of housing to be achieved in new neighborhoods (set forth in Table II-3 of the Land Use Element), require Specific Plans to design each new neighborhood to contain housing suited for all income levels in roughly the proportion set forth in the AMBAG Regional Housing Needs Allocation in effect at the time. A full range of financial tools and housing programs will be made available to assist in meeting the housing targets.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Prior to or at the adoption of each new Specific Plan*

Implementing Action HE-1.1.2 – Housing for All Income Levels within 1996 General Plan Area. *Require new subdivisions within 1996 General Plan Area to provide housing suited for all income levels in proportion similar to recently approved projects within the 1996 General Plan area.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Prior to or at the approval of new development plans in the 1996 General Plan Area*

Implementing Action HE-1.1.3 – Infill Development. *Support the development of vacant, residentially zoned "infill" sites within the existing city limits by collaborating with HAMC to encourage redevelopment of small sites in their ownership, and by working proactively with specific private property owners that have expressed interest in further developing their property.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Ongoing*

Implementing Action HE-1.1.4 – Coordination with Service Providers. *Forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Gonzales Unified School District, to ensure that public utilities and school facilities are made available to meet the expected housing growth in those areas where development is planned.*

Responsibility: *Planning Department, Public Works Department; Planning Commission, City Council*

Timing: *Immediately upon certification of the Housing Element by HCD*

Implementing Action HE-1.1.5 – Priority Service to Affordable Housing. *Adopt a City of Gonzales ordinance that establishes specific procedures to grant priority service to housing with units affordable to lower-income households whenever capacity is limited.*

Responsibility: *Public Works Department; Planning Department, City Council*

Timing: *Within one (1) year of Housing Element certification by HCD*

Implementing Action HE-1.1.6 – Additional Housing Sites. *Increase supply of vacant land for new housing by adoption of the* Gonzales 2010 General Plan *and related infrastructure and financing master plans, prezone, apply to the Local Agency Formation Commission of Monterey County for a sphere of influence amendment and annexation of territory contained within the proposed Urban Growth Boundary as defined in the plan.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *FY 10-11*

2. Development of Affordable Housing

Goal HE-2: Safe, sanitary, affordable housing opportunities for lower and moderate-income residents of Gonzales.

Policies

Policy HE-2.1 Encourage Affordable Housing

Encourage the construction of new housing that varies sufficiently in cost, design, and tenure to meet the needs of existing and future City residents in all income categories.

Implementing Action HE-2.1.1 – Provide Incentives for Affordable Housing. *Use a variety of incentives to encourage affordable housing production, including but not limited to density bonuses, deferral or timed payments of development fees or dedications, streamlined permitting, and use of public funds to reduce development costs.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Ongoing*

Implementing Action HE-2.1.2 – Encourage Non-Profit Developers. *Utilize the Gonzales Redevelopment Agency and other resources to encourage the participation of non-profit housing providers in the*

Gonzales housing market, both in the construction of affordable single family homes within subdivisions and in the construction of affordable medium- and high-density housing developments in the areas designated for such uses on the Land Use Diagram or in new Specific Plans. Encourage developers of specific plan areas to meet a part of their affordable housing obligations by working with non-profit developers such as CHISPA or Habitat for Humanity. Supplement this effort with funds, as available, from the California Self-Help Housing Program.

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Ongoing*

Implementing Action HE-2.1.3 – Innovative Housing Design. *Promote the use of innovative projects (such as planned unit developments) that help increase the number of affordable units. Where necessary to accommodate affordable units, residential density standards may be modified to allow smaller lot sizes, setbacks, and open space requirements. Concepts such as cluster development and zero-lot line housing may be considered, provided that projects meet design criteria that are established by the City and are compatible with the desired character of the community.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Ongoing*

Implementing Action HE-2.1.4 – Housing above Commercial Uses. *Work with housing providers to encourage projects incorporating affordable residential units, including SRO units, above commercial uses within neighborhood centers and in the Mixed-Use Zoning District. Approaches that the City can take include requirements for the provision of such housing during review and approval of specific plans/neighborhood plans in the new growth areas of the* Gonzales 2010 General Plan. *Within the Mixed-Use zoning district in downtown Gonzales the City can provide technical assistance to property owners concerning design and development issues, and*

can assist in a variety of ways in financing for such uses, including allocation of RDA housing set-aside funds.

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Ongoing*

3. Special Needs Populations

Goal HE-3: Better housing opportunities for seniors, disabled persons, large families, single parent families, farmworkers, and persons in need of emergency shelter.

Policies

Policy HE-3.1 Housing for Special Needs Populations

Encourage the development of housing for special needs groups, including seniors, disabled persons, large families, single parent families, farmworkers, and those in need of emergency shelter or transitional housing.

Implementing Action HE-3.1.1 – Assistance for Extremely Low Income Residents. *Collaborate with non-profit housing providers* to *create an incentive program that would establish subsidies targeted to extremely-low income households. These subsidies would be used to allow affordable housing builders to allocate a higher percentage of units at the extremely-low income levels.*

Responsibility: *Planning Department, Planning Commission, Redevelopment Agency*

Timing: *Within three (3) years of Housing Element certification by HCD*

Implementing Action HE-3.1.2 – State and Federal Assistance. *Use state and federal housing assistance programs, such as the CalHome Program, HOME, the Multi-Family Housing Program, the Joe Serna program and the general allocation of the CDBG program as they become available to assist groups with special housing needs.*

Responsibility: *Planning Department*

Timing: *Ongoing*

Implementing Action HE-3.1.3 – Information on Emergency Shelter. *Provide information sheets at City Hall about the new 211 phone system, which provides phone assistance to persons in need of emergency shelter. Also make "Sam's Guide to Monterey County Resources," which provides a comprehensive list of social service agencies, available at City Hall.*

Responsibility: *City Clerk*

Timing: *Ongoing*

Implementing Action HE-3.1.4 – Universal Design. *Promote the use of "Universal Design" in new housing to better accommodate persons with disabilities and the elderly.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Ongoing*

Implementing Action HE-3.1.5 – Large Units. *Require all new multi-family housing developments with four units or more to provide at least three bedrooms in at least 35 percent of the units. Require new neighborhood areas approved through the specific plan process, or new subdivisions within the current City boundaries to provide at least three bedrooms in at least 35 percent of the single family units. Generally, these units shall be placed on larger lots in the project. Building plans shall also include other features of benefit to large households such as open floor plans or large family rooms.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: Ongoing

Implementing Action HE-3.1.6 – Reasonable Accommodation. *The City shall amend its Municipal Code to create a procedure wherein persons with disabilities seeking equal access to housing may request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: FY 10-11

Implementing Action HE-3.1.7 – Senior Housing. *The City shall require that new specific plans and neighborhood plans address opportunities for providing senior housing within each neighborhood and at locations with good proximity to services, shopping, and transportation.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: FY 09-10

Implementing Action HE-3.1.8 – Housing for Female Headed Households. *The City shall require that new specific plans and*

neighborhood plans address opportunities for providing housing for female headed households within each neighborhood and at locations with maximum safety, close proximity to services including childcare/day care providers, and parks suitable for younger children.

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *FY 09-10*

Implementing Action HE-3.1.9 – Farmworker Housing. *The City shall work with the Housing Authority of Monterey County and other non-profit housing developers to obtain funding for farmworker housing through the Joe Serna Jr. Farmworker Housing Grant Program.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Ongoing*

4. Conservation and Improvement of Existing Housing Stock

Goal HE-4: Improved quality of the existing housing stock so that a safe, healthy environment is provided for all inhabitants.

Policies

Policy HE-4.1 Conservation of Existing Housing

Support the conservation and rehabilitation of the existing housing stock in Gonzales. Public and private efforts that improve existing units while maintaining their affordability will be encouraged.

Implementing Action HE-4.1.1 – Housing Rehabilitation. *Maintain an active rehabilitation program by applying for the use of federal and state programs that assists lower-income homeowners and renters in the maintenance and rehabilitation of their properties. Place special emphasis on multi-family properties identified by Laurin Associates in 2006*

Responsibility: *Redevelopment Agency, Planning Department, City Council*

Timing: *Within three (3) years of Housing Element certification by HCD*

Implementing Action HE-4.1.2 – Housing Maintenance. *Update, strengthen, and enforce city ordinances for the maintenance of multi-family housing.*

Responsibility: *Redevelopment Agency, Planning Department, City Council*

Timing: *Within three (3) years of Housing Element certification by HCD*

Implementing Action HE-4.1.3 – Housing Conditions Survey. *Maintain a current inventory of all substandard housing units within the Planning Area by periodically conducting a housing conditions survey.*

Responsibility: *Planning Department*

Timing: *Every five (5) years*

5. Community Character/ Environmental Quality

Goal HE-5: Residential development that is diverse and "community-building," minimizes adverse environmental impacts, and enhances the traditional character of Gonzales.

<u>Policies</u>

Policy HE-5.1 Design Standards

Maintain high-quality community design and improvement standards that provide for the development of safe, attractive, and functional housing and neighborhoods. In addition, require lower income housing to be of diverse type and well integrated into the surrounding neighborhood. Programs that require the inclusion of lower income housing within market-rate developments shall be encouraged.

Implementing Action HE-5.1.1 – Neighborhood Design Guidelines for the 2010 General Plan Area. *The City shall adopt neighborhood design guidelines to promote a diverse range of housing types and affordability levels within new neighborhoods, while protecting the integrity and character of existing neighborhoods. The design guidelines shall address design issues important to neighborhood quality as well as individual residences, including the design of neighborhood commercial uses, neighborhood streets, and pedestrian and bicycle paths.*

Responsibility:	*Planning Department, City Manager, Planning Commission, City Council*
Timing:	*To be adopted immediately following adoption of the 2010 General Plan Update.*

Policy HE-5.2 Environmental Impacts

Design and manage new residential development in a way which minimizes adverse impacts on natural resources and the overall living environment.

Implementing Action HE-5.2.1 – Conserve Natural Resources. *Revise the City's General Plan to incorporate policies and programs to conserve natural resources and minimize adverse impacts of housing on the environment, including:*

- *Land Use Element policies requiring efficient use of land by establishing a minimum overall density requirement and encouraging compact, walkable neighborhood design.*
- *Sustainability Element policies and programs addressing energy efficiency.*
- *Community Design and Conservation and Open Space Element policies to enhance the role of natural environment, especially topography and historic drainages, in the design of new neighborhoods.*

Responsibility: *Planning Department, City Manager, Planning Commission, City Council*

Timing: *Adopted as part of* Draft Gonzales 2010 General Plan *Update*.

Policy HE-5.3 Preserve Historic Character and Affordability

Promote the preservation and rehabilitation of older and historic homes and neighborhoods.

Implementing Action 5.3.1 – Housing Preservation. *The City will continue to promote the preservation and rehabilitation of older homes and affordable homes at risk of conversion in Gonzales. Exterior alterations and additions to single-family homes will be reviewed to ensure that the architectural integrity of the structure is maintained. Demolition of older homes will be discouraged unless: (1) the home poses a health or safety hazard and cannot be economically restored, or (2) the replacement housing will provide additional needed dwelling units and will be architecturally compatible with the neighborhood.*

Responsibility: *Planning Department, Building Department, Gonzales Historical Society*

Timing: *Ongoing*

6. Fair Housing

Goal HE-6: Prevent housing discrimination on the basis of race, color, sex, religion, age, ancestry, marital status, children, or disability.

<u>Policies</u>

Policy HE-6.1 Fair Housing

Promote public education about affordable housing and support the enforcement of fair housing laws by appropriate State and County agencies.

Implementing Action HE-6.1.1 – Coordination with Local Fair Housing Advocates. *Coordinate with the Housing Advocacy Council of Monterey County, the Monterey County Community Foundation, Poder Popular, and other fair housing advocates to promote public education and awareness regarding lower-income housing needs, fair housing requirements, and mortgage consumer protection.*

Responsibility: *City Manager, Planning Department*

Timing: *Ongoing*

7. Reduce Constraints

Goal HE-7: Fewer governmental constraints for constructing or rehabilitating housing.

Policies

Policy HE-7.1 Reduce Governmental Constraints

Ensure that site improvement standards, development review procedures, and development fees do not form an unnecessary constraint to the development, conservation, and rehabilitation of housing.

Implementing Action HE-7.1.1 – Permit Multi-Family Housing "By Right" in R-2 Zone. *Amend the Gonzales Zoning Ordinance to permit multi-family housing by right (i.e., no conditional use permit required) in the R-2 Zone subject to a Site Plan Permit.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Within one (1) year of Housing Element certification by HCD*

Implementing Action HE-7.1.2 – Permit Single Room Occupancy (SRO) "By Right" in Mixed-Use Zone. *Amend the Gonzales Zoning Ordinance to permit SRO housing by right (i.e., no conditional use permit required) in the Mixed-Use Zone subject to a Site Plan Permit.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Within one (1) year of Housing Element certification by HCD*

Implementing Action HE-7.1.3 – Emergency Shelters. *Amend the Gonzales Zoning Ordinance to add emergency shelters as a use permitted by right in at least one zoning district within the City.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *Within one (1) year of Housing Element certification by HCD*

Implementing Action HE-7.1.4 – Transitional and Supportive Housing. *Revise the Gonzales Zoning Ordinance to allow transitional and supportive housing in all residential zones subject only to those restrictions that apply to other residential uses of the same type in the same zone.*

Responsibility: *Planning Department, Planning Commission, City Council*

Timing: *FY 10-11*

8. Coordination and Monitoring

Goal HE-8: Coordination and monitoring of local affordable housing efforts with other cities, the County, and nonprofits.

<u>Policies</u>

Policy HE-8.1 Regional Coordination

Coordinate local housing efforts with Monterey County, other Salinas Valley cities, social service organizations/agencies, and local nonprofit developers of affordable housing.

Implementing Action HE-8.1.1 – Homelessness Census. When funding and staff resources allow, *participate in the annual census of homeless persons in coordination with the Coalition of Homeless Services Providers.*

Responsibility: *City Manager*

Timing: *Annually*

Implementing Action HE-8.1.2 – Annual Progress Report. Monitor local progress towards the achievement of the objectives of this Housing Element by preparing and submitting an annual report the Department of Housing and Community Development.

Responsibility: *City Manager*

Timing: *Annually*

9. Energy and Water Conservation

Goal HE-9: Reduced residential energy and water consumption to reduce costs and conserve resources.

Policies

Policy HE-9.1 Energy Conservation Programs

Support state, federal, and utility industry programs which promote energy conservation and which assist homeowners and renters in reducing energy costs.

Implementing Action HE-9.1.1 – Support of PG&E Programs. *The City will continue to support Pacific Gas and Electric programs that reduce residential energy costs. These programs include energy audits and weatherization of existing homes, rebates for energy efficiency upgrades, and reduced rates for seniors and lower income households.*

Responsibility: *Building Department, Public Works Department*

Timing: *Ongoing*

Implementing Action HE-9.1.2 – Property Transfer Inspections. *If staff resources become available, the City will consider adopting a property inspection ordinance that would require that all dwelling units be inspected for compliance with current energy conservation regulations at the time they are sold. Sellers of units that lack the recommended energy-efficient features would be required to cover the cost of upgrading the units prior to sale.*

Responsibility: Building Department (lead), City Manager, City Council

Timing: *Prepare Staff Report outlining the provisions and logistics of such an ordinance by January 2010*

Policy HE-9.2 Promote Energy Efficiency in Housing

Zoning, subdivision, and building code regulations should encourage energy efficient architectural design and site planning.

Implementing Action HE-9.2.1 – California Green Building Standards. *The City shall adopt the California Green Building Standards Code, whose provisions will be mandatory in January, 2010. The standards include a 50 percent increase in landscape water conservation and a 15 percent reduction in energy use compared to current standards.*

Responsibility: *Building Department*

Timing: *Ongoing*

Policy HE-9.3 Encourage Public Awareness and Education about Energy Conservation

Promote public awareness of the benefits of, and methods for, energy conservation in housing.

Implementing Action HE-9.3.1 – Public Information. *Make bilingual information promoting techniques and resources for reducing energy and water use readily available at City Hall.*

Responsibility: *Building Department*

Timing: *Ongoing*

Policy HE-9.4 Promote Water Conservation

Promote the use of water-saving devices, drought-tolerant landscaping, and other water conservation measures to achieve a reduction in home water bills for residential customers.

Implementing Action HE-9.4.1 – Water Conservation. *The City will continue to promote ways to reduce monthly home water bills. Such measures already include: (a) requiring new houses to utilize low-flow toilets, low-flow shower heads, and low flow faucets consistent with the requirements of the Monterey County Water Resources Agency, and (b) requiring the use of drought-tolerant landscaping within new developments (as specified in the State Model Landscape Ordinance). The City will also support new water retrofitting programs undertaken by the Monterey County Water Resources Agency, such as providing free low-flow plumbing fixtures to existing customers in Gonzales.*

Responsibility: *Building Department, Public Works Department, Planning Department*

Timing: *Ongoing*

Policy HE-9.5 Promote Energy Conservation through Land Use and Transportation Planning.

Encourage energy conservation through land use and transportation policies such as those encouraging housing construction close to planned employment and shopping (to reduce auto use and gasoline consumption), and requiring sidewalks and bike lanes in new developments.

Implementing Action HE-9.5.1 – Design Guidelines. *Adopt Neighborhood Design Guidelines supporting development of compact, pedestrian-and bicycle-friendly neighborhoods where residences are within walking distance to commercial services, schools and recreation facilities.*

Responsibility:	*City Manager, Planning Department, Building Department, Planning Commission, City Council*
Timing:	*Immediately following adoption of the 2010 General Plan.*

P. Quantified Objectives

Due to current financial conditions, quantitative objectives depend on very modest housing construction activity in the coming period. Only a portion of two projects (D'Arrigo and Foletta) are expected to be constructed during the remainder of the seven-year Housing Element period. Forty-four MFDs units were built by the HAMC in 2007.

There is a major Specific Plan currently proposed that would provide housing in all the income categories sufficient to meet the current RHNA (up to two full neighborhoods), and it is anticipated that this project will move forward upon completion of the General Plan update, which is expected in early 2010. Nonetheless, the current housing market uncertainty clouds any assumptions regarding whether any of these units would be constructed prior to 2014.

On the up side, the substantial drop in housing prices and the large number of houses in foreclosure has created a unique opportunity for low-income households to purchase their first home. Currently the median price is around $200,000, which is affordable to low-income families. In effect, a portion of the city's market-rate housing now serves as a new supply of lower-income housing. This new low-income housing is not represented in the table below, but is nonetheless a tangible addition to the city's affordable housing stock.

The quantified objectives presented below represent a reasonable expectation for the construction of new housing units and the rehabilitation of existing housing units based on the policies and programs set forth in this General Plan Housing Element, the General Plan Land Use Element, and general market conditions.

Table IV-31 presents the quantified objectives for the City of Gonzales for the period 2007 through 2014.

Table IV-31

QUANTIFIED OBJECTIVES FOR HOUSING
2007 to 2014

Item	Regional Housing Needs Allocation	New Construction	Rehabilitation	Conservation/ Preservation[7]
Extremely Low	77	14[1]	0	0
Very Low	77	80[2]	20[5]	0
Low	116	95[3]	2[6]	0
Moderate	131	36[4]	0	0
Above Moderate	288	100[5]	0	0
Total	689	325	22	0

Notes: [1]This represents 20 percent of the MFDs on D'Arrigo, facilitated by new Implementing Action HE-3.1.1.
[2]This represents half of D'Arrigo MFDs (70 total) minus 20%, half of the 44 units developed by the HAMC on Fanoe Road in 2007, plus 37 MFDs from the Foletta/Rianda project.
[3]This represents the other half of D'Arrigo and HAMC units on Fanoe Road, plus 38 MFDs from the Foletta/Rianda project.
[4]This represents another 36 MFDs from the Foletta/Rianda property.
[5]This represents a small part of the market-rate units from D'Arrigo (481 SFDs total).
[6]This represents the 72 multi-family units in need of rehabilitation surveyed by Laurin Associates in 2006.
[7]This represents the two single family units in need of moderate rehabilitation surveyed by Coastplans in 2009.
[8]According to the California Housing Partnership Corporation, there are currently no units at risk of conversion in Gonzales.

Chapter V

COMMUNITY HEALTH AND SAFETY ELEMENT

A. Introduction

1. What is the Community Health and Safety Element?

This General Plan Element covers safety, as mandated by State Government Code Section 65302 (g), and noise, as mandated by Section 65302 (f). Safety and noise conditions define basic constraints to land use which must be reflected in the city's development pattern.

Community health and safety refers to the protection of people and property from natural hazards such as floods, earthquakes, and fires. It also includes protection from man-made hazards such as air pollution, noise, and hazardous materials. This element describes the scope of these hazards in Gonzales, as well as the policies the City should follow and the actions it should take to reduce the likelihood of and extent of damage in the event of a disaster. The primary purpose of this chapter is to set forth policies and actions which protect Gonzales residents from injury and loss of life and which minimize property damage resulting from natural disasters and other hazards. A secondary purpose is to minimize exposure to nuisance conditions, such as noise and smog.

2. Organization of the Element

Because the Community Health and Safety Element addresses several types of hazards, it begins with a description of existing conditions pertaining to each. Hazards addressed include:

- ✓ Seismic Safety
- ✓ Flood Hazards
- ✓ Emergency Preparedness
- ✓ Police and Fire Protection
- ✓ Hazardous Materials
- ✓ Air Quality

- ✓ Water Quality
- ✓ Noise

The description is followed by goals, policies, and actions addressing each topic. Diagrams are included to illustrate the extent of these hazards within Gonzales.

B. Seismic Safety and Geologic Conditions

Gonzales is located in a region that is seismically active. The San Andreas Fault is located about 11 miles east of the city. The King City Fault lies about four miles west of the city. Other smaller faults, including Bear Valley, Reliz, Tularcitos, Pinnacles, and Chalone Creek, are located within a 15-mile radius of the city. There are no known faults within the city or the Planning Area.

The city could expect to experience moderate to severe groundshaking in the event of a major earthquake on the San Andreas Fault. The fault has the capacity to produce another earthquake similar in magnitude to the great quake of 1906, which measured 8.3 on the Richter Scale. One estimate (Jacobs & Associates, 1991) was that the maximum likely earthquake in the next 50 years on the San Benito/Santa Cruz section of the fault would be Richter magnitude 7.0 to 8.0.

Figure V-1 shows the potential for seismic hazards within Gonzales. The area between Gonzales Slough and the Salinas River is classified as having "high" hazard potential. This is primarily due to the alluvial soils along the Gonzales Slough which have been deposited through years of hillside erosion and siltation. Because the soils are newer and looser than those in other parts of the valley, they respond strongly to the seismic waves generated by earthquakes.

Figure V-1

SEISMIC HAZARD ZONES

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A major earthquake could cause significant damage to buildings in the city, particularly to un-reinforced masonry buildings in the downtown area and older homes that are not bolted to their foundations. Seismic retrofitting of such buildings would not only improve structural stability and reduce quake casualties, it would make the buildings easier to lease or sell and encourage their continued occupancy. City Hall, the Police Department, and the Fire Department are all located within the highest risk zone in Gonzales (due to their proximity to the Slough). Seismic stability in these buildings is especially important due to their life safety functions and the designation of City Hall as the command center in the event of a disaster.

The most recent earthquake to affect the City was the 1989 Loma Prieta Quake, which had a magnitude of 7.1 and an epicenter about 50 miles north of Gonzales. There were some minor gas leaks, but no sewer or water leaks. Some buildings experienced minor cracks, but there was little serious structural damage.

Other geologic hazards affecting Gonzales include liquefaction, differential settlement and subsidence. Liquefaction is a type of ground failure that occurs during major earthquakes. The hazard is greatest in filled areas along the Gonzales Slough and in areas where soils are sandy or water-saturated, such as the Gonzales wastewater treatment plant site.

Differential settlement occurs when soils and subsurface materials compact at different rates. Subsidence, or sinking of the ground, may occur when landfilled areas settle or when groundwater is extracted at a rate faster than it is replenished. Settlement and subsidence can cause roads, foundations, and sidewalks to crack and can damage water and sewer lines. In developing areas where these hazards exist, structures may need to be engineered to minimize the potential for damage from these forces.

While earthquakes and other geologic hazards do not preclude development in Gonzales, they do require that special construction be used to minimize the risk of damage on sites near the Slough. This element recommends that geotechnical investigations be performed for any proposed development within the "high" hazard area and that roads and structures in these areas be engineered to minimize future hazards.

No seiche or tsunami (earthquake-generated wave) hazards have been identified in Gonzales (Baseline Conditions Report, 1992). Landslide and mudslide hazards are not present in the Gonzales Planning Area due to the flat terrain.

C. Flood Hazards

Drainage and flood patterns in Gonzales have been significantly altered over the years through urban development and agricultural operations. Most local flood hazards are associated with Johnson Canyon Creek and the Gonzales Slough, which traverses the city and drains an area of about 30 square miles on the east side of the Salinas Valley. The slough is fed by artificial channels that have been created to drain farmland and carry city stormwater and irrigation runoff from the surrounding areas.

The basic drainage pattern in Gonzales is from southeast to northwest. Consequently, the eastern portions of the city drain directly to the slough, while the western portions drain to ditches. A ditch along North Alta Street joins the slough near its culvert beneath Highway 101. A ditch along South Alta Street carries runoff to farmland areas southwest of the city. The Monterey County Water Resources Agency (MCWRA) is responsible for stormwater drainage outside the city limits and uses an assessment district to cover the cost of flood control. The City of Gonzales is responsible for drainage within the city limits.

The slough passes through City-maintained culverts at the winery, Centennial Drive, Fourth Street, Fifth Street, Seventh Street, and Gonzales High School. While the City has in recent years completed significant improvements to the culverts and channel capacity of the slough, flooding potential remains. The City generally requires new development to provide retention and/or detention capacity on site to reduce the peak volume of addition stormwater entering the slough.

Figure V-2 indicates the areas that would flood as a result of a storm with a probability of occurring once in 100 years. The 100-year flood zone is located along the slough, a broad area north and east of Sunrise Ranch/Arroyo Estates, and a smaller area in the vicinity of Gloria Road . The 100-year flood zone also includes land along the Salinas River, including the Gonzales wastewater treatment plant. Figure V-2 shows that

development of the land will require extensive drainage improvements to mitigate on-site and downstream flood hazards.

Development built in flood zones must either be elevated above the level of the 100-year flood or incorporate drainage improvements which remove the area from the flood plain. In the former case, earth fill or piers are used to raise structures. When fill is used, water is displaced and may flood other areas or cause runoff to enter the Slough more rapidly. This can increase the likelihood of flooding behind undersized culverts. In the latter case, a combination of retention and detention basins may be used to hold stormwater, and the capacity of the channel may be increased. In either case, it is important to consider not only on-site flood hazards, but also the increased potential for downstream flooding that occurs as the watershed is developed. The increase in paved surfaces creates less room for water to be absorbed by the soil and results in faster runoff rates to streams and ditches.

Figure V-2 also shows the area that would be flooded in the event of dam failure at Nacimiento Reservoir, about 60 miles south of Gonzales. Much of the area west of Alta Street would be impacted.

The General Plan directs future development eastward, and this area includes flood-prone areas around Johnson Canyon Creek and smaller drainages in the vicinity of Associated Lane and Gloria Road. Development will be required to mitigate potential hazards through drainage improvements, stormwater retention, and maintenance of adequate setbacks from the flood-prone areas.

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Figure V-2

FLOOD AND DAM INUNDATION HAZARDS

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D. Emergency Preparedness

The City of Gonzales adopted an Emergency Operations Plan in March 2005. The plan is based on the functions and principles of the Standardized Emergency Management System (SEMS), which is based on the FIRESCOPE Incident Command System (ICS), and identifies how the City fits in the overall SEMS structure.

The Emergency Operations Plan addresses how the City will respond to extraordinary events or disasters, from preparation through recovery. Hazard analysis and probability matrixes are also included in the plan. The responsibilities of each department are identified in matrices, which are based on each identified hazard or threat. The development of departmental Standard Operating Procedures (SOPs) is also discussed, including what each department will include in their own SOPs.

The Emergency Operations Plan tasks the Gonzales Disaster Council, constituted pursuant to Gonzales Municipal Code 2.08.030, for reviewing the entire plan on an annual basis and coordinating the periodic revisions to the plan. In turn, each department manager is responsible for reviewing its SOPs on an annual basis and coordinating the revision of the procedures with the disaster council. Special districts serving the City of Gonzales are responsible for following this plan and developing procedures to fulfill their stated responsibilities. The City's disaster council is responsible for maintaining records of all revisions.

The City of Gonzales adopted an Evacuation Plan in June 2003, which provides for safe and orderly evacuation of people threatened by hazards within the City of Gonzales when the need presents itself. The Evacuation Plan identifies the following routes for evacuation use during an emergency:

- ✓ Highway 101
- ✓ Alta Street, North and South
- ✓ Gonzales River Road
- ✓ Johnson Canyon Road

- ✓ Fanoe Road
- ✓ Gloria Road
- ✓ Iverson Road
- ✓ Associated Lane

California Assembly Bill 2140 passed in October 2006 and allowed cities and counties to adopt a local hazard mitigation plan (HMP), specified in the federal Disaster Mitigation Act of 2000 (Title 42 of the United States Code [USC] 5121 et seq.) of 2000, as a part of their safety elements. The bill limits funds from the California Disaster Assistance Act for jurisdictions that have not adopted a Hazard Mitigation Plan as part of their Safety Element. Specifically Government Code §8685.9 states, "the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance with the federal Disaster Mitigation Act of 2000 . . . as part of the safety element of its general plan." If a jurisdiction has adopted a HMP as part of its Safety Element then the legislature may provide a state share of costs in excess of 75 percent.

In 2007, the County of Monterey and the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, and Soledad adopted a multi-jurisdictional hazard mitigation plan (HMP) pursuant to the federal Disaster Mitigation Act of 2000.[16] This document as it pertains to the City of Gonzales and its surrounding planning area is hereby incorporated by reference in satisfaction of Government Code §8685.9.

The following is a summary of actions to be undertaken by the City of Gonzales from the Mitigation Action Plan contained in Appendix K of the HMP (the section that applies directly to the City of Gonzales):

- ✓ Identify hazard-prone critical facilities and infrastructure and carry out acquisition, relocation, and structural and non structural retrofitting measures as necessary.

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[16] *Multi-Jurisdictional Hazard Mitigation Plan, Monterey County, September 2007 (URS, 2007)*

- ✓ Develop an un-reinforced masonry grant program that helps correct earthquake-risk non-masonry building problems, including chimney bracing and anchoring water heaters.
- ✓ Explore mitigation opportunities for repetitively flooded properties, and if necessary, carry-out acquisition, relocation, elevation, and flood-proofing measures to protect these properties.
- ✓ Identify and carry-out minor flood and stormwater management projects that would reduce damage to infrastructure and damage due to local flooding/inadequate drainage.
- ✓ Examine and mitigate critical infrastructure that has been identified as currently being too narrow to ensure the safe transportation of truckloads within Monterey County.

Each of the above actions is addressed below in the policies and implementing actions of this Health and Safety Element.

E. Police and Fire Protection

1. Police

The City of Gonzales Police Department provides police protection services to the project area. Services include, but are not limited to, maintaining the public peace and safety, enforcement of the laws and ordinances of the state and City, safeguarding life and property, the prevention and detection of crime, and the protection of the rights of all persons. The Department is also responsible for the smooth and orderly flow of traffic, first response to medical emergencies, the animal control function, and emergency operations.

In addition, the department operates a Community Policing Program with five part-time civilian volunteers and a Police Explorer Program with six youth volunteers. Current staffing of the Police Department consists of nine officers, three sergeants, the Chief of Police, and three civilian employees (one full time Records Supervisor; one full-time Receptionist; and one full-time Animal Control/Community Resource Officer). The Gonzales Police

Department is located at 109 Fourth Street in Downtown Gonzales. The response time objective of the Police Department is four minutes.

The City does not have capacity to provide police protection services to all anticipated development without substantial improvements to facilities and equipment and without an increase in the professional police department staffing. The most recent estimate of the additional facilities and equipment required to support new development are described in the "Master Facilities Plan and Development Impact Fee Calculation and Nexus Report" prepared by the City in January 2006. The findings of this report are not, however, sufficient to accommodate the growth proposed in the *Gonzales 2010 General Plan*. The preparation of a new master plan for police services will be a required part of the implementing actions for this General Plan.

2. Fire

The City of Gonzales Fire Department provides fire protection services to the project area, including structural fire fighting, medical emergencies, hazardous material, grass firefighting, vehicle fires and accident response. The Gonzales Fire Department is located on Center Street between Third and Fourth Streets. Average response time is approximately five minutes, although it can vary depending on the location of the nearest volunteer firefighter at the time of the emergency. The Department has one paid professional fire engineer. All other staffing is by a volunteer force. The City anticipates that it cannot depend on adding additional volunteers as residential growth proceeds and that a gradual transition to paid staff will be required to maintain service levels. The City of Gonzales has an ISO rating of five.

The City does not have capacity to provide fire protection services to all anticipated development without substantial improvements to facilities and equipment and without an increase in the professional fire department staffing. The additional facilities and equipment required to support new development are described in the "Master Facilities Plan and Development Impact Fee Calculation and Nexus Report" prepared by the City in January 2006. The findings of this report are not, however, sufficient to accommodate the growth proposed in the *Gonzales 2010 General Plan*. The preparation of a new service plans for fire protection services will be a required part of implementing this General Plan.

Wildfire hazards in Gonzales are minimal due to the agricultural uses on the perimeter of the city. Grass fires (on median strips, road shoulders, etc.) may occur periodically, but these do not usually pose major threats to life or property.

Peak load water supply requirements are discussed in the Community Facilities and Service Element. Because the risk of wildfire is relatively low, peak needs are based on urban fire risks. Water storage capacity will need to be expanded to meet future peak loads as development occurs. Minimum road width and turning radius requirements in the Gonzales Subdivision Ordinance ensure that roads provide sufficient room for emergency vehicles. These requirements should be reviewed from to time to ensure that they are still adequate. The city's flat terrain presents no constraints to emergency vehicle access in the design and construction of roadways.

Gonzales does not have specific clearance requirements established for seismic safety or fire prevention purposes. Side yard setbacks of five feet are typically required. This ensures a 10-foot separation between structures and allows for emergency access to side and rear yard areas. Flexibility in side yard setbacks may be allowed to accommodate a wide range of housing types, provided the need for emergency access is adequately addressed in the development and approval of specific plans.

F. Hazardous Materials

Hazardous materials are stored in several locations in Gonzales. The City itself stores motor oil, diesel fuel, paints, and swimming pool chemicals such as chlorine and muriatic acid. The food processing plants in the city use anhydrous ammonia for refrigeration in cold rooms. Chlorine gas is also used to produce an industrial wash water in the form of sodium hypochlorite. Constellation Wineries/Blackstone Wineries uses sulfur dioxide gas in wine-making and stores sulfuric acid in tanks above and

below ground.[17] Pesticides and herbicides are used on some of the farms in the Planning Area, including areas planned for eventual urban use.

Handling, storage, and transport of hazardous materials are regulated by a number of State and Federal agencies. The State Department of Health Services has designated counties as the primary enforcement agency for many of these regulations. The Monterey County Department of Environmental Health has authority over hazardous materials in Gonzales and requires that each local business storing such materials meet its standards and codes. Businesses with acutely hazardous wastes are required to have a Risk Management Program addressing emergency procedures for containment, evacuation, inventory, and employee training. Business Response Plans are required to identify the procedures the business will follow in the event of an emergency.

The presence of hazardous materials affects the suitability of land for different uses. For instance, the Department of Environmental Health recommends that schools and residences be at least 1,000 feet downwind of areas that have acute levels of hazardous materials. The General Plan recognizes the need to separate these uses by maintaining a buffer between heavy industrial and residential areas. Areas adjacent to the Union Pacific Railroad, Alta Street, Gonzales River Road, and south of Gloria Road are less suited for housing. This is due to the higher probability of an accidental spill in these locations and because of the possible presence of hazardous materials, both of which may accompany industrial development planned for these areas.

Agricultural practices which involve hazardous materials include the application of herbicides, pesticides, and fertilizers, some of which contain chemicals that are potentially harmful to human health and the environment. In areas where such chemicals are carelessly sprayed, either from the ground or from the air, residents in adjacent neighborhoods may be exposed to health risks. Buffers should be maintained between agricultural areas and residential areas to reduce resident exposure to agricultural chemicals. The Land Use Diagram anticipates the

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[17] *The tanks were removed in late 1995 (Monterey County Environmental Health).*

establishment of agricultural buffers along strategic portions of Associated Lane and Gloria Road to separate residential uses from permanent agricultural uses.

Even after application of these chemicals has stopped, some may persist in the surface and subsurface soils and/or groundwater for long periods. Future development in such areas should undertake soil testing to ensure that such hazards are not present or can be adequately mitigated.

G. Air Quality

For what are known as the criteria pollutants, air quality is governed by the Federal Clean Air Act of 1990, which is administered by the Environmental Protection Agency, and by the State Clean Air Act, which is administered by the California Air Resources Board. State and Federal law require that Monterey County attain certain standards for major pollutants like carbon monoxide, ozone, and particulate matter (PM_{10} and $PM_{2.5}$). The Monterey Bay Unified Air Pollution Control District (MBUAPCD) is responsible for preparing and implementing a plan indicating how these standards will be met. Their 1991 plan for the Monterey Bay region (including Gonzales) recommended emission reduction strategies for stationary and mobile pollution sources, and set a schedule for compliance. In 2008, the MBUAPCD adopted its sixth update to the 1991 Air Quality Management Plan for the Monterey Bay Region (AQMP). Attainment of the particulate matter standards is addressed in the "2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region."

The Monterey Bay Air Basin is considered an attainment or maintenance area for the Federal standards. The air basin is a non-attainment area for State ozone standards and particulate matter standards. In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. Unlike criteria pollutants, no safe levels of exposure to TACs can be established. There are many different types of TACs, with varying degrees of toxicity. Sources of TAC's include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust.

In 1998, after a ten year scientific assessment process, the Air Resources Board identified particulate matter from diesel-fueled engines as a toxic air contaminant (TAC). The state of California is implementing a program of identifying and reducing risks associated with particulate matter emissions from diesel-fueled vehicles

The California Air Resources Board in 2005 published an air quality/land use handbook.[18] The handbook, which is advisory and not regulatory, was developed in response to recent studies that have demonstrated a link between exposure to poor air quality and respiratory illnesses, both cancer and non-cancer related. The CARB handbook recommends that planning agencies strongly consider proximity to these sources when finding new locations for "sensitive" land uses such as homes, medical facilities, daycare centers, schools and playgrounds. Air pollution sources of concern include freeways, rail yards, ports, refineries, distribution centers, chrome plating facilities, dry cleaners and large gasoline service stations.

Key recommendations in the handbook, applicable to Gonzales, include taking steps to avoid siting new, sensitive land uses:

- ✓ Within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day;
- ✓ Within 1,000 feet of a distribution center that accommodates more than 100 trucks per day, more than 40 trucks per day with operating transport refrigerator units (TRUs) per day, or where TRU unit operations exceed 300 hours per week;
- ✓ Within 300 feet of any dry cleaning operation (for operations with two or more machines, provide 500 feet);
- ✓ Within 300 feet of a large gasoline dispensing facility.

While local agencies cannot regulate diesel exhaust from trucks and buses, appropriate policies regarding the siting of residences, schools, day care centers and other sensitive receptors away from major sources of diesel

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[18] *California Air Resources Board, Air Quality and Land Use Handbook: A Community Health Perspective, April 2005.*

exhaust such as truck haul routes, warehouses, and distribution centers can greatly reduce exposures and risk.

Potential pollution sources include emissions from industrial or vehicular use. Motor vehicles are the largest anthropogenic (man-made) source of pollution in the State and in the Salinas Valley as well for most pollutants. Most of the carbon monoxide, nitrogen oxide, and anthropogenic hydrocarbons in the Valley can be attributed to cars and trucks. Carbon monoxide is a colorless, odorless gas that is highly toxic. Nitrogen oxide and hydrocarbons are the basic components of smog. Although emissions from Gonzales may not seem significant, the cumulative impact of air pollution in Gonzales and the other cities in the Salinas Valley create substantial potential for pollution. Offshore breezes may blow pollutants from Salinas and the Monterey Peninsula into the Valley, where the surrounding mountains may trap air for extended periods. Inversion layers are common during the spring, summer, and fall months (Baseline Data Report, 1992).

Air quality concerns are reflected in the General Plan in its emphasis on a mix of uses which minimizes long distance commuting and its provisions for non-automobile transportation. The plan also discourages "smokestack" industry (power plants, refineries, chemical plants, paper mills, etc.) in Gonzales due to the city's setting in a valley with a propensity for smog. Policies in this element recommend that construction and land development also be regulated to minimize dust, the primary source of particulate matter pollution, as well as provide adequate separation between sensitive receptors and emission sources.

H. Water Quality

Groundwater and surface water quality both affect the health of Gonzales residents. Because groundwater is the sole source of domestic water in Gonzales, a healthful supply is essential to the city's future. Surface water pollution creates negative aesthetic and environmental impacts, as well as creating potential health hazards locally and downstream. The Community Health and Safety Element includes policies to reduce the extent of water

pollution that could occur from urban development in Gonzales, as well as policies to minimize potential risks if contamination does occur.

The groundwater beneath Gonzales is vulnerable to contamination from lawn fertilizer, leaking underground storage tanks, failing septic systems, animal waste, and naturally occurring minerals. High nitrate levels are a persistent problem in the Salinas Valley, with about half of the 58 wells sampled exceeding the State water standard over a testing period of about 30 years.

Nitrate problems around Gonzales are most prevalent on the northeast side of the Planning Area, where former greenhouse and dairy operations and the existing feed lot are probably the primary contaminant sources. Elsewhere in the Planning Area, groundwater quality is generally acceptable and meets all water quality standards. The Gonzales Public Works Department conducts regular measurements of water quality for city wells and takes corrective actions if nitrate levels exceed acceptable standards. In the past, well water quality problems have been addressed with special seals which block nitrates from entering the water supply. If activities and land uses around the wells are not properly managed in the future, contamination could result. This would require that wells be relocated or that well-head treatment be introduced.

Most surface water pollution in Gonzales is the result of urban and agricultural runoff. Urban runoff may contain lawn fertilizer, motor oil, grease, trash, paint, and soil sediment from construction sites. Agricultural runoff may contain herbicides, pesticides, fertilizers, and animal waste. These materials can be picked up by rainwater and eventually carried to the Gonzales Slough and the Salinas River.

The *Gonzalez 2010 General Plan* seeks to reduce water quality impacts of new development and redevelopment through the use of storm water source control and treatment Best Management Practices (BMPs). Source control BMPs are activities such as storm drain stenciling, street sweeping and hazardous waste drop off facilities. They control or eliminate sources of storm water pollutants. Treatment BMPs, in contrast, remove pollutants from runoff. Examples of treatment BMPs include infiltration basins, vegetated swales and water quality inlets.

I. Noise

This section constitues the *Gonzales 2010 General Plan* Noise Element.

1. Introduction

The content of this section and the methods used in its preparation have been determined by the requirements of Section 65302 (f) of the California Government Code and by the *Guidelines for the Preparation and Content of Noise Elements of the General Plan* adopted and published by the California Office of Noise Control (ONC) in 1976. The ONC Guidelines require that major noise sources be quantified by preparing generalized noise exposure contours for current and projected conditions. This section on noise is used as a guide for establishing land use patterns to minimize noise impacts on the community and provides measures and solutions to address existing and foreseeable noise conflicts.

According to the Government Code requirements, noise exposure information should be included for the following major noise sources:

- ✓ Highways and freeways
- ✓ Primary arterials and major local streets
- ✓ Railroad operations
- ✓ Aircraft and airport operations
- ✓ Local industrial facilities
- ✓ Other stationary sources

Noise-sensitive uses identified by the Government Code and the City of Gonzales include the following:

- ✓ Residential development
- ✓ Schools
- ✓ Hospitals, nursing homes
- ✓ Churches
- ✓ Libraries

This section on noise is intended to minimizing future noise conflicts, whereas a noise control ordinance resolves existing noise conflicts. A noise control ordinance may be used to address noise levels generated by existing local industrial, commercial, agricultural and residential uses which are not regulated by federal or state noise level standards. The regulation of noise sources such as traffic on public roadways, railroad line operations and

aircraft in flight is preempted by existing federal and/or state regulations, meaning that such sources generally may not be addressed by a local noise control ordinance. This section on noise addresses the prevention of noise conflicts through the planning process.

2. Relationship to Other Elements of the General Plan

This section on noise is related to the Land Use, Housing, Circulation and Open Space Elements of the *Gonzales 2010 General Plan*. Recognition of the interrelationship of the Noise Element and these four other mandated elements is necessary to prepare an integrated general plan and to implement actions to achieve an acceptable noise environment within the community as defined by the Noise Element. The relationship between these elements is briefly discussed below.

1. Land Use: An objective of this section on noise is to provide noise exposure information for use in the Land Use Element. When integrated with this section, the Land Use Element will show acceptable land uses in relation to existing and projected noise levels.

2. Housing: The Housing Element considers the provision of adequate sites for new housing and standards for housing stock. Since residential land uses are considered noise-sensitive, the noise exposure information contained in this section must be considered when planning the locations of new housing. The State Noise Insulation Standards may influence the locations and construction costs of multi-family dwellings, which should be considered by the Housing Element.

3. Circulation: The circulation system, which is a major source of noise, must be correlated with the Land Use Element. This is especially true for roadways which carry significant numbers of trucks. Noise exposure will thus be a decisive factor in the location and design of new transportation facilities, and in the mitigation of noise produced by existing facilities upon existing and planned land uses.

4. Open Space: Excessive noise adversely affects the enjoyment of recreational pursuits in designated open space areas, particularly in areas where quiet is a valued part of the recreational experience. Thus, noise exposure should be considered in planning for these types of open space uses. Conversely, open space can be used to buffer noise-sensitive uses from noise sources by providing setbacks and visual screening.

3. Definition of Key Terms

1. A-Weighted Sound Level: All sound levels referred to in this document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and potential adverse health effects.

2. Community Noise Equivalent Level (CNEL): The time-weighted average sound level during a 24-hour day, obtained after addition of approximately 5 dB to sound levels during the evening hours (7:00 p.m.-10:00 p.m.) and 10 dB to sound levels during the nighttime hours (10:00 p.m.-7:00 a.m.). The State of California requires that aircraft noise exposure be defined in terms of the annual average CNEL.

3. Day/Night Average Sound Level (DNL): The time-weighted average sound level during a 24-hour day, obtained after addition of 10 dB to sound levels during the nighttime hours (10:00 p.m.-7:00 a.m.). The DNL and CNEL are similar descriptors of the community noise environment and are generally considered to be equivalent within ±1.0 dB.

4. Equivalent Sound Level (L_{eq}): The sound level containing the same total energy as a time varying signal over a given period. The L_{eq} is typically calculated for either one-hour or 24-hour periods, but may be calculated for any stated period of time.

5. New Development: Projects requiring land use or building permits, but excluding remodeling or additions to existing structures.

6. Noise-Sensitive Land Use: Residential land uses, transient lodging, schools, libraries, churches, hospitals and nursing homes.

7. Outdoor Activity Areas: Outdoor activity areas for single-family homes are generally considered to be individual backyards. Outdoor activity areas for multi-family residences or transient lodging facilities are generally considered to be patios, decks and common outdoor recreation areas.

8. Stationary Noise Source: Any fixed or mobile source *not* preempted from local control by federal or state regulations. Examples of such sources include agricultural, industrial and commercial facilities and vehicle movements on private property.

9. Transportation Noise Source: Traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the locations and design of adjacent land uses.

4. Overview of Sources

Based on the requirements of the Government Code and field studies conducted during preparation of this section on noise, it was determined that there are three major sources of community noise within the City of Gonzales. Those sources include traffic on Highway 101 and major local roadways, commercial/industrial facilities (stationary noise sources), and rail operations on the Union Pacific Railroad (UPRR). There are no existing airports within the Planning Area.

5. Methods Used to Develop Noise Exposure Information

According to the Government Code and ONC Guidelines, noise exposure contours should be developed in terms of the Day-Night Average Level (DNL) or Community Noise Equivalent Level (CNEL) for transportation-related noise sources. Both of those descriptors represent the time-weighted energy noise level for a 24-hour day after inclusion of a 10 dB penalty for noise levels occurring at night between the hours of 10:00 p.m. and 7:00 a.m. The CNEL descriptor also includes a penalty of 4.8 dB for noise levels occurring during the evening hours of 7:00 p.m. and 10:00

p.m. The CNEL descriptor was developed for the quantification of aircraft noise, and its use is required when preparing noise exposure maps for airports within the State of California. The CNEL and DNL descriptors are generally considered to be equivalent to each other for most community noise environments within ±1.0 dB.

Analytical noise modeling techniques were used to develop generalized DNL contours for major transportation noise sources within the City of Gonzales for existing and projected future conditions. A combination of analytical methods and actual noise measurements was used to develop noise exposure information for stationary noise sources. Since the standards to be applied to stationary noise sources are based upon the equivalent energy sound level (L_{eq}) during any one-hour period, noise exposure information was developed for those sources in terms of the L_{eq}.

The noise exposure information developed during the preparation of this section on noise does not include all conceivable sources of industrial, commercial or transportation noise within the city, but rather is a representative sampling of typical sources. The noise exposure information developed for the sources identified for study should be used as an indicator of potential noise impacts when other, similar sources are considered.

6. Existing Conditions

This section discusses the results of a community noise survey undertaken in spring 2010.

Community Noise Survey

A community noise survey was conducted to document existing background (ambient) noise levels at three representative locations within the city that are either within currently developed areas or areas that could be developed in the future with the updated General Plan. Noise measurements were conducted concurrently at the sites, beginning at midnight on February 18, 2010.

Noise measurements were conducted continuously for a 24-hour period using Larson-Davis Laboratories Model 820 sound level analyzers equipped with Bruel & Kjaer (B&K) Type 4176 ½ inch microphones. The equipment

was calibrated with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements and complies with applicable standards of the American National Standards Institute (ANSI) for Type 1 sound level meters. Microphones were located on tripods at approximately five feet above the ground.

Community noise survey findings are summarized graphically in Appendix E. Shown are the measured hourly noise levels during the survey period, as defined by the $L_{max,}$ L_{eq} and L_{90} descriptors. The L_{max} represents the highest noise level measured during each hour of the sample period and the L_{90} represents the noise level exceeded 90% of the time during each hour of the sample period. The L_{90} describes the residual (or background) noise level in the absence of identifiable noise events such as those caused by vehicle or train pass-bys. As previously noted, the L_{eq} is the energy average noise level during the hour. The measured DNL values for the 24-hour measurement period are also noted.

Site 1 was located at a city water storage facility at the southeast corner of Johnson Canyon Road (Fifth Street) and Iverson Road. The site represents an undeveloped area that is near a major roadway utilized by trucks moving to and from the Johnson Canyon Landfill. The microphone was located approximately 125 south of the center of Johnson Canyon Road and approximately 140 feet east of Iverson Road. Measured hourly maximum noise levels ranged from 48-88 dBA during the sample period and background (L_{90}) noise levels ranged from below 30 dBA during the late night and early morning hours to about 45 dBA during the middle of the afternoon. The measured DNL was 54.2 dB.

Site 2 was located at a storm water retention basin southeast of the Highway 101/Fifth Street interchange. The distance from the microphone to the center of the depressed freeway was approximately 300 feet. There are existing single-family homes located to the east and south of the monitoring site and commercial uses are located to the north of the site. Noise measurements at Site 2 were complicated by the fact that an overturned truck on Highway 101 just north of the site caused the closure of the freeway for at least several hours during the early morning hours of February 18, 2010. Measured hourly maximum noise levels ranged from 58-84 dBA during the sample period and background (L_{90}) noise levels ranged from below 40 dBA during the late night and early morning hours to

about 55 dBA during the evening hours. The measured DNL was 58.7 dB. It is expected that the measured DNL may have been slightly higher had the accident and subsequent interruption in freeway traffic not occurred during the sample period.

Site 3 was located at a City water pumping station at 750 South Alta Street. The approximate distances from the microphone to the center of Alta Street and the UPRR track were 60 and 140 feet, respectively. There are existing commercial uses located to the east of the monitoring site, but the site represents noise exposure at existing residential uses located on the east side of Alta Street and the railroad at the south end of the downtown area. Measured hourly maximum noise levels ranged from 77-92 dBA during the sample period and background (L_{90}) noise levels ranged from below 40 dBA during the late night and early morning hours to about 58 dBA during the late afternoon and evening hours. Maximum noise levels were caused by train and large truck pass-bys. The measured DNL was 70.5 dB. The measured DNL may have been slightly higher than is typical at Site 3 due to the temporary rerouting of traffic from Highway 101 to Alta Street during the early morning hours of February 18, 2010 as a result of the above-referenced freeway accident. Pumping equipment was turned off during the noise monitoring period.

Major Stationary Noise Sources

Major stationary noise sources within the City of Gonzales include the Monterey Vineyards winery, the Dole Carrot Company, and several packing sheds and other agriculture-related industries on the west side of Alta Street. The Johnson Canyon Landfill, while not located within the General Plan study area, generates significant traffic by large trucks that utilize City roadways. Additionally, there is a Granite Construction rock quarry located northeast of the General Plan study area that could be of concern in the future due to traffic by large trucks on public and private haul roads adjacent to the planning area.

Winery: Noise levels were monitored for the previous General Plan update at the residence nearest the winery for a period of 16 hours. The meter was placed in the backyard 500-600 feet from the nearest mechanical equipment. The closest noise-producing equipment includes pumps, motors and compressors, which may operate up to 24 hours per day. Noise

from the winery was clearly audible at the monitoring location and was the dominant source of background noise. Measured hourly noise levels during the monitoring period ranged from 46-54 dBA. The estimated DNL was 57 dB. It was concluded that winery noise should generally not interfere with indoor or outdoor activities at nearby residences. However, during the crush, the noise associated with trucks and increased activity could be significant.

Noise levels were measured on February 18, 2010 near the residence utilized during the above-described noise measurements. Measured noise levels ranged from 39-54 dBA with an L_{eq} of 44.5 dBA. Such levels are consistent with those measured previously. Noise generated by the winery is not expected to have appreciably changed since the last General Plan update, as the winery has not added significant new capacities or equipment.

Dole Carrot Company: Dole operates a carrot packing plant adjacent to Alta Street just south of C Street. Noise sources include an outdoor conveyor system, rooftop fans, trucks entering and exiting the plant, and a public announcement (PA) system used for internal paging. Noise levels were monitored at two locations during the previous General Plan update, each representing typical setbacks of the apartments and mobile homes near the plant. Despite the presence of the plant, roadway traffic on Alta Street was the dominant noise source. Announcements on the PA system were audible but infrequent. Noise levels were observed to be fairly low adjacent to the mobile homes on the South Belden Street. The DNL due to the plant was estimated to be 60-64 dB at the monitoring sites.

Noise levels were measured on February 18, 2010 at the south end of Belden Street, between the adjacent mobile home park and apartments. Measured noise levels ranged from 46-52 dBA with an L_{eq} of 48.7 dBA. The primary plant-related noise sources observed were forklift movements and fans. Noise generated by Dole is not expected to have appreciably changed, as the facility has not added significant new capacities since the last General Plan update.

Packing Sheds: Gonzales' packing sheds are used for collection and packaging of local produce. Noise levels vary depending on the season and are higher during the harvest because of the increased truck volumes

and activity. Two of the three sheds were operating during the previous Noise Element update, but neither was observed to produce a substantial amount of noise. Measured DNL values at the closest residence to the north of the sheds ranged from 53-57 dB. However, traffic on Alta Street represented a much greater noise source that the sheds. Increased truck traffic could make noise more significant during the harvest time.

Observations on February 18, 2010 indicated that there was little activity at the packing sheds. There were some movements by trucks and forklifts at the Jackpot facility, but operations by stationary equipment at the plant were not observed. Noise generated by the packing sheds is not expected to have appreciably changed, as these facilities have not added significant new capacities since the last General Plan update.

Various Agriculture-Related Industries: Observations on February 18, 2010 indicated that there are a number of agriculture-related industries located west of Alta Street between Gonzales River Road and Katherine Street. This is an area that has been designated by the city for this type of use. There are no existing homes in this area and significant noise levels from these facilities were not noted from the east side of Alta Street near the downtown core area. However, future development of noise-sensitive uses or noise-generating facilities should consider potential noise conflicts due to stationary or mobile equipment at the facilities.

Figure V-3 shows the monitoring sites used in the Community Noise Survey, plus the location of major stationary noise sources that were evaluated in the previous General Plan update.

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Figure V-3

NOISE MONITORING SITES

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Existing Railroad Noise Exposure

The Union Pacific Railroad (UPRR) mainline passes through Gonzales in a northwest-southeast direction adjacent to Alta Street. According to the Federal Railroad Administration rail crossing inventory (12/24/05), an average of four UPRR freight trains pass through Gonzales per day. Additionally, there are two daily passenger (Amtrak) trains. Currently, there are no switching movements within the city. Freight trains may occur at any time during the day or night. According to the current Amtrak schedule, the southbound and northbound "Coast Starlight" trains pass through Gonzales during the mid-day and evening hours, respectively. Train speeds generally vary between 25 and 70 mph.

There are approximately seven public or private roadway grade crossings within the General Plan area. Train engineers are required to sound the warning horn when approaching within approximately 1000 feet of a grade crossing. Train noise levels are therefore higher at locations near grade crossings. Due the number of grade crossings within the General Plan area, warning horns are used frequently as trains pass through Gonzales. This is especially true in the downtown area.

Noise levels produced by a southbound Amtrak passenger train were recorded by Brown-Buntin Associates, Inc. (BBA) near the Gonzales River Road grade crossing on February 18, 2010. At a distance of 150 feet from the track, the measured maximum (L_{max}) and Sound Exposure Level (SEL) values were 96.2 and 100.4 dBA, respectively. The SEL is a measure of total sound energy produced by a noise event, normalized to a reference duration of one second. The SEL is not actually heard but is the noise metric used for the calculation of cumulative noise exposure as defined by the DNL.

Railroad noise exposure within the City of Gonzales was calculated based upon the above-described operations data and noise level data for freight and passenger train movements recorded by BBA for numerous studies along the UPRR and other railroads where Amtrak shares the tracks. At a reference distance of 150 feet from the center of the track, typical freight and passenger train pass-bys near a grade crossing have been shown to produce average SEL values of 104 and 100 dBA, respectively. It was assumed for the calculations that freight train operations may occur at any

time of the day or night and that passenger train operations occur between the hours of 7:00 a.m. and 10:00 p.m. (daytime hours for DNL calculations). Assuming that warning horns are used almost continuously through Gonzales, the calculated distance to the generalized 60 dB DNL contour for current railroad activity is 450 feet from the center of the tracks. This does not take into consideration site-specific conditions such as acoustic shielding or reflections caused by nearby buildings.

Existing Traffic Noise Exposure

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to develop DNL contours for SR 101 and major local roadways. The FHWA Model is an analytical method favored by most state and local agencies, including Caltrans, for highway traffic noise prediction. The FHWA Model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavily trucks (3 or more axles), with consideration given to vehicles volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions, and is generally considered to be accurate within ±1.5 dB. The FHWA Model assumes a clear view of traffic with no shielding at the receiver location.

Average Daily Traffic (ADT) volumes used for noise modeling were provided by Hatch Mott McDonald, the project traffic engineers. The day/night distribution of traffic was estimated based upon studies along similar roadways. The percentage of trucks on SR 101 was obtained from Caltrans. The percentage of trucks on major local streets was estimated based upon studies along similar roadways. It was assumed that Gloria Road, Fifth Street/Johnson Canyon Road, Iverson Road, Alta Street and Gonzales River Road are truck routes with higher percentages of trucks than other major local streets. Appendix E summarizes the noise modeling assumptions used to calculate traffic noise exposure for existing conditions along Highway 101 and major local streets.

Table V-I summarizes calculated noise exposure at typical building setbacks and distances to DNL contours for existing traffic conditions. Figure V-4 shows the roadways where distances to DNL contours were calculated for existing traffic conditions. The streets are color coded to

indicate the approximate distances to the 60 dB DNL noise contours. Traffic noise exposure information is generalized for flat terrain and the absence of acoustical shielding or reflections that may be caused by site-specific conditions.

Table V-1

GENERALIZED TRAFFIC NOISE EXPOSURE
EXISTING CONDITIONS

Roadway	Segment	DNL @ Typical Setback, dB[1]	Distance, Feet[2]	
			60 dB DNL	65 dB DNL
Highway 101	s/o Gloria Rd	77.7	1,507	700
	Gloria-Fifth	77.5	1,477	686
	Fifth-Alta	77.4	1,435	666
	n/o Alta St	77.6	1,493	693
Alta Street	Gloria-Gonzales River Rd	61.4	93	43
	Gonzales River Rd-Fifth	60.3	78	36
	Fifth-Associated Ln	62.7	113	53
Associated Ln	Old Stage-Fanoe	53.4	27	13
	Fanoe-"Arterial A"	---	---	---
	"Arterial A"-"Arterial B"	---	---	---
Fifth Street	Alta-Rincon Rd	53.8	29	13
	Rincon Rd-Highway 101	57.0	47	22
	Highway 101-Fanoe	60.7	83	39
	Fanoe-"Arterial A"	60.4	80	37
	"Arterial A"-Iverson	60.4	80	37
	e/o Iverson	60.4	80	37
Gloria Rd	Highway 101-Herold Pkwy	58.8	62	29
	Herold Pkwy-"Arterial A"	58.8	62	29
	"Arterial A"-Iverson	58.8	62	29
	e/o Iverson	56.6	44	21
Gonzales River Rd	w/o Alta St	57.1	48	22
	n/o Gloria Rd	---	---	---
	s/o Fifth/Johnson Cyn	54.0	30	14
	Fifth/Johnson Cyn-"Arterial B"	55.8	39	18

Roadway	Segment	DNL @ Typical Setback, dB[1]	Distance, Feet[2]	
			60 dB DNL	65 dB DNL
	"Arterial B"-Associated Ln	55.8	39	18
Iverson Rd	n/o Gloria Rd	55.0	35	16
	s/o Fifth/Johnson Cyn	55.0	35	16
	n/o Fifth/Johnson Cyn	56.1	41	19
	s/o Associated Ln	56.1	41	19
"Arterial A"	n/o Gloria Rd	---	---	---
	s/o Fifth/Johnson Cyn	---	---	---
	Fifth/Johnson Cyn-"Arterial B"	---	---	---
"Arterial B"	Fanoe-"Arterial A"	---	---	---
	"Arterial A"-Associated Ln	---	---	---
	Associated Ln-Iverson	---	---	---

Source: Brown-Buntin Associates, Inc.

Notes: [1]Assumed to be 75 feet from the center of all roadways except Highway 101 where a setback of 100 feet was assumed. Calculations are generalized and do not take into consideration sound walls or other site-specific conditions.

[2]From the center of the roadway.

Figure V-4

EXISTING NOISE CONTOURS

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7. Future Conditions

Future Stationary Noise Sources

It is not possible to predict the future development of stationary noise sources within the City of Gonzales. The *Gonzales 2010 General Plan* designates significant acreage for the development of commercial and industrial uses, and new employment opportunities will be needed if residential development occurs as predicted. New industrial/commercial uses would be expected to generate increased truck traffic within the city and stationary equipment associated with such uses could produce significant noise levels. Future noise-related land use conflicts can be avoided by implementation of the policies of this Noise Element.

Future Railroad Noise Exposure

It is unknown if, or by how much, rail operations could increase within the City of Gonzales in the future. However, rail activity is likely to increase, and switching operations within the city could occur once again if existing or future industries reinstitute rail shipments. If rail activity were to double in the future, the generalized 60 dB DNL contour would be located at approximately 720 feet from the center of the tracks. This does not take into consideration site-specific conditions such as acoustic shielding or reflections caused by nearby buildings.

Future Traffic Noise Exposure

Future traffic noise exposure was calculated based upon the above-described FHWA Model and traffic data obtained from Hatch Mott MacDonald and Caltrans. Traffic noise modeling assumptions are summarized in Appendix E. Table V-2 summarize calculated noise exposure at typical building setbacks and distances to DNL contours for future traffic conditions. Figure V-5 shows the roadways where distances to DNL contours were calculated for future traffic conditions with buildout of the area contained in the Urban Growth Boundary. The streets are color coded to indicate the approximate distances to the 60 dB DNL noise contours. Traffic noise exposure information is generalized for flat terrain

and the absence of acoustical shielding or reflections that may be caused by site-specific conditions.

Table V-2

GENERALIZED TRAFFIC NOISE EXPOSURE
Urban Growth Boundary

Roadway	Segment	DNL @ Typical Setback, dB[1]	Distance, Feet[2]	
			60 dB DNL	65 dB DNL
Highway 101	s/o Gloria Rd	80.2	2,209	1,025
	Gloria-Fifth	80.0	2,156	1,001
	Fifth-Alta	80.7	2,409	1,118
	n/o Alta St	81.0	2,530	1,174
Alta Street	Gloria-Gonzales River Rd	62.6	111	52
	Gonzales River Rd-Fifth	59.2	67	31
	Fifth-Associated Ln	62.8	116	54
Associated Ln	Old Stage-Fanoe	61.9	101	47
	Fanoe-"Arterial A"	59.1	66	30
	"Arterial A"-"Arterial B"	57.1	48	22
Fifth Street	Alta-Rincon Rd	56.1	41	19
	Rincon Rd-Highway 101	60.4	79	37
	Highway 101-Fanoe	65.9	186	86
	Fanoe-"Arterial A"	66.4	201	93
	"Arterial A"-Iverson	55.1	36	17
	e/o Iverson	54.0	30	14
Gloria Rd	Highway 101-Herold Pkwy	63.8	134	62
	Herold Pkwy-"Arterial A"	62.3	107	49
	"Arterial A"-Iverson	61.8	98	46
	e/o Iverson	56.8	46	21
Gonzales River Rd	w/o Alta St	57.1	48	22
Herold Pkwy/Fanoe	n/o Gloria Rd	57.4	50	23
	s/o Fifth/Johnson Cyn	58.8	62	29
	Fifth/Johnson Cyn-"Arterial B"	61.2	90	42
	"Arterial B"-Associated Ln	58.3	58	27

Roadway	Segment	DNL @ Typical Setback, dB[1]	Distance, Feet[2]	
			60 dB DNL	65 dB DNL
Iverson Rd	n/o Gloria Rd	53.4	27	13
	s/o Fifth/Johnson Cyn	58.0	55	26
	n/o Fifth/Johnson Cyn	56.7	45	21
	s/o Associated Ln	60.2	77	36
"Arterial A"	n/o Gloria Rd	55.7	39	18
	s/o Fifth/Johnson Cyn	60.7	84	39
	Fifth/Johnson Cyn-"Arterial B"	61.3	92	43
"Arterial B"	Fanoe-"Arterial A"	54.5	32	15
	"Arterial A"-Associated Ln	57.3	50	23
	Associated Ln-Iverson	57.2	49	23

Source: Brown-Buntin Associates, Inc.

Notes: [1]Assumed to be 75 feet from the center of all roadways except Highway 101 where a setback of 100 feet was assumed. Calculations are generalized and do not take into consideration sound walls or other site-specific conditions.

[2]From the center of the roadway.

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Figure V-5

FUTURE NOISE CONTOURS

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J. Goals, Policies, and Actions

1. Seismic Safety and Geologic Hazards

Goal HS-1: Reduced risk of personal injury, loss of life, and damage to property resulting from earthquakes.

Policies

Policy HS-1.1 Seismic Safety in New Construction and Redevelopment

Require all new construction and renovation to be designed and constructed to retain structural integrity when subject to seismic activity, in accordance with the City's building codes.

Implementing Action HS-1.1.1 – Design for Seismic Safety. *Require new development in areas of moderate or high seismic hazard shown in Figure V-1 to assess the extent of seismic hazards in accordance with State guidelines and incorporate mitigation measures that reduce them.*

Implementing Action HS-1.1.2 – Seismic Retrofit. *Encourage the upgrading of existing buildings to protect against damage, injury, and loss of life.*

Implementing Action HS-1.1.3 – Setbacks from New Faults. *In the event potentially active faults are discovered in the future, establish setbacks between such faults and any structures intended for human occupancy.*

Implementing Action HS-1.1.4 – Soils Analysis. *Conduct soils analyses for all applications where development is proposed in areas with moderate or high seismic risks or where soil stability may be an issue.*

Implementing Action HS-1.1.5 – Geotechnical Investigations. *Conduct geotechnical investigations using a State-registered geologist, for major development proposals on those sites within 500 feet of the Gonzales Slough and those sites identified in Figure V-1 as having high seismic hazards. These reports should evaluate*

measures to mitigate the effects of ground shaking, liquefaction, subsidence, settlement, and fault displacement.

Implementing Action HS-1.1.6 – Un-Reinforced Masonry. *Provide applicants proposing work on un-reinforced masonry (URM) buildings with all necessary information to comply with State laws and requirements for URMs.*

Implementing Action HS-1.1.7 – Public Awareness. *Continue to promote public awareness of earthquake hazards and ways to reinforce buildings and prevent damage, including bolting of homes to their foundations.*

Implementing Action HS-1.1.8 – Periodic Building Code Update. *Evaluate any building code changes pertaining to seismic safety for their potential impact on historic structures. Code revisions which promote the preservation of such structures should be encouraged.*

Implementing Action HS-1.1.9 – Subsidence and Differential Settlement. *Maintain building codes, engineering standards, and groundwater withdrawal practices which minimize the risk of subsidence and differential settlement.*

2. Flood Hazards

Goal HS-2: Reduced risk of personal injury, loss of life, and damage to property resulting from floods.

<u>Policies</u>

Policy HS-2.1 Flood Safety

Require all new construction and renovation to be designed and constructed to mitigate the effects of flood hazards.

Implementing Action HS-2.1.1 – Flood Damage Prevention. *Require new development to take all necessary steps to mitigate its on- and off-site stormwater drainage effects, consistent with city regulations, state law, and best management practices.*

Implementing Action HS-2.1.2 – Flood Hazard Analysis. *Require proponents of new development to prepare comprehensive drainage studies to fully document on- and off-site drainage conditions and downstream impacts and provide appropriate mitigation.*

Implementing Action HS-2.1.3 – Redefinition of Flood Hazard Zone. *Where Specific Plans propose modified flood hazard zones, such modifications shall:*

- *Provide for natural habitat, open space, and recreational uses;*
- *Be consistent with state law governing the management of flood waters;*
- *Be consistent the Gonzales Flood Damage Prevention ordinance; and*
- *Be designed in to incorporate best management practices.*

Implementing Action HS-2.1.4 – 100-Year Flood Hazard Zone. *Prohibit development within the 100-year flood zone of Gonzales Slough (shown in Figure V-2) unless the project incorporates measures that mitigate flood hazards to habitable structures and transportation facilities without increasing downstream flood hazard, consistent with state law and the Gonzales Flood Damage Prevention Ordinance.*

Implementing Action HS-2.1.5 – Public Awareness of Flood Hazards. Promote greater public awareness of flood hazards throughout the Planning Area by making available up-to-date maps of flood plain boundaries and enforcing flood plain development restrictions.

Policy HS-2.2 Existing Storm Water Drainage System

Support the maintenance and improvement of the existing storm water drainage system to ensure unobstructed flow of stormwater and to prevent future flood damage to the city.

Implementing Action HS-2.2.1 – Gonzales Slough. *Maintain the floodway of the Gonzales Slough free of development (except for habitat restoration and/or trail development) and support flood control maintenance and improvements along the Gonzales Slough to reduce the potential for flood-related damage.*

Implementing Action HS-2.2.2 – Inspection of Drainage Systems. *Conduct periodic inspections of businesses, residential areas, and major land uses to ensure compliance with water quality regulations and best management practices and to inform residents and property owners of any illegal structures or debris that must be removed from drainage areas.*

Implementing Action HS-2.2.3 – Flood Damage Prevention Ordinance. *Maintain the Gonzales Flood Damage Prevention Ordinance (14.50) to be consistent with state law.*

3. Emergency Preparedness

Goal HS-3: Preparedness in the event of an emergency.

Policies

Policy HS-3.1 Hazard Mitigation Planning

The City shall take all reasonable actions to prepare for emergencies, using the "Multi-Jurisdictional Hazard Mitigation Plan, Monterey County" (URS, September 2007) as the basis for planning and preparation.

Implementing Action HS-3.1.1 – Critical Facilities. *Identify hazard-prone critical facilities and infrastructure and carry out acquisition, relocation, and structural and non-structural retrofitting measures as necessary*

Implementing Action HS-3.1.2 – Un-Reinforced Masonry. *Develop an un-reinforced masonry grant program that helps correct earthquake-risk non-masonry building problems, including chimney bracing and anchoring water heaters.*

Implementing Action HS-3.1.3 – Repetitively Flooded Properties. *Explore mitigation opportunities for repetitively flooded properties, and if necessary, carry-out acquisition, relocation, elevation, and flood-proofing measures to protect these properties.*

Implementing Action HS-3.1.4 – Flood and Stormwater Management. *Identify and carry-out minor flood and stormwater management projects that would reduce damage to infrastructure and damage due to local flooding/inadequate drainage.*

Implementing Action HS-3.1.5 – Critical Transportation Facilities. *Examine and mitigate critical infrastructure that has been identified as currently being too narrow to ensure the safe transportation of truckloads within Monterey County.*

Implementing Action HS-3.1.6 – Conduct Emergency Drills. *Conduct periodic drills to test the effectiveness of the City's emergency response procedures.*

Implementing Action HS-3.1.7 – Public Awareness. *Increase public awareness of flood, seismic, fire, and other hazards and methods to avoid or mitigate the effects of these hazards. Provide public information notices in English and Spanish on what to do in the event of an emergency.*

4. Police and Fire Protection

Goal HS-4: Adequate law enforcement and fire protection services.

<u>Policies</u>

Policy HS-4.1 Maintain Levels of Service for Police and Fire Protection

Establish and maintain levels of service for police and fire services that meet national and/or regional standards. Proposals for new development shall be evaluated against these service levels to determine the extent of improvements needed.

Implementing Action HS-4.1.1 – Address Police and Fire Protection Service Needs in Specific Plan Development. *Require Specific Plans*

to address police and fire service needs, and require new development resulting from the Specific Plan to fund needed police and fire protection services.

Implementing Action HS-4.1.2 – Crime Prevention through Quality Design. *Design new development to foster a sense of community and to incorporate architectural or landscape features which minimize the potential for crime.*[19]

Implementing Action HS-4.1.3 – Convert to Sworn Staff and Volunteer Department. *Support the gradual conversion of Gonzales' all-volunteer Fire Department to a combined sworn staff and volunteer Department. The conversion would enable the Department to provide efficient, reliable service to the larger population and employment base envisioned by this General Plan. Establish a training program for emergency service personnel to ensure that training meets or exceeds state or national standards.*

Implementing Action HS-4.1.4 – Water for Fire Protection. *Ensure that the Gonzales water system can provide adequate flow for peak fire suppression needs before new development is approved. Where water supply in existing developed areas does not meet current standards for fire flow, corrective measures should be pursued.*

Implementing Action HS-4.1.5 – Crime Prevention through Public Education. *Promote continued public education and awareness for youth to discourage drug use and gang activity.*

Implementing Action HS-4.1.6 – Levels of Service for Police and Fire Protection. *Within one year of General Plan adoption, adopt level of service standards for police and fire protection. These standards should be based on (a) maximum acceptable response time; (b) minimum staffing levels per 1,000 residents; (c) fire-flow*

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[19] *The policy promotes the concept of 'defensible space." Design elements could include well lit parking areas and walkways, front doors facing the street, minimal use of alcoves or other hiding places, low vegetation screens, etc.*

rates for hydrants; or (d) any other measurement deemed acceptable for ensuring the adequacy of police and fire services.

Implementing Action HS-4.1.7 – Review of Development Proposals. *On an on-going basis, refer proposed development applications to the Police and Fire Departments for review and comment. Projects should not be approved until these Departments have determined that facilities and equipment are adequate or will be made adequate to serve the proposed development.*

Implementing Action HS-4.1.8 – Design Safe Streets. *Design new streets to balance the need for emergency access with the need for discouraging speeding traffic. In new subdivisions and other residential development, require roadway widths and turning radii that are sufficient for emergency vehicle access.*[20] *Road widths that substantially exceed the requirements for emergency vehicle access are discouraged. Where appropriate, hydrants, street lighting, and lighted house numbers should be provided to facilitate emergency service delivery.*

Implementing Action HS-4.1.9 – Building Code Updates. *Periodically update the Gonzales Building Code to incorporate amendments to the International Building Code pertaining to fire and life safety.*

Implementing Action HS-4.1.10 – New Fire Station. *Fund and construct a second fire station on the east side of the freeway and establish a full-time fire fighting force as funding allows.*

Implementing Action HS-4.1.11 – Periodical Evaluation of Impact Fees. *Evaluate police and fire impact fees on a regular basis to ensure that they are adequate to meet public safety needs.*

Implementing Action HS-4.1.12 – Up-to-Date Equipment. *Maintain up-to-date fire fighting and police vehicles.*

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[20] *For consistency with the Community Character Element, roads should achieve this objective without being excessively wide. Road widths that substantially exceed the requirements for emergency vehicle access are discouraged.*

Implementing Action HS-4.1.13 – Development in Areas of Very High Wildfire Potential. *The City of Gonzales shall require site-specific investigations and reports on wildfire potential for any development east of Iverson Road, which is an area of very high wildfire potential. Such an investigation and report shall include measures necessary to mitigate any wildfire hazards, including the establishment of "fire safe" zones around habitable structures, to a less than significant level.*

Implementing Action HS-4.1.14 – Burn Area Recovery Plans. *Require Specific Plans and other development applications to contain a "Burn Area Recovery Plan" for any and all open space/habitat areas in the Specific Plan area.*

5. Hazardous Materials

Goat HS-5: Protection of residents and employees from accidental exposure to hazardous materials.

Policies

Policy HS-5.1 Hazardous Material Safety in New Construction and Redevelopment

Require all new construction and renovation to be designed and constructed to mitigate the effects of hazardous materials.

Implementing Action HS-5.1.1 – Review Development Proposals. *Review all development proposals for their potential to introduce hazardous materials to Gonzales, and require a sanitary survey of the potential impact on City utilities and stormwater where necessary to protect public health and safety.*

Implementing Action HS-5.1.2 – County Hazardous Materials Management Plan. *Support the County Hazardous Waste Management Plan and participate in its periodic update.*

Implementing Action HS-5.1.3 – State and County Requirements. *Implement State and County requirements for the storage, use, transport, disposal, and handling of hazardous materials, including*

requirements for management plans, security precautions, and contingency plans.

Implementing Action HS-5.1.4 – Transport of Hazardous Materials. *To the extent permitted by law, regulate the transport of hazardous materials in residential areas to minimize potential health and safety hazards.*

Implementing Action HS-5.1.5 – Separation between Non-Compatible Uses. *Provide adequate and safe separation between areas where hazardous materials are present and non-compatible uses such as schools, residences, and public facilities.*

Implementing Action HS-5.1.6 – Site-Specific Investigation of Potential Soil Contamination Required. *The City of Gonzales shall require site-specific investigations and reports on potential soil contamination as part of Specific Plan or other major development plan review and approval. Such an investigation and report shall include measures necessary to mitigate any environmental hazards to a less than significant level.*

Implementing Action HS-5.1.7 – Site Sensitive Uses away from Hazardous Materials. *Site future schools, residences, and public gathering places at least 1,000 feet downwind of areas that have significant quantities of hazardous materials. Conversely, site new uses that will have significant quantities of hazardous materials no less than 1,000 feet upwind of any existing or planned schools, residences, or public gathering places.*

Implementing Action HS-5.1.8 – Storage of Hazardous Materials. *Support enforcement of California Code of Regulations Title 19 requirements for the storage of hazardous materials.*

Implementing Action HS-5.1.9 – Spill Containment. *Enforce the spill containment requirement to Section 11.08.090 of the Gonzales City Code. Where warranted by the type and extent of materials present, secondary spill containment facilities adequate to protect public health and safety should be required on properties with hazardous materials storage and/or processing activities.*

Implementing Action HS-5.1.10 – Remediation Plan for Clean-Up of Fanoe Ranch. *The City of Gonzales shall require a remediation plan for the clean-up of any contaminated areas of Fanoe Ranch as part any Specific Plan that includes the ranch in its planning area. The remediation plan shall be coordinated with appropriate regional, state, and federal agencies.*

6. Air Quality

Goal HS-6: Clean, healthy air for the residents of Gonzales and the reduction of Greenhouse Gases consistent with State law.

Policies

Policy HS-6.1 Air Quality in New Construction and Redevelopment

Require all new construction and renovation to be designed in accordance with adopted Neighborhood Design Guidelines and constructed to reduce the City's overall greenhouse gas emissions and other deleterious air quality impacts.

Implementing Action HS-6.1.1 – Support Regional Air Quality Efforts. *Support regional efforts to achieve and maintain ambient air quality standards. The City should cooperate with regional, State, and Federal agencies in conducting studies and implementing regulations to improve air quality.*

Implementing Action HS-6.1.2 – Land Use and Transportation Patterns. *Encourage a land use and transportation pattern which reduces dependence on the single passenger vehicle. Some of the elements of this pattern include a balanced mix of jobs and housing which minimize the necessity of commuting, a compact City form which minimizes vehicle miles traveled; mixing of commercial and residential uses to reduce the need for driving; and convenient provisions for bicycles, pedestrians, and carpools.*

Implementing Action HS-6.1.3 – Dust Abatement. *Minimize local air quality impacts related to new construction by requiring dust abatement measures where appropriate.*

Implementing Action HS-6.1.4 – Street Trees. *Promote the use of street trees as a means of reducing roadside temperatures that in turn reduce summertime emissions of ozone-forming hydrocarbon pollutants, especially along collector and arterial streets and along industrial streets, where street trees are not presently required.*

Implementing Action HS-6.1.5 – State Funds for Congestion Management. *On an on-going basis, pursue State funds for transportation improvements which resolve congestion problems or promote alternatives to automobile use (including bikeways).*

Implementing Action HS-6.1.6 – County CMP. *Participate in the Monterey County Congestion Management Program and the on-going efforts of the Transportation Agency of Monterey County. The program allows jurisdictions to use their gas tax funds to implement transportation improvements and resolve congestion problems.*

Policy HS-6.2 Siting of New Sources of Toxic Air Contaminants (TACs)

New development that would be a source of TACs proposed near existing residences or other sensitive receptors shall either provide adequate buffer distances or provide other measures to reduce the potential exposure to acceptable levels.

Implementing Action HS-6.2.1 – Project Review for New Sources of TACs. *Require Specific Plans or other development applications to contain an analysis of toxic air contaminant health risks for major new sources of TACs (e.g., trucking distribution centers, dry cleaners or gasoline stations) that are to be located near a sensitive receptor. Such analysis shall include an evaluation of the adequacy of the setbacks and if necessary identify measures to reduce health risks to acceptable levels.*

Policy HS-6.3 Siting of New Sensitive Receptors

New residential or other sensitive receptors proposed near existing sources of TACs should have either adequate buffer distances or provide other measures to reduce the potential exposure to acceptable levels.

Implementing Action HS-6.3.1 – Project Review for Sensitive Receptors Adjacent to Major Transportation Facilities. *Require Specific Plans or other development applications to contain an analysis of toxic air contaminant health risks for new sensitive receptors (e.g., facilities or land uses that include members of the population sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses) proposed within 500 feet from the edge of the closest traffic lane of U.S. Highway 101 or roads carrying 50,000 vehicles per day. Such analysis shall include an evaluation of the adequacy of the setback and if necessary identify measures to reduce health risks to acceptable levels.*

Implementing Action HS-6.3.2 – Project Review for Sensitive Receptors Adjacent to Major TAC Sources. *Require Specific Plans or other development applications to contain an analysis of toxic air contaminant health risks for new sensitive receptors (e.g., facilities or land uses that include members of the population sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses) to be located in proximity to major sources of TACs, as recommended in the California Air Resources Board's "Air Quality and Land Use Handbook." Such analysis shall include an evaluation of the adequacy of the setback and if necessary identify measures to reduce health risks to acceptable levels. If such evaluation leads to a determination that the potential for a significant impact exists, the City shall implement all feasible mitigation measures to reduce or eliminate the impact.*

Implementing Action HS-6.3.3 – Deed Restriction Notification of Strong Odor. *The City of Gonzales shall require that a deed restriction be recorded on all properties located within one (1) mile of either the animal feed lot or the Johnson Canyon Road Landfill (both of which are located east of Iverson Road) notifying the owner or the prospective property buyer of the potential for strong odors*

emanating from these facilities to adversely affect the property on which the deed restriction is recorded. This measure may be modified and refined as part of the Specific Plan or other development approval process based on a detailed analysis by a qualified air quality expert and based on land use changes over time.

Implementing Action HS-6.3.4 – Working to Reduce Strong Odors. *The City of Gonzales shall work in partnership with the MBUAPCD and the owners of operations that create significant odors in the planning area to reduce such odors using the most current operational and other techniques available. Such partnership shall be limited to voluntary efforts where exemptions to District Rule 402 apply.*

7. Water Quality

Goal HS-7: Clean, healthy water for the residents of Gonzales.

Policies

Policy HS-7.1 Water Quality in New Construction and Redevelopment

Require all new construction and renovation to be designed and constructed to protect water quality.

Implementing Action HS-7.1.1 – Protect City Wells. *Protect the quality of water obtained from City wells.*

Implementing Action HS-7.1.2 – Protect Natural Drainages from Hazardous Materials. *Minimize the extent of development using hazardous chemicals or involving polluting materials (such as motor oil and paint) in areas adjacent to the Gonzales Slough, Johnson Canyon Creek, and other drainages east of Fanoe Road.*

Implementing Action HS-7.1.3 – Best Management Practices. *Require the use source and treatment control Best Management Practices to trap or remove potential pollutants from urban runoff before they reach the Gonzales Slough and other sensitive habitat or natural areas.*

Implementing Action HS-7.1.4 – Monitor Potable Water Quality. *Continue to monitor Gonzales' potable water supply for trace chemicals and other potential contaminants. Regular sanitary surveys should be performed by the City Engineer. The State Department of Health Services should be alerted if hazards are identified.*

Implementing Action HS-7.1.5 – Agricultural Impacts on Water Quality. *Work with the County Department of Environmental Health and Agricultural Commissioner to identify potential impacts of farming operations and the use of herbicides, pesticides, and fertilizers on the City's domestic water supply.*

Implementing Action HS-7.1.6 – Maintain Water Quality During Construction. *Maintain adequate regulatory controls to minimize sediment flow from construction sites and other sources to the Gonzales Slough and other drainage courses.*

Implementing Action HS-7.1.7 – Public Awareness, Education, and Technical Assistance. *Increase public awareness about ways to prevent surface water pollution. Publish information periodically to educate city employees, citizens, and businesses about their role in surface water pollution prevention.*

Implementing Action HS-7.1.8 – Dumping and Litter Laws. *Enforce dumping and anti-litter laws to minimize pollution of ditches and the Gonzales Slough.*

Implementing Action HS-7.1.9 – Recycling. *Implement a citywide recycling program to recycle items such as oil, paint, and other substances which could contaminate ground and surface water if improperly disposed.*

8. Noise

Goal HS-8: To protect the citizens of the City from the harmful and annoying effects of exposure to excessive noise.

Goal HS-9: To protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

Goal HS-10: To preserve the tranquility of residential and other noise-sensitive areas by preventing noise-producing uses from encroaching upon existing or planned noise-sensitive uses.

Goal HS-11: To educate the citizens of the City concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure.

Policies

Policy 8.1 Transportation Noise

Maintain a citywide noise environment that achieves noise goals by minimizing to the degree practicable the impact of transportation-related noise.

Implementing Action HS-8.1.1 – Noise-Sensitive Land Uses. *New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future noise levels from transportation noise sources exceeding 60 dB DNL within outdoor activity areas (65 dB DNL is allowable for residential uses in the Downtown Mixed-Use District) unless appropriate noise mitigation measures have been incorporated into the final project design. An exterior exposure of up to 65 dB DNL within outdoor activity areas may be allowed if a good-faith effort has been made to mitigate exterior noise exposure using a practical application of available noise mitigation measures and interior noise exposure due to exterior sources will not exceed 45 dB DNL.*

Implementing Action HS-8.1.2 – New Transportation Noise. *Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB*

DNL within outdoor activity areas (65 dB DNL is allowable for residential uses in the Downtown Mixed-Use District) and 45 dB DNL within interior living spaces of existing noise-sensitive land uses.

Policy 8.2 Stationary Noise Sources

Maintain a citywide noise environment that achieves noise goals by minimizing to the degree practicable the impact of stationary noise sources.

Implementing Action HS-8.2.1 – Noise-Sensitive Land Uses. The new development of noise-sensitive land uses shall not be permitted in areas where noise levels from existing stationary noises sources may exceed the noise level standards summarized in Table V-3.

Table V-3

ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES[21]

	Daytime (7 a.m. to 10:00 p.m.)	**Nighttime (10 p.m.-7 a.m.)**
Hourly L_{eq}, dBA	55	50
Maximum level, dBA	70	65

Implementing Action HS-8.2.2 – New Stationary Noise Sources. *Noise created by proposed stationary noise sources, or existing stationary noise sources which undergo modifications that may increase noise levels, shall be mitigated so as not to exceed the noise level standards of Table V-3 within outdoor activity areas of existing or planned noise-sensitive land uses.*

[21] As determined within outdoor activity areas of existing or planned noise-sensitive uses. If outdoor activity area locations are unknown, the allowable noise exposure shall be determined at the property line of the noise-sensitive use.

Policy 8.3 Development Review and Monitoring

Maintain a citywide noise environment that achieves noise goals through development review and post-development monitoring.

Implementing Action HS-8.3.1 – Development Review. *The City shall review new public and private development proposals to determine conformance with the policies and implementing actions of the Community Health and Safety Element. Where the development of a project may result in land uses being exposed to existing or projected future noise levels exceeding the levels specified, the City shall require an acoustical analysis early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit.*

Implementing Action HS-8.3.2 – Compliance Monitoring. *The City shall develop and employ procedures to monitor compliance with the policies of the Community Health and Safety Element after completion of projects where noise mitigation measures have been required.*

Chapter VI

CONSERVATION AND OPEN SPACE

A. Introduction

1. What is the Conservation and Open Space Element?

This Conservation and Open Space Element is concerned with the conservation of natural resources like natural habitat, soil, and water, and the management of open space. The element combines two of the seven mandatory General Plan Elements: Conservation, which is required by Government Code 65302 (d) and Open Space, which is required by Government Code 65302 (a). Because the two elements overlap in content and function, they have been combined in this plan. The element emphasizes the conservation of two of Gonzales' most valuable natural resources: the prime agricultural lands on the city's perimeter, and the plant and animal resources within and adjacent to the Planning Area.

Open Space is defined in the Government Code as "any area of land or water which is essentially unimproved and devoted to open space use." The State further specifies that four general categories of open space be addressed in the General Plan: (a) open space for the preservation of natural resources; (b) open space for the managed production of natural resources (including farmland); (c) open space for outdoor recreation; and (d) open space for public health and safety. This element includes policies and actions promoting the long-range preservation and management of all four types of open space.

2. Organization of this Element

The following section of this element describes background conditions, issues, and major proposals for the future. An overview of open space and conservation in Gonzales is provided first. The conservation of natural resources is discussed next, with a focus on the Gonzales Slough, Johnson Canyon Landfill, and other resource areas. The managed production of natural resources is then discussed, including soils and agricultural

activities. The fourth section discusses parks and recreational open space. This is followed by a section on open space required to protect public health and safety, including flood plains. The element concludes with goals, policies, and actions for each heading.

B. Overview of Conservation and Open Space in Gonzales

Gonzales is surrounded by thousands of acres of agricultural open space.[22] However, there are only about 36 acres of land dedicated as permanent park and open space within the city limits. This includes seven public parks totaling about 22 acres and about 14 acres of open space, including land along the banks of the Gonzales Slough used for flood control.

Although not counted as open space, some developed areas in Gonzales have an open character and provide some of the same aesthetic and environmental benefits as parks or farmland. These areas include the cemetery at the south end of the city, the school athletic fields, and the landscaped grounds surrounding the Blackstone Winery. Private residential lawns and yards also contribute to the overall perception of Gonzales as a city that provides room to breathe and immediate access to open space.

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[22] "Agriculture" is one form of open space. It is distinguished from "recreational" open apace or "conservation" open apace by its economic productivity. Agricultural open space is typically privately owned and is not suitable for public access tine to the presence of machinery and heavy equipment, the application of pesticides and other farm chemicals, and the use of the land for crop and livestock production.

Figure VI-1

OPEN SPACE AT BLACKSTONE WINERY

Open Space around the Blackstone Winery is open to the public during winery hours

Source: Eadie Consulting

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C. Conservation of Natural Resources

The focus of the *Gonzales 2010 General Plan* effort to address biotic resources was to update information on special-status plant and wildlife species (as defined by CEQA) and sensitive habitats within the City's planning jurisdiction and to supplement previous descriptions of the primary natural features in the city limits, Gonzales Slough, and surrounding area. Since the development of the *Gonzales 1996 General Plan*, knowledge and conservation of local biological resources have progressed: special-status plants and wildlife species were identified and critical fish habitat was designated in the area. EcoSystems West reviewed all available documents on biological resources in the vicinity and consulted with local experts. In addition, EcoSystems West conducted reconnaissance site visits of accessible portions of the General Plan growth area and surroundings, although access to much of the area was limited.

The *Gonzalez 2010 General Plan* expands the area designated for growth in the *Gonzales 1996 General Plan* boundaries. Most of the developable land in the *Gonzales 1996 General Plan* was located immediately east of Highway 101. The *Gonzales 2010 General Plan* extends the area of developable land further to the east (See Figure I-1 in Chapter 1: Introduction).

Most of the land within the General Plan growth area has been altered by human activities, from agriculture operations, grazing, and re-routing seasonal drainages into ditches, agricultural ponds, or retention basins for irrigation and flood control. The expansion of the General Plan growth area extends to the foothills of the Gabilan Range and the Johnson Canyon Road Landfill. Annual non-native grasslands and oak savanna occur in this area.

The primary natural landscape features within and around the city include the Gonzales Slough within the city limits, the Salinas River to the southwest, and the foothills of the Gabilan Range to the northeast. Gonzales is set in the Salinas Valley floor, which has been extensively cultivated for agricultural use. Northeast of the valley floor agricultural fields give way to the rangelands that stretch to the foothills of the Gabilan

Range. A series of seasonal drainages, including Johnson Canyon Creek, McCoy Creek and several unnamed drainages convey seasonal runoff from the Gabilan Range southwestward. Many segments of these drainages have been altered and converted into channelized agricultural ditches to divert seasonal runoff into agricultural ponds and retention basins, and to assist in regulating seasonal flooding. Strips of ruderal and grassland plant communities occur along some of these drainages and ditches, offering some degree of habitat diversity and cover for wildlife.

1. Natural Resources in the Planning Area

The City of Gonzales and its surroundings are comprised of a diverse assemblage of natural and human-influenced environments. Protecting and enhancing habitat continuity between the remaining natural and open space areas promotes the integrity of local ecosystems and is essential to sustaining populations and allowing for the continued dispersal of native plant and animal species. In addition, patterns of wildlife movement are protected under CEQA.

Continuity between important plant and wildlife habitats can be sustained by protecting and enhancing natural linkages, such as riparian corridors and drainages, canyons, ridgelines, and corridors across the valley floor where barriers such as dense urban development, exclusionary fencing, and heavily traveled roadways have not yet eliminated options for plant and wildlife dispersal. While narrow corridors may be the only option for movement in some locations due to existing development, habitat linkages are most effective through maintenance of a permeable landscape (one that allows for uninhibited movement of species). The drainages that flow into the Gonzalez Slough, the slough itself, and open spaces such as the protected portions of the Landfill property, neighborhood parks adjoining larger open spaces, and uncultivated areas adjacent to the Salinas River, provide habitat continuity within the General Plan growth area and immediate surroundings.

On a large scale, the Salinas River to the west and Gabilan Range to the east of the city provide important wildlife corridors for some species dispersing along the Salinas Valley. Northeast of the city, Johnson and McCoy Creeks and the seasonal drainages and ditches offer dispersal and foraging habitat from the Gabilan Range to the Salinas Valley floor. Both

local and large scale linkages will become increasingly important as future urbanization further inhibits wildlife passage and foraging opportunities. Corridors could be further protected and enhanced with adequate buffers, protection from disturbances such as noise and light pollution, management of native plant communities for long term sustainability, and protection of agricultural lands, ponds and ditches. Future development should incorporate designs to enhance connectivity across the Salinas Valley.

Gonzales Slough

The Gonzales Slough is the most notable natural feature within the city. The slough is a freshwater marsh and riparian environment, providing habitat for a variety of plant and wildlife species. Both of these plant communities are recognized as sensitive habitats and are protected under CEQA. Riparian vegetation helps to maintain streambank stability, stream configuration and water quality.

The Gonzales Slough provides a variety of resident and migratory wildlife the opportunity to forage, breed, seek refuge, and disperse within the city and Salinas Valley. The aquatic habitat supports amphibians including the western toad (*Bufo boreas*), and Pacific treefrogs (*Hyla regilla*), and provides potential habitat for special-status amphibians and reptiles listed in Table 1. Terrestrial wildlife found along the slough include the western fence lizard (*Sceloporus occidentalis*), red-wing black birds (*Agelaius phoeniceus*), black phoebe (*Sayornia nigricans*), Allen's hummingbird (*Selasphorus sasin*), Anna's hummingbird (*Calypte anna*), house finch (*Carpodacus mexicanus*), barn swallow (*Hirundo rustica*), green heron (*Butorides virescens*), great blue heron (*Ardea herodias*), California ground squirrel (*Spermophilus beecheyi*), and raccoon (*Procyon lotor*). The presence of feral domestic cats along the Gonzales Slough corridor is likely to be detrimental to native wildlife.

The slough flows northwest as it meanders through the Blackstone Winery, residential neighborhoods, parks and school fields. Just north of the winery in the south-central section of the city, between C Street and Fairview Drive, the vegetation on the banks of the slough is periodically scraped in an effort to reduce roughage and increase flood storage capacity. The *Gonzales 1996 General Plan* and recent studies described Gonzales Slough as eventually flowing into the Salinas River; however, according to the

Federal Emergency Management Agency (FEMA) 100-year flood insurance maps of the area, no surface flows from Gonzales Slough appear to reach the Salinas River, except during extreme storm events.

Johnson Canyon Creek, Other Seasonal Drainages, and Agricultural Ponds

The slough is fed by seasonal drainages, including McCoy Creek, Johnson Creek, and other unnamed drainages that originate in the Gabilan Range east of the city. Many segments of these natural drainages have been altered to divert flows into irrigation ditches, ponds, and retention basins for agricultural use and flood management. The drainage pattern of McCoy Creek has been altered to divert a portion of the flow volume west along ditches adjacent to Gloria Road at the south end of the city. Portions of Johnson Creek and the northeast branch of Gonzales Slough have also been diverted to flow west along a series of ditches along Johnson Canyon Road as well as other roads. These and other unnamed drainages flow into temporary retention basins and eventually flow under Highway 101 through culverts into the Gonzales Slough.

Agricultural ponds are scattered throughout much of the Planning Area. These ponds are typically located at well heads and are used to store irrigation water pumped from the wells during low energy usage periods. The water is then used to irrigate crops. These agricultural ponds are typically surrounded by small berms and beyond that active field cultivation. The salamanders apparently breed in the water that is present and estivate in the berms surrounding the ponds.

Five of these agricultural ponds are located on Fanoe Ranch and are known to contain hybridized populations of California tiger salamander (*Ambystoma californiese*). According to the U. S. Fish and Wildlife Service, the salamanders in the Fanoe Ranch ponds were studied by a qualified biologist and determined to be hybridized beyond the point that they would be regulated by Endangered Species Act. Other ponds in the General Plan growth area will need to be evaluated on a case-by-case basis to determine if there are salamanders present that would be regulated by the Endangered Species Act.

Johnson Canyon Road Landfill

The Salinas Valley Solid Waste Authority (Authority) manages the operations of the Johnson Canyon Road Landfill facility, east of the city. The landfill property contains known populations of special-status plants including the Indian bush mallow (*Malocothamus aboriginum*). Special-status wildlife primarily occurs in pond sites and their surrounding upland areas of the landfill. These species include the vernal pool fairy shrimp (*Branchinecta lynchi*), California tiger salamander (*Ambystoma californiese*), western spadefoot toad (*Scaphiopus hammondii*), and western burrowing owl (*Athene cunicularia*).

As part of their resource management agreement with CDFG, the Authority created a deed restriction/conservation easement on an approximately 12-acre area within the landfill's eastern boundary. This area includes a pond site, part of the upstream drainage that flows into the pond, and an approximately 220-foot buffer below the pond. The easement prohibits non-CDFG approved developments or improvements with this area, with the exception of permitted controlled grazing and periodic monitoring and maintenance of landfill gas monitoring probes.

2. Habitat Types and Vegetation Communities

Eight habitat types were identified within the General Plan growth area. These include California annual grassland, coast live oak savanna, freshwater marsh, Pacific willow riparian, aquatic, agriculture, ruderal, and urban/developed. Of these community types, only freshwater marsh and riparian are not typically associated with ongoing human disturbance and tend to be dominated by native plant species, although non-natives may occur. The remaining community types, including the oak savanna understory, are non-native in that they are typically a result of various types of conversion due to human influence. The majority of plant species in these communities was introduced from other geographic regions and has become naturalized over time. Table VI-1 summarizes the habitat types found in the Gonzales growth area.

Table VI-1

HABITAT TYPES IN THE PLANNING AREA

Habitat Type	Description	Protected
California Annual Grassland	Located primarily in the eastern portion of the General Plan growth area in areas associated with current and historic livestock grazing. Small patches of annual grassland can also be found along berms surrounding agricultural ponds and detention basins as well as along roadways bordering residential and agricultural properties. Remnant native grassland species are relatively uncommon yet can be locally abundant in areas with mesic or rocky soils and along the lower reach of Johnson Creek. A known occurrence record of Indian Valley bush mallow, a CNPS List 1B species, is also located within the annual grassland community from Johnson Canyon Road within the General Plan growth area at the northeast boundary (CNDDB 2007; CDFG 2007a,b).	No, except Indian Valley bush mallow is a protected species
Coast Live Oak Savanna	Coast live oak savanna is located on a small hillside in the eastern portion of the General Plan growth area south of Johnson Creek and immediately east of the landfill. Coast live oak (*Quercus agrifolia*) is the only tree species present in the overstory. Which are considered "protected trees" and thereby a protected resource under local policies and regulations throughout Monterey County (Monterey County Resources Management Agency 2007).	Yes
Freshwater Marsh	The Gonzales Slough is located in central Gonzales and is fed by a series of natural and man-made waterbodies. Surface flows from the slough are presently isolated from the Salinas River to the west, except following periodic storm events. As a result, much of the slough is dominated by emergent freshwater marsh vegetation. Emergent vegetation is most prevalent along reaches that flow for short durations and where the channel consists of natural substrates as opposed to concrete. Freshwater marsh provides beneficial habitat for a variety of birds and wildlife species and also serves as a natural filtration mechanism for stormwater and other contaminants.	Yes

Habitat Type	Description	Protected
Pacific Willow Riparian Woodland	Several stretches of the Gonzales Slough corridor support dense willow riparian habitat dominated almost entirely by Pacific willow (*Salix lasiandra* ssp. *lasiandra*). Contiguous riparian vegetation occurs near the Blackstone winery and in several additional patches a few hundred meters further downstream.	Yes
Aquatic	Aquatic habitat includes areas with standing or flowing water for the majority of the year. These areas typically lack vegetation but often integrate with freshwater marsh and riparian woodland along the Salinas River and the Gonzales Slough. Gonzales Slough provides perennial flows while Johnson and McCoy creeks flow seasonally. Other numerous unnamed seasonal drainages have been converted into agricultural and/or roadside ditches. Segments of aquatic habitat of the Gonzales Slough and other seasonal drainages contain emergent vegetation and filamentous algae mats that offer potential breeding and/or foraging habitat for a variety of common amphibians and aquatic reptiles. No sensitive fish species are known to occur within Gonzales Slough, Johnson and McCoy creeks or the numerous unnamed drainages within the General Plan growth area. The segment of the Salinas River that flows along the waste-water treatment facility west of Gonzales is federally designated as critical habitat for the South-central California Coast steelhead Evolutionary Significant Unit (NOAA 2005 and 2006).	Yes
Agriculture	Much of the outlying land beyond Gonzales' urban footprint along the Salinas Valley floor is presently used to grow food crops including broccoli, spinach, and lettuce. The majority of these agricultural fields have been actively farmed for many decades. The Monterey County General Plan considers most of the agricultural fields within the General Plan growth area to be "prime agriculture" and discourages other uses, including residential development, in these areas. However, the most agriculturally productive soils are generally found west of the Gonzales Slough. The agricultural land east of U.S. Highway 101 include soils with high clay content that may have supported seasonal wetlands or vernal pools at some time in the past. Presently, these areas have marginal habitat value and do not support naturalized vegetation or sensitive plant communities.	No
Ruderal	Throughout the General Plan growth area, ruderal vegetation is common in fallow agricultural fields, vacant lots, and along ditches and roadways in central Gonzales. The ruderal vegetation community shares many similarities with California annual grassland. Ruderal vegetation is best described as an early seral stage of the annual grassland plant community and will often develop grassland characteristics given time and lack of ongoing disturbance.	No

Habitat Type	Description	Protected
Developed/ Urban Landscape	The current footprint of urban Gonzales in currently located along either side of the US Highway 101 corridor approximately one mile north of the Salinas River. The city consists of residential and commercial properties, many of which are landscaped by ornamental vegetation. Planted trees and shrubs may provide refuge and foraging opportunities for birds and other wildlife but otherwise these areas provide marginal habitat value for sensitive species.	No

Source: EcoSystems West 2007

3. Special Status Species

An inventory of special-status plant and animal species was generated by reviewing the California Natural Diversity Data Base (CNDDB) occurrence records for the Gonzales USGS 7.5' quadrangle. For plants, an additional eight surrounding USGS quadrangles were reviewed for occurrence records in the CNPS Inventory along with additional floras. Previous local studies within the Planning Area, information provided by professional biologists knowledgeable of the area, and a field reconnaissance by EcoSystems West Consulting Group supplemented the inventory.

Table F-1, in Appendix F, provides a list of special-status species that occur or potentially occur within the General Plan growth area and surroundings. Likelihood of occurrence is indicated by 'Present', 'Possible', or 'Unlikely.' The table includes general habitat requirements and seasonal flowering periods for plants and general habitat requirements, and seasonal presence as year-long residents, breeding, wintering, or migrants in Monterey County for wildlife. The presence of potential wildlife habitat is also addressed in Table F-1.

One special status plant and six special status wildlife species occur within the General Plan growth area. One plant and four wildlife species were identified during biotic studies conducted on landfill property prior to the 1998 landfill expansion. Two additional protected wildlife species have been documented along the segment of the Salinas River that flows past the City of Gonzales.

Indian Valley bush mallow, a CNPS List 1B species, is the only special status plant known to occur within the General Plan growth area. A number of other special-status plant species may occur based on habitat requirements and proximity of known populations. These species are also listed in Table F-1. Of these, six are CNPS List 1B plants, one is a List 3 plant, and 13 are List 4 plants.

Special-status wildlife known to occur within the General Plan growth area include native and hybrid[23] species of California tiger salamander, the western spadefoot toad, vernal pool fairy shrimp, and western burrowing owl. These records are primarily from Johnson Creek Canyon and the vicinity of the Landfill, northeast of the City. According to the U.S. Fish and Wildlife Service,[24] the portion of the General Plan growth area being developed by the Wellington Corporation has been investigated for presence of California tiger salamander, and it has been determined that the salamanders present on the subject property are hybridized to the extent that they are not covered by the Endangered Species Act. The General Plan growth area provides habitat for two additional special-status wildlife species: the western pond turtle and South-Central-Coast steelhead.

The segment of the Salinas River that flows along the waste water treatment facility west of Gonzales has been federally designated as critical habitat for the Evolutionary Significant Unit of the South-Central Coast steelhead. This segment of the river also provides habitat for the western pond turtle. Figure VI-2 presents the general locations of biotic resources and critical habitat within the vicinity of the City.

The General Plan growth area and surroundings provide potential habitat for the remaining wildlife species listed in Table F-1. Many of these species are commonly found in cultivated fields, rangeland, and in other areas of the Salinas Valley and bordering foothills. Others disperse, forage, or migrate through the valley. Because access to most of the area was limited during the 2007 field reconnaissance, the presence of suitable habitat cannot be ruled out without additional assessments and/or focused surveys.

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[23] *Hybrid species are those offspring of the native California tiger salamander (Ambystoma californiense) and introduced barred salamander (Ambystoma tigrinum mavoritium) (Fitzpatrick and Shaffer 2007).*

[24] *Letter from the U.S. Fish and Wildlife Service dated June 15, 2007 and addressed to Sheppard, Mullin, Richter, and Hampton, LLP, attorneys for the Wellington Corporation.*

4. Constraints on Future Development

Table VI-2 summarizes assessment protocols to determine if a sensitive biological resource is present and lists constraints on future development when such resources are found to occur or assumed to be present.

Figure VI-2

BIOTIC RESOURCES

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Table VI-2

ASSESSMENT PROTOCOLS

Table 1. Constraints on development of lands supporting sensitive biological resources.

RESOURCE	REGULATORY AUTHORITY	ASSESSMENT (to determine presence)	CONSTRAINT[i] (if resource is present)
Sensitive Habitats			
Aquatic	State Water Resources Control Board (SWRCB) CDFG CEQA Review Army Corps of Engineers (Corps)	Determination of jurisdiction.	Avoid impacts to the extent possible and/or consult with the appropriate jurisdictional agency(s) for review and to determine mitigation. CCC- Coastal zone jurisdiction (CCC *Procedures*). SWRCB- Minimize water quality impacts per agency review. CDFG - Streambed Alteration Agreement (1600). Corps- Permit required if jurisdictional.
Freshwater Marsh	State Water Resources Control Board (SWRCB) California Wetlands Conservation Policy (CDFG) CEQA Review Army Corps of Engineers (Corps)	Wetland delineation and determination of jurisdiction.	No net loss of wetland area or quality. Avoid impacts to the extent possible and/or consult with the appropriate jurisdictional agency(s) for review and to determine mitigation, such as buffers, restoration or enhancement, banking, replacement or enhancement of alternate in kind habitat, and monitoring of mitigation efforts. SWRCB- Minimize water quality impacts per agency review. CDFG - Streambed Alteration Agreement (1600). Corps- Permit required for fill or excavation, if jurisdictional.
Riparian Forest and Scrub	County of Monterey CEQA Review	Habitat characterization.	Monterey County guidance. Avoid impacts to the extent possible. Consult with CDFG. Develop management plan and replace or enhance alternate habitat at CDFG approved ratio.
Dispersal Corridors	CEQA Review	Wildlife movement study. Determine buffer width for corridor utility.	Avoid impacts to the extent possible: Buffer corridors from disturbances such as noise and light, and to retain corridor functions[ii]. If avoidance is not possible, mitigate through replacement or enhancement of alternate habitat in consultation with CDFG.
Special-Status Plants			
Federally Listed Plants	CEQA Review	Botanical survey during flowering period.	Design plans to avoid removal of individuals and habitat. Plan for long term viability of species (species can carry on normal reproductive cycles given natural seasonal and climatic fluctuations) Develop management plan, such as: buffered habitat units, maintenance of suitable habitat conditions through practices such as noxious weed management, mowing, grazing, and/or controlled burning.

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List 1B Plants	CEQA Review	Botanical survey during flowering period.	Design plans to avoid removal of individuals and habitat. Plan for long term viability of species (species can carry on normal reproductive cycles given natural seasonal and climatic fluctuations) Develop management plan, such as: buffered habitat units, maintenance of suitable habitat conditions through practices such as noxious weed management, mowing, grazing, and/or controlled burning.
List 4 Plants	None	Botanical survey during flowering period.	Avoidance and/or mitigation recommended.
Special-Status Wildlife			
Federally Listed Wildlife Species (except fish)	ESA (USFWS)	Habitat assessment. Focused or Protocol Level Survey or assume presence.	Design plans to avoid take of individuals and habitat or consultation with USFWS. Take permit through: Section 10 (a) (1) (B) and HCP[iii] process (no federal nexus) or Section 7 (federal nexus). Issuance of a Biological Opinion[iv].
Federally Listed Anadromous Fish	ESA (NOAA NMFS)	Critical Habitat already determined.	Avoid direct and indirect impacts to individuals and habitat. Consultation with NOAA NMFS.
State Listed Wildlife Species	CESA (CDFG)	Habitat assessment. Focused Surveys.	Formal consultation with CDFG. MOU required for handling, relocation, or take of individuals.
CDFG Species of Special Concern High Priority Bats	CEQA Review (CDFG)	Habitat assessment. Focused Surveys.	Avoid impacts to individuals and habitat. Mitigations such as: buffers (based on CDFG guidance), biological monitoring, and wildlife barriers.
Fully Protected Wildlife Species	CDFG	Habitat assessment. Focused Surveys.	May not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the species for the protection of livestock.
Nesting Raptors	Division of Migratory Birds- MBTA (USFWS) Fish and Game Codes (CDFG)	Habitat assessment. Breeding bird survey.	Avoid direct impacts to nesting birds, occupied nests, eggs, and young. If possible, conduct project activities outside of nesting season or develop appropriate mitigation, such as buffers and biological monitoring (based on USFWS and CDFG guidance).
Nesting Birds	Division of Migratory Birds- MBTA (USFWS)	Habitat assessment. Breeding bird survey.	Avoid direct impacts to nesting birds, occupied nests, eggs, and young. If possible, conduct project activities outside of nesting season or develop appropriate mitigation, such as buffers and biological monitoring (based on USFWS and CDFG guidance).

Consultation with the appropriate agency is strongly encouraged prior to developing detailed project plans (S. de Leon, pers. comm. 2007).

Corridor functions include connecting otherwise disjunct habitat such that animals can migrate, plants can propagate, genetic interchange can occur, populations can respond to environmental change and locally extirpated populations can be replaced from other areas (Hilty, Lidicker, and Merenlender 2006; Lidicker 1999; Beier and Loe 1992).

iii Habitat Conservation Plan

iv Section 7 of the Endangered Species Act [16 U.S.C 1531 *et seq.*] outlines procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats.

Federal nexus = federal agency is present to enact Section 7.

Biological Opinion – a document prepared by the USFWS that presents their effects determination for federally listed species. The Biological Opinion will provide measures to avoid and minimize effects to a species and discuss compensatory mitigation options. Issuance of a Biological Opinion by the U.S. Fish and Wildlife Service typically concludes formal consultation under Section 7 of the Endangered Species Act.

D. Managed Production of Resources

The following sections describe soils in the Gonzales Planning Area and provide an overview of the characteristics of local agriculture. Agriculture is the major resource production activity in the Gonzales area and will continue as such through the time horizon of the General Plan.

1. Soils and Agriculture

Most of the non-urbanized soils within the Gonzales Planning Area are classified as "prime" based on the State Department of Conservation's Important Farmlands Inventory and as "Class I" or "Class II" based on the SCS Land Capability System. These classifications are based on a variety of factors, such as drainage, salinity, slope, thickness, permeability, and susceptibility to erosion. Those local soils not classified as prime are classified as "soils of statewide significance." In Gonzales, the yields per acre are comparable on both the prime soils and the soils of statewide significance.[25]

Figure VI-3 shows agricultural resources in the Gonzales vicinity. The most productive soils are generally found west of the Gonzales Slough. The less productive soils are located east of Highway 101 and south of Johnson Canyon Road. Higher clay content in this area means that more water must be used during farming.

The same qualities that make prime soils valuable for agriculture also make them attractive for urban development. They pose few constraints to construction and are usually well-suited for roads, foundations, and other improvements. In some locations, especially where clay content is relatively high, the soil may expand when wet and contract when dry. This shrink-swell cycle may require special engineering solutions and may warrant soil surveys and borings to ensure that the risk of differential settlement and foundation damage is minimized. Engineering plans for new development should consider such factors in the design of roads, utilities, and foundations.

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[25] Source: USDA, Soil Conservation Service, Soil Survey of Monterey County, April, 1978. Westlands Water District, 1992.

General Plan policies acknowledge the importance of soil as a local resource.

Gonzales has been dubbed "the Heart of the Salad Bowl" by virtue of its location at the center of one of the most productive agricultural areas in the nation. In 2000, approximately 23 percent of the city's labor force was employed in agricultural activities, including agriculturally related industries and services.[26] Fields in the vicinity of Gonzales support lettuce, strawberries, broccoli, nursery crops, wine grapes, and seed crops.

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[26] United States Census Bureau, Census 2000, SF 4 (PCT85); Ag, forestry, fishing, and hunting: males = 485, females = 170; total employment = 2,813

Figure VI-3

AGRICULTURAL RESOURCES

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The city is home to a major winery and to several vegetable processing, packing, and shipping facilities. Agriculture is not only economically important to Gonzales, it is also an important part of the city's history and identity. The city was settled by ranchers and farmers and continues to celebrate this heritage through festivals and special events.

Most future development in the city will require the annexation of farmland and its conversion to urban uses. These annexations will be subject to approval by the Monterey County Local Agency Formation Commission (LAFCO). LAFCO is required by State law to consider the agricultural value of land when it reviews applications for annexations or sphere of influence amendments. The State directs LAFCO to consider a number of factors, including soil classification and the value of crops produced per acre. In the Gonzales area, production value per acre is quite high, particularly on fields where two crops per year can be grown.

Another consideration made by LAFCO when evaluating annexation requests is consistency with the Monterey County General Plan. The Central Salinas Valley Plan designates the land around the city as agricultural and rural. The Monterey County plan also contains strong policy language urging the protection of prime farmland and directing development towards less productive soils. At the same time, the Monterey County plan recognizes the right of communities to grow and the importance of having buildable land to meet countywide housing and economic development objectives. LAFCO resolves these two potentially competing objectives by encouraging annexation of the less productive lands adjacent to cities, and by waiting until existing spheres of influence are mostly developed before approving further expansion.

Gonzales has also followed this approach, directing future development to the less productive soils east of the city, and included policies in this element that encourage growth that is either contiguous to the existing city or is located within a new neighborhood developed under a Specific Plan, which sets forth orderly development consistent with the approved Neighborhood Design Guidelines and Standards and Community Character policies. The Land Use Diagram defines the long-term edge between urban

and agricultural activities and includes policies which support continued agricultural production in the Planning Area.

Williamson Act and Agricultural Easements

The California Land Conservation Act of 1965 (Williamson Act) is intended to discourage the unnecessary and premature conversion of agricultural land to urban uses. When Monterey County enters into an agreement under the Williamson Act, the landowner agrees to limit the use of the land to agriculture and compatible uses for a period of at least 10 years and the County agrees to tax the land at a rate based on its agricultural productivity rather than its real estate market value.

The General Plan encourages the use of Williamson Act contracts outside the growth area to reduce the potential growth-inducing impacts of new development. Although such contracts may be cancelled at the request of the landowner, projects which result in the cancellation of a contract for parcels larger than 100 acres are considered to have statewide, regional, or area wide significance under CEQA. Such cancellations are subject to environmental review, with the associated EIR or negative declaration submitted to AMBAG and the State Clearinghouse for review and comment.

Another more permanent approach to conserving farmland is to acquire an easement which permanently restricts the use of land to agriculture. The County has already acquired such easements on the 119-acre farm immediately north of Tenth Street and the 540-acre Meyer Ranch west of Alta Street and north of the city's future industrial area. As explained in the Land Use Element, these easements effectively block Gonzales' growth to the north and northwest and direct the city's expansion to the east.

The Land Use Diagram has been designed to promote the retention of agriculture as a permanent use of the land north of Associated Lane and south of Gloria Road (beyond the immediate parcels located south of the right-of-way). The Land Use Diagram directs growth instead directly toward the foothills in a deliberate strategy to lessen development pressure on lands that lie north and south of the General Plan growth area.

Land Use Compatibility

For years, farmers near the Gonzales city limits have had to contend with operational constraints from urban encroachment. Safety concerns make aerial application of seeds and herbicides more difficult. Health concerns may restrict the use of chemicals. Trespassing and vandalism may cost thousands of dollars. Ultimately, these conditions can reduce yields and profit margins to the point where they threaten the continued use of the land for agriculture.

Gonzales residents, meanwhile, must contend with the noise, dust, and odors associated with farming. While some level of inconvenience is tolerated, conditions may reach a point where the goal of quiet, healthy neighborhoods may be compromised. Residents of the newer subdivisions in particular may be unprepared for the reality of living adjacent to a feed lot or broccoli field. The General Plan includes goals, policies, and actions which strive to reduce these kinds of conflicts so that agriculture can continue to be viable.

The plan seeks to ensure the viability of agriculture as a permanent land use outside the growth area and to ensure the viability of agriculture as an interim land use inside the growth area. Rather than leaving land fallow until development is proposed, the plan encourages farming activities to continue until specific proposals are approved. This will enable local farms to keep contributing to the local economy.

The use of "right to farm" disclosure statements is recommended in new residential areas that abut farms. These statements let homebuyers know that they may be subject to noise, odor, spraying, and other activities from nearby farms. The General Plan also recommends that new development be contiguous with existing development to avoid the creation of isolated "islands" of development surrounded by farmland.

2. Groundwater Resources

The following discussion of groundwater resources is derived from a report by Boyle Engineering.[27] The city is dependent on groundwater from the basin for all municipal and industrial purposes. Gonzales is located in the Central Coast Hydrologic Region and extracts its groundwater from the *180/400* Foot Aquifer Subbasin of the Salinas Valley Basin. California Department of Water Resources (DWR) Bulletin 118 - Update 2003, "California's Groundwater" contains a detailed description of the *180/400* Foot Aquifer Subbasin and its characteristics and conditions. The *180/400* Foot Aquifer Subbasin boundaries generally coincide with those of the Pressure Subarea of the Monterey County Water Resources Agency (MCWRA).

The Salinas Valley Basin is not adjudicated. Therefore, there are no limitations placed on the amount of groundwater pumped. While the Salinas Valley Basin has not been identified by Department of Water Resources as being in a condition of "critical overdraft", portions of the Salinas Valley Basin have been in a state of overdraft for many years. However, the 180/400 Foot Aquifer Subbasin groundwater levels have remained relatively stable. Continued overdraft of the Salinas Valley Basin has led to seawater intrusion problems in northern areas of the Basin. Current modeling estimates suggest that although the overdraft in the Salinas Valley Basin is estimated at 19,000 acre-feet per year (AFY), 25,000 to 30,000 AFY of additional surface water deliveries into the basin will be needed to balance the basin and eliminate seawater intrusion (2001 Water System Master Plan).

The State Water Resources Control Board (SWRCB) initiated proceedings to adjudicate the basin in 1996. The SWRCB's goal is to work with the MCWRA and other local stakeholders to reach consensus on a process to protect the groundwater resources in the basin. If consensus cannot be reached, the SWRCB will adjudicate the basin and take control of the water resources. The SVWP represents the local consensus approach to protecting the basin's groundwater resources.

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[27] *Boyle Engineering Corporation, City of Gonzales Sun Valley Land and Foletta Subdivisions SB 610 Water Supply Assessment. January 2007.*

Groundwater Levels

According to DWR Bulletin 118 - Update 2003, between 1964 and 1974, the amount of groundwater in storage in the 180/400 Foot Aquifer Subbasin increased by 38,100 AF. This increase continued from 1974 to 1984 with a rise of 8,200 AF. This trend reversed itself between 1984 and 1994, when there was a decrease of 62,600 AF in the amount of groundwater stored. This is consistent with City staff findings of water levels in City wells that pump water from the 400- foot aquifer. Water level data in City wells was previously recorded and records kept until approximately 15 years ago. According to City staff, water levels in City wells have remained relatively stable other than during the drought period of 1986 -1992 during which static water levels in City wells dropped 10 to 12 feet. Following the drought period the water levels have for the most part recovered according to City staff.

Review of MCWRA water level data from 1985 to 2006 for wells located in the Pressure Subarea (180/400 Foot Aquifer Subbasin) indicate that water levels have remained relatively stable over the last 21 years as shown in The average depth to water of the 11 wells surveyed that pump water from the 400-foot aquifer has varied only 17 feet during this period, with the lowest recorded levels in 1991 during the drought of 1986 to 1992. Subbasin water levels have shown the ability to recover from periods of reduced rainfall and remain relatively stable as shown by the fact that 2005 and 2006 depths to water values are essentially the same as they were in 1985 prior to the drought. Water levels in the 180-foot aquifer have mirrored water levels in the 400-foot aquifer.

Groundwater Quality

The quality of the groundwater pumped by the City currently meets all California Code of Regulations (Title 22) primary and secondary drinking water standards. The only treatment provided prior to delivery is disinfection with chlorine by the addition of sodium hypochlorite to maintain a chlorine residual. While the Salinas Valley Basin has continuing problems with nitrate contamination from agricultural practices, the groundwater currently pumped by the City does not contain elevated levels of nitrates. The City previously removed Well 1 from service due to elevated levels of nitrates that are found in the upper aquifer. Well 1 was

only 300 feet deep and pumped water from the 180-foot aquifer that contains elevated levels of nitrates. In addition, the upper casing of Well 5 was found to have holes that allowed water with elevated levels of nitrates in the upper aquifer to migrate to the lower aquifer, thus contaminating the water-bearing zone from which the well was pumping. Well 5 has been rehabilitated and the nitrate levels have decreased and remain well below the Maximum Contaminate Level (MCL) of 45 mg/l. The four operating wells range in depth from 600 to 910 feet deep and all pump from the lower aquifer that does not currently have a nitrate contamination problem.

Groundwater Use Data and Estimates

The amount of groundwater pumped by the City during the period 2001 through 2005 is shown in Table VI-3. Records indicate that the increase in annual water production has averaged approximately 3.7 percent per year since 2001. The annual water production will continue to increase as the population of Gonzales grows. Water production numbers include unaccounted for water and system losses and therefore are greater than the total amount of water delivered to City customers.

Table VI-3

AMOUNT OF GROUNDWATER PUMPED BY THE CITY (AF)

	2001	2002	2003	2004	2005
Amount of Groundwater Pumped (AF)	1,246	1,260	1,323	1,433	1,441
Percent of Total Supply	100%	100%	100%	100%	100%

Source: Boyle Engineering

Efforts to Eliminate or Reduce Overdraft

Although the City does not have an Urban Water Management Plan it is actively managing its water system and water use in an attempt to maximize the use of the good quality groundwater available and to minimize the need to find alternative water supplies or to treat poorer quality groundwater. The subbasin is not currently in a state of overdraft

although portions of the larger Salinas Valley Basin are, as described above. This does not mean that the City is not concerned about protecting its water resources, both in terms of availability and quality.

The City, as well as MCWRA, monitors water levels and pump quantities in area wells. MCWRA collects pump quantity data from water users throughout the Salinas Valley Basin, as well as, Agricultural and Urban Water Conservation Plan data from the agricultural water users and cities in the Basin. MCWRA presents the summarized data in an annual Groundwater Extraction Summary Report. Water quality monitoring is also conducted by the City and is reported annually to the State Department of Health Services and water users through its Consumers Confidence Report.

The city and its neighboring agricultural water users and communities share the same groundwater basin and work very closely on regional water issues. Continued cooperation with MCWRA and the neighboring water users to manage the groundwater basin will be essential to maximizing the availability of potable groundwater resources in the area.

The City does not currently re-use the treated effluent from the wastewater treatment plant. The effluent is disposed of in percolation ponds. As the city and surrounding area continues to grow wastewater facilities will have to be expanded. Expansion of wastewater facilities and new growth areas will provide opportunities for the City to reuse treated wastewater (recycled water). Efforts in this area will reduce the demand on the potable groundwater available to the City and to help eliminate or reduce potential overdraft problems.

Reliability of Groundwater Supply

The climatic conditions of the Salinas Valley demand careful water management practices because of the typically low amount of rainfall and short rainy season. The average annual precipitation for the Gonzales area is 14.57 inches. The rainy season runs from November through April with approximately 90 percent of the rainfall occurring during this period. Drought conditions are not uncommon and can last for multiple years. Summer water consumption varies directly with daily temperature maximums and a large portion of the summer water usage is for irrigation of landscape.

The reliability and vulnerability of the city's water supply to seasonal or climactic changes can be easily qualified, but reliability and vulnerability are difficult to quantify. Because the city relies entirely on groundwater using multiple extraction wells, the intermittent overdraft will obviously be more severe during drought periods. To date, water levels in the subbasin have shown the ability to recover from reduced rainfall (drought) as described in above. As growth in the area continues and increased demands are placed on the groundwater resources of the area, a condition of sustained overdraft may be reached but this condition is not expected to occur for many years. Use of recycled water, conservation, and seeking imported water sources will all reduce vulnerability and increase reliability.

The primary factor affecting the reliability of the city's supply is the quantity of groundwater meeting drinking water standards as opposed to a limit in the supply of groundwater. As discussed in above, elevated levels of nitrates are present in certain areas of the groundwater basin. This will require exploring for new well locations where the nitrate levels are below the MCL or treating the well water to remove nitrates. New wells will require careful design to ensure the water bearing zones containing elevated levels of nitrates are not pumped and that there is no ability for contaminated water to migrate to zones containing good quality water.

Based on the resiliency of the groundwater basin and as long as potable groundwater can be extracted by the City wells, which are individual sources in certain respects, it is anticipated that 100 percent of the water supply will be available to the city in a single or multiple (up to four years) dry-year period. The reliability of water service, which is subject to proper operation and maintenance of the City's water distribution system and its ability to deliver the water, is discussed in the next section. Groundwater has and will continue to provide drought protection for the city.

3. Other Natural Resources

State Government Code 65302 (d) specifies that general plans must address the conservation of forests, harbors, fisheries, and mineral resources. No forestry activity occurs in Gonzales and none is planned in the future. Due to the absence of navigable water, no harbors or fisheries exist and none are planned. There are no known mineral deposits of significance within

the Planning Area. No mining, quarrying, or sand and gravel extraction occurs presently and none is planned.

E. Open Space for Parks and Outdoor Recreation

1. Existing Park Inventory

City parks comprise most of the open space used for outdoor recreation in Gonzales. There are seven parks totaling about 22 acres. Table VI-4 summarizes existing parks in Gonzales.

Table VI-4

EXISTING PARK INVENTORY

Name	Size
Central Park	2.06 acres
Centennial Park	7.00 acres
First Street/Skate Park	2.98 acres
Meyer Park	3.00 acres
Canyon Creek Tot Lot	0.43 acres
Canyon Creek Park Phase I	2.46 acres
Canyon Creek Park Phase II	3.89 acres
Total	21.82 acres

Source: City of Gonzales 2005-06 Development Impact Fee Calculation Report

The National Recreation and Park Association recommends that a local park system contain 5 to 8 acres of community-serving parkland per 1,000 residents. As of 2008, Gonzales had just 2 acres of parkland per 1,000 residents. Despite a population increase of approximately 40 percent since 1996, park acreage increased only slightly. This deficiency is offset to some extent by the availability of the school athletic fields for public recreation and the linear open space along the Gonzales Slough. Figure VI-4 shows the location of existing public parks in Gonzales.

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Figure VI-4

EXISTING PARKS

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2. Park Classifications

The following describes the three types of park facilities envisioned by this plan.

Neighborhood Park

The primary purpose of the Neighborhood Park is to serve the recreational needs of the neighborhood and provide a social focus point. It is the basic unit of the park system and should include both active and passive recreation activities geared specifically for those living within the service area. A Neighborhood Park is approximately five (5) to 12 acres in size, and actual park sizes will be determined on a case-by-case basis in the Specific Plan process. Specific Plans should provide 2.8 acres of Neighborhood Park for every 1,000 persons. Neighborhood Parks should be centrally located within the neighborhood it serves and include some or all of the following features:

- ✓ Playgrounds,
- ✓ Picnic tables,
- ✓ BBQ grills,
- ✓ Open turf area (multi-purpose with ball and soccer fields),
- ✓ Basketball Court, and
- ✓ Walking/Jogging trails.

Mini-Park

The primary purpose of the mini park is to address limited or isolated recreational needs within neighborhoods. The facility is accessed by way of interconnecting trails, sidewalks, or low volume residential streets. A Mini Park is approximately 0.2 to 0.5 acres in size, and actual park sizes will be determined on a case-by-case basis in the Specific Plan process. Mini Parks should be strategically located within a neighborhood to supplement

the services of the main neighborhood park. Specific Plans should provide 0.2 acres of Mini Park for every 1,000 persons. A typical Mini Park would include some or all of the following features:

- ✓ Playground,
- ✓ Picnic Tables,
- ✓ Trash Receptacles,
- ✓ BBQ Grills,
- ✓ Open turf area, and
- ✓ Basketball Court

Community Park

The primary purpose of the community park is to meet the recreation needs of the two or more neighborhoods. The community park allows for group activities and offers other recreational opportunities not feasible at neighborhood and mini parks. A Community Park ranges in size from approximately 15 to 30 acres, and actual park sizes will be determined on a case-by-case basis in the Specific Plan process. Specific Plans should provide 2.0 acres of Community Park for every 1,000 persons. A typical Community Park would include some or all of the following features:

- ✓ Playgrounds;
- ✓ Picnic areas;
- ✓ BBQ grills;
- ✓ Open play areas;
- ✓ Adult/youth ball fields;
- ✓ Adult/youth soccer fields;
- ✓ Volleyball Courts;
- ✓ Basketball Courts;

- ✓ Walking/jogging trails;
- ✓ Multi-Use Buildings, with meeting rooms, after-school program area, indoor basketball/volleyball, special interest classes, multi-use auditorium/gym, adult fitness, youth/teen programming areas, and lounge; and
- ✓ Swimming pool.

3. Future Park Requirements

The goal set by this plan is to reach a ratio of five (5) acres of parkland per 1,000 residents, and parkland should be distributed in a balanced way throughout the General Plan growth area. Ideally, every Gonzales resident should live within three-eighths mile of a park.

The City will implement its parks program by ensuring, through the review/approval process of specific plans, that each neighborhood contains at least one neighborhood park and mini parks as appropriate. In addition, the specific plans shall provide for community parks of 15 to 30 acres in size, generally at the locations shown on Land Use Diagram, either within a neighborhood or as a unifying element between neighborhoods. The Land Use Diagram (Figure II-4) identifies conceptual locations for new community parks in the future growth area.

According to Table II-2 in the Land Use Element, the General Plan growth area would accommodate approximately 25,400 persons through buildout. At a rate of five (5) acres per 1,000 persons, this equates to approximately 130 acres of land designated for park and recreation and open space needs. Of this, approximately 63 acres would be devoted to neighborhood and mini parks, which are not shown on the Land Use Diagram (contained in the Land Use Element) but which are part of the Neighborhood Residential land use designation. The remaining 67 acres will be devoted to community parks. Land requirements for parks and open space are estimated below in Table VI-5.

Table VI-5

LAND REQUIREMENTS FOR PARKS AND OPEN SPACE

Park Type	Recommended Park Size[1]	Acres per 1,000 Persons	Estimated No. of Parks[2]	Estimated Total Park Acres
Community Park	15.0 to 30.0	2	3	67
Neighborhood Park	5.0 to 12.0	2.8	7	60
Mini Park	0.2 to 0.5	0.2	10	3
Total[3]		5	20	130

Source: Coastplans; City of Gonzales
Note: [1]Actual size of parks will determined in the Specific Plan process
[2]These were calculated using the midpoint of the recommended park size
[3]130 acres ≈ 25,400 new persons / 1,000 = 25.40 thousand persons x 5 acres per thousand persons

This plan also recognizes the value of the Gonzales Slough and the historic Johnson Canyon Creek corridor as recreational open space, and such space would provide additional resources beyond the five (5) acres per thousands persons called for in this plan.

F. Open Space for Public Health and Safety

The primary open space required for the protection of public health and safety is the Gonzales Slough, Johnson Canyon Creek, and other minor drainages in the vicinity of Associates Lane and Gloria Road. The Community Health and Safety Element contains policies for the management of the flood plain and recommends that portions of these areas be retained as open space in areas planned for future development. It is particularly important that the "floodway" remain open to allow for the unencumbered flow of stormwater.[28] The approach taken here is to balance recreational, flood control, and ecological objectives. Figure VI-5 shows the areas subject to flooding in the Planning Area.

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[28] *The floodway is the channel that must be reserved to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.*

As future development occurs, open space may be required for stormwater detention in new development to protect residents from flood hazards. These areas may be jointly used for recreation where feasible, allowing the open space to concurrently meet goals of public safety and increased recreational opportunity. Additional open space should be provided where needed to allow for groundwater recharge and filtration of urban runoff pollutants that would otherwise enter local streams.

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Figure VI-5

FLOOD AND DAM INUNDATION HAZARDS

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Protecting and enhancing the Gonzalez Slough and the drainages and ditches which flow into it will also promote the integrity of the remaining natural areas in the General Plan growth area and surrounding area. Buffers along undeveloped segments of the slough would maintain and enhance species diversity within the city and contribute to habitat continuity. In addition, the plant communities in and along the slough are recognized as sensitive habitats under CEQA. These include aquatic, riparian, and freshwater marsh habitats. Careful consideration should be given to the potential conflict between flood management and protection of natural features along the slough. A comprehensive flood management program would address the safety and economic interests of the community while protecting the sensitive resources of the slough environment.

G. Goals, Policies, and Actions

1. Regulated Habitats

Goal COS-1: The conservation, enhancement, and creation of self-sustaining, high-value natural habitats within the Planning Area.

<u>Policies:</u>

Policy COS-1.1 – Protect Regulated Habitats

Protect regulated habitats (e.g., freshwater marsh, riparian woodland, and aquatic habitat) that are located within the Planning Area and prevent the isolation of individual habitat areas by interconnecting them to the degree practicable with open space corridors.

> Implementing Action COS-1.1.1 – Identify Regulated Habitat. *Require Specific Plans or other development applications to identify and map regulated habitats (e.g., freshwater marsh, riparian woodland, and aquatic habitat) in Specific Plans (or in the case where no specific plan is required, as part of the development application).*

Implementing Action COS-1.1.2 – Avoid and Buffer Regulated Habitat. *Require Specific Plans and other development applications to contain provisions to avoid regulated habitat, where possible, and to buffer such habitat from urban encroachment. Buffers shall conform to recommendations made in any project-specific biological analysis accepted as part of the Specific Plan or other deveopment application.*

Implementing Action COS-1.1.3 – Connections Between Habitat Areas. *Require Specific Plans and other development applications to contain provisions to establish open space and wildlife connections between regulated habitats within the proposed development area and to create opportunities for connection to regulated habitat outside the development area. Exceptions may be granted by the City in cases where the developer can demonstrate that such connections are infeasible to incorporate into site design.*

Implementing Action COS-1.1.4 – Take Regulated Habitat in Specified Circumstances. *Where the applicant can demonstrate the possibility for superior site design, allow Specific Plans and other development applications to contain provisions removing regulated habitat. Any required regulatory permits shall be obtained prior to land alteration permit issuance.*

Implementing Action COS-1.1.5 – Agency Consultation Regarding Salinas River. *Undertake appropriate agency consultations to conserve protected habitat in and adjacent to the Salinas River as the City of Gonzales plans and executes the expansion of its wastewater treatment facility located on Gonzales River Road.*

Implementing Action COS-1.1.6 – Agency Consultation Regarding Other Protected Habitat. *Undertake appropriate agency consultations to conserve protected habitat in and adjacent to city-owned rights-of-way as the City of Gonzales plans and executes any capacity improvement to existing facilities or the creation of new facilities within these rights-of-way.*

Implementing Action COS-1.1.7 – Fire Damage Mitigation. *Require Specific Plans and other development applications to contain plans*

and actions for vegetation management that provide fire damage mitigation and protection of open space values.

Implementing Action COS-1.1.8 – Fire Protection for Open Space. *Require Specific Plans and other development applications to contain plans and actions incorporating systematic fire protection improvements for open space/habitat areas. Also establish policies and actions for reducing fire hazards posed by any wildlands that may be located adjacent to the Specific Plan area. Finally, ensure that residential areas have appropriate fire-resistant landscapes adjacent to open space or wildland areas.*

Implementing Action COS-1.1.9 – Riparian Protection Ordinance. *The City shall adopt a Riparian Protection Ordinance to ensure that development does not encroach on Gonzales Slough or any "Waters of the United States" determined to be jurisdictional by the Army Corps of Engineers that may be located in the planning area. Such an ordinance shall establish required minimum setbacks from Gonzales Slough, wetlands, and other "Waters of the United States" and require Specific Plans and development applications to contain measures to ensure that all sensitive habitats are protected from the significant negative effects of encroaching development.*

2. Special-Status Species

Goal COS-2: The maintenance and enhancement of the conditions necessary to enable listed species in the Planning Area to become self-sustaining.

<u>Policies:</u>

Policy COS-2.1 – Protect Special-Status Species

Protect special-status species that are located within the Planning Area and create the conditions necessary for such species to become self sustaining.

Implementing Action COS-2.1.1 – Identify Special-Status Species. *Require Specific Plans and other development applications to identify and map special-status species and hybridized populations*

of the California tiger salamander that may be located in the proposed development area.

Implementing Action COS-2.1.2 – Avoid and Buffer Special-Status Species. *Require Specific Plans and other development applications to contain provisions to avoid the take of listed species, where possible, and to buffer areas containing listed species from urban encroachment. Long-term conservation implications for the California tiger slamander will be evaluated separately on a case-by-case basis where introgressive hybridization may have occurred, in conjunction with appropriate coordination with the U.S. Fish and Wildlife Service.*

Implementing Action COS-2.1.3 – Avoid Fragmentation of Special-Status Species. *Require Specific Plans and other development applications, for lands containing or adjoining Special Status Species habitiat areas to include provisions that ensure that a population of a listed species will not be isolated and/or fragmented as a result of the project. Exceptions may be granted by the City in cases where the developer can demonstrate that isolation and/or fragmentation of listed species cannot feasibly be avoided in site design.*

Implementing Action COS-2.1.4 – Apply for Take of Special-Status Species in Specified Circumstances. *As applicable, require specific plan or other development applicatants to consult with the appropriate regulatory agencies to identify any potential impacts to sensitive plant and/or animal species. Where feasible, specific plans and other development applications should avoid impacts and/or incorporate mitigation measures to address any impacts. Any required regulatory permits shall be obtained prior to land alteration permit issuance.*

Implementing Action COS-2.1.5 – Protocol Salamander Surveys. *For Specific Plan or other development applications, for lands within known or potential habitat areas (Figure VI-1) undertake salamander surveys as part of the review process by a qualified biologist (i.e., one that has obtained permission from the USFWS to undertake such surveys) to determine the presence of the California tiger*

salamander. The results of such surveys and genetic tests shall be reviewed by the United States Fish and Wildlife Service (USFWS).

Implementing Action COS-2.1.6 – Agency Consultation Regarding Salinas River. *Undertake appropriate agency consultations to protect listed species in and adjacent to the Salinas River as the City of Gonzales plans and executes the expansion of its wastewater treatment facility located on Gonzales River Road.*

Implementing Action COS-2.1.7 – Agency Consultation Regarding Other Special-Status Species. *Undertake appropriate agency consultations to protect listed species in and adjacent to city-owned rights-of-way as the City of Gonzales plans and executes any capacity improvement to existing facilities or the creation of new facilities within these rights-of-way.*

3. Corridors for Habitat Enhancement, Drainage Control, and Recreation

Goal COS-3: A network of natural corridors throughout the Planning Area that serves to enhance and connect natural habitats, provides naturalistic drainage control, and provides opportunities for active and passive recreation.

<u>Policies:</u>

Policy COS-3.1 – Create Interconnected Natural Corridors

Create a network of natural corridors throughout the Planning Area that serves to enhance and connect natural habitats, provides naturalistic drainage control, and provides opportunities for active and passive recreation.

Implementing Action COS-3.1.1 – Corridors Established through Specific Plans. *Require Specific Plans and other development plans to contain provisions that when implemented result in the establishment of natural corridors throughout the Specific Plan Area that serve to enhance and connect natural habitats, provide naturalistic drainage control, and provide opportunities for active and passive recreation.*

Implementing Action COS-3.1.2 – Corridors Established through Public Works Projects. *Include provisions in all proposed public works projects that when implemented will prevent the project from causing any discontinuation of a natural corridor that is envisioned by the Gonzales 2010 General Plan or any subsequent approved or anticipated Specific Plan or development plan.*

Implementing Action COS-3.1.3 – Use of Native Species for Street and Park Trees. *Require Specific Plans, other development plans, and public works projects to select street trees and park trees that provide high value for birdlife, that have root systems (that with properly installed root guards) do not damage sidewalks and curbs, that provide a good canopy for shade, that can be cost effectively maintained, that are drought and disease resistant, and that are relatively long lived.*

4. Soils and Agriculture

Goal COS-4: Minimal disruption of agricultural operations and the loss of prime farmland and agricultural open space outside the *Gonzales 2010 General Plan* growth area.

Policies

Policy COS-4.1 Maintain Agricultural Economy

Maintain agriculture as the core of the local economy by conserving and protecting agricultural lands and operations within the Planning Area, and where agricultural land is planned for eventual urbanization, work to keep such land in production up until the time when the land is converted to urban use.

Implementing Action COS-4.1.1 – Grow Eastward. *Focus future urban growth to the east of Highway 101 in order to keep the highest quality agricultural lands located west of the highway in production.*

Implementing Action COS-4.1.2 – Agriculture as Interim Use. *Encourage agriculture as an interim land use on undeveloped*

properties in the General Plan growth area designated for future urban uses.

Implementing Action COS-4.1.3 – Interim Mitigation. *When preparing environmental reports for Specific Plans, require an assessment of potential adverse impacts on adjoining agricultural lands that lie within the growth area shown on the Land Use Diagram (Figure II-4) and require interim measures to mitigate the impacts that are identified.*

Implementing Action COS-4.1.4 – Protect Agricultural Operations. *Protect agricultural operations from interference from urban uses by:*

(a) Using buffers or transitional uses (such as parking, roads, etc.) between permanent agricultural areas and residential development areas. The criteria to be used in the establishment of agricultural buffers include: 1) the type of non-agricultural use proposed, site conditions and anticipated agricultural practices; and 2) weather patterns, crop type, machinery and pesticide use, existence of topographical features, trees and shrubs, and possible development of landscape berms to separate the non-agricultural use from the existing agricultural use;

(b) Requiring that development is phased in a manner which prevents "islands" of urban uses surrounded on all sides by farming. All new development should be either contiguous to the existing city or located within a new neighborhood developed under a Specific Plan, which sets forth orderly development consistent with the approved Neighborhood Design Guidelines and Standards and Community Character policies; and

(c) For properties on the perimeter of the city limits, require Specific Plan features that minimize potential conflicts with permanent agricultural operations. Less sensitive uses such as agricultural support, agricultural packaging, agricultural warehousing, agricultural processing, parking, roads, storage, and landscaping—to the degree they

are consistent with the Land Use Diagram—should be sited adjacent to the agricultural areas. Residential backyards should not directly abut areas planned for long-term agriculture without proper mitigation measures to limit potential nuisances.

Implementing Action COS-4.1.5 – Infill Development. *Provide incentives to encourage infill development on vacant or underutilized sites within the existing city limits west of Highway 101 whenever possible, to avoid urban sprawl and postpone the conversion of agricultural land to urban uses.*

Implementing Action COS-4.1.6 – Phased Development. *Phase development in an orderly, contiguous manner to maintain a compact development pattern and avoid premature farmland conversion or interference with farm operations. New development should be either contiguous to the existing city or located within a new neighborhood developed under a Specific Plan, which sets forth orderly development consistent with the approved Neighborhood Design Guidelines and Standards and Community Character policies.*

Policy COS-4.2 – Permanent Urban Edges

Establish permanent urban edges in the vicinity of Associated Lane to the northwest and Gloria Road to the southeast to preserve adjoining agricultural activities.

Implementing Action COS-4.2.1 – Agricultural Easements. *Require new development to contribute to the cost of purchase of permanent agricultural easements beyond the permanent urban edges identified in the Land Use Diagram.*

Policy COS-4.3-- No Urbanization Outside of Growth Area

Maintain agricultural open space around Gonzales as a means of giving form and definition to the City. To this end, permit urban development only within the areas designated for urban uses on the Land Use Diagram. Land immediately beyond this boundary should remain in agricultural use utilizing agricultural easement funds outlined in Implementing Action COS-

4.3.3 (Agricultural Impact Fund), other mitigation measures that may arise as a result of project-level CEQA review, and any other feasible methods to preserve agricultural lands and define the limits of urban expansion for the City.

Implementing Action COS-4.3.1 – Specific Plan Areas. *The City shall not accept Specific Plans or Specific Plan addenda for review and approval that contain area within the urban reserve or outside the boundaries of the growth area shown in the Land Use Diagram.*

Implementing Action COS-4.3.2 – Regional Coordination. *Encourage Monterey County to promote and support agricultural uses in the Central Salinas Valley and to discourage urban development on prime agricultural lands outside the Gonzales 2010 General Plan growth area. Support County, State, and Federal efforts which protect the soil, water, and air resources necessary for the continued viability of agriculture in the Gonzales area.*

Implementing Action COS-4.3.3 – Agricultural Impact Fund. *Establish an agricultural impact mitigation fund structured to purchase agricultural easements on lands shown on the Land Use Diagram as adjacent to but outside the General Plan growth area boundary.*

Implementing Action COS-4.3.4 – Discourage Industry on Agricultural Lands. *Actively oppose free-standing industries in agricultural areas outside of the General Plan Growth Area that do not require on-site locations to process and distribute commodities grown on the property.*

Implementing Action COS-4.3.5 – Right to Farm. *Require "Right to Farm" disclosure notices for new residential subdivisions and other residential developments that adjoin active agricultural operations. The notices would inform prospective homebuyers of the possible impacts of agricultural activities on adjoining properties, including noise, odor, and dust. Such disclosure notices should remain in effect as long as there are active agricultural operations on adjoining parcels and should be removed only after adjoining parcels are taken out of agricultural use.*

Implementing Action COS-4.3.6 – Williamson Act. *Promote the use of Williamson Act contracts in addition to agricultural easements as a means of maintaining land in agricultural use outside the General Plan growth area. Actively discourage the Use of Williamson Act contracts or agricultural easements within the General Plan growth area.*

Implementing Action COS-4.3.7 – Animal Control. *Strictly enforce trespassing and domestic animal control laws to minimize interference with farm operations.*

5. Ground Water Resources

Goal COS-5: The long-term viability of groundwater resources in Gonzales and the Salinas Valley.

Policies

Policy COS-5.1 Water Conservation and Groundwater Recharge

Safeguard the quality and availability of groundwater supplies in Gonzales and the Salinas Valley.

Implementing Action COS-5.1.1 – Supplement Groundwater Supplies. *Support regional efforts to supplement groundwater supplies with additional sources, such as new reservoirs, provided that such sources are economically feasible.*

Implementing Action COS-5.1.2 – Water Conservation. *Encourage water conservation by Gonzales residents by continuing to follow the State's model ordinance promoting the use of drought-tolerant landscaping and the City's water ordinance promoting water conservation practices.*

6. Open Space for Outdoor Recreation

Goal COS-6: A park system that meets the recreational needs of present and future Gonzales residents.

Policies

Policy COS-6.1 – New Park and Recreation Facilities

Provide parks and recreational facilities of varying sizes and functions to meet the needs of Gonzales residents. Park acreage should increase commensurate with the growth of the City.

Implementing Action COS-6.1.1 – Park Standards. *Public Parks shall be provided at a ratio of five (5) acres per thousand residents, and such park space should be developed at a rate that coincides with the growth of the City.*

Implementing Action COS-6.1.2 – Developer Contributions. *Require proponents of new residential development to contribute to the acquisition and/or development of adequate parks and recreational facilities, through dedication of parkland, park improvements, and/or payment of fees to acquire and improve new parks sites.*

Implementing Action COS-6.1.3 – Location of New Parks. *Locate new parks so that facilities and open spaces are equitably distributed throughout the City and so that safe, convenient access by pedestrians and bicycles can be ensured.*

Implementing Action COS-6.1.4 – Joint Use of School Facilities. *Work with the school districts in Gonzales to allow joint use of school athletic fields and playgrounds for public recreation. Wherever feasible, school fields and recreational facilities should supplement City parks and be used to offset the deficiency of park acreage that currently exists in the City. Work with the school district to ensure that school playfields and recreational facilities are retained as public open space, even if the schools are leased or sold for non-educational purposes.*

Implementing Action COS-6.1.5 – Joint Use of Drainage Facilities. *Up to a maximum of two acres of the total five acres of parkland per*

one thousand residents in future development areas may be co-used for storm water detention. When park areas are allowed to be used for temporary storm water detention, such use shall be clearly subordinate to the primary purpose of recreation. The park area should be fully accessible for park use when storm water is not present, and all park-related structures shall be located outside of the 100-year flood zone. In addition, when parks are allowed by the City for co-use with storm water detention, they shall be designed to improve water quality through the application of accepted BMPs (Best Management Practices) and shall contribute to meeting the requirements of the NPDES (National Pollutant Discharge Elimination System) program. The City may develop design criteria for dual use park/detention facilities, and all future facilities shall be developed in accordance.

Implementing Action COS-6.1.6 –Trails Along Gonzales Slough. P*rovide trails and other recreational amenities along the Gonzales Slough (extending along the Slough from Alta Street to the area north of Sunrise Ranch) and along other open space and drainage corridors where feasible, safe, and consistent with flood control and habitat protection goals.*

Implementing Action COS-6.1.7 – Regional Cooperation. *Cooperate with neighboring communities, public agencies, and school districts to provide recreational facilities and programs to Gonzales residents.*

Implementing Action COS-6.1.8 – Park Master Plan. *Adopt a park master plan for the City that provides a detailed list of park and recreation capital improvements funded under the authority of this General Plan, the Subdivision Map Act, and any other applicable authority.*

Implementing Action COS-6.1.9 – Additional Park Funding. *In addition to developer contributions, pursue a variety of funding mechanisms for park improvements, including but not limited to assessment districts, user fees, donations and fund raising, and State and Federal grants.*

Implementing Action COS-6.1.10 – Trail Dedications. *To the extent permitted by law, require the dedication of a trail easement along the Gonzales Slough and other open space and drainage corridors when parcels fronting the Slough and these other corridors are developed or redeveloped. Grants and other funding sources should be explored to join disconnected segments of the trail and to create a link across Highway 101.*

Policy COS-6.2 – Range of Parks Types.

Provide a sufficient mix of park environments to meet both passive and active recreational needs, including: community parks, neighborhood parks, mini parks, and bicycle and pedestrian facilities.

Implementing Action COS-6.2.1 – Community Parks. *New development shall provide community parks at the rate of 2.0 acres of park per 1,000 persons or greater. A Community Park should range in size from approximately 15 to 30 acres, and actual park sizes and locations will be determined on a case-by-case basis in the Specific Plan process.*

Implementing Action COS-6.2.2 – Neighborhood Parks. *New development shall provide neighborhood parks at the rate of 2.8 acres of park per 1,000 persons or greater. A Neighborhood Park should range in size from five (5) to 12 acres, and actual park sizes will be determined on a case-by-case basis in the Specific Plan process.*

Implementing Action COS-6.2.3 – Mini Parks. *New development shall provide mini parks at the rate of 0.2 acres of park per 1,000 persons or greater. A Mini Park should range in size from 0.2 to 0.5 acres, and actual park sizes will be determined on a case-by-case basis in the Specific Plan process.*

7. Open Space for Public Health and Safety

Goal COS-7: Conservation of open space where necessary to protect the health and safety of Gonzales residents.

Policies

Policy COS-7.1 Create Open Space and Natural Habitat in Drainage Areas

Protect the community from flooding hazards in a manner that creates open space and natural habitat and does not diminish groundwater recharge in the Planning Area.

Implementing Action COS-7.1.1 – Restore and Maintain Riparian Habitat. *Create new naturalistic drainages in the growth area to serve as natural habitat and open space.*

Implementing Action COS-7.1.2 – Dual Use of Flood Plains. *Encourage the use of flood plain areas within new development as natural habitat, open space, and recreation areas.*

Implementing Action COS-7.1.3 – Development within 100-Year Flood Hazard Zone. *Prohibit development within the 100-year flood hazard zone unless the project incorporates measures that mitigate 100-year flood hazards to habitable structures while maintaining similar levels of groundwater recharge from the flood flows.*

Chapter VII

COMMUNITY FACILITIES AND SERVICES

A. Introduction

1. What is the Community Facilities and Services Element?

The Community Facilities and Services Element includes goals, policies, and actions for the provision of public facilities and services in Gonzales. Although the element is not explicitly required by State law, many of the subjects addressed here must be addressed somewhere in the General Plan. These subjects are critical to the city's growth and development. Virtually every public service provided in Gonzales faces some type of physical or financial limitation. These limitations are documented here so that development decisions can be made in a fiscally responsible and environmentally sound manner.

The element addresses water, sanitary sewer, storm drainage, solid waste, schools, libraries, social services, and civic buildings. It sets forth the policies to be followed in the delivery of these services and an action program for maintaining or improving current service levels.

2. Organization of the Element

Like the other elements in this plan, the Community Facilities and Services Element contains information about existing and future conditions. The element also assesses what measures will be required to accommodate the level of development shown in the Land Use Diagram. Finally, the element includes goals, policies, and actions for the delivery of public services.

B. Water

1. Existing Water Supply System

Surface water supplies are not available in the Gonzales area. All municipal water is supplied by wells pumping from the Salinas Valley

groundwater basin. The city's water system consists of four active wells, a network of primary distribution mains ranging in size from 10" to 12", one existing 1.0 million gallon storage reservoir and two 3.0 , million gallon reservoirs. Storage reservoirs are located east of the existing service area on Johnson Canyon Road.

The average daily demand for water in the city was 1.37 million gallons per day (MGD) in 2008. Approximately sixty-six percent of the total water produced was used for residential purposes, approximately nine percent for commercial and institutional uses (commercial, school and city facilities and hydrants) and approximately twenty-five percent for industrial uses, (AECOM USA, Inc. 2010). There are no existing water supply deficiencies. The city's water system has operated on a reliable basis for many years, even during periods of prolonged drought.

2. Future Water Demand and System Improvements

According to the draft conceptual Water Master Plan prepared by AECOM USA, Inc, in 2010, buildout of the area contained in the Urban Growth Boundary, when combined with existing (2010) usage, would result in a total demand of 7.47 MGD of water per day. Buildout of the Urban Reserve Area would result in additional demand of up to 5.32 MGD.

Future development will continue to be supplied through the use of groundwater and new wells will be required. The city estimates that an additional 6.10 MGD of production capacity will be needed to supply groundwater for development of the area contained in the Urban Growth Boundary. This will likely require five to seven additional wells at buildout. The existing seven million gallons of storage will need to be supplemented by an additional 10.5 million gallons of storage to support buildout of the area contained in the Urban Growth Boundary.

The City estimates that agricultural uses located within the Urban Growth Boundary applied about 4.79 MGD to crops in 2010.[29] These agricultural uses operate private groundwater wells which would be phased out as urbanization proceeds. At full buildout of the area contained in the Urban

[29] Sources: Coastplans; UC Cooperative Extension; "Sun Valley Land and Foletta Subdivisions SB610 Water Supply Assessment," Boyle Engineering, January 2007.

Growth Boundary the net additional demand for groundwater would be approximately1.3 MGD (i.e., 6.10 MGD – 4.79 MGD = 1.31 MGD), or around 1,450 acre feet per year.

It is expected that the groundwater basin will be able to provide all of the additional water needed to accommodate planned urbanization. Nonetheless, this General Plan contains a policy and implementing actions designed to maintain overall groundwater well extractions upon buildout of the area contained in the Urban Growth Boundary at 2010 usage levels of about 4.8 MGD and to supplement public water supplies as needed through best management conservation practices and wastewater recycling. This approach should enable Gonzales to gradually expand without adverse impacts to local or regional water resources. Increased demand for city uses will occur slowly, over an extended period of time. As urban uses replace agricultural operations, agricultural wells will be retired. Constantly improving techniques for water conservation and improved sewer treatment methods (see following section) will provide the tools necessary the city and other water managers to balance supply and demand.

Collaborative planning and documentation of water sources, as required by Senate Bill 610 and 221, including preparation of Water Assessments, will be required for review and approval of large development projects. These water assessments will be prepared as development entitlements are brought forward for consideration.

C. Sanitary Sewer

1. Existing Wastewater Treatment System

The Gonzales treatment plant located approximately two miles west of the intersection of South Alta Road and Gonzales River Road, has been operating since 1931 and has been expanded several times in response to population growth and improved technology. A new headworks and six percolation ponds were added in the 1960s. Two more percolation ponds were added in the 1970s and new disposal facilities were added in 1982. The plant provides primary treatment only.

The plant currently operates under Waste Discharge Requirements (WDR) Order R3-2006-0005. The plant provides biological treatment within six facultative aerated ponds and two polishing/oxidation pond operated in two parallel trains. Polishing pond effluent is disposed via evaporation and percolation in three seven-acre disposal fields (approximately 21 acres total), with one pond being used at a time. Designs for the most recent plant upgrade were completed in 2006 and the city has made improvements to the headworks and aerated facultative ponds. The plant currently operates at 1.30 MGD average daily flow and serves all residential, commercial and industrial customers in the city.

2. Future Wastewater Demand and Treatment System Improvements

According to the draft conceptual Sewer Master Plan (AECOM USA, Inc. 2010), buildout of the area contained in the Urban Growth Boundary would require expansion of the City's Wastewater Treatment Plant to handle 4.78 MGD of average daily flow up from the current 1.30 MGD. Buildout of the Urban Reserve Area would require an additional 3.48 MGD of capacity.

The draft conceptual Sewer Master Plan identifies three options for improving the wastewater treatment plant. These include: 1) an expanded facultative pond treatment system, 2) a Biolac wave oxidation extended aeration activated sludge (EAAS) system retrofit, or 3) an oxidation ditch EAAS system. In general, the facultative pond system has the advantage of not requiring high levels of management expertise but results in a low-quality effluent that cannot be recycled and could require up to an additional 85 acres of land for new ponds. The two EAAS systems, on the other hand, require advanced management skills but result in a high-quality effluent that can be recycled, provided there are some additional treatment upgrades. The two EAAS systems would require one to three acres of additional land, which is already available within the wastewater treatment plant property. Infiltration pond capacity would need to be expanded by up to 100 acres, but this could be significantly reduced depending on the amount of wastewater that is recycled. The City currently owns, or has agreements in place to purchase about half of this total land requirement.

The City has not determined which of these options will be selected. Additional refinement to the draft conceptual Sewer Master Plan is needed

first. However, due to the need to conserve groundwater resources the City will likely move in a direction that will lead eventually to capacity to recycle water.

3. Existing Wastewater Collection System

Wastewater in Gonzales is collected in a network of sewer mains ranging from 6 *to* 12 inches in diameter. A 21-inch trunk line carries wastewater from the city limits to the treatment plant. While the collection lines are adequately sized, some of the laterals in the older sections of the city are too small for the volume of wastewater they carry.

The City requires all new development to connect to the city's waste water system. One exception is Constellation (Blackstone) Winery which has its own system for industrial wastewater located east of Iverson Road (its domestic wastewater is received at the City's treatment plant).

4. Proposed Wastewater Collection Improvements

Due to the topography of the existing city area and expansion areas and the configuration of existing sewer systems, a combination of new gravity sewer mains and new lift stations and upgrades to lift stations will be required to serve the expansion area. The City prefers to reduce reliance on these lift stations by installing gravity sewer mains in the future, to the maximum extent practicable. The City plans to develop new gravity sewer crossings at Highway 101 to relieve demand on some existing lift stations and force mains.

D. Drainage

1. Existing Flood Potential

The City of Gonzales is a participant in the National Flood Insurance Program (NFIP), which provides flood insurance and oversees floodplain management regulations to reduce the potential for flood damages and loss of life. The Federal Emergency Management Agency (FEMA) manages the NFIP. The FEMA Special Flood Hazard Area (SFHA) for the City of Gonzales is identified on Flood Insurance Rate Map (FIRM) Panel's

06053C0414G, 06053C0418G, and 06053C0518G. The FIRM identifies Gonzales Slough and a small area adjacent to South Alta Street as high-risk flood areas subject to inundation during the 100-year flood.

The FEMA Special Flood Hazard Area (SFHA) for adjacent unincorporated areas of County of Monterey is identified on Flood Insurance Rate Map (FIRM) Panels 06053C0425G and 060530425G. The FIRM identifies multiple drainages within the Urban Growth Boundary as Zone A floodplains, indicating these areas may be subject to inundation during the 100-year flood. Any future construction activities within the limits of the SFHA are required to comply with the requirements of FEMA and the NFIP.

In addition to flooding caused by stormwater, small parts of the existing city west of Alta Street could be subject to inundation from the failure of Nacimiento Dam. Figure VII-1 shows flood hazard zones for the Planning Area.

Figure VII-1

FLOOD AND DAM INUNDATION HAZARDS

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2. Existing Storm Drain System

The City's storm drainage system utilizes a combination of natural and engineered channels, street inlets, storm drains, and retention basins. The existing drainage system collects flows from the developed and undeveloped areas of the city's watersheds and discharges these flows at multiple locations within the Gonzales Slough. The slough intersects the city and runs in parallel with Highway 101. A series of culverts under city streets that cross the slough operate mostly under outlet control due to a flat longitudinal slope and tailwater effects caused by undersized culverts. Historically, the slough has been a source of flooding within the city.

The older areas of Gonzales drain to Gonzales Slough, while all of the newer projects utilize retention basins. The city's policy for some years has been to require 100 percent retention of storm water flows for new development projects, but this policy is changing under this General Plan to a strategy of allowing both retention and detention of storm waters. In addition, several water courses enter or pass near Gonzales, including McCoy Creek and Johnson Canyon Creek and several un-named drainages. These water courses receive flows from large drainage areas outside the Planning Area.

3. A Healthy Watershed Approach

A watershed is a geographic area that drains to a body of water such as a creek, slough or river. The Gonzales watershed encompasses the tributary areas of the Gabilan mountains that feed small creeks above the city. These small creeks convey water to Johnson Canyon Creek and Gonzales Slough. Historically, Gonzales Slough drained to the Salinas River, but numerous alterations to the natural drainage course in the agricultural areas outside of the city have altered this.

Modifications to watersheds, such as those associated with urbanization can have a profound affect on hydrology and water quality. When an area is converted from farmland to urban use, there is usually an increase in impervious surfaces associated with roads and buildings. Increases in impervious surfaces increase the volume and velocity of runoff from these

areas. These increased flow volumes and velocities can result in flooding and erosion and may overwhelm drainage systems and natural watercourses. In addition to hydrologic changes, runoff from urbanized areas often carries a number of pollutants such as litter, hydrocarbons and metals. These pollutants can have a significant impact on the water quality and ecology of the receiving waters. Mitigation of these impacts is critical to the physical and ecological integrity of the watershed.

A healthy watershed is an important part of a healthy community. Healthy watersheds enhance the quality of life for the community as well as reducing the risks of flooding. The *Gonzales 2010 General Plan* seeks to reduce, to the maximum extent practicable, the watershed impacts of new development and redevelopment. The city will achieve this by incorporating the principles and practices of Low Impact Development and through the use of storm water Best Management Practices

Low Impact Development

The Central Coast Regional Water Quality Control Board (CCRWQCB) defines Low Impact Development (LID) as:

> "Minimizing or eliminating pollutants in storm water through natural processes and maintaining pre-development hydrologic characteristics, such as flow patterns, surface retention, and recharge rates."

LID is a design technique and philosophy rather than a set of prescriptive standards. LID requires a full understanding of the hydrology, topography, soils and vegetation prior to the design of roads and buildings. Based on this information, development sites will be designed to preserve open spaces and natural watercourses. These open spaces function as rainwater infiltration zones and natural habitat as well as creating a more natural appearance for the new community. LID design often features roads that are narrower and laid out to minimize length while still providing good emergency vehicle access. Through the incorporation of LID design elements, development and redevelopment can fit into a watershed with minimal impact to the hydrology and water quality.

Best Management Practices

Stormwater Best Management Practices (BMPs) are divided into two types: Source control and treatment control BMPs. Source control BMPs are activities such as storm drain stenciling, street sweeping and hazardous waste drop off facilities. They control or eliminate sources of storm water pollutants. Treatment BMPs, in contrast, remove pollutants from runoff. Examples of treatment BMPs include infiltration basins, vegetated swales and water quality inlets. To effectively manage storm water pollution generated by urban environments requires a combination of source control and treatment BMPs.

4. Proposed Drainage Improvements

The draft conceptual Drainage Master Plan (Rick Engineering, 2010) commissioned by the City identifies a series of drainage improvements to correct existing deficiencies that include:

- ✓ Culvert crossing improvements along Gonzales Slough to address existing flooding problems caused by undersized culverts and channel restrictions,
- ✓ Storm drain improvements along Alta Street to address existing flooding problems caused by flat sloping pipes,
- ✓ New culvert along Highway 101 in the vicinity of the Blackstone Winery to replace sump system that has caused flooding problems.

The draft conceptual Drainage Master Plan identifies approximately thirty-two new retention areas to handle drainage from new development in the area contained in the Urban Growth Boundary. Modeled on low-impact development techniques and best management practices, these new retention areas would be designed as dual-use facilities that provide for:

- ✓ Efficient use of land and financial resources by providing for future flood control, water quality requirements, and recreation within multi-purpose facilities;
- ✓ Reduced maintenance requirements and costs;
- ✓ Naturalistic and aesthetically pleasing appearance;

- ✓ Active and passive recreational opportunities and open space by allowing recreational activities to occur within some engineered drainages.

The draft conceptual Drainage Master Plan indicates that the need for retention area could be reduced through the use of detention areas designed to release flows into Johnson Canyon Creek and ultimately into Gonzales Slough. This would also serve to improve habitat values in Gonzales Slough, which are otherwise diminished by reduced flows that would result from a strict retention-only policy. This General Plan contains new policies and implementing actions that replace the retention-only approach with a requirement to retain the 10-year storm and detain the 100-year storm.

The draft conceptual Drainage Master Plan also recommends open channel improvements on Johnson Creek and drainages in the northerly and southerly portions of the Planning Area to better control and pass storm water runoff originating in the foothills outside the Planning Area. The open channel drainage facilities would be designed to provide aesthetic, recreational, open space, and habitat values to the community in addition to their primary function of flood control. This would be accomplished in part by incorporating pedestrian/bike trails and pedestrian bridges into the design of the open drainage channels. Recreational areas would also be incorporated within the open channels by allowing a low-flow channel section to convey water from minor storm events. In addition, grading the channels with a gradual longitudinal slope would allow for riparian vegetation to be established to help reduce erosion and provide wildlife habitat and improve aesthetics by masking the engineered facility.

E. Solid Waste

Solid waste in Gonzales is collected by Tri-Cities Disposal, a franchise refuse hauler providing regularly scheduled trash pick-up and recycling services to Gonzales and other cities in the Salinas Valley and the region. The Johnson Canyon Landfill, located within the Planning Area is a regional facility owned and operated by the Salinas Valley Solid Waste Authority and has been in operation since 1976. It operates under a long

term use permit from the County of Monterey (Facility Number 27-AA-0005, January 23, 2008). The permit, which has been amended several times now contemplates the Johnson Canyon Landfill to serve a larger role in regional solid waste disposal and over a longer period of time than originally approved. This is the site for disposal of wastes from Gonzales, other cities of the Salinas Valley, unincorporated areas of Monterey County, and even some waste from southern Santa Clara County that was formerly taken to the now closed Crazy Horse Canyon Landfill.

The Johnson Canyon Road Landfill has been operating as a municipal solid waste disposal facility since 1976. The site is 163 acres in size, of which 80 acres are currently approved for waste disposal. Of the 80 acres, 33 acres are currently overlain by waste. According to the Solid Waste Facility Permit (January 2008), the facility has a design capacity of 13.8 million cubic yards of refuse, and the estimated closure year is 2040.

The Salinas Valley Solid Waste Authority and the City of Gonzales have entered a memorandum of understanding addressing many areas of mutual concern. In recognition of impacts of the landfill on the city and its residents, the authority now provides annual subventions to the city to help mitigate impacts. The landfill is increasingly seen as a beneficial facility with potential for increased levels of resource recovery and reuse. The City is working closely with the authority to help these conservation efforts be successful and to reduce the waste stream ultimately buried in the landfill. The city is also working with the authority on recovery of methane gas from the landfill and conversion to electrical power.

Under a joint powers agreement with 12 cities, Fort Ord, and Monterey County, a Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE) was completed in the early 1990's. These Elements respond to State law (assembly Bills 939 and 2707) and were adopted in 1995. The SRRE was updated in 2008 and received a letter from the California Integrated Waste Management Board (now CalRecycle) accepting the five-year update. The implementation of the programs in the SRRE has resulted in a cumulative recycling rate for Authority member agencies (Salinas, Gonzales, Soledad, Greenfield, King City) and the eastern portion Monterey County of 65 percent. The Salinas Valley Solid Waste Authority is currently negotiating with vendors to

develop capacity at the Johnson Canyon Road Facility to divert 99 percent of all materials arriving at the facility using a gasification process.

F. Schools

Gonzales is served by the Gonzales Unified School District, which operates four schools—Gloria School, serving Grades K-4; Fairview Middle School, serving Grades 5-8; Gonzales High School, serving Grades 9-12 (serving students from Gonzales, Chualar, Mission District, and outlying areas in the County); and Somavia Continuation High School, serving Grade 10-12. Figure VII-2 shows the location of public facilities in Gonzales.

The district assumed its current form in 1997 through the consolidation of the previous high school district and lower school district. Until 1999, when the Soledad Unified School District opened its first high school in Soledad, all high school students from both cities attend Gonzales High School. As a result of the new high school at Soledad, enrollment at Gonzales High decreased from approximately 1,400 students in 1997 to 775 in 1999. Since that time enrollment has fallen slightly to approximately 700 students.

Elementary and middle school enrollment, on the other hand, has increased from 1,200 to 1,550. As of 2010, District staff reports there were approximately 905 students at Gloria Elementary School and 660 at Fairview Middle School. As of 2010, Gonzales High School has capacity for about 1,200 total students or 500 additional students above current enrollment. Fairview Middle School is at capacity, and Gloria Elementary School is 300 students over its intended capacity.

Figure VII-2

PUBLIC FACILITIES

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A 2005 estimate by Lapkoff & Gobalet Demographic Research, Inc. indicated that a typical new single-family housing unit generated 0.40 elementary school students, 0.30 middle school students, and 0.30 high school students. The researchers note that student generation rates for new multi-family housing would be somewhat lower.

Using these student generation rate, buildout of all residential areas of the city including the D'Arrigo property east of Highway 101 that are within existing city boundaries, and other limited remaining in-fill development, will generate up to 270 additional elementary students, 200 middle school and 200 high school students. While these are only estimates, it clearly shows that additional middle school and elementary school capacity will be needed.

Buildout of the neigborhood residential areas the contained in the Urban Growth Boundary would generate an estimated additional 3,100 elementary school students, 2,300 middle school students, and 2,300 high school students.

While sizes of elementary, middle, and high schools can vary substantially from area to area, a common perception by parents, and one widely shared by professional educators, is that children and youth have greater success acedemically and are happier in relatively smaller school sizes. Gonzales Unified School District staff have indicated a preference for elementary schools with a maximum enrollment of 600 students, middle schools with up to 800 students, and high schools with not more than 1,200 students.

Applying these criterion, a total of eleven new schools will be needed to serve the future student population. Table VII-1 shows a summary of school facilities needed to accommodate buildout.

Table VII-1

RECOMMENDED LAND REQUIREMENTS FOR FUTURE SCHOOLS

School Type	No. of Students in PGA	No. of School Sites	No. of Students per School	School Size in Acres	Total Acres
High School	2,300	2	1,200	40	80
Middle School	2,300	3	800	18	54
Elementary School	3,100	6	600	13	78
Total	7,700	11	--	--	212

Source: Coastplans; City of Gonzales; Lapkoff & Gobalet Demographic Research, Inc.

These are estimates only, intended as a guide, and are subject to adjustment as the city and district gradually increase in size. The district does have a number of options in the manner in which it decides to resolve overcrowding or remaining capacities in existing schools as new residential development is proposed. The district is currently engaged in a longer range planning effort which will help the district address these challenges. That planning effort may produce more definitive projections.

While site acquisition, site planning and construction of school facilities in the responsibility primarily of the district and state, the City is vitally interested in the district's success. The City is committed to working cooperatively with the district on the whole range of common issues, and is interested in joint-use of facilities. One way the City and District can help one another keep development costs down is to site future parks adjacent to future school sites so that shared open space results. The City also desires to work with the district and future developers to ensure that the locations of all school sites are optimal and fully support the neighborhood based planning concepts that are the foundation of development within the *Gonzales 2010 General Plan*.

With regard to the neighborhood based planning concepts of this General Plan, an elementary school is intended to serve as part of the center for each neighborhood, and a critical focal point for community identity. Each neighborhood will be planned at an appropriate population size to support one elementary school within its boundaries. Therefore, the City, District and project developers can work together with confidence on anticipating that elementary schools will be required and will have an understanding of the optimal physical location within the neighborhood. On the other hand, the location of future middle schools and high schools, which are large and can serve more than one neighborhood, will need to be determined by the District, City and project developers during the development and review of specific plans. This General Plan's Land Use Diagram contains symbols for the location of future middle schools and high schools. But these are schematic and preliminary intended as "place holders" to ensure that school needs and siting are considered during development of the specific plans for each area. Flexibility is intended in the location, size, and number that are finally selected by the District.

G. Library

Monterey County maintains a branch library in Gonzales with a total collection of approximately 24,000 volumes. The facility currently has 3.5 full-time equivalent employees that direct several programs in addition to managing the library. These programs include reference and circulation services, children's storytime, online computer and internet access, and a grant supported homework center.

As a result of space shortages at its downtown location, the library relocated in 1992 to a 3,200 square foot storefront in the new Gonzales Shopping Center east of Highway 101 and then relocated again in the same shopping center to a 5,000 square foot facility in 2008. This facility, however, continues to be too small to accommodate all the requirements of the community and the core services the library would like to provide. The current location is not as convenient as the downtown location for pedestrians, seniors, and students, and also has left Downtown Gonzales without this important civic use.

The General Plan recommends that Monterey County find a permanent home for the library in Downtown Gonzales. The space should be large enough to serve the city's growing population and should be situated in a manner that permits easy access by pedestrians and bicyclists as well as automobiles. Continued investment in library materials, equipment, and staff by Monterey County is also recommended. Additional space for a public meeting room, for a larger homework center, and for children's services would help the facility fulfill its commitment to education, cultural enrichment, and recreation in Gonzales.

H. Social Services

Most social services in the city are provided by county agencies, churches, or, non-profit agencies with a local presence. The City of Gonzales provides a limited number of programs for children and senior citizens and offers recreational programs for all age groups. The General Plan recommends continued investment in programs for seniors and an emphasis on the provision of private day care services for young children.

A limited range of medical services are provided by the Gonzales Medical Group, Alta Medical Clinic, and Gonzales Dental. The nearest full service hospitals are in Salinas and King City. Expansion of medical services in Gonzales is needed and strongly supported by the community.

I. Civic Center

The General Plan endorses the concept of a "Civic Center" consisting of public buildings in downtown Gonzales. The core of this complex is City Hall, located on Fourth Street between Belden and Center Streets. The building houses all city offices except for the police and fire departments. The City Council Chambers is located two doors away in a historic building at 117 Fourth Street. A new police station was completed in 2010 at the corner of Fourth and Belden Streets and has capacity to serve future growth of the city for an extended period of time. The U.S. Post Office is located across the street from the new police station. The post office site is currently adequate for its needs but as the city grows over time, more space

may be needed. Retaining the post office at a downtown location is important for the community. The city will work cooperatively with the Postal Service expansion. The city's only Fire Station is located on Center Street, and the city's corporation yard is on C Street. Taken together, these public facilities and offices constitute a significant complex that brings activity and vitality to the historic downtown area. Policies in this element emphasize retaining these uses at their current locations and expanding them as needed to serve the city's growing population.

J. Community Center

The city acquired a three-acre site in 2008/09 for a community center on Gabilan Court at the site of a former Monterey County Housing Authority housing complex. The site is now vacant and the City is in the initial planning phase for the new center. Preliminary plans propose a facility of approximately 25,000 to 30,000 square feet offering a wide range of recreational opportunities, rooms for special events and meetings and space to relocate the county library. The City is working to develop funding for completion of plans and development of the center. Associated with the community center, and located immediately adjacent, is a new joint-use gymnasium constructed in 2010 by the Gonzales Unified School District for use by Fairview Middle School. The City assisted in funding the new gymnasium and residents will be able to use it when not needed for school use. The City and District have cooperated closely on this project, entering a joint-use agreement to establish responsibilities.

K. Goals, Policies, and Actions

1. General

Goal FS-1: Continued high-quality public facilities and services in Gonzales.

Policies

Policy FS-1.1 Provision of Public Services

Provide public services and infrastructure in a manner that supports the Land Use Diagram, discourages premature development, minimizes adverse environmental and fiscal impacts, and maintains or improves current service levels.

Implementing Action FS-1.1.1 – New Development to Pay its Way. *To the maximum extent feasible, require new residential and commercial development to bear the full cost of the water, wastewater, and drainage improvements required to serve that development. A combination of funding mechanisms, including impact fees, mitigation requirements, and assessment districts, should be used to generate the revenue needed to undertake these improvements. When new development is required to pay for any pro-rata share or capital contribution to oversize and/or upgrade existing systems where there may be existing deficiencies and/or systems that improve regional or citywide services, the City will enter into reimbursement agreements and/or provide credits for building permits and/or other fees, and utilize other financing as available.*

Implementing Action FS-1.1.2 – Connection to city Services. *Require new development to connect to city water and sewer facilities.*

Implementing Action FS-1.1.3 – Phased Development. *Require that development be phased in logical, efficient increments to avoid overwhelming or prematurely expanding the city's water, sewer, and drainage systems. Infrastructure improvements should be completed in time to serve new development.*

Implementing Action FS-1.1.4 – Support Economic Development. *Place priority on public service and facility improvements that support the city's economic development goals, including the retention and expansion of business in Downtown Gonzales, the Gonzales Shopping Center, and the city's existing industrial areas, and the development of new retail businesses and industrial uses at locations designated by the General Plan.*

Implementing Action FS-1.1.5 – Placement of Utilities and Drainage Facilities. *Wherever practical, locate sewer, water, and utilities within public road rights-of-way. Drainage facilities should utilize natural and restored drainage courses to the maximum feasible extent.*

Implementing Action FS-1.1.6 – Financing. *Develop equitable and diverse methods of financing local capital improvements using all appropriate and available financing mechanisms. The approach to infrastructure financing should be based on the beneficiaries of the project. Projects that serve one particular area should typically be financed through special assessment districts or impact fees.*

Implementing Action FS-1.1.7 – Enterprise Funds. *Continue to finance sewer and water services through Enterprise Funds rather than through the General Fund.*

Implementing Action FS-1.1.8 – Capital Improvement Program. *Prepare and maintain a 5-year Capital Improvement Program (CIP) that identifies the location, cost, and funding source for water, wastewater, and drainage projects. Such projects would be prioritized and completed as funds became available. The CIP should be updated annually and should be consistent with the General Plan. It should be designed to minimize the cost burden of capital improvements on existing city residents.*

Implementing Action FS-1.1.9 – Design to Accommodate Peak Demand. *Ensure that capital improvements, including those identified in Specific Plans and other development plans, are designed to accommodate peak water demand, peak wastewater flows, and peak stormwater runoff.*

Implementing Action FS-1.1.10 – Coordinate with Regional Public Utility Providers. *Coordinate any electric, cable, telephone, or other utility undergrounding projects with city capital improvement projects, including water, sewer, and storm drain replacement or repair, and road resurfacing.*

Implementing Action FS-1.1.11 – Project-Level Public Facilities Impact Analysis Required. *The City shall require a project-level analysis and report on public facilities impacts as part of Specific Plan and other major development plan review and approval. Such an analysis and report shall identify measures necessary to reduce any environmental effects of new construction of public facilities to a level of less than significant.*

2. Water Service

Goal FS-2: A reliable domestic water supply and delivery system.

Policies

Policy FS-2.1 Meet New Demand for Water

Meet the demand for increased water service by new development in a timely, cost effective manner by construction of new wells, water distribution lines and reservoirs to keep pace with new development. Maintain average groundwater extractions necessary to serve full buildout of the area contained in the Urban Growth Boundary to approximately 5.8 MGD in order to avoid significantly increasing groundwater withdrawals over current (2010) levels. To the degree necessary, the city shall rely upon best management practices, water conservation and recycled wastewater in order to make up any deficit in accommodating the demand for water supply that accompanies buildout of this General Plan.

Implementing Action FS-2.1.1 – Protect Existing Water Service. *Permit new development only when public water can be supplied and delivered without threatening water supply or water quality in the rest of Gonzales.*

Implementing Action FS-2.1.2 – No Service Outside City Limits. *Do not extend water service to new customers outside the city limits*

unless annexation is also being concurrently requested. In such cases, the extension should not be approved until the annexation also has been approved.

Implementing Action FS-2.1.3 – Upgrade Water Lines. *Replace obsolete and undersized water lines as needed to provide more efficient circulation, higher pressure, and lower pipe losses during heavy demand periods.*

Implementing Action FS-2.1.4 – New Well Sites. *Identify potential sites for new wells west of Alta Street and east of Highway 101 to meet the needs of added population and industry in the city and require dedication and development of these sites as new projects proceed.*

Implementing Action FS-2.1.5 – Wastewater Recycling. *Develop the capacity to recycle wastewater at the Gonzales Wastewater Treatment Plan and/or employ other conservation measures and best practices to meet the demand for water supply in the city.*

Implementing Action FS-2.1.6 – Water Conservation. *Promote water conservation in new and existing development, including recycling of water in individual industrial operations.*

Implementing Action FS-2.1.7 – Water Storage Capacity. *Include projects as needed and as funding is available in the City's Capital Improvement Program to expand water storage capacity by building new storage tanks.*

Implementing Action FS-2.1.8 – Water Impact Fees. *Following completion of the Water Master Plan, revise the water impact fee schedule to reflect the projected costs of water supply improvements recommended in the plan.*

Implementing Action FS-2.1.9 – Coordinate with Other Water Management Agencies. *Work cooperatively with other public agencies with responsibilities in the management of the Salinas groundwater basin and aquifers to address water management issues related* to *development envisioned by this Plan.*

Implementing Action FS-2.1.10 – Long-Range Planning. *Periodically review and update the City's master plan for municipal water supplies to insure that sufficient water supplies are realistically available to serve new development.*

3. Sanitary Sewer

Goal FS-3: Adequate sewage collection, treatment, and disposal facilities.

Policies

Policy FS-3.1 Meet New Demand for Sewer Capacity

Increase capacity of the Gonzales wastewater treatment plant commensurate with projected population and employment growth. increases in capacity should occur in a timely, cost-effective manner. Improvements should include expansion of existing capacity, expansion of effluent disposal facilities, and construction of new collection mains and a gradual transition to higher levels of treatment.

Implementing Action FS-3.1.1 – Protect Existing Sewer Services. *Permit new development only when it can be demonstrated that sufficient wastewater collection and treatment capacity is, or will be in place to serve the development without diminishing existing service levels.*

Implementing Action FS-3.1.2 – No Service Outside City Limits. *Do not extend city sewer service to development outside the city limits. Requests to extend sewer to unincorporated properties should only be considered if annexation is also being concurrently requested and should not be approved until the annexation also has been approved.*

Implementing Action FS-3.1.3 – Upgrade Sewer Lines. *Continue to work towards reducing sewer infiltration problems, thereby increasing the available capacity of the wastewater treatment plant.*

Implementing Action FS-3.1.4 – Upgrade Quality of Effluent. *The city shall upgrade its wastewater treatment plant as it adds*

significant treatment capacity to accommodate new development within the Urban Growth Boundary, and in choosing its preferred treatment upgrade, the city shall choose a treatment method that improves wastewater effluent, allows for the opportunity to recycle wastewater to meet the demand for water supply in the city, and requires less land area than would otherwise be the case if it expanded its existing facultative pond system.

Implementing Action FS-3.1.5 – Pursue Grant Funding. *On an on-going basis, pursue grants from the state and federal governments which enable the city to undertake wastewater improvements serving the planned industrial areas.*

Implementing Action FS-3.1.6 – Coordinate Plan for Services. *Work with the Central Coast Regional Water Quality Control Board to increase the permitted discharge volume at the wastewater treatment plant and to expand and upgrade wastewater treatment facilities.*

Implementing Action FS-3.1.7 – Treatment Plant Expansion. *Acquire sufficient land adjacent to the wastewater treatment plant to accommodate future plant expansion. Until such time as the land is needed for this purpose, it should be used for agriculture.*

Implementing Action FS-3.1.8 – Sewer Treatment Plant Impact Fees. *Following completion of the Sewer Master Plan, revise the sewer treatment plant impact fee schedule to reflect the projected costs of sewer treatment plant improvements recommended in the plan.*

Implementing Action FS-3.1.9 – Satellite Treatment Plants. *The city should consider the use of satellite treatment plants where feasible, cost effective, and desirable, to take advantage of recycling opportunities and to reduce collection system upgrade costs.*

Implementing Action FS-3.1.10 – Technical Assistance. *Provide technical assistance as needed to homeowners with antiquated or undersized sewer laterals to replace these lines with laterals of sufficient diameter to handle wastewater flow.*

4. Drainage

Goal FS-4: Reduce the impacts of new development and redevelopment on the quantity and quality of storm water runoff to the maximum extent practicable.

Policies

Policy FS-4.1 Meet Demand for New Drainage Facilities

Meet the demand for new drainage facilities in a timely, cost effective manner by requiring at a minimum the retention of the 10-year 24-hour storm event and the detention of the 100-year 24-hour storm event.

Implementing Action FS-4.1.1 – On-Site Retention and Detention. *Allow for the use of on-site detention and retention basins. Such basins should be designed to be jointly used for parks or passive open space where feasible, consistent with Implementing Action COS-6.1.5.*

Implementing Action FS-4.1.2 – Use of Porous Materials. *Encourage the use of porous materials for outdoor spaces to reduce the volume of runoff that must be conveyed by the storm drainage system, consistent with the maintenance of water quality standards. Alternatives to impervious pavement include porous asphalt and bricks, modular paving, gravel, and lattice blocks with soil or grass in the interstices.*

Implementing Action FS-4.1.3 – Recreate Natural Landscape. *Require new development to re-create the historic natural hydrology of the landscape to the degree practicable by incorporating natural drainage features such as creeks and sloughs into site design. Man-made hydrologic features shall be designed to be naturalistic in character to the maximum extent feasible through variation in drainage channel alignment, gentle slopes, wide channel sections and vegetative plantings and riparian trees. Retention and detention basins should be similar in appearance to naturally occurring ponds or sloughs.*

Implementing Action FS-4.1.4 – Best Management Practices. *Require the use source and treatment control Best Management Practices to trap or remove potential pollutants from urban runoff before they reach the Gonzales Slough and other sensitive habitat or natural areas.*

Implementing Action FS-4.1.5 – NPDES II. *Apply NPDES II water quality protection requirements to new development in the Planning Area.*

Implementing Action FS-4.1.6 – Capital Improvement Program. *Program capital improvements as needed and as funding becomes available to correct drainage problems within existing development areas, and as identified in the draft conceptual Drainage Master Plan. Funding sources for these improvements should be sought on an on-going basis.*

Implementing Action FS-4.1.7 – Drainage Impact Fees. *Following completion of the Drainage Master Plan, revise the drainage impact fee schedule to reflect the projected costs of drainage improvements recommended in the plan.*

Implementing Action FS-4.1.8 – SWPPP. *Ensure all developers and contractors comply with stormwater pollution prevention practices.*

5. Solid Waste

Goal FS-5: Safe disposal of solid waste and a reduction in the per capita volume of waste generated.

<u>Policies</u>

Policy FS-5.1 Meet Demand for New Solid Waste Capacity

The city shall support the continued operation of the Johnson Canyon Valley Landfill east of Iverson Road as the primary means of meeting the city's need for additional solid waste capacity.

Implementing Action FS-5.1.1 – Recycling and Composting. *Support programs to compost yard waste and to recycle or reuse*

paper, cardboard, glass, metal, plastics, motor oil as a means of reducing the amount of waste going to landfills.

Implementing Action FS-5.1.2 – Hazardous Waste. *Promote and encourage practices and technologies which reduce the use of hazardous substances and the generation and improper disposal of hazardous wastes.*

Implementing Action FS-5.1.3 – Long-Term Planning. *Support state programs to reduce waste generation and to provide safe disposal sites to meet long-term local needs.*

Implementing Action FS-5.1.4 – Purchase Recycled Materials. *Where costs are equivalent, follow a preferential purchasing policy for goods containing recycled materials.*

6. Schools

Goal FS-6: Safe, spacious, modern school facilities for Gonzales youth.

Policies

Policy FS-6.1 Meet Demand for New Schools

Ensure that residential growth does not further exceed the capabilities or capacities of the Gonzales Unified School District to provide adequate educational facilities for Gonzales youth.

Implementing Action FS-6.1.1 – New Development Provides Schools Sites. *To the extent permitted by law, require proponents of new residential development to contribute to the acquisition of land or the construction of school facilities necessary to accommodate students from such projects.*

Implementing Action FS-6.1.2 – Dual Use of Facilities. *Promote cooperation between the city and the district to facilitate joint use of facilities, including both recreational facilities and school buildings.*

Implementing Action FS-6.1.3 – Safe Routes to School. *Encourage the District to design its facilities to promote safe, convenient travel by pedestrians and bicyclists.*

Implementing Action FS-6.1.4 – New School Sites. *Work with the Gonzales Unified School District and residential developers to plan for and reserve new school sites east of Highway 101, as demand requires and consistent with the District's facilities master plans and the City's neighborhood design policies and guidelines.*

Implementing Action FS-6.1.5 – Coordination with School District. *Encourage developers to meet with the district early in the specific plan process to arrive at agreements for the provision of school facilities and at locations acceptable to the district and city.*

Implementing Action FS-6.1.6 – Specific Plan Process. *Use the specific plan process to determine the measures needed to mitigate the impact of development on local schools.*

Implementing Action FS-6.1.7 – School Impact Fees. *Continue to use the building permit process as a means of collecting impact fees which defray the cost of providing school facilities to new development. To the extent permitted by law, estimates of local costs for school facilities should be based on actual costs incurred by the school districts rather than statewide averages.*

Implementing Action FS-6.1.8 – Public Education. *Encourage the Gonzales Unified School District to enlist the help of city staff to teach students about fire prevention, CPR, drug abuse, bicycle safety and other subjects.*

Implementing Action FS-6.1.9 – Schools Master Plan. *Encourage the Gonzales Unified School District to maintain a school master plan as a means of providing greater detail on enrollment projections, facility needs, appropriate locations for new facilities, and funding mechanisms.*

7. Library

Goal FS-7: A library system which promotes on-going learning and leisure for all Gonzales residents.

Policies

Policy FS-7.1 Meet Demand for New Library Services

The city shall support the continued operation of the county library as the primary means of meeting the city's need for additional library services.

Implementing Action FS-7.1.1 – Relocate Library. *Encourage the relocation of the library to a permanent location west of Highway 101 in order to support the objective of keeping historic Gonzales the center of community life and culture.*

Implementing Action FS-7.1.2 – Bilingual Materials. *Support the acquisition of bilingual reading and audio-visual materials for the Gonzales Library.*

Implementing Action FS-7.1.3 – Funding. *Support efforts that will increase private donations and state funding for library operation, renovation, maintenance, and equipment acquisition.*

Implementing Action FS-7.1.4 – Library as Central Gathering Place. *Promote programs and events that affirm the library's role as a community gathering place and learning center.*

8. Social Services

Goal FS-8: High-quality facilities for the delivery of social services to children, adults, and senior citizens in Gonzales.

Policies

Policy 8.1 Meet Demand for New Social Services

Maintain attractive, safe, adequately sized facilities for the delivery of recreational and social services to the residents of Gonzales. Such facilities

should convey a positive image of the community and promote a sense of civic pride.

Implementing Action FS-8.1.1 – Child Care Facilities. *Promote the development of licensed, private child care facilities to meet growing community needs.*

Implementing Action FS-8.1.2 – Cultural Diversity. *Design city services, including recreational programs and senior programs, to recognize the cultural and ethnic diversity of Gonzales residents.*

Implementing Action FS-8.1.3 – Senior Programs. *Support the provision of programs and facilities serving the senior citizen population.*

Implementing Action FS-8.1.4 – Encourage Senior Participation. *Encourage the active participation of senior citizens in community affairs. Wherever feasible, their expertise, talents, and available time should be used for the benefit of the community.*

Implementing Action FS-8.1.5 – Establish Liaison. *Establish a liaison between senior citizens and the Gonzales Unified School District to provide access to buildings for programs and continuing education opportunities.*

Implementing Action FS-8.1.6 – New Community Center. *Pursue funding for the development of a new community center.*

9. Civic Center

Goal FS-9: A Downtown civic center that meets a wide range of community needs.

Policies

Policy FS-9.1 Meet Demand for Civic Center

Maintain existing civic facilities and develop a new ones to serve the increasing needs of Gonzales residents.

Implementing Action FS-9.1.1 – Locate Key Civic Building Downtown. *Maintain the City Hall, post office, and police station in downtown locations. Buildings should be renovated, expanded or replaced as needed to meet space needs, to comply with building safety standards, and to enable the application of new technologies. These buildings' appearance and character should promote civic pride.*

Implementing Action FS-9.1.2 – Locate New Public Buildings Downtown. *Concentrate new public buildings in Downtown Gonzales to enhance the image of the area as the city center and encourage spin-off benefits for downtown shops and businesses.*

Implementing Action FS-9.1.3 – Locate Government Agencies Downtown. *Encourage other government agencies needing to expand or establish a presence in Gonzales to locate in the downtown area rather than in peripheral locations.*

Implementing Action FS-9.1.4 – Reserve Sites for New Facilities. *Investigate the acquisition of properties in the general area of City Hall as "reserve" sites for future civic facilities.*

Chapter VIII

COMMUNITY CHARACTER

A. Introduction

1. What is the Community Character Element

The Community Character Element addresses the design of residential neighborhoods, downtown, commercial and industrial areas, open space, and roadways in Gonzales. It is an optional plan element, not mandated by the State Government Code. The element has been included because maintaining a sense of community in Gonzales, as well as a "small town character," were among the top priorities expressed by the Citizens Advisory Committee during the plan update. Residents and business people alike emphasized the need for well-designed developments, protection of traditional residential areas, and aesthetic improvements in Downtown Gonzales. This element responds to these concerns with policies to guide future design and site planning decisions.

2. Organization of this Element

The Community Character Element begins with a description of the features that shape Gonzales' character. These include its physical setting, the design of its neighborhoods, its street patterns, its historic resources, and its views, edges, gateways, and landmarks. The overview includes recommendations for maintaining the positive aspects of Gonzales' character in the future. The text proceeds with goals, policies and actions for community design.

B. Community Character Framework

For more than a century, Gonzales has maintained the image of a rural, agricultural town set amid the vegetable fields of the Salinas Valley. While many factors contribute to this image, the appearance and setting of the city are among the most important. In the older sections of Gonzales, positive images are evoked by quiet residential streets, mature street trees, rear yard

garages, and older wood-frame homes with generous front and back yards. A grid street pattern provides easy orientation and circulation, and directs views to farmland and hillsides beyond the edge of town. The Gonzales Slough provides a natural open space through the city, complemented by the more organized open spaces at Central and Centennial Parks. Downtown evokes traditional images of small town America, with its intimate pedestrian scale, sidewalks, storefronts, and older brick buildings.

As the Land Use Element notes, residents are concerned that the special character of Gonzales will be lost as a result of new development and growth. This concern extends both to new neighborhoods, which are largely suburban in character, and to existing neighborhoods, which have been threatened by projects that are perceived as too dense or architecturally incompatible with their surroundings. So far, the design and planning of development east of Highway 101 has had little relationship to the character and form of older Gonzales neighborhoods. Likewise, many of the redevelopment and infill projects in the original townsite have not been sympathetic to their surroundings.

During the General Plan update, support was found for promoting a city character which more closely resembled the older parts of town in architectural design and layout. It was agreed that the city should remain compact and pedestrian-friendly. To maintain city character, this plan emphasizes subdivision layouts and architectural styles that complement older sections of Gonzales. An important part of this philosophy is to maintain views to the hills and farms beyond town and to maintain a distinct edge between the urban area and surrounding open space.

1. Neighborhood Design and Architecture

Residential Areas. The Land Use Element identified three basic residential neighborhoods in Gonzales, each corresponding to a different phase in the city's history. These neighborhoods are the original townsite west of the Gonzales Slough, developed mostly between 1874 and 1960; the subdivisions between the slough and west of Highway 101, developed between 1960 and 1985; and the subdivisions east of Highway 101, developed since 1985.

In the older areas, most homes are one-story wood frame buildings with peaked roofs. Since the blocks are bisected by alleys, the garages are often detached and set to the rear of the lot. Street trees and wide streets further define the city's character. Closer to Alta Street, the pattern of single family homes is interrupted by duplexes, triplexes, and apartments. The newer areas east of Highway 101 primarily contain California ranch-style homes with attached garages. Positive and negative design features exist in both the older and newer neighborhoods. In the older neighborhoods, positive features include the varied architectural styles and lot sizes, rear yard garages, front porches, shade trees, front lawns, and sidewalks with planting strips. Negative features include scattered "motel" style apartments oriented sideways to the street, high concentrations of parked cars in some areas, and occasional houses in disrepair or shabby condition. These features are generally absent in the newer neighborhoods, which is viewed as a positive feature in itself. Other positives about the newer neighborhoods include their clean, well-kept appearance, quiet streets, and large homes with modern amenities. Negative elements include the dominance of garages at street level, absence of mature vegetation, and uniformity of lot sizes and architectural styles. While the cul-de-sac and looped street designs create a strong sense of *neighborhood* identity, the lack of connections to the older parts of town inhibit a broader sense of *community* identity.

Policies in this element encourage new development which preserves the positive elements described above, applying the best aspects of the older neighborhoods to neighborhoods that have yet to be developed. Varying lot widths and configurations are encouraged, along with the siting and design of homes consistent with the older part of the city. Street trees, detached garages, and sidewalks are all encouraged. Where infill development occurs, building design should consider the site's context within the neighborhood rather than the physical features of the site alone.

Commercial Areas. There are three types of commercial development in Gonzales: the pedestrian-oriented Downtown around Fourth and Alta Streets, the older highway-oriented uses along North and South Alta Streets, and the suburban style shopping center on Fifth Street east of Highway 101. Downtown Gonzales generally extends down Fourth Street from Alta Street for about two blocks, and for a block or two in either direction on Alta Street from the corner at Fourth Street. The area contains a mix of one- and

two-story commercial and civic buildings, some of which date back to the turn of the century. The mix of architectural materials and styles, lack of setbacks and large parking lots, historical ambience, presence of "mom and pop" stores and services, pedestrian scale, and concentration of public uses (City Hall, post office, senior center, etc.) are evocative of small farming towns throughout California. As in other rural downtowns, the uniqueness of the buildings and businesses make the area special to local residents and provide a living reminder of the town's history and traditions. They are part of what make Gonzales distinct from Soledad, Greenfield, King City and other towns in the State.

The Land Use Element recognizes that each commercial area is unique and serves an important function in providing goods and services. It defines a role for Downtown as a civic and cultural hub, center for specialty retailing, and center for finance and offices. Expansion of these uses to some of the older strip centers along Alta Street is encouraged, with an emphasis on redevelopment that emulates traditional downtown buildings. Expansion of this “community commercial” use is also encouraged across Highway 101 in the vicinity of Johnson Canyon Road east of Fanoe Road. In all these areas, buildings should be pedestrian-oriented and may include a variety of uses, such as housing or office space above ground-level retail uses.

Sites have also been designated for new auto-oriented shopping areas at the north and south Highway 101 interchanges. These centers are likely to be comparable in tenant mix to the Gonzales Shopping Center at Fifth Street east of Highway 101. Policies in this Element and the Land Use Element recommend that these centers be pedestrian friendly and neighborhood-oriented Blank, windowless facades, vast parking lots, and warehouse architectural styles are discouraged.

Industrial Areas. Two forms of industrial development exist in Gonzales. The first—light industrial—is typified by the winery, which exemplifies a planned industrial site with generous landscaping and carefully conceived architecture. The second—heavy industrial—is typified by the packing sheds and equipment yards west of Alta Street, which are more purely functional in design and eclectic in appearance. Both types of industry are important to Gonzales and both will be accommodated in future years.

An industrial park exists north of Gonzales River Road and west of Alta Street, with landscaping and street design standards to be applied. The packing sheds, farm implement yards, and food processing uses will continue to operate along the railroad. Both heavy and light industrial development is planned around the Highway 101/Alta Street and Gloria Road interchanges. Highway-oriented uses are envisioned here, including activities like truck services and warehousing. These areas should provide a level of landscaping and architectural quality comparable to that provided by the winery, since these areas are major gateways to the city and will convey a lasting image to visitors. Finally, industrial use is planned around the Johnson Canyon Landfill. These areas are meant to provide a buffer separating the landfill from planned residential use nearby. Light industrial and business park uses that are compatible with neighboring residential uses are envisioned in these areas.

Open Space. The Conservation and Open Space Element of this plan emphasizes the role that open space plays in shaping community character. In addition to the agricultural open space that defines the edges of the city, there are a variety of formal and informal open spaces within the city limits. These range from Central Park, originally called "Gonzales Square" and highly organized in character, to the Gonzales Slough, which is informal and passive in character. The parks and Slough should continue to be regarded as part of what makes Gonzales an attractive place to live. They should be supplemented in the future with new parks serving new development areas, conservation of the slough where it bisects these areas, and the recreation of historic drainages including Johnson Canyon Creek and more minor drainage adjacent to Associated Lane and Gloria Road.

2. Street Layout

Like many communities in California, Gonzales was initially laid out in a grid pattern. Boundaries were defined by the railroad on the west and the slough on the south and east. This pattern prevailed until about 30 years ago when cul-de-sacs and curvilinear streets were introduced in the area east of the slough. With the imposition of this new street pattern came more suburban architectural designs, including ranch-style homes with double garages and prominent driveways in front of the house. Garages and driveways have become even more prominent during the past ten

years, with their presence highlighted by the lack of mature street trees and landscaping.

Future growth in Gonzales provides the opportunity to restore some of the more traditional relationships between the street, sidewalk, house, and yard. While rigid extension of the grid is infeasible due to the presence of Highway 101 and the agricultural easement north of the city, continuity should be established by providing increased pedestrian capacity along Fifth Street across Highway 101 and incorporating north-south and east-west through streets in the new development areas . Occasional discontinuances in the grid would be appropriate to discourage speeding and the use of local streets for through traffic. Policies in this element suggest alternatives for street layout in new development areas, including better provisions for pedestrians and bicyclists.

3. Other Design Attributes

Landmarks. Landmarks are structures or natural features which provide a sense of orientation and reference in a city. Probably the most familiar landmark in Gonzales is the water tower on Fifth Street just west of Highway 101. The ball-shaped tower is visible from several miles away and provides a strong visual cue to approaching motorists. The city's name is painted on the side of the tank and is clearly visible to passing vehicles on the freeway. Other landmarks in Gonzales include Monterey Vineyards, the packing sheds along Alta Street, and the historic buildings at Fourth and Alta. The slough is the city's primary natural landmark, although it is obscured in many places by brush or culverts.

Gateways. The appearance of Gonzales at its entry points, or gateways, is a critical part of the impression that is imparted to visitors. The major entries to the city are located one mile north of town on Alta Street, one mile south of town at Gloria Road, and on Fifth Street at Highway 101. Entries of lesser significance are located on Gonzales River Road and Johnson Canyon Road. The Gonzales River Road entry has been designated a "scenic route" by Monterey County.

The north and south interchanges are located some distance from the city edge, so the traveler is not immediately aware of the city. The northern interchange provides an abrupt transition from farmland to urban uses,

with a large sign announcing arrival to the city. The south entry at Gloria Road is more gradual, with the cemetery, winery, and Dole plant encountered before reaching residential and commercial areas.

The north and south gateways at the city limits can be improved with street tree planting, landscaping, and updated signage. The gateways would also benefit from redevelopment of some of the older commercial and industrial properties along Alta Street, reduced visibility of truck parking, and redesign of the Alta median. Landscaping and better directional signage to downtown could enhance the gateway at Fifth Street. The Gonzales River Road gateway would likewise benefit from directional signage to downtown Gonzales and street tree planting to screen some of the open storage uses along the railroad. The gateway along Highway 101 itself could be improved by encouraging Caltrans to use more attractive landscaping along its sound walls.

Edges and Views. The General Plan recommends preservation of views and the maintenance of distinct edges to the city. Views from Gonzales to surrounding hills and farms contribute to perceptions of the city as a small town. Views to the hills give definition to the Salinas Valley and provide easy orientation for residents. Farms to the north of Tenth Street provide a sense of community enclosure and are an ever-present reminder of the city's agricultural heritage.

4. Design Guidelines

Design guidelines for new development were prepared over the course of the General Plan Update and were separately adopted by the City Council to implement the General Plan.

C. Cultural Resources

1. Historic Resources

The first residents of the Gonzales area were native Americans known as the Ohlone. However, there are no known remnants of their presence in Gonzales and there is no written record of their presence in the vicinity of the city.

The Gonzales townsite was part of an 1836 Mexican land grant given to Teodoro Gonzalez, who, was then the acting alcalde (mayor) of Monterey. The grant, known as the "Rincon de la Punta del Monte" (ranch at the foot of the mountains), encompassed 15,128 acres of the Salinas Valley. Cattle raising was the predominant activity for about 40 years, with the ranch leased to Hildreth and Dunphy for much of that period.

Teodoro Gonzalez' two sons, Alfredo and Mariano, eventually inherited the rancho and laid out the town of Gonzales in 1874. The original town covered about 40 blocks, with Alta, Belden, Center, Day, and Elko streets running north to south, and numbered streets from First to Tenth running east to west. The rectangular grid was typical of towns founded during that period in California history, with blocks measuring roughly 300' by 300' bisected by midblock alleys. The Southern Pacific railroad had been in place for almost two years when the town was founded, with tracks connecting Soledad to Salinas. However, no stop was created at Gonzales until two local businessmen, George and Thomas Faw, convinced Southern Pacific to provide one some years later.

Several homes in Gonzales, including some still standing today, pre-date the founding of the town. The first known house was built in 1869 by Philip Collins, an immigrant from County Cork, Ireland. A house still exists on this site at First and Center Streets. The Albina Brusa House, built in 1873 at Second and Belden, is believed to be the oldest home still standing in Gonzales (Source: Gonzales Centennial Book, 1974). Schools were built after the founding of the town, along with churches, homes and businesses. Several of these structures still stand today (see the "Community Character Element" for further detail on historic buildings.)

Settlers of varied cultural and ethnic backgrounds came to Gonzales during the early years. Grain became the primary crop produced on nearby farms during the 1880s, joined by dairies producing cheese in the 1890s. Swiss dairy farmers migrated to the area during the late 1800s and early 1900s, bringing their families to the growing town. In the 1920s, the dairies were gradually converted to row crop cultivation. As these activities were labor-intensive and often seasonal, migrant laborers became an important part of the workforce. Several waves of migrant field workers came to the Valley, including Filipinos, families seeking refuge from "dust bowl" conditions in the American Midwest, and finally, immigrants from Mexico. Many

seasonal workers eventually settled in the area, finding year-round jobs in agricultural industries.

Although homes and businesses were added, the town's basic form did not change dramatically during the first half of the twentieth century. The street grid remained intact and was expanded only slightly. Two-lane Highway 101 remained the main link to the north and the south, as well as the main artery between San Francisco and Los Angeles. Roadside businesses served travelers along the Highway, and a median strip separated Alta Street from the busy traffic lanes. Agricultural industry continued to locate near the railroad tracks, with packing sheds, labor camps, and farm businesses along both sides of the railroad. Downtown remained compact, with activities concentrated at the corner of Fourth and Alta. Lots in the original townsite developed gradually, with the slough forming a natural edge to the town for many years. Beyond the slough was the high school, and beyond that farms stretched to the base of the Gabilan Range several miles away.

Gonzales incorporated in 1947. During the first census in 1950, its population was 1,821. Growth continued at a slow pace during the 1950s, 60s, and 70s, with some newer development occurring beyond the confines of the original town. A number of the east west streets, including First and Seventh, were extended east across the slough into small subdivisions with curving streets, cul-de-sacs, 60′ x 100′ lots and other features which broke tradition from the historic grid.

Probably the most significant change after incorporation was the relocation of US Highway 101 in the 1960s. A U.S. 101 freeway bypass was aligned along an arc around the city's east side to provide convenient access while avoiding displacement of residents and businesses. Once built, the freeway and railroad defined a lens-shaped area which contained virtually the entire city as well as several hundred acres of agricultural land north of Tenth Street and south of C Street. The city's first General Plan, prepared in 1963, directed future growth into these areas. Because the new freeway made certain farming practices (aerial spraying, etc.) less feasible on these properties, they seemed to be logical areas for the city's expansion.

A major winery and a vegetable processing plant located in' the wedge-shaped area south of C Street, but the area north of Tenth Street remained agricultural. For a variety of reasons, the land did not become available for

development and residential growth was directed to other parts of the Salinas Valley. The city's population grew by just 12 percent during the 1970s, compared to 40 percent in Soledad and Salinas and 60 percent in Greenfield.

By the 1980s, it became apparent that Gonzales would need to explore new directions for future growth, including the area east of the freeway. The area east of Highway 101 was attractive because it could support the kind of large scale affordable ownership subdivisions that were in high demand in Monterey County. Because the area was physically separated from the rest of town by the freeway, it could be designed and marketed as commuter housing for persons working to the north. The first project east of 101, Arroyo Estates, was constructed in the late 1980s. It was immediately followed by Sunrise Ranch during the early 1990s. The developments were accompanied by a new shopping center on the northeast side of the Fifth Street interchange. Within five years, additional new dwelling units were built east of the freeway, increasing the size of the city substantially.

In 1991, Monterey County acquired an agricultural easement on the land north of Tenth Street, further reducing the feasibility of northerly growth west of Highway 101. Given the established pattern of industrial land uses to the west and south of town, the easement effectively directed all future residential growth to the area east of Highway 101.

The development east of the freeway has already changed the shape of the city and created a psychological as well as physical distinction between "old" and "new" Gonzales. The area to the east is new and homogeneous; its homes are more uniform and less dense than in old Gonzales and its character is distinctly suburban. The area to the west is more varied and eclectic, with housing ranging from suburban tract homes to historic bungalows and cottages. Likewise, the commercial area east of the freeway consists of a modern, auto-oriented center, similar to those found throughout California suburbs. West of the freeway, commercial uses are scattered on sites along Alta Street and in vintage 1910s-1920s commercial buildings along Fourth Street.

Given current trends, it seems likely that the area east of Highway 101 will continue to support much of the city's future residential growth. While this

presents exciting opportunities to create new neighborhoods and job centers which complement those west of the freeway, it also presents the danger of creating an "East Gonzales" and "West Gonzales" with very different socioeconomic profiles. One of the major themes of the General Plan is to keep the community unified as development east of the freeway proceeds and to continue to encourage reinvestment in and conservation of the older parts of town.

The Land Use Element identifies an eight-block area around the city center as an historic district. The district encompasses a number of single family residences built in the late 19th Century, including the Albina Brusa House (1873), Parsons House (1880s), Widemann House (1883), and Boekenoogen House (1885). Many other homes within the district predate 1920 and are typical of the one-story wood frame construction popular during the early 20th Century.

Historic commercial buildings are also concentrated in the District. These include the Sneible and Tavernetti Building (1913) and Wells Fargo Bank (1917). Gonzales Community Church, dating from 1885, and the Odd Fellows Building (now used as the City Council Chambers) are also within the District and are on the National Register of Historic Places. There are also a number of sites which contained historic buildings that are no longer standing (including the Stag Saloon (1873) and the Alpine Tavern (1920)). The City may wish to encourage future development on these sites to incorporate historic markers or even architectural features which commemorate the original use.

There are several potentially historic structures outside the Historic District, including one outside the city limits and within the Planning Area. An abandoned building west of Alta Street and south of Gonzales River Road dating from 1907 was formerly the Alpine Milk Condensary, established by the originator of the condensed milk process. An structure outside the city limits and also west of Alta Street is believed to be the homesite of one of the sons of the Teodoro Gonzalez, the city's founder. The location of historic structures is shown in Figure VIII-1. Creation of a historic district encompassing these properties will achieve greater public awareness of local architecture and history. The intent of the district is to promote preservation of a wide range of older structures in a manner that is reasonably balanced and consistent with other city goals and objectives.

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Figure VIII-1

HISTORICAL AND ARCHEOLOGICAL RESOURCES

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Sensitive rehabilitation of structures is encouraged and insensitive alteration or demolition is discouraged. As mentioned in the Land Use Element, the Historic District is an "overlay" district, which means that land use will be permitted according to the base land use district shown in Figure II-4 (Land Use Element).

2. Archaeological Resources

The earliest human presence in what is now Monterey County probably dates back as far as 10,000 to 12,000 years ago. The first inhabitants were nomadic hunters, banding together in small groups, following game herds for their subsistence. The earliest settlements began to appear around 7,500 to 8,000 B.C. These occupation sites, which comprised small villages, indicate a cultural shift to a different form of subsistence based on exploitation of a broader range of local resources, including marine and freshwater food sources (fish and shellfish), game (rabbits, deer, elk), acorns, and wild roots, and nuts and berries. By 6,000 B.C., at least four such village sites from this period are known to have existed in the area around Moss Landing and Elkhorn Slough, undoubtedly because of the abundance of resources in this area.

A little later, a second shift occurred, again reflecting a change in subsistence strategy that is evident in changes in prehistoric settlement patterns. This change is thought to have occurred because of in-migration of a different people from the north, who were part of a larger movement emanating from farther east. During the middle period (2,500 to 1,600 years ago), villages became larger but fewer in number. They were augmented by a large number of small, widely distributed sites for the collection, processing, and distribution of resources. This new settlement pattern reflects a fundamental shift in strategy from smaller sites dependent on close proximity to resources, to villages supported by outlying sites specializing in collecting and processing resources. Rather than being constrained to living near the food source, the people developed a specialized system to collect and transport resources to population centers.

This new strategy of collection rather than foraging allowed an even broader use of resources and over time resulted in a larger population. The ocean and nearby salt and freshwater marshes were used in conjunction with the oak woodland, savanna, and grassland habitats that provided

game, acorns, and other resources. The larger collection strategy enabled early inhabitants to expand in number. The specialization of roles allowed the culture to develop. Instead of generalized foraging, individualized skills developed, such as production of arrowheads, musical instruments, shell beads, and tools. During this middle period of prehistory the local indigenous culture reached its peak in terms of cultural expressions of concentrated wealth.

During the period between A.D. 900 and 1,100, a severe climatic shift began. There was a warming period in which the ocean temperature rose, perhaps not unlike a prolonged El Niño event. The marine and coastal environment became less productive and less reliable as a food source. These conditions necessitated another adaptation in subsistence strategy, stimulating further movement inland and greater dependence on acorns as a staple food. Acorns were particularly useful because they could be stored for as long as a year, providing a secure supply of winter food. The climate change led to a redistribution of occupation sites into many different environments. Villages became further disseminated and very seasonal. The overall effect was decentralization with many new sites farther inland. Settlement sites became specialized according to seasonal use, differentiating into winter and summer sites. In wintertime, occupants would move inland, seeking the shelter and resources in inland canyons and habitats. At this time Rancho San Carlos was first occupied intensively, as a winter village site. The resource-rich regions of what is now Fort Hunter Liggett, along the Nacimiento River, were also intensively occupied at the same time.

At roughly A.D. 1500, the climate shifted again, entering what is known as the Little Ice Age, a colder period which lasted until at least A.D. 1800. Collection behavior became very specialized and migratory. The indigenous people were still in this middle period of subsistence behavior when Spanish explorers saw them for the first time.

According to the Draft Monterey County General Plan, most of the area occupied by the *Gonzales 2010 General Plan* Planning Area has low archaeological sensitivity, and a small area at the eastern edge of the Planning Area has medium archaeological sensitivity (see Figure VIII-1). Nonetheless, the city's setting on level terrain adjacent to a watercourse suggests it might have been a site of habitation by indigenous people. The

entire Salinas Valley was occupied for thousands of years by ancestors of such groups as the Costanoan, Ohlone, Salinan, and others. The alluvium deposited by valley flooding may be so thick that remains exist at depths which have yet to be disturbed by farming or urban development.

3. Paleontological Resources

Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, and diagnostically or stratigraphically important—and those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy, and assemblages of fossils that might aid stratigraphic correlations—particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, paleoclimatology, and the relationships of aquatic and terrestrial species.

Most of the fossils found in Monterey County are of marine life forms and form a record of the region's geologic history of advancing and retreating sea levels. Because of the marine origin of these deposits, the area lacks the large, terrestrial fossils found in other regions such as the dinosaur fossils of the southwestern United States. Most of Monterey County's fossils are micro-organisms such as foraminifera or diatoms, or assemblages of mollusks and barnacles most commonly found in sedimentary rocks ranging from Cretaceous age (138 to 96 million years old) to Pleistocene age (1.6 million to 11 thousand years old).

According to the Draft Monterey County General Plan, there are no known paleontological sites in Gonzales.

D. Goals, Policies, and Actions

1. Community Identity

Goal CC-1: An attractive City which conveys a strong sense of identity and character.

Policies

Policy CC-1.1 Community Building

Promote future urban growth that is "community building," and serves to strengthen the physical, social and economic infrastructure throughout Gonzales.

Implementing Action CC-1.1.1 – Utilize land efficiently. *Future development shall make efficient use of the land to provide quality living environments, and minimize the conversion of agricultural lands.*

Implementing Action CC-1.1.2 – Enhance Natural Features. *Preserve and enhance desirable features of the natural and built environments in Gonzales. New development should be sensitive to site opportunities and constraints, such as drainage courses, views, and mature trees.*

Implementing Action CC-1.1.3 – High Standards for Design. *Require a high standard of design and site planning, both in new development areas and on redevelopment or infill sites.*

Implementing Action CC-1.1.4 – Infill Development. *Encourage infill development that is compatible in scale, mass, texture, and density with its surroundings. Development should be appropriate to the context of the project site as well as the physical attributes of the site itself.*

Implementing Action CC-1.1.5 – Complement Existing Character. *Encourage new development that complements the pattern and character of older areas of town, with an emphasis on more traditional design elements rather than suburban design elements.*

Implementing Action CC-1.1.6 – Well Defined Edges. *Maintain well-defined edges between the town and the surrounding agricultural lands. Work with the County of Monterey to discourage "rural residential," ranchette, commercial, or industrial development on county lands around the City.*

Implementing Action CC-1.1.7 – Open Space Around the City. *Maintain the identity of Gonzales as a town surrounded by farmland by retaining the existing open space between Gonzales, Chualar, Salinas, and Soledad and by keeping open the land between the city and the hills west of town.*

Implementing Action CC-1.1.8 – Community Gateways. *Enhance the City's identity through gateways, signs, markers, and other symbols of local heritage.*

Implementing Action CC-1.1.9 – Specific Plans. *Require Specific Plans prior to the approval of development of large properties to ensure that such developments are comprehensively planned and implemented.*

Implementing Action CC-1.1.10 – Neighborhood Design Guidelines. *Adopt Neighborhood Design Guidelines to implement Community Character policies and guide development in new Specific Plan areas.*

Implementing Action CC-1.1.11 – Commercial and Industrial Design Guidelines. *Adopt design guidelines for major commercial and industrial development, including both new construction and alterations.*

Implementing Action CC-1.1.12 – Landscaping and Lighting District. *Create a Landscape and Lighting Maintenance District to provide revenues for street lighting, tree planting and maintenance, park maintenance and right-of-way beautification. Also consider community-based fund-raising efforts to generate revenue, including an "adopt-a-tree" program for City parks and medians, wherein local residents take responsibility for tree planting, care and maintenance.*

Implementing Action CC-1.1.13 – Community Clean-Ups. *Encourage the participation of Gonzales residents in community clean-ups, tree plantings, Slough restoration, and other activities which beautify the city and maintain its appearance. Formally acknowledge residents who make significant contributions to such efforts, or who do an exemplary job maintain their yards and street trees.*

Implementing Action CC-1.1.14 – Street Names. *Encourage street names and place names which commemorate local natural features and notable past citizens or historic places.*

Implementing Action CC-1.1.15 – Sign Control. *Maintain sign controls in the City zoning ordinance.*

2. Neighborhoods

Goal CC-2: Quality residential neighborhoods, unique in character that provide a full range of housing types, public services and amenities and promote attractive pedestrian friendly environments.

Policies

Policy CC-2.1 Neighborhood As Building Block

Use the neighborhood as the basic "building block" for community growth, whereby neighborhoods form the basic planning unit and include schools, park and recreation facilities, a wide range of housing types, and neighborhood-serving commercial services.

Implementing Action CC-2.1.1 – Connections Between Neighborhoods. *Strengthen the physical linkages between existing residential neighborhoods and create linkages from these areas to new neighborhoods as they are developed. This involves a greater emphasis on pedestrian and bicycle paths within and between neighborhoods, and encouraging alternatives to soundwalls and other unfriendly barriers adjacent to pedestrian spaces within and surrounding neighborhoods.*

Implementing Action CC-2.1.2 – Compact Scale. *New residential neighborhoods should maintain a friendly, compact walkable scale, similar to the existing older Gonzales neighborhoods.*

Policy CC-2.2 Neighborhood Character

Design new residential development to enhance neighborhood character. A variety of architectural styles, house types, sizes, lot widths and materials are encouraged.

Implementing Action CC-2.2.1 – Traditional Architectural Elements. *Encourage residential architecture which incorporates traditional elements of older Gonzales homes, including rear year garages, porches, verandas, and varied facades.*

Implementing Action CC-2.2.2 – Character of Higher Density Housing. *Design medium and high density housing as an integral component of the community. Such housing should reflect the character, streetscape, and scale of the surrounding neighborhood.*

Implementing Action CC-2.2.3 – Intensify Housing in Downtown. *Encourage higher density residential uses in the Downtown Mixed Use District to provide convenient pedestrian access to shopping and services. New projects in this area should be similar in design and scale to surrounding uses.*

Implementing Action CC-2.2.4 – Walls. *Discourage walled developments. Utilize alternate street patterns, enhanced setbacks, landscaping, and low fences or walls rather than tall perimeter walls around new developments wherever feasible. In general, homes should always front on streets rather than back onto streets.*

Implementing Action CC-2.2.5 – Public Amenities. *Parks and open space amenities constructed as part of new residential developments should be public features with full public access to maintain a sense of citywide unity and community spirit.*

Implementing Action CC-2.2.6 – Amenities for Medium and High Density Housing. *Ensure that medium and high density development is designed with adequate provisions for storage,*

parking, and public and private useable open space (including areas for children to play).

Implementing Action CC-2.2.7 – Compatible Infill Development. *Encourage infill development which complements the existing pattern of buildings in established neighborhoods and promotes the highest and best use of the land.*

Implementing Action CC-2.2.8 – Infill on Smaller Lots. *Allow infill on smaller than standard lots in the older section of town as a way to create new infill sites.*

Implementing Action CC-2.2.9 – Second Units. *Establish design and compatibility criteria for second units (in-law units). The design of the units should be compatible with the architectural style and materials of the primary residence.*

Implementing Action CC-2.2.10 – Revise Zoning Ordinance. *Revise the zoning and subdivision ordinances to achieve the policies and principles recommended in this element.*

Policy CC-2.3 Energy Efficiency

Promote energy and resource efficient buildings. Encourage the incorporation of "green" building practices and materials within all new developments.

Implementing Action CC-2.3.1 – Green Building Program. *Adopt a Green Building program which establishes incentives for incorporating green building features into new building construction or building retrofits.*

3. Commercial Development

Goal CC-3: An attractive, healthy downtown, complemented by well-designed commercial districts serving new neighborhoods.

Policies

Policy CC-3.1 Downtown as Civic Core

Promote the historic Downtown as the civic and commercial core of Gonzales.

Implementing Action CC-3.1.1 – Preserve Downtown Character. *Promote the preservation and restoration of the existing downtown commercial buildings/character. Rehabilitation and expansion of downtown buildings should be comparable in architectural detail to the original buildings. Signage, entryways, window details, and awnings should be consistent for each building to create an authentic, well-conceived appearance.*

Implementing Action CC-3.1.2 – High Standards for Commercial Development. *Require new downtown commercial development to meet high standards of design so that desirability of the area as a place to shop, eat, and work is enhanced. New buildings should be sensitive to the historic character and scale of the surroundings, and utilize street level design elements that engage pedestrian interest.*

Implementing Action CC-3.1.3 – Compatible Design Details. *Preserve and enhance the design details which characterize buildings in downtown Gonzales. Changes to windows, doors, signage, and other building attributes should be compatible with the historic character of downtown buildings. Façade improvements should restore elements of the original buildings as much as possible, providing visible storefronts with large windows.*

Implementing Action CC-3.1.4 – Integrate Housing and Commercial Use. *Encourage the integration of housing and commercial uses in Downtown Gonzales where new residential uses do not conflict with established commercial development. Residential use above retail/office space is preferred.*

Implementing Action CC-3.1.5 – Parking to the Rear. *Encourage parking for new housing Downtown to be accessed via the alleys to the rear of each parcel.*

Implementing Action CC-3.1.6 – Architecture Should Encourage Pedestrian Use. *Require downtown design to include architectural features, landscaping, and site designs that encourage pedestrian use and emphasizes positive relations with neighboring buildings and uses.*

Implementing Action CC-3.1.7 – Relief Elements. *Detail commercial buildings with relief elements such as planters, awnings, trellises, plazas, colonnades, and arcades. Screening from residential areas should be achieved with trees, shrubs, and groundcover, and parking lots should be landscaped.*

Implementing Action CC-3.1.8 – Visual Character of Interchanges. *Enhance the visual character of commercial uses located on Alta Street north and south of the Downtown historic district.*

Policy CC-3.2 New Community Commercial Center

Designate land east of Highway 101 near Johnson Canyon Road for a future centrally located community serving commercial district to meet future community commercial needs. This use shall be pedestrian oriented and encourage businesses and services that complement historic downtown commercial uses.

Implementing Action CC-3.2.1 – Compatible Design Details. *Promote the use of street lights and street furniture in the new community commercial areas that reflect the historic character of Gonzales and create a unified image.*

Implementing Action CC-3.2.2 – Compatibility with Adjacent Areas. *Promote visual interest within new community serving commercial districts, and minimize adverse impacts on adjacent residential areas and the viability of downtown businesses.*

Implementing Action CC-3.2.3 – Parking Lots. *Promote attractive, well-landscaped parking lots. Wherever feasible, site parking to the rear of buildings so that building facades may be continuous with street frontage.*

Implementing Action CC-3.2.4 – Encourage Pedestrian and Bicycle Use. *Design new shopping centers to encourage pedestrian and bicycle access from surrounding neighborhoods.*

Implementing Action CC-3.2.5 – Sign Ordinance. *Enforce the sign ordinance, including provisions for temporary signs and banners.*

4. Industrial Development

Goal CC-4: Attractive industrial areas which promote and stimulate local economic development.

Policies

Policy CC-4.1 Settings for New Industrial use.

Provide a variety of settings for new industrial uses in Gonzales including areas suitable for light manufacturing, warehousing, and distribution centers, smaller-scale live-work facilities, and larger areas for equipment storage, truck parking, and agricultural operations.

Implementing Action CC-4.1.1 – Appearance of Industry on Alta Street. Continue to improve the appearance of the existing industrial "strip" along Alta Street and Gonzales River Road through landscaping, signage, and limitations on truck parking.

Implementing Action CC-4.1.2 – Attractive Design at Interchanges. *Encourage aesthetically pleasing, attractively landscaped industrial uses, similar to the Blackstone Winery, within industrially designated areas visible from freeway interchanges at City entries.*

5. Open Space

Goal CC-5: Open space retained as a primary element of Gonzales' urban form

Policies

Policy CC-5.1 Enhance Role of Natural Environment

Enhance the role of the natural environment, especially natural topography and historic drainages, as a defining element of Gonzales' character and identity. Such natural features should be enhanced and restored where feasible, and utilized for multiple purposes including drainage, wildlife habitat and recreation.

Implementing Action CC-5.1.1 – Open Space as Primary Element of Urban Form. *Expand the use of open space as a primary element of urban form through the creation of new natural features, such as greenways, greenbelts, drainage courses, lakes and other water features.*

Implementing Action CC-5.1.2 – Gonzales Slough. *Promote the conservation and restoration use of the Gonzales Slough as an enhanced natural feature for passive recreation and as a pedestrian spine connecting Gonzales' schools, parks, and neighborhoods.*

Implementing Action CC-5.1.3 – Funding for Slough. *Explore funding sources to enhance the Slough's role as a linear park, providing new amenities for pedestrians and recreational use where feasible.*

Implementing Action CC-5.1.4 – Parks as Central Element in Neighborhoods. *Incorporate attractive new parks and open spaces in new development areas. Parks should be central elements helping to define neighborhood identity and character. Community access and accessibility by pedestrians and bicyclists should be maximized.*

Implementing Action CC-5.1.5 – Mini Parks. *Provide mini parks and open space features interspersed throughout neighborhoods in addition to providing larger neighborhood parks.*

Implementing Action CC-5.1.6 – Recycled Materials. *Use benches, tables and playground equipment made of recycled materials in public parks whenever feasible.*

Implementing Action CC-5.1.7 – Tree for Shade. *Encourage the planting of specimen street trees to provide shade and enhance the character of new development areas.*

Implementing Action CC-5.1.8 – Root Barriers. *Require the installation of root barriers as appropriate when new street trees are installed to ensure the trees will not destroy the sidewalks in the future.*

Implementing Action CC-5.1.9 – Tree Preservation. *Initiate a tree planting and preservation program that encourages sensitive site planning, retention and care of street trees, planting of new trees, and the replacement of trees that have been removed.*

6. Street Layout

Goal CC-6: A street pattern that ensures continuity between old and new neighborhoods.

Policies

Policy CC-6.1 Strengthen Neighborhoods with Well Designed Streets

Strengthen neighborhoods and the ties between neighborhoods using street extensions, paths, alleys, bike lanes, street trees, signage, and architectural details. Use common design elements, such as street trees and landscaping, to clearly define circulation paths.

Implementing Action CC-6.1.1 – Extend Elements of Original Grid. *Encourage street designs in new development areas that incorporate or extend elements of the original grid from the older part of Gonzales to provide for easy orientation, enhance connectivity, and facilitate biking and walking.*

Implementing Action CC-6.1.2 – Reduce Traffic Volume and Speed. *Encourage methods of reducing traffic volume and speed in existing neighborhoods with wider streets.*

Implementing Action CC-6.1.3 – Human Scale. *Encourage street designs that maintain a human scale. Streets within neighborhoods should be no wider than needed to accommodate demonstrated traffic demand at a reduced speed and provide adequate emergency vehicle access.*

Implementing Action CC-6.1.4 – Setback Garages. *Design new subdivisions so that driveways and garages are as unobtrusive as possible by setting garages back from dwelling units or locating them in rear yards.*

Implementing Action CC-6.1.5 – Short Blocks. *Encourage the use of relatively short block faces and perimeters, similar to the older neighborhoods in Gonzales, to provide enhanced pedestrians access and connectivity.*

Implementing Action CC-6.1.6 – Minimize Cul-de-Sacs. *Minimize the use of cul-de-sac streets to avoid loss of connection. Where the use of cul-de-sacs is unavoidable, cul-de-sac ends should provide quality bicycle and pedestrian linkages to adjacent streets, parks and schools.*

Implementing Action CC-6.1.7 – Promote Alleyways. *Promote the improvement of alleys in the original townsite so that they may function more effectively as bicycle or pedestrian routes.*

Implementing Action CC-6.1.8 – Landscaping. *Encourage the use of generous landscaped parkways and sidewalk setbacks within new residential and commercial development areas.*

7. Historic Resources

Goal CC-7: Preservation of historic buildings, sites, and other historic resources in Gonzales.

Policies

Policy CC-7.1 Historic Preservation

Encourage the preservation of historic buildings in Gonzales, both within the Historic District and elsewhere in the City. While retrofitting of such buildings for contemporary uses is strongly encouraged, alterations should respect and complement the historic character and design elements of the buildings.

Implementing Action CC-7.1.1 – Historic District. *Create and maintain an Historic District corresponding to the boundaries identified on the Land Use Diagram. Creation of the District will allow property owners to take advantage of tax benefits offered to historic properties and will assist the City in its efforts to conserve historic resources in Gonzales.*

Implementing Action CC-7.1.2 – Promote Historic Preservation. *Promote broad-based interest in and support for historic preservation activities in the City.*

Implementing Action CC-7.1.3 – Priority Listing of Historic Sites. *Establish and maintain a priority listing of buildings and sites in the Downtown Historic District in cooperation with the Historic Preservation Commission of Gonzales.*

Implementing Action CC-7.1.4 – Historic Design Guidelines. *Develop design guidelines for new buildings and alterations to existing buildings within the Historic District.*

Implementing Action CC-7.1.5 – Funding for Rehabilitation. *Explore possible funding sources for rehabilitation and restoration of historic buildings and sites within the Historic District.*

Implementing Action CC-7.1.6 – Historic Plaques and Markers. *Promote the use of plaques, markers, brochures, and other informational tools to increase awareness and appreciation of local historic resources.*

Implementing Action CC-7.1.7 – Technical Assistance. *Encourage and aid private efforts to rehabilitate and restore historic properties*

by providing information and expertise, and by allowing flexibility in the application of zoning and code compliance standards.[30]

Implementing Action CC-7.1.8 – Interagency Coordination. *Coordinate City programs with those of other agencies that are either involved in historic preservation or that set requirements affecting historic buildings. For instance, the City should ensure that the State's alternative building code requirements for historic structures are followed.*

Implementing Action CC-7.1.9 – Quick-Response Ordinance. *Adopt an ordinance or resolution that provides a quick-response mechanism for saving historic resources threatened by demolition. The ordinance or resolution should emphasize the restoration (rather than demolition) of historic resources that are damaged by earthquakes, fires, or other natural disasters and should include provisions addressing the availability of funding for restoration.*

Implementing Action CC-7.1.10 – Project-Level Cultural Analysis Required. *The City shall require Specific Plans and development applications to contain a project-level analysis of cultural resources for all areas planned for urbanization under the Specific Plan or development approval. Such an analysis shall evaluate the full range of cultural resources, including historical, archaeological, and paleontological resources, and buried human remains. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on cultural resources.*

8. Landmarks, Gateways, Edges and Views

Goal CC-8: A distinct community identity, shaped by attractive views, memorable landmarks and City entries, and access to open space.

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[30] *Flexibility in this instance might mean permitting setback variations or waivers from certain Uniform Building Code requirements (stairway width. ceiling height. etc.) which would cause the fundamental character of the building to be changed.*

Policies

Policy CC-8.1 Visual Resources and Gateways

Protect and enhance the visual qualities of Gonzales.

Implementing Action CC-8.1.1 – Major Entryways. *Landscape the major entries to the City in a manner which indicates civic pride and concern for civic beauty.*

Implementing Action CC-8.1.2 – Hillside and Farmland Views. *Encourage the preservation of hillside and farmland views in developed areas and in areas planned for future development.*

Implementing Action CC-8.1.3 – Distinct Edge. *Maintain a distinct edge between the urban area and agricultural lands on the perimeter of the City.*

Implementing Action CC-8.1.4 – Screening for Industrial Uses and Utilities. *Screen or improve the appearance of features in Gonzales which convey negative visual images, including truck parking lots, utility substations, and storage or maintenance yards.*

Implementing Action CC-8.1.5 – Design Amenities at Interchanges. *Future highway oriented commercial and industrial uses located near the Gloria and Associated Lane interchanges should provide an enhanced level of landscaping and architectural quality, comparable to that provided by the Blackstone winery, since these areas are major gateways into the city and convey a lasting image.*

Implementing Action CC-8.1.6 – Views from Highway 101. *Maintain and enhance quality views of the city from Highway 101, especially at city entries, by avoiding land uses that require soundwalls adjacent to the highway where feasible.*

Implementing Action CC-8.1.7 – Landscape Existing Soundwalls. *Encourage more effective landscaping of existing soundwalls, especially in high visibility areas such as adjacent to Highway 101.*

Implementing Action CC-8.1.8 – Reduce Light Pollution. *Require new development, with special attention to commercial and*

industrial development, to reduce light pollution by designing exterior lighting to be downward cast and hooded.

Implementing Action CC-8.1.9 – New Development Should Convey Positive Image. *Ensure that new development built adjacent to Highway 101, including north and south interchanges, conveys a positive image of Gonzales. Enhanced vegetation, wide landscaped setbacks, aesthetically designed and landscaped soundwalls, and landscape berms should be used to the extent feasible to enhance the City's appearance from the freeway.*

Implementing Action CC-8.1.10 – Underground Utilities. *Continue to require the undergrounding of utility lines in new development areas.*

Implementing Action CC-8.1.11 – Capital Improvement Program. *Dedicate funds for city beatifications in the City's Capital Improvement Program. Typical beautification projects might include new City signs, street trees, and downtown streetscape improvements.*

Implementing Action CC-8.1.12 – Visual Screen for Permanent Agricultural Edge. *The City shall require Specific Plans and development approvals, either of which include land adjacent to the "Permanent Agricultural Edge" east of Highway 101, (as depicted in the General Plan Land Use Diagram) to incorporate a naturalistic visual screen along the "Permanent Agricultural Edge" separating the Urban Growth Area from adjacent parts of the Planning Area that are not contained in the Urban Growth Area. Such a visual screen shall be designed to screen all uses approved as part of the Specific Plan or development approval from views outside the Urban Growth Area and shall be comprised of dense plantings of tall and large-canopy trees and other vegetation that are native to the Salinas Valley. The visual screen may be constructed in phases corresponding to construction phases, wherein the first section of the visual screen would be constructed to extend from its ultimate southwestern most point along the Specific Plan Area boundary to as far to the northeast as any development within the construction phase extends. The next phase would start where the first phase left*

off and again extend further northeast as far as any development extends, etc. The trees 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 final subdivision map for the phase. The visual screen shall be maintained as a long-term feature of the Urban Growth Area.

Implementing Action CC-8.1.13 – Reflective Building Exteriors. *The City shall prohibit building exteriors with large expanses of glass or other reflective material that could become a significant source of glare.*

9. Archaeological and Paleontological Resources

Goal CC-9: Protection of unique archaeological and paleontological resources in and around Gonzales.

<u>Policy</u>

Policy CC-9.1 Archaeological and Paleontological Protection

Support continued research on Native American settlement around Gonzales and protect any unique artifacts or sites discovered.

Implementing Action CC-9.1.1 – Archaeological and Paleontological Investigation. *Conduct an investigation of potential unique archaeological and paleontological resources on any development site where there is reason to believe that such resources are likely to be present. The decision to preserve or extract any resources uncovered would be made on a case by case basis according to the recommendation of a qualified archaeologist.*

Implementing Action CC-9.1.2 – Accidental Discovery of Cultural Resources. *The City shall require as a standard condition of project approval the following: "if any archaeological resources are discovered during grading or construction, all work shall be immediately halted and appropriate personnel, including a qualified Native American representative, shall be contacted and consulted. Based on these consultations, appropriate measures*

shall be taken to protect the discovered resources, and only after such measures have been implemented shall grading or construction continue."

Chapter IX

SUSTAINABILITY ELEMENT

A. Introduction

1. What is the Sustainability Element?

The Sustainability Element seeks to improve Gonzales as a sustainable community by promoting efficient consumption of resources, and reducing greenhouse gas emissions (GHG) as Gonzales grows and evolves. Although this element is an optional element, not mandated by State Government Code, general plans around the State are now being required to substantively address sustainability by the State Attorney General's Office due to recent California legislation.

Gonzales is a small town with a relatively small carbon footprint overall. However, the General Plan update anticipates substantial future growth in Gonzales over the long term. As it grows, Gonzales will need to manage its carbon footprint in a responsible manner consistent with State laws.

Sustainability constitutes a central theme of the *Gonzales 2010 General Plan*, as reflected within this and other elements of the plan. It emphasizes neighborhood-centered growth whereby new neighborhoods are compact and walkable, and contain central community and commercial facilities. The plan relies heavily on Specific Plans for implementation to ensure that new development is consistent with sustainability goals and policies contained herein. In addition, the "Gonzales Grows Green" program has been established to enhance local sustainability efforts, and encourage cooperative ventures with local government, businesses and citizens to promote sustainable practices.

Sustainability as it relates to the General Plan encompasses established principles of good planning and advocates a proactive approach to future development. The basic concept of sustainability is to allow the needs of current generations to be met in a manner that does not compromise the ability of future generations to meet their own needs. Putting this into

practice, the General Plan seeks to promote an economically sustainable Gonzales, improve the environment, and reduce the city's carbon footprint.

The concept of sustainable communities fuses several different prominent urban planning and design concepts, including new urbanism, the green building movement, and an interest in ecosystem maintenance and restoration. It requires a balancing of environmental, economic and social factors. Ultimately, to be successful, sustainable planning efforts must also result in living environments that people cherish and are able to use and re-use over generations; neighborhoods that use land and energy efficiently, are aesthetically pleasing, safe, provide for people's daily needs and are easy to navigate[31].

While sustainability is a global issue that extends beyond the realm of city planning, local land use planning and resource management affects the economic vitality, natural environment and societal support that can contribute to a community's sustainability. Key factors affecting sustainability include energy use, generation and management of waste, and subsequent greenhouse gas (GHG) emissions. Since local governments control many of the day-to-day activities that determine the amount of energy used, and waste generated by, their communities, they can potentially affect energy consumption patterns and greatly impact the emissions of global warming pollution. For example, local governments can:

- ✓ Make land use and development decisions that determine the density and physical layout of communities, influencing how much people drive and promoting alternative forms of transportation
- ✓ Amend local building codes that determine the energy efficiency of houses and commercial buildings
- ✓ Improve local waste reduction and recycling programs that affect how much waste goes to landfill

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[31] *David Goldberg cited in Paul Shigley,* What Will the Sustainable Community Look Like In the Future? *July, 31 2008*

- ✓ Influence the existence and adequacy of public transit, which in turn affects the degree to which residents must rely on private automobiles
- ✓ Prioritize habitat restoration and healthy watershed management
- ✓ Promote balanced housing and business development
- ✓ Promote community education and participation in the implementation of sustainable practices.

These and other avenues toward building a more sustainable Gonzales are discussed within this element.

B. Background on Climate Change

1. What is Climate Change?

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns, over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, that may be attributed to accumulation of greenhouse gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e. fuels containing carbon) in conjunction with other human activities, is linked to global warming[32].

[32] *OPR Technical Advisory Letter on CEQA and Climate Change, June 19, 2008*

2. What are Greenhouse Gases?

State law defines greenhouse gasses to include the following: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

Greenhouse gas emissions mix in the atmosphere; therefore, emissions from anywhere in the world can affect the climate everywhere. Consequently, greenhouse gas emissions from local communities may contribute to global warming impacts across California, the U.S. and the world.

3. Greenhouse Gas Emissions in the United States and California

The United States is responsible for over one-quarter of the world's GHG emissions[33]. The majority of GHG emissions currently produced in the U.S. results from burning fossil fuels such as coal and oil for energy. Examples of burning fossil fuels for energy include power plants burning coal to create electricity for home lighting and air conditioning, and automobile engines burning gasoline. In California, over 70 percent of GHG emissions come from burning fossil fuels. In addition, over one-half of total GHG emissions in California are from vehicle exhaust[34]. Figure IX-1 shows the breakdown in CO_2 emissions.

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[33] *City of Calabasas Issue Paper on Greenhouse Gas Emissions and Reduction Strategies, April, 2007*
[34] *Ibid*

Figure IX-1

BREAKDOWN OF CALIFORNIA'S GREENHOUSE GAS EMISSIONS

Source: California Energy Commission

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To put this in a global perspective, California is the world's 12th largest source of carbon dioxide.[35]

4. Future Implications

Scientists have concluded that humans are changing the global climate primarily through use of fossil fuel.[36] This has serious consequences for all life on earth. Anticipated impacts include: an overall warming of the earth's climate, melting of ice and snow-pack, rising sea levels, increased frequency and intensity of storms, shifting ecological zones, spread of plant disease and mosquito-born illnesses, and related impacts to agricultural, social, and economic systems.

In California, higher temperatures will likely increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning, and erode air quality. Also likely are increased frequency and intensity of extreme weather events such as wildfires, heat waves, and flooding. Some of California's most prosperous and popular industries—agriculture, wine, and tourism—are especially threatened by climate change.

C. Existing Regulatory Setting

The regulatory setting addressing climate change and greenhouse gas emissions is fluid and changing rapidly.

The passage of the California Global Warming Solutions Act (Assembly Bill 32) in 2006, which declares that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California," launched statewide efforts to address climate change. AB 32 requires that the state's global warming emissions be reduced to 1990 levels by the year 2020, and directs the California Air Resources Board to develop regulations and establish a reporting and monitoring system to track global warming emissions levels.

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[35] *AB 32 Fact Sheet*
[36] *Int'l Panel on Climate Change, 2000*

Senate Bill 97 followed in 2007, which directs the California Office of Planning and Research (OPR) to develop draft CEQA Guidelines "for mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions" by July 1, 2009, and directs the Resources Agency to certify and adopt the CEQA Guidelines by January 1, 2010.

SB 375, enacted in October, 2008, is designed to connect the reduction of GHG emissions from cars and light trucks to land use and transportation policy. SB 375 asserts that "without improved land use and transportation policy, California will not be able to achieve the goals of AB 32."

Accordingly, SB 375 has three goals: (1) to use the regional transportation planning process to help achieve AB 32 goals; (2) to use CEQA streamlining as an incentive to encourage residential projects which help achieve AB 32 goals to reduce GHG emissions; and (3) to coordinate the regional housing needs allocation process with the regional transportation planning process.

SB 375 requires the California Air Resources Board (CARB) to establish GHG emission reduction targets for each region (as opposed to individual cities or households). Then each region's metropolitan planning organization – such as the Association of Monterey Bay Area Governments (AMBAG) – must create a "sustainable communities strategy" as part of the Regional Transportation Plan that will meet the target for the region. No "on-the-ground" change is likely to be seen for several years, after AMBAG actually adopts the "sustainable communities" plan called for in the law.

As these measures unfold, many public agencies are striving to determine the appropriate means by which to evaluate and mitigate project related impacts on climate change. According to OPR, Lead agencies are expected to make a good-faith effort, based on available information, to calculate, model, or estimate the amount of CO_2 and other GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities.[37]

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[37] *OPR Technical Advisory: CEQA and Climate Change, June 19, 2008.*

D. Existing Conditions and Opportunities/Approach

The *Gonzales 2010 General Plan* presents its residents with opportunities to enhance sustainability and reduce GHG emissions and subsequent impacts on global warming. In addition, sustainability opportunities are identified through the following summary of existing conditions involving a range of areas subject to City control or influence. This provides a basis for future policies and actions.

1. Development Patterns

Land use mix, density and configuration are key factors in planning for sustainability. The older historic neighborhoods in Gonzales (generally located southwest of the Gonzales Slough) are shaped by a grid pattern of streets with short blocks and internal alleys. Older Gonzales is walkable, with well connected streets and a pleasant pedestrian environment. Mixed-use commercial and recreational uses are within easy walking distance from most homes.

By contrast, in newer neighborhoods located northeast of the Slough, the grid pattern gives way to suburban development patterns, with curvilinear streets, cul-de-sacs and longer blocks. These neighborhoods are more difficult to maneuver for both pedestrians and motorists alike, as circuitous routes are often required to travel even short distances. They discourage travel by foot or bike, and add to total vehicle miles traveled (VMT).

Through implementation of the General Plan, and its focus on neighborhood-based growth strategies, the City will promote compact, walkable, well connected neighborhoods, similar to older more traditional neighborhoods in Gonzales, within future development areas.

2. Commute Patterns

A substantial number of employed residents of Gonzales commute to another city for work, with Salinas as the main destination, contributing substantially to vehicle miles traveled (VMT) by local residents.

Policies in the General Plan have been established to promote a more even balance between jobs and housing, encourage local commercial and industrial growth, and reduce commute VMT. Specifically, the anticipated

residential development in the future is underpinned in the General Plan by lands reserved for local job growth.

3. Transit Service

Gonzales does not currently have a local public transit system. Regional service is provided by Monterey-Salinas Transit Service (MST) with limited service extending to Pebble Beach, Salinas and King City with stops in Gonzales. The Union Pacific Railroad runs freight and passenger rail service on a north-south rail line through the Salinas Valley and along the southwest boundary of Gonzales. Passenger service is available at the Salinas station.

Enhancing transit service is closely linked with urban design and the layout of neighborhoods and cities. Encouraging higher densities at neighborhood or city centers will facilitate future transit service at these locations. The City has the opportunity to promote future neighborhoods that provide transit ready/friendly designs to facilitate future extension of service. Increased residential densities in the General Plan, as well as direction provided in the City's Neighborhood Design Guidelines are supportive of future transit friendly development. A long term opportunity also exists involving the potential for Gonzales to take advantage of its location on a major north-south rail line. Private taxi service is provided in Gonzales and should be encouraged to assist those in need of travel options.

4. Building Code: Energy Efficiency

Many communities are adopting programs to establish enhanced energy efficiency standards for new and remodeled buildings and require green building practices for residential, commercial and industrial buildings.

Standards for green building practices are already in place and are widely used. Examples include the Leadership in Energy and Environmental Design (LEED) rating system, often used for larger multi-family residential and commercial projects, and Build It Green's GreenPoint rating system for medium and smaller residential projects.

Green building standards will soon be incorporated into state building codes as well. In July, 2008, the California Building Standards Commission adopted a green building code for all new construction statewide.

Adherence to the "California Green Building Standards Code," which takes effect in January, 2009, will be voluntary until 2010, when its provisions are expected to become mandatory. The voluntary period gives builders, local governments, and communities time to adapt to the new rules.

The code sets targets for energy efficiency, water consumption, dual plumbing systems for potable and recyclable water, diversion of construction waste from landfills and use of environmentally sensitive materials in construction and design. The standards cover commercial and residential construction in the public and private sectors as well as schools, hospitals and other public institutions. The green thresholds include a 50 percent increase in landscape water conservation and a 15 percent reduction in energy use compared to current standards. All the measures, if acted upon, would at least be comparable to the requirements of a "silver rating" under the LEED standards set by the U.S. Green Building Council (USGBC). Builders, cities and counties are also encouraged to exceed these standards.

The City has the opportunity to adopt interim and long-term green building targets and standards for public and private buildings in addition to those identified in the State Building Code. Future construction and remodeling of City buildings can provide an exemplary model for private construction and retrofit. The City can also engage in a public awareness and education campaign to highlight green building strategies.

Retrofitting, or "tuning-up" existing buildings can provide an important, and perhaps more immediate, opportunity for increasing building energy efficiency. Because many existing buildings were constructed at a time of cheap energy, they often leak and use energy inefficiently. Improving their efficiency through such measures as new lighting, insulation, caulking, and more efficient heating and cooling systems can reduce energy use as well as operational costs.

5. Solid Waste Management

Landfills produce methane gas as plant waste, wood, paper, and other organic materials buried in them decompose. Methane is a significant greenhouse gas and contributor to global warming. Therefore, controlling methane emissions from landfills is an important action a local government

can take to reduce GHG emissions. Collecting and using methane gas that escapes from landfills can also benefit local governments, as it can be used to produce electricity and generate revenue. The Clean Air Act requires many landfills to collect and burn their landfill gas emissions. Once the gas is collected, landfill owners and operators can either flare the gas or burn it to produce energy for sale or for use at the landfill site.

Gonzales is currently served by the Johnson Canyon Landfill, owned and operated by the Salinas Valley Solid Waste Authority (SVSWA), which also serves the cities of Soledad, Greenfield, King City and unincorporated communities in the Salinas Valley. Given the recent closure of the Crazy Horse Canyon landfill in Salinas, the Johnson Canyon landfill is now the only landfill available to these cities, not only in unincorporated Salinas Valley but Salinas as well.

The SVSWA is working toward expanding and converting the Johnson Canyon landfill into a "Resource Management Park" with a goal of reducing the waste stream into the landfill by 75 percent by 2015 through recycling, reuse, composting and other means.

The GHG emissions associated with solid waste removal extend well beyond the physical area of the landfill itself. The trucks and roads needed to transport solid waste, along with the material and energy resources required to process the waste stream, all entail energy use and GHG emissions. Decreasing the amount of waste created by individuals and businesses can reduce the magnitude of all these components. Reducing consumption by eliminating unnecessary packaging, buying durable products, reusing them where possible, and recycling at the end of their useful life will generate footprint savings all along the production chain, in addition to reducing the footprint of waste processing and disposal.

Recycled products such as paper and cans can have a dramatically lower carbon footprint than these same products made from virgin materials. Therefore programs to encourage the purchase of recycled products can reduce carbon footprints.

The City can:

- ✓ Support efforts to recover and convert methane gas to energy source for use in fueling vehicles, operating equipment, and heating buildings.
- ✓ Support use of waste to energy technology
- ✓ Continue to improve waste management strategies and promote recycling and use of recycled goods

6. Water/Wastewater Service and Conservation

Water service in Gonzales is provided by local wells serviced by pumps at each well. Water is stored in a reservoir located east of city near Johnson Canyon Road and Iverson Road. New or expanded water storage facilities will be needed to accommodate future growth anticipated by this General Plan.

Because pumping and treating water is very energy intensive, programs that support and integrate water conservation efforts and minimize the demand for water in new development can also result in a large savings in energy.

The City can evaluate opportunities to increase energy efficiency in water and wastewater systems and recover wastewater treatment methane for energy production. Where expanded capacity is needed to support new growth, energy efficiency can be built into the new systems. The City can also evaluate opportunities to recover wastewater for productive purposes.

7. Biological Sustainability: Habitat Restoration/Healthy Watersheds

While most of the landscape and hydrology within and surrounding Gonzales has been altered by urban development or agricultural use, there are many opportunities to enhance its sustainable use and management. Restoration and careful management of the Gonzales Slough and other seasonal drainages, including Johnson Canyon Creek, McCoy Creek and several unnamed drainages, would provide freshwater marsh and riparian habitat for a variety of plant and wildlife species, and function as rainwater infiltration zones that assist in regulating seasonal flooding.

Future development within Gonzales should carefully consider the natural hydrology, topography, soils and vegetation on a site prior to the design of new development. Where feasible, the historic natural hydrology of the landscape should be restored by incorporating natural drainage features such as creeks and sloughs into site design wherever practicable as part of the specific plan process.

In addition, urban landscapes and streetscapes should maximize biological diversity and sustainability where feasible.

8. Gonzales Grows Green Initiatives

The City can continue to support the Gonzales Grows Green Initiatives and work with local businesses and citizens to promote sustainable business practices and innovation. Some local businesses have already implemented creative strategies aimed towards harnessing sustainable technologies to more effectively use or re-use resources. For example, the company Converted Organics, with support from the Gonzales Grows Green Initiatives, has formed an innovative partnership with the City and Gonzales Unified School District to recycle food waste from local school cafeterias into all-natural organic fertilizer for application on Gonzales school fields, city parks and public spaces. The fertilizer is made using Converted Organics' proprietary technology and process known as High Temperature Liquid Composting (HTLC). In addition to using local waste to create a high-quality product for local use, the program also saves the school district money, as the disposal fee to Converted Organics is 20 percent less than that to the local landfill.

Blackstone Winery recently installed a one megawatt solar electric system covering approximately 170,000 square feet of the main winery warehouse roof. The system produces more than 1,700,000 kilowatt hours of electricity per year, providing approximately 50 percent of the winery's total energy requirements. Immediate environmental benefits from this project include a reduction in GHG emissions and an estimated annual reduced carbon footprint equivalent to taking more than 2,000 cars off the road. Use of clean renewable energy such as solar power also helps to lower energy and consumer product prices, and reduces strain on the electric utility grid by generating electricity when demand is high during the summer. During the summer months, when the winery is not crushing

grapes, the system will export enough electricity onto PG&E's power lines to supply the electrical needs for about 25 percent of the roughly 1,695 households in Gonzales.

Future opportunities to support sustainable business practices and technologies such as these will continue to be an important component in the City's GHG emissions reduction program.

E. Other Elements of this General Plan

The Sustainability Element is interconnected with all other elements of the General Plan, and all other elements embody sustainability principles. The goals, policies and actions of this element are directly tied to the implementation of other elements. A brief summary of how sustainability is reflected in each of other elements is provided below.

- ✓ The **Land Use Element** incorporates sustainable development policies and actions emphasizing future neighborhoods that efficiently use available land while reducing the demand on natural resources. Land use policies promote compact, walkable, mixed-use development, and the long-term conservation of the most productive agricultural lands. In addition, the Land Use Element promotes a balance of jobs and housing by ensuring that anticipated future residential development is underpinned by lands reserved for local job growth.

- ✓ The **Circulation Element** promotes the use of alternative transportation such as pedestrian and bicycle modes of transportation, and supports future transit-oriented development designed to take advantage of mass transit systems.

- ✓ The **Conservation and Open Space Element** promotes the long-term viability of agricultural lands and operations, plant and animal resources, water, and soils. In addition, it includes policies and actions that encourage infill development and orderly growth and require the provision of parks and recreation facilities.

- ✓ The **Community Health and Safety Element** includes sustainable development policies and actions addressing air quality and reduction in greenhouse gas emissions, water quality, and hazardous materials safety.

- ✓ The **Community Facilities and Services Element** promotes healthy watershed management, restoration of historic natural drainages, and best management practices to mitigate pollutant loadings associated with urban runoff. It also encourages waste recycling, purchase of recycled materials, and hazardous waste management.

- ✓ The **Community Design Element** incorporates sustainable development policies and actions that promote walkable neighborhoods with well-connected street, pedestrian and bike paths linkages, compact infill development, energy and resource efficient buildings, and enhancement of natural features such as topography and drainages. It also contains policies to promote urban open space, tree planting and preservation. These policies are further implemented through the City's Neighborhood Design Guidelines.

- ✓ The **Housing Element** must include an analysis of energy conservation opportunities. In addition, energy conservation and green building measures found in this Sustainability Element may be incorporated into those of the Housing Element.

Combined, the body of goals, policies and actions contained and/or identified within the Sustainability Element serve as comprehensive policy to enhance sustainability and mitigate impacts associated with project-related GHG emissions.

F. Goals, Policies, and Actions

The following goals and policies apply specifically to sustainability and strategies for reducing greenhouse gas emissions. These policies, in combination with other sustainable policies in the various General Plan elements, are intended to:

- ✓ Improve local energy efficiency and conservation
- ✓ Increase the local use, development and production of renewable and alternative energy sources
- ✓ Promote energy-efficient local transportation
- ✓ Promote energy efficiency and innovation as an integral part of economic development
- ✓ Increase local energy awareness
- ✓ Promote energy-efficiency in the provision and use of water

1. General

Goal SUS-1: Reduction in greenhouse gas production and energy use, and increased production and use of renewable energy.

Policies

Policy SUS-1.1 Climate Protection Strategies

The City shall continue to pursue strategies designed to reduce greenhouse gas production and increase the production and use of renewable energy.

Implementing Action SUS-1.1.1 – Conduct a GHG Inventory. *The City will complete work in progress to establish a baseline inventory of GHG emissions including municipal emissions, and emissions from all business sectors and the community using methods approved by, or consistent with guidance from, the California Air Resources Board.*

Implementing Action SUS-1.1.2 – Establish Regional Targets. *Work with AMBAG in the process of identifying regional targets and implementing various programs for reducing GHG emissions and promoting sustainability.*

Implementing Action SUS-1.1.3 –Support Gonzales Grows Green Initiatives. *The City shall continue to address climate change through the Gonzales Grows Green Initiatives which provide a local*

mechanism for carrying out strategies to reduce GHG gas emissions. Key program objectives include:

- ✓ *Improve environmental consciousness of government, businesses and its citizenry.*
- ✓ *Promote Gonzales as an incubator for environmental business development.*
- ✓ *Fund some services through cooperative ventures involving sustainability.*
- ✓ *Become known both regionally and beyond for its "GONZALES GROWS GREEN" Sustainable Community Initiative (G^3).*
- ✓ *Assist Gonzales in "doing the right things" for its entire community with a focus on ecology, economy and equity.*

Implementing Action SUS-1.1.4 – Monitor Performance. *Regularly assess progress and program needs, identifying opportunities and obstacles for meeting GHG emission reduction goals.*

Implementing Action SUS-1.1.5 – Citywide Climate Action Plan. *The City shall complete work currently underway on, and then adopt, a citywide climate action plan with the objective of meeting a GHG emissions reduction trajectory consistent with State law (currently codified in Health and Safety Code 38500 et seq. (AB 32) and Executive Order S-03-05). The City, in setting the trajectory, shall recognize the likelihood that Gonzales may bear a much larger percentage of growth than other more mature communities in the State and that an appropriate scaling of the State targets set forth in AB 32 and Executive Order S-03-05 would allow a citywide increase in GHG emissions as the City implements the Gonzales 2010 General Plan. This allowable increase in GHG emissions shall be tempered by appropriate measures to limit GHG emissions from new development on a per capita basis, while achieving actual reductions in such emissions from existing uses in the planning area. The limits to be established for per capita GHG emissions shall be indexed to realistic targets that are readily achievable using GHG*

Best Management Practices identified as part of the citywide climate action plan. Targets for reducing GHG emissions in existing development shall, at a minimum, be a 15 percent reduction from the baseline identified in the GHG inventory prepared by AMBAG (2009). GHG Best Management Practices shall include but not be limited to:

- ✓ *Continuation of the Gonzales voluntary recycling program for multi-family, commercial, and industrial development*
- ✓ *Increased energy efficiency beyond Title 24*
- ✓ *Use of electrically powered landscape equipment and outdoor electrical outlets*
- ✓ *Installation of green roofs*
- ✓ *Installation of solar or tank-less water heaters*
- ✓ *Installation of solar panels*
- ✓ *Increased diversity and/or density of land use mix*
- ✓ *Provision of necessary infrastructure and treatment to allow use of graywater/ recycled water for outdoor irrigation*
- ✓ *Installation of rainwater collection systems*
- ✓ *Provision of composting facilities at residential sites*
- ✓ *Incorporation of all other measures in Figure 4.7.2 above that are identified as being appropriate for implementation in Gonzales.*

The City shall adopt a citywide climate action plan as outlined above as part of the Gonzales 2010 General Plan's *Sustainability Element prior to the adoption of any Specific Plan or development approval in the Urban Growth Area. The climate action plan shall contain:*

- ✓ *Targets for reducing greenhouse gas emissions consistent with criteria set forth above in this mitigation measure,*

- ✓ *Enforceable measures to meet the established targets,*
- ✓ *Provisions for monitoring and reporting on the effectiveness of the plan, and*
- ✓ *A mechanism for periodically revising the plan to maintain or improve its effectiveness.*

The City shall establish a Climate Action Plan Technical Advisory Committee to guide development of the climate action plan, composed of Gonzales citizens, developers/land owners, City officials, and state and regional representatives as appropriate.

Implementing Action SUS-1.1.6 – Implementation of GHG Best Management Practices. *The City shall require Specific Plans and development approvals to contain a plan to implement GHG Best Management Practices, as outlined above, that would result in achieving the limits on GHG emissions adopted as part of the citywide climate action plan.*

Policy SUS-1.2 Sustainable Land Use Patterns

Encourage sustainable and efficient land use patterns that promote walkability, reduce vehicular trips, and preserve open space and long-term agricultural lands.

Implementing Action SUS-1.2.1 – Implement Neighborhood Design Guidelines. *Utilize the Neighborhood Design Guidelines, Specific Plans, and other General Plan implementation programs as appropriate to establish and maintain sustainable land use patterns.*

Policy SUS-1.3 Promote Green Industries

Promote the development of "clean" or "green" sector industries that benefit Gonzales' environment and economy.

Implementing Action SUS-1.3.1 – New Industries. *Promote industries that are using or developing technologies or processes to make better use of resources, reduce pollution, to allow for greater use of renewable resources, or to achieve other environmental benefits.*

Implementing Action SUS-1.3.2 – Existing Industries. *Encourage energy efficiency and innovation in existing industries and as an integral part of economic development.*

Implementing Action SUS-1.3.3 – Agricultural Industries. *Recognizing the importance of the agricultural industry to the local and regional economy, support efforts by the agricultural processors to achieve cost-effective reductions in energy consumed by agricultural operations (for example, cooling facilities) where economically and technically feasible.*

Policy SUS-1.4 Reduce Transportation Generated GHG Emissions

Implement General Plan policies and Neighborhood Design Guidelines through specific plans, and develop and adopt new or amended regulations, programs, and incentives as appropriate to reduce transportation related GHG emissions by encouraging alternative modes of transportation and increased fuel efficiency.

Implementing Action SUS-1.4.1 – Transportation Options: *Promote transportation options such as bicycle trails, commute trip reduction programs, incentives for car pooling and public transit. The City shall ensure that consideration is given to including alternative fuel vehicles and electric vehicle fueling stations as part of new development.*

Implementing Action SUS-1.4.2 – Public Transit Planning and Financing. *Consider long term options for making transit available in Gonzales, and for financing public transit, such as through impact fees (Transit Impact Development Fee). To compete effectively in the transportation marketplace, alternative transit modes need comprehensive route coverage, frequent service, and attractive and comfortable equipment. Local governments can help level the playing field by establishing new policies and priority for transportation expenditures and projects in communities.*

Implementing Action SUS-1.4.3 – Small-Scale Employment. *Promote small-scale employment such as live/work spaces and satellite work centers to reduce the total travel necessary for a worker.*

Implementing Action SUS-1.4.4 – Telecommunications. *Encourage the expansion of telecommunications Infrastructure.*

Policy SUS-1.5 Increase Use of Renewable Energy

Increase the local use and production of renewable energy.

Implementing Action SUS-1.5.1 – Renewable Energy Systems. *Encourage the local construction and use of renewable energy systems such as solar electric, wind power, methane power and biodiesel.*

Policy SUS-1.6 Encourage Green Building Practices

Employ sustainable or "green" building techniques for the construction and operation of buildings where feasible.

Implementing Action SUS-1.6.1 – Energy Efficient Buildings. *The City shall adopt the "California Green Building Standards (CALGreen) Code," which becomes effective on January 1, 2011, by July 1, 2011. The City shall encourage the use of "green" technology and principles such as:*

- ✓ *Designing mechanical and electrical systems that achieve maximum energy efficiency with currently available technology*
- ✓ *Minimizing energy use through innovative site design and building orientation that address factors such as sun-shade patterns, prevailing winds, and sun screens*
- ✓ *Employing self-generation of energy using renewable technologies*
- ✓ *Combining energy efficiency measures that have longer payback periods with measures that have shorter payback periods*
- ✓ *Reducing levels of non-essential lighting, heating and cooling.*

Implementing Action SUS-1.6.2 – Standards for Green Building. *Consider developing and adopting interim and long-term standards for green building in addition to those identified in the California Green Building Code (Cite code).*

Implementing Action SUS 1.6.3 – Municipal Buildings as Green Building Models. *Utilize green building practices in the design of new and major remodels to City buildings. Greening of public buildings should provide a model for private construction/retrofit.*

Implementing Action SUS 1.6.4 – Recycled Building Materials. *Promote the reuse of building material, use materials that have recycled content, or use materials that are derived from sustainable or rapidly renewable sources to the extent feasible.*

Implementing Action SUS-1.6.5 – Construction/Demolition Recycling. *Develop standard conditions of approval for all new developments to prepare and implement a construction/demolition waste recycling plan as a condition of project approval and entitlement. Enforce through the building inspection process.*

Implementing Action SUS-1.6.6 – Deconstruction. *Deconstruction is the process of dismantling a building in order to salvage select materials for reuse. Encourage the scheduling of time for deconstruction activities to take place during project demolition as appropriate.*

Implementing Action SUS-1.6.7 – Life-cycle Costing. *Encourage use of life cycle costing in determining materials and construction techniques. Life cycle costing analyses the costs and benefits over the life of a particular product, technology or system.*

Implementing Action SUS-1.6.8 – Reduce Cooling Load. *Encourage use of cool roofing materials and parking lot design, and strategic tree planting in parking lots to reduce the need for mechanical cooling of buildings.*

- ✓ *Encourage the use of cool roofing materials, such as reflective, low heat retention tiles, membranes and coatings, to reduce heat build up.*

- ✓ *Plant trees and other vegetation to provide shade and cool air temperatures. In particular, properly position trees to shade buildings, air conditioning units, and parking lots.*

- ✓ *Reduce heat build-up in parking lots through increased shading or use of cool paving materials as feasible.*

Implementing Action SUS 1.6.9 – Sustainable Landscape. *Implement sustainable landscape design and maintenance, where feasible.*

- ✓ *Encourage the use of integrated pest management to delay, reduce, or eliminate dependence on the use of pesticides, herbicides, and synthetic fertilizers*

- ✓ *Encourage composting efforts through education, incentives, and other activities.*

- ✓ *Decrease the amount of impervious surfaces in developments, especially where public places, plazas and amenities are proposed to serve as recreations opportunities.*

- ✓ *Strategically plant deciduous shade trees, evergreen trees, and drought tolerant native vegetation, as appropriate.*

- ✓ *Reduce use of lawn types that require high levels of irrigation.*

- ✓ *Implement water conservation measures in site/building design and landscaping.*

- ✓ *Encourage the use of high efficiency irrigation technology, and recycled site water to reduce the use of potable water for irrigation.*

Policy SUS-1.7 Green Municipal Operations

Utilize green practices in conducting municipal operations.

Implementing Action SUS-1.7.1 – Buy Energy Efficient Products. *Purchase municipal office equipment and appliances that are Energy Star products as feasible.*

Implementing Action SUS-1.7.2 – Green the City Fleet. *Purchase the most cost-effective and lowest emission vehicle possible. Reduce vehicle size while eliminating old and underused vehicles. Promote fleet use of biodiesel as appropriate.*

Implementing Action SUS 1.7.3 – Reduce Municipal Office Waste. *Reduce municipal waste going into landfills as a means of reducing methane emissions.*

Implementing Action SUS 1.7.4 – Recyclable Supplies. *Promote use of recycled paper products.*

Implementing Action SUS 1.7.5 – Building "Tune-ups". *Encourage energy-efficiency retrofits or "tune-ups" of public buildings to reduce energy use and operational costs. Such projects can also serve as models for similar work in the private sector.*

Policy SUS 1.8 Public Awareness/Education

Support efforts to enhance public awareness and understanding of climate protection issues.

Implementing Action SUS-1.8.1 – Sustainability Education. *Help educate the public, schools, other jurisdictions, professional associations, business and industry about reducing global warming pollution and implementing sustainable practices.*

Policy SUS-1.9 Improve Waste Management

Develop and adopt new or amended regulations, programs, and incentives as appropriate to reduce waste by improving management and recycling programs.

Implementing Action SUS-1.9.1 – Renovate Instead of Demolish. *Reduce construction and demolition waste by encouraging renovating and adding on to existing buildings, rather than constructing new buildings where feasible.*

Implementing Action SUS 1.9.2 – Recycling Facilities. *Include features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas. Provide permanent, adequate, and convenient space for individual building occupants to collect refuse and recyclable material.*

Implementing Action SUS 1.9.3 – Innovative Use of Waste Products. *Through the Gonzales Grows Green Initiatives, support the innovative use and re-use of waste products generated by businesses, government and citizens.*

Policy SUS-1.10 Energy from Landfill

Work with the Salinas Valley Waste Authority to investigate opportunities to utilize energy produced or recovered from the Johnson Canyon landfill.

Implementing Action SUS-1.10.1 – Methane Gas Recovery. *Support efforts to recover and convert methane gas to an energy source for use in fueling vehicles, operating equipment, and heating buildings.*

Implementing Action SUS-1.10.2 -- Waste to Energy. *Support use of waste to energy technology.*

Policy SUS-1.11 Improve Water Supply Efficiency

Evaluate opportunities to increase the energy efficiency of water and wastewater systems.

Implementing Action SUS-1.11.1 – Efficiency of New and Existing Systems. *Retrofit municipal water and wastewater systems with energy efficient motors, pumps and other equipment where feasible. Where systems are expanded, or new systems are constructed, to accommodate new growth, ensure that energy efficiency is built into the new systems.*

Implementing Action SUS-1.11.2 – Methane from Wastewater Treatment. *Evaluate the feasibility of recovering wastewater treatment methane for energy production.*

Implementing Action SUS-1.11.3 – Wastewater Recovery. *Evaluate the feasibility of wastewater recovery for irrigation.*

Policy SUS-1.12 Biological Diversity and Sustainability

Promote biological diversity and sustainability through habitat restoration and healthy watershed management.

Implementing Action SUS-1.12.1 – Landscape Conditions Prior to Human Modification. *Carefully consider a project site's natural hydrology, topography, soils and indigenous vegetation in the preparation of specific plans and the design of new development.*

Implementing Action SUS-1.12.2 – Preservation of Open Space. *Promote the preservation of open spaces and natural watercourses. These open spaces function as rainwater infiltration zones and natural habitat as well as creating a more natural appearance for the new community.*

Implementing Action SUS-1.12.3 – Natural Hydrology. *Recreate and/or restore the historic natural hydrology of the landscape where feasible by incorporating natural drainage features such as creeks and sloughs into site design.*

Implementing Action SUS-1.12.4 – Impacts on Hydrology and Water Quality. *Design new development and redevelopment to minimize impacts on watershed hydrology and water quality.*

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Chapter X

IMPLEMENTATION

A. Introduction

State law (Government Code §65400) requires planning agencies to:

> *Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or elements of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and efficient expenditure of public funds relating to the subjects addressed in the general plan.*

This chapter describes an implementation strategy for the *Gonzales 2010 General Plan* and serves as a quick reference for City Staff and decision makers carrying out the plan. For members of the public, the Implementation Chapter serves as a summary of the major planning activities the City will undertake during the planning period.

B. Plan Implementation

The General Plan text includes numerous Implementing Actions supporting the policies contained within each element. These Implementing Actions themselves are a key part of applying the General Plan. In addition, there are a number of major types of actions that the City and private sector will undertake to implement the General Plan. These are discussed below.

1. Use of Specific Plans

Specific Plans are envisioned by the City as a key building block in implementation of the General Plan and almost all of the new growth areas will be required to develop specific plans. This *Gonzales 2010 General Plan* Land Use Diagram provides a generalized arrangement of land uses. Most of the area within the General Plan is held in large ownerships. At the

time that this General Plan was adopted two of the property owners/developers were concurrently developing Specific Plans under an agreement with the City. The General Plan has been structured to anticipate subsequent adoption of these and other Specific Plans to provide more detail and refinement about the locations of land uses, housing types, public facilities and services and other considerations. There are significant variations in land uses within the future growth area, and Specific Plans will take these into account. These areas consist of:

Neighborhood Areas

Most of the area contained within the Urban Growth Boundary is designated "Neighborhood" or "Neighborhood Residential." These areas constitute nearly all of the opportunities for major new residential development contained within the General Plan. A basic concept of the General Plan is the importance of planning for and developing neighborhoods containing the characteristics of older parts of the city. The Community Character Element of the General Plan contains the policy framework for the development of cohesive neighborhoods and presents various Implementing Actions. In addition, the City has adopted Neighborhood Design Guidelines and Standards separately from the General Plan that contain more detailed direction for the development and approval of the Specific Plans that cover these areas. The City intends to work cooperatively with property owners, developers and the public to ensure that the neighborhood concepts in the General Plan and supporting regulations are fully reflected on the ground.

Community Commercial Area

The *Gonzales 2010 General Plan* designates a 90-acre area in the vicinity of Johnson Canyon Road and Herold Parkway as a "Community Commercial Mixed-Use" area. The General Plan Land Use Element requires the entire Community Commercial Mixed-Use area to be contained in one Specific Plan although development can proceed incrementally over time. The City intends to develop design guidelines and processing procedures to assist review of development of this critical area so that its fullest potential can be achieved.

Highway Commercial/Industrial Areas

The *Gonzales 2010 General Plan* designates the area in the vicinity of the south interchange at Highway 101 for highway commercial and industrial use. The Land Use Element requires development in this area to be contained in a specific plans area, although the Land Use Element allows the option of combining the area with a larger specific plan prepared for neighborhood residential development on adjacent properties to the east.

2. Review and Processing of Specific Plans

The preparation of specific plans is regulated by adopted Specific Plan Procedures. The procedures define the application process and required content of each specific plan and the process of public review and formal adoption by the Planning Commission and City Council. A comprehensive sample table of contents for specific plans is provided to help ensure that specific plans for separate areas of the city will be reasonably consistent in form, scope and depth. Key features of each specific plan will include:

- ✓ Development plan for all land uses including detailed land use maps and proposed designations for residential, commercial and industrial areas, a plan for housing and affordable housing, identification of and plans for community facilities and infrastructure including streets, public transportation, parks, drainage, water supply, sewer services, utilities and public services.
- ✓ Development standards and zoning designations
- ✓ Community design guidelines consistent with the General Plan's Community Character Element and Neighborhood Design Guidelines.
- ✓ Implementation plan including a facilities master plan consistent with the City's master plans, independent professional fiscal impact analysis, and financing plans for all public facilities and improvements.

3. Sphere of Influence Amendments and Annexations

At the time of adoption of the *Gonzales 2010 General Plan*, all areas of the *Gonzales 1996 General Plan* had been included within the city's sphere of influence, and almost all territory in the sphere had been annexed to the city. In order to begin implementation of the *Gonzales 2010 General Plan*, early action by the city will be to request an amendment to the sphere of influence so that territory can be added. The city will undertake, with assistance of affected property owners, preparation of sphere amendment application(s) conforming to all requirements of the Monterey County Local Agency Formation Commission (LAFCO). An important part of that process anticipates reaching formal agreements with the County of Monterey about growth and related issues of mutual concern in the area.

It will be important to the city to emphasize to LAFCO that as sphere applications and annexations are evaluated and acted upon, LAFCO's approvals include complete neighborhoods, not portions of neighborhoods. This will help ensure the viability of the neighborhood development concept.

4. Development Phasing

The Urban Growth Boundary identified the Land Use Element contains sufficient area to accommodate more development than forecast by AMBAG in its *2008 AMBAG Population, Housing Unit and Employment Forecas*t. The Land Use Element includes additional land in order to give property owners and the city adequate flexibility to provide for additional development if demand warrants, but also to recognize that the plans of the several large land owners may be subject to change, or that there may be significant differences in the preferred time frames in which any particular property owner may wish to develop.

The city does not desire to impose limitations or quotas on the amount of development or housing that can be applied for in any particular time frame. The experience of recent years should convince most people that economic swings can be profound—that there are times when development can be effectively pursued and times when it cannot. Growth occurs in spurts, followed by long periods of inactivity. Imposing arbitrary limits to the timing or number of residential units will work against the longer term

provision of housing in general and affordable housing in particular. The city places reliance on the private housing market to determine the rate of growth.

However, from a practical standpoint, development of the *Gonzales 2010 General Plan* area will require major investments in costly public infrastructure and approvals by several other agencies. This is a very time consuming, elongated process. This process itself is the real "growth control." The City's physical approach to phasing development, as set forth in the Land Use Element, is based on the "neighborhood" as the unit of growth. The City will require developers to proceed using this planning format. The City's applications to LAFCO for Sphere of Influence amendments and annexations will be limited to plans that contain one or more whole neighborhoods.

5. Zoning Ordinance and Map Revisions

Following adoption of the *Gonzales 2010 General Plan,* the City will review its zoning ordinance and zoning maps to identify any areas needing amendment. The intent is to retain the existing zoning ordinance as it applies to the older developed portions of the city and to avoid extensive revisions that could create numerous non-conforming uses or other regulatory problems. Some limited revisions to the ordinance will be required to implement the Housing Element and those will be undertaken by the City.

New growth areas east of Highway 101 will develop subject to approval of specific plans for each area. The specific plans are expected to include detailed development standards unique to each plan. These new standards may be at considerable variance to the City's existing, traditional zoning code. These new standards will be adopted in ordinance form and will become the development code for the specific plan area. These specific plan development codes, together with the standardized administrative provisions of the current Gonzales zoning code will form the basis for regulating development of each area.

6. Subdivision Ordinance Revisions and Public Works Standards

The *Gonzales 2010 General Plan's* Land Use, Circulation, and Community Character Elements bring forward several concepts that have a bearing on the Gonzales Subdivision Ordinance and will require amendments to the ordinance. These concepts include varied lot sizes, limitations on block length, and allowances for variation in street widths and other improvement standards.

The City also employs adopted public works standards governing a wide variety of physical facilities. These include streets, sidewalks, drainage basins, tree planting and many technical items. While these standards have served the city well in the past, and will continue to be applied in the developed portions of the city, it will be necessary to make various adjustments and additional standards applicable to the specific plan areas. In these areas there may be many opportunities to consider new and innovative designs for pubic facilities and improvements.

7. Neighborhood Design Guidelines

Ensuring that the new development areas have good design and visual appeal is important to the City. The *Gonzales 2010 General Plan's* Land Use and Community Character Elements call for design guidelines for neighborhood, community commercial, and industrial development. The City has already adopted design guidelines for industrial development and expects to finalize draft Neighborhood Design Guidelines after final adoption of the *Gonzales 2010 General Plan*. Guidelines for community commercial should be developed as early as possible. The City will utilize design guidelines to evaluate specific plans and development proposals and applications. Appendix G contains a sample matrix that can be used as a basis for determining specific plan consistency with design guidelines.

8. Agricultural Conservation

The City places great value on ensuring that agriculture remains a strong economic activity in the area in the future. The City will develop a program for establishing both temporary (moveable) and permanent buffers between commercial agricultural operations and urban development contemplated in this plan. These buffers will be designed and located with the active input of the farmers and ranchers adjacent to the proposed urban

development and that may be affected so that their needs are fully addressed. The buffers will be designed to minimize impacts between the two use types and the agricultural operations will be the intended beneficiaries of the program.

The City also desires to be work cooperatively with property owners outside the Urban Growth Boundary and along its perimeter, with the County, LAFCO, local land trusts and other interested entities to establish effective boundaries between lands intended to remain permanently in agricultural uses and those intended for eventual urbanization under this plan. Conservation agreements, easements and fee ownership are essential tools. Dedication of "no access strips" by developers at the time of specific plan adoption or subdivision map approval is another approach. The City will identify effective ways to secure these boundary protections including application of an agricultural conversion impact mitigation fee on new development, the proceeds of which may be used to secure easements. Other approaches may include working with the county to establish more restrictive land use regulations on development in the rural areas adjacent to the city as a way of maintaining a green belt around the city.

9. General Plan Annual Report

Government Code §65400 requires planning agencies to provide an annual report to the legislative body of the city, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the plan and progress in its implementation, including the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to §65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The report is due by April 1st each year.

10. Public Facilities Master Plans and Capital Improvement Program

Several plan elements, particularly Land Use, Circulation, Community Health and Safety, and Community Facilities, identify the need for an annually updated five-year capital improvements program. The program describes specific projects needed to implement this plan and assigns priorities and identify funding sources, including development impact fees.

The foundation of the capital improvement program will be adoption of various master plans for long range development of the circulation system, storm drainage and detention and retention basins, sewer collection and treatment, and water supply wells and reservoirs. A parks master plan will also be developed by the city to better define the uses and manner of improvements to future parks.

Work on several of these master plans has already been initiated by the city. During preparation of the General Plan, the City retained several engineering firms to update its sewer and water master plans and to produce the first plan for storm drainage. The initial phase of these planning efforts produced conceptual plans identified as "Plans for Services" and designed to support future LAFCO actions on sphere amendments. This work *was* completed prior to final adoption of the *Gonzales 2010 General Plan* and has provided assurances to the city about the technical feasibility of fully implementing the General Plan. The City will move forward to refine these plans through more detailed engineering studies to the point that they are suitable for formal adoption as master plans.

The City will also develop specific financing programs to ensure that the public facilities can be constructed when needed. This work will be closely coordinated with the financing proposals submitted within individual specific plans. The master facilities plans and financing programs will be coordinated together to constitute the City's capital improvement program.

11. Environmental Review Procedures

Many of actions taken to implement this general plan will fall under the purview of the California Environmental Quality Act (CEQA). The General Plan EIR serves as a program-level EIR that in most cases will serve as the basis for subsequent project-level environmental analysis undertaken for Specific Plans, Sphere of Influence amendments, annexations, and development approvals that are consistent with this General Plan.

12. Public Information

A number of action programs relate specifically to preparing public information materials for Gonzales residents. These materials include

information on air pollution control ("spare the air" programs, etc.), water pollution control (discouraging dumping of paint or motor oils, etc.), earthquake safety and preparedness, recycling and waste reduction, household hazardous waste disposal, ridesharing, and fair housing laws. In most cases, the materials would be prepared by agencies other than the City of Gonzales (including the Air Pollution Control District, Water Quality Control Board, Department of Housing and Urban Development, etc.). The plan also supports translation of public information pieces into Spanish to maximize the effectiveness of the various programs.

C. Use and Amendment of the Plan

The General Plan is intended to serve several purposes:

1. *It provides an overall vision for the future.* Residents or business people who desire more information about Gonzales and its long-range plans can consult the plan. Gonzales residents and landowners may consult the plan with regard to a particular geographic area or a particular topic of interest.

2. *It is a guide to private development.* Persons interested in developing land in Gonzales should initially consult the Land Use Element. However, it is imperative to review the diagrams and policies in the other elements as well. While the Land Use Element shows where development may occur, the other elements provide guidance in determining how development may occur.

3. *It is a tool for decision making.* The plan is designed to be used by the Planning Commission and City Council on a regular basis to make decisions regarding development, capital improvements, and civic priorities. City staff will review development proposals for conformance with appropriate goals and policies within the plan. The plan is also a decision-making tool for county, state, and federal agencies and provides a framework for coordinating the efforts of these agencies within Gonzales.

4. *It is a vehicle for making change happen.* The plan is more than a guide for responding to future development proposals. It is a

statement of how the city intends to bring about specific changes. Action measures follow many of the policies in the document.

5. *It is an informational and educational tool.* The document is an "encyclopedia" of current conditions in Gonzales, with the first update and comprehensive analysis of land use, transportation, community character, public services, housing, natural resources, and public safety in more than a decade.

Once adopted, the General Plan does not remain static. State law permits up to four Plan amendments each year, but any number of changes can be included in each of the four amendments (Government Code Section 65358 (b)). Both the plan diagrams and the plan text may be amended. In the latter case, the city may determine that it is necessary to revise portions of the text to reflect changing circumstances or philosophies. Because the requirement for internal consistency is never relaxed, care must be taken to ensure that amendments maintain consistency with text and diagrams in all plan elements. Moreover, all amendments must be supported by findings that the amendment is in the public interest, consistent with the rest of the General Plan, and not detrimental to public health, safety, and welfare.

The state also defines how cities should maintain their plans and prevent them from becoming obsolete. The California Government Code requires each planning department to report annually to the City Council on the status of the plan and progress in its implementation. The State also recommends that the plan be comprehensively reviewed every five years to determine whether it still reflects local values and conditions.

Plan Appendices

Appendix A: Required Housing Element Content

Article 10.6, Section 65583 of the Government Code describes the required contents of the Housing Element. These requirements are as follows:

1. An assessment of housing needs and an inventory of resources and constraints to meet these needs.

   This includes analyses of:

   - ✓ Population and employment trends, including existing and projected housing needs for all income levels household characteristics, including ability to pay for housing, housing condition, and degree of overcrowding availability of land and community services for new housing governmental constraints which might impede housing production, such as fees, processing, and land use controls
   - ✓ Nongovernmental constraints which might impede housing
   - ✓ Production, such as the price of land and the availability of financing
   - ✓ Special housing needs in the community, including the needs of farmworkers, seniors, single parents, the homeless, the disabled, and large families
   - ✓ Opportunities for energy conservation within residential development
   - ✓ The consequences of expiring subsidies or affordability restrictions on publicly assisted units.

2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

3. A program which sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Element.

The program must do the following:

- ✓ Identify adequate sites to meet the housing needs for all income levels identified in the Element.
- ✓ Assist in the development of adequate housing to meet the needs of low and moderate-income households.
- ✓ Address and, where possible, remove governmental constraints to housing maintenance and development.
- ✓ Conserve and improve housing conditions.
- ✓ Promote equal opportunities and access to housing.

The program must identify the agencies and officials responsible for implementing these actions.

The Housing Element is also required to contain an evaluation and assessment of the previous (2003) Housing Element and a description of the public participation program used to develop this element.

Appendix B: Coalition of Homeless Service Providers

Children's Services Incorporated (CSI)
P. O. Box 1634
Salinas, CA 93902
(831) 424-6939 ext. 11
(831) 424-3346
eileen.mccourt@csichildcare.org
Eileen McCourt
Executive Director

Community Human Services (CHS)
P. O. Box 3076
Monterey, CA 93942
(831) 658-3811 (831) 658-3815
rmccrae@chservices.org
Robin McCrae,
Executive Director

Housing Advocacy Council of Monterey County (HAC)
P. O. Box 1307
Salinas, CA 93902
(831) 424-9186
(831) 796-4674 (direct line)
(831) 757-1349
ed@housingadvocacy.org
Marilyn Dorman,
Executive Director

Housing Authority of the County of Monterey (HACM)
123 Rico St.
Salinas, CA 93907
(831) 775-5000
(831) 775-5022
(831) 424-9153
jsn@hamonterey.org
James Nakashima,
Executive Director

Interim, Inc.
P. O. Box 3222
Monterey, CA 93940
(831) 649-4522
(831) 647-9136
bmitchell@interiminc.org
Barbara Mitchell,
Executive Director

John XXIII AIDS Ministry
P. O. Box 1931
Monterey, CA 93940
1121 Baldwin St.
Salinas, CA 93906
(831) 442-3959
(831) 442-3985
j23exdirector@johnxxiii.org
Katherine Thoeni,
Executive Director

Salvation Army, Monterey Peninsula Corps
P. O. Box 1884
Monterey, CA 93942
(831) 899-4988
(Good Sam Ctr.)
(831) 899-4911
(Admin. Office)
(831) 393-8259
David Yardley or Ted Elisee
@usw.salvationarmy.org
ted.elisee@usw.salvationarmy.org
Major David Yardley, Commanding Officer
Ted Elisee, Director of Advancement

Shelter Outreach Plus
P. O. Box 1340
Marina, CA 93933
(831) 384-3388
1-800-339-8228
(831) 384-1308
Charles Glick
Interim Executive Director

Sun Street Centers
P. O. Box 4007
Salinas, CA 93912
(831) 753-5154
(831) 753-6005
mkassing@sunstreet.org or
Marie Kassing,
Deputy Director

Veterans Transition Center of Monterey County (VTC)
Martinez Hall
220 12th Street
Marina, CA 93933
(831) 883-8387
(831) 883-3024
RHoll1@aol.com
Ron Holland,
Executive Director

Appendix C: Special Housing Requirements

In addition to requiring that each city and county adopt a housing element, the California Legislature has enacted some very specific requirements to ensure that local regulatory procedures do not constrain housing development. This chapter summarizes these special housing mandates.

Second Units and Density Bonuses (§ 65583.1 and § 65852.2 – AB 1866 of 2002)

The Planning and Zoning Law permits the Department of Housing and Community Development to allow a city or county to identify adequate sites by a variety of methods. This new law authorized HCD to also allow a city or county to identify sites for 2nd units based upon relevant factors, including the number of 2nd units developed in the prior housing element planning period.

The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of 2nd units on parcels zoned for a primary single-family and multifamily residence, as prescribed. This new law requires, when a local agency receives its first application on or after July 1, 2003, that the application shall be considered ministerially without discretionary review or hearing, notwithstanding other laws that regulate issuance of variances or special use permits. The new law also authorizes a local agency to charge a fee to reimburse the agency for costs it incurs as a result of these provisions.

The Planning and Zoning Law also requires, when a developer of housing proposes a housing development within the jurisdiction of the local government, that the city, county, or city and county provide the developer with incentives or concessions for the production of lower income housing units within the development if the developer meets specified requirements. Existing law requires the local government to establish procedures for carrying out these provisions. This new law revises those provisions to refer to an applicant who proposes a housing development and would recast them to, among other things, revise criteria for making written findings that a concession or incentive is not required, add criteria for continued affordability of housing in a condominium project, authorize an applicant to request a meeting on its proposal for a specific density bonus, incentive,

or concession or for the waiver or reduction of development standards, and exempt developments meeting certain affordability criteria from specified laws. By increasing the duties of local public officials, the bill would impose a state-mandated local program.

The new law also authorizes an applicant to initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession in violation of these provisions, and would require the court to award the plaintiff reasonable attorney's fees and costs of suit.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This new law provides that no reimbursement is required by this act for a specified reason.

Provisions to Provide Flexibility in Identifying Adequate Sites

Housing element law requires an identification of sites to facilitate the development of housing commensurate with the jurisdiction's share of the regional housing need for all income levels. Where sufficient sites have not been identified, the element must include a program to provide the necessary sites. Chapter 796, by adding Government Code §65583.1(c), provides alternative program options to address the adequate sites requirement. Specifically, local governments may meet up to 25 percent of their site requirement by substituting existing units which will be made available or preserved through the provision of committed assistance to low and very-low-income households at affordable housing costs or affordable rents. To use this provision of the law, the housing element must include a program to do all of the following:

- ✓ Identify the specific, existing source of funds to be used to provide committed assistance and dedicate a portion of the funds for this purpose.
- ✓ Describe the number of units to be provided for low- and very low-income households and demonstrate that the amount of funds dedicated is sufficient to provide the units at affordable costs or rent.

Only units to be substantially rehabilitated, converted from non-affordable to affordable by acquisition of the units or the purchase of affordability covenants, or preserved at affordable housing costs by the acquisition of the units or purchase of affordability covenants are eligible, and must be identified in the program description.

Two recent changes in state law have significantly changed how jurisdictions must address adequate sites. In 2004, the State legislature passed AB 2348 (Mullin, 2004), which required more detailed inventory of sites to accommodate projected housing needs and provide greater development and housing element review certainty. The next year, the State legislature passed AB 1233 (Jones, 2005), which required local governments to zone or rezone for adequate sites within one-year of update (in addition to new projected need), if the prior element failed to identify or implement adequate sites.

Provision of Services to Affordable Housing Sites

In 2005, the State legislature passed SB 1087 (Florez, 2005), which required closer coordination between local jurisdictions and services providers. The new law:

- ✓ Required local governments to immediately forward adopted housing element to water and sewer providers
- ✓ Required water and sewer providers to establish specific procedures to grant priority service to housing with units affordable to lower-income households
- ✓ Prohibited water and sewer providers from denying or conditioning the approval of, or reducing the amount of service for an application for development that includes housing affordable to lower-income households unless specific written findings are made

Extremely Low Income Housing: (AB 2634 of 2006)

In 2006, the State legislature required quantification and analysis of existing and projected housing needs of extremely low-income households. This new law also required Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

General Plans and Residential Density: (AB 2292 of 2002)

The Planning and Zoning Law requires a city, county, or a city and county to adopt a general plan that consists of a statement of development policies and a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals, including a land use element that sets forth a statement of the standards of population density and building intensity recommended for districts and other territory covered by the plan. The act also requires that the maximum allowable residential density be consistent with the applicable zoning ordinance and the adopted general plan.

This new law prohibits a city, county, or a city and county, by administrative, quasi-judicial, or legislative action, from reducing, requiring, or permitting the reduction of the residential density for any parcel to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and the jurisdiction's share of the regional housing need, as specified.

The new law also requires, until January 1, 2007, a court to award attorney's fees and costs of suit to specified plaintiffs or petitioners if the court finds that an action of a city, county, or city and county is in violation of these provisions, except as specified.

Disapproval of Low- and Moderate-Income Housing Projects

A local agency shall not disapprove a housing development project affordable to low- or moderate-income households or condition approval in such a manner which renders the project infeasible unless it finds one of the following:

- ✓ The jurisdiction has an adopted housing element and the project is not needed to meets its share of the regional housing need for low-income housing;

- ✓ The project would have a specific, adverse impact upon the public health or safety which could not be mitigated without rendering the project unaffordable to low- and moderate-income households;
- ✓ The denial is required in order to comply with specific state or federal law
- ✓ The approval would increase the concentration of lower-income households in a neighborhood that already has a disproportionately high number of lower income households and there is no alternative site on which the project could be developed without rendering the project unaffordable to low- and moderate-income households;
- ✓ The project is proposed on land zoned for agriculture or resource preservation which is surrounded on at least two sides by land being used for agriculture or resource preservation;
- ✓ The development is inconsistent with the jurisdiction's general plan land use designation, and the jurisdiction has an adopted housing element.

(Government Code §65589.5)

In 2006, the State Legislature passed AB 2511 (Jones, 2006), which amended several sections of general plan and housing laws as follows:

Housing Element Reports

AB 2511 (Jones) put teeth into the obligation of local jurisdictions to annually report to HCD their progress in implementing their housing elements. The bill provided that the deadlines in the statute are mandatory, required courts to order compliance from jurisdictions that fail to meet statutory deadlines, and authorized the court to grant sanctions for non-compliance.

Permit Streamlining

The Permit Streamlining Act requires local approvals of certain affordable housing developments within 90 days rather than the 180 days required for other developments. The law, however, does not specify what constitutes affordable housing. AB 2511 (Jones) clarified that applicants are entitled to

the shorter 90 day time period if at least 49 percent of the units are affordable to low and very low income households. In addition, some localities routinely ignore the deadlines in Permit Streamlining Law, and AB 2511 provided that the deadlines in the law are mandatory.

Downzonings

AB 2511 (Jones) made mostly technical, clarifying changes to existing law that required that localities make findings before reducing the density of a proposed development below the zoned density. The bill largely made the law consistent with housing element legislation enacted in 2004.

Discrimination in Planning

Government Code Section 65008 prohibits discrimination by local governments in their planning and zoning activities. AB 2511(Jones) clarified that the discrimination prohibited by Government Code §65008 is not just discrimination pursuant to zoning and planning law but pursuant to any law.

Land Use Mediation

AB 2511 (Jones) removed the 2006 sunset date on current law providing for a voluntary mediation process for land use cases.

Index of Planning Laws

The Legislature has enacted a number of laws that are intended to streamline the affordable housing approval process and provide incentives for affordable housing production but those laws are spread throughout the Planning and Zoning laws and may be overlooked by many local governments and other practitioners. AB 2511 (Jones) highlights those laws in one place in Planning and Zoning law, Government Code §65582.1.

Anti-Nimby Law

AB 2511 (Jones) renamed what is popularly known as state "Anti-Nimby" law, the "The Housing Accountability Act," affirmatively emphasizing the accountability of local governments for their fair share of housing.

Allowing Multi-Family Housing By Right

Where a city's inventory of residential sites does not identify adequate sites to accommodate the need for groups of all household income levels, the Housing Element shall provide for sufficient sites with zoning that permits owner-occupied and rental multi-family residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households *(Government Code §65583)*.

Emergency Shelters

In 2007, the State legislature passed SB2 (Cedillo, 2007), which clarified and strengthened housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act.

Findings on Housing Limits

Any city or county adopting or amending its general plan in a manner that limits the number of units that may be constructed on an annual basis must make specified findings concerning the efforts it has made to implement its housing element and the public health, safety, and welfare considerations that justify reducing the housing opportunities of the region *(Government Code § 65302.8 and § 65863.6)*.

Housing Disapprovals and Reductions

When a proposed housing development complies with applicable local policies and regulations in effect at the time the application is determined to be complete, the local agency may not disapprove the project or reduce its density unless it makes specified findings *(Government Code § 65589.5)*.

Solar Energy Systems

Cities and counties may not enact zoning provisions that effectively prohibit or unnecessarily restrict the use of solar energy systems, except for the protection of public health or safety. Allowable "reasonable restrictions"

include those that do not significantly increase the cost of the solar system or significantly decrease its efficiency and those that allow for an alternative system of comparable cost and efficiency *(Government Code § 65850.5)*.

Secondary Residential Units

To encourage establishment of secondary units on existing developed lots, cities and counties are required to either (1) adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially zoned areas; or (2) where no ordinance has been adopted, allow second units by use permit if they meet standards set out in the law. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings *(Government Code § 65852.2)*.

Mobilehomes in Single-Family Zones

Cities and counties shall allow the installation of mobilehomes on permanent foundations on lots zoned for conventional single-family dwellings. Cities and counties shall only subject mobilehomes to the same development standards that apply to single-family dwellings. Any architectural requirements, however, shall be limited to roof overhang, roofing material, and siding material and shall not exceed those which would be required of a single-family dwelling constructed on the same lot. Any area considered to be of special historical interest may be exempted from this provision *(Government Code § 65852.3)*.

Mobilehome Parks

Health and Safety Code § 18300 preempts local authority to regulate mobilehome parks except in regards to a very limited set of powers, and vests the responsibility with the California Department of Housing and Community Development. Local authorities can assume responsibility for enforcement of regulations from the department upon 30 days written notice to the department. Whether or not the local authority assumes enforcement powers from the state, it retains the power to:

- ✓ Establish certain zones for mobilehome parks and to prohibit mobilehome parks from nonresidential zones;

- ✓ Establish types of mobilehome uses including family mobilehome parks, adult mobilehome parks, mobilehome condominiums, mobilehome subdivisions, or mobilehome planned unit developments;
- ✓ Adopt rules and regulations prescribing park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking;
- ✓ Prohibit certain uses for mobilehome parks;
- ✓ Regulate the construction and use of equipment and facilities located outside of a mobilehome unit;
- ✓ Regulate the density of a mobilehome park provided the density is not less than that allowed for other residential uses within that zone;
- ✓ Require recreational facilities, recreational areas, etc., to the extent that such facilities or improvements are required for other types of residential developments containing a like number of residential units.

A mobilehome park is deemed by state law to be a permitted use on all land general planned and zoned for residential use *(Government Code § 65852.7)*.

Mobilehome Park Conversions

Any subdivider filing a tentative or parcel map to be created from the conversion of a mobilehome park to another use must prepare and file a report on the impact of the conversion on the displaced mobilehome park residents. The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the public hearing. The city or county with jurisdiction must consider the impact report at a public hearing and may require as a condition of approval of the conversion that the project sponsor mitigate the impacts of displacement. These provisions also apply when closure of a mobilehome park is the result of a decision by a local government entity or planning agency *(Government Code § 65863.7 and § 66427.4)*.

Notification on Mobilehome Park Conversions

A city or county that has received an application for a mobilehome park conversion must notify the applicant at least 30 days prior to any hearing or

action of state and local requirements for applicant notification or mobilehome owners and park residents concerning the proposed change. No action may be taken on the application until the applicant has satisfactorily verified that mobilehome owners and park residents have been properly notified *(Government Code § 65863.8)*.

Limitations on Development Permit Fees

Fees charged by local public agencies for zoning changes, variances, use permits, building inspections, building permits subdivision map processing, or other planning services may not exceed the estimated reasonable cost of providing the service for which the fee is charged. Fees may exceed this limit only with a two-thirds vote of the electorate *(Government Code § 54990 and § 65909.5)*.

Residential Zoning

Cities and counties must zone a sufficient amount of vacant land for residential use to maintain a balance with land zoned for non-residential use (e.g., commercial and industrial) and to meet the community's projected housing needs as identified in the housing element of the general plan *(Government Code § 65913.1)*.

Residential Subdivision Standards

Cities and counties may not impose standards for design and improvement for the purpose of making the development of housing for any and all economic segments of the community infeasible. Furthermore, it shall consider the effect of ordinances adopted and actions taken with respect to the housing needs of the region in which the local jurisdiction is situated *(Government Code § 65913.2)*.

Coordinated Permit Processing

Each city and county must designate a single administrative entity to coordinate the review and decision making and provision of information regarding the status of all applications and permits for residential, commercial, and industrial developments *(Government Code § 65913.3)*.

Density Bonuses

When a developer agrees to construct at least 20 percent of the total units in a housing development for lower income households, 10 percent of the total units for very low income households, or 50 percent of the total units for qualifying senior citizens, the city or county must either grant a density bonus and at least one other concession or incentive, or provide other incentives of equivalent financial value. The developer must agree to ensure continued affordability for all lower income units for 30 years (10 years under particular circumstances). The density bonus must increase by at least 25 percent the other maximum allowable density specified by the zoning ordinance and the land use element of the general plan. Each city or county must set up procedures for carrying out these provisions *(Government Code § 65913.4 and § 65915)*.

Density Bonuses for Condominium Conversions

When a developer proposing to convert apartments to condominiums agrees to provide at least 33 percent of the total units in the proposed condominium project for low or moderate income households, at least 15 percent of the total units for lower income households, the city or county must either grant a density bonus or provide other incentives of equivalent financial value. The density bonus must increase by at least 25 percent over the number of apartments to be provided within the existing structure proposed for conversion *(Government Code § 65915.5)*.

CEQA and Density Reductions

Cities and counties may deny or reduce the density set forth by the general plan for a housing project only as a mitigation measure for a specific adverse impact upon public health or safety pursuant to the California Environmental Quality Act and only when there is no other feasible mitigation that would achieve comparable density results *(Public Resources Code § 21085)*.

Residential Energy Conservation

Cities and counties are required to adopt energy conservation standards for new residential dwellings (excluding apartment houses with four or more stories and hotels); *(Public Resources Code § 25402.1)*.

Redevelopment Replacement Housing

Every redevelopment plan must contain provisions that provide replacement housing on a "one-for-one" basis for low and moderate income persons displaced by redevelopment activity within four years of demolition *(Health and Safety Code § 33413(a))*.

Redevelopment Inclusionary Housing

Redevelopment agencies that development affordable housing must develop at least 30 percent of all new or rehabilitated dwelling units to be affordable to low- and moderate-income families, at least half of which must be for, and occupied by, very low-income households *(Health and Safety Code § 33413(b)(1))*.

Redevelopment agencies must ensure that at least 15 percent of all new or rehabilitated dwelling units privately developed in a redevelopment project area will be affordable to low- and moderate-income households, of which 40 percent must be for, and occupied by, very low-income households *(Health and Safety Code § 33413(b)(2))*.

Conservation of Affordable Housing in Redevelopment Project Areas

Redevelopment agencies must require all affordable units to remain affordable for "the longest feasible time, as determined by the agency, but not less than the period of the land use controls established in the redevelopment plan" *(Health and Safety Code § 33413(c))*.

Redevelopment Agency Funds for Housing

Redevelopment agencies must use at least 20 percent of tax increment revenues generated by a redevelopment project to increase and improve the community's supply of housing for persons of low and moderate income. Certain findings may be made by the agency to set aside less than 20 percent if no need exists for such housing, if less than 20 percent is required to meet the need, or if a substantial effort to meet the needs is being made *(Health and Safety Code § 33334.2)*.

Community Care Facilities

A residential facility which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required of a family dwelling of the same type in the same zone *(Health and Safety Code § 1566.3 and § 1567.1)*.

Community Care Facilities for the Elderly

A residential facility for the elderly which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required of a family dwelling of the same type in the same zone *(Health and Safety Code § 1569.84)*.

Homes for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children

A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered, or otherwise handicapped persons, or dependent and neglected children shall be considered a residential use of property. Such homes shall be a permitted use in all residential zones (*Welfare and Institutions Code § 5116*).

Appendix D: Review of 2003 Housing Element

The following is a review of the 2003 Gonzales Housing Element.

Programs to Ensure that Adequate Sites are Provided

Annexation and Rezoning.

The Gonzales zoning map prezones 112 acres of vacant land for Low Density Residential development and 17 acres of vacant land for Medium and High Density development. None of this land is within the current (2003) city limits. Historically, LAFCO has expeditiously approved annexation of prezoned land within the City's SOI (refer to discussion on page 33). During the previous planning period, 56 acres of land were annexed and developed with housing to meet the current demand. However, LAFCO will not entertain annexation applications unless they indicate that the affected agencies have the capability to provide services and a Plan for Services is provided that describes how such services and improvements will be financed. Therefore, the City will pursue annexation when a development proposal includes financial assistance for extending such services.

The City will work with LAFCO to expand its city limits to include at least a 35-acre area (27 acres of land prezoned R-1 and eight acres of land prezoned R-2) as development proposals are received. To reach this goal, the City will require each development proposal to include one acre of R-2 per four acres of R-1 proposed for development. The proposed development should incorporate home-ownership opportunities for lower and moderate-income households. The City will advertise on its website the availability of prezoned land for residential development. The City will create a timeline and action plan for requesting annexation approval from LAFCO, which will attract developers and encourage new construction. The City will cooperate with the project proponent by granting consultation meetings and by working with the proponent in providing City services to the site.

Responsible Agencies:	City Manager (lead), Planning Department, Planning Commission, City Council

Timing:	Timeline and action plan by July 2003; Annexation of a 30-acre site by July 2004.
Financing:	Staff time (General Fund)

Completed. *Annexation of all remaining areas of the City's Gonzales 1996 General Plan and approved sphere of influence (with the exception of the Lanini property which is industrially zoned) as initiated in 2005 and finally approved in mid-2006. The annexation consisted of 162.9 acres and includes all residential lands referenced above, plus additional land. The City is currently processing tentative subdivision maps on two separate ownerships within the annexation area.*

Approval of the larger map application (corresponding to the "R-1 Prezoned land w/in SOI" from Table IV-28 of the 2003 Housing Element) is expected in early summer 2009. While the 2003 Housing Element identified a minimum of 27 acres needed for annexation, the actual amount annexed was 138 acres. The proposed development plan (currently pending) would result in 610 SFDs and 70 MFDs. In order to accommodate the 70 MFDs, the City has agreed in concept to rezone the property to PUD, which will occur in conjunction with the approval of the subdivision map.

The smaller map application (corresponding to the "R-2 prezoned land w/in SOI" from Table IV-28 of the 2003 Housing Element) is expected sometime after 2009. While the 2003 Housing Element identified a minimum of eight acres needed for annexation, the actual amount annexed was 24.9 acres.

Incidentally, with the exception of the Industry Housing (15 units) the other "Fair Share" Housing Opportunity sites in Table IV-28 of the 2003 Housing Element were successfully made available, so overall, the City's program to provide available sites, combined with the anticipated planned rezonings to PUD, successfully accommodated the 2003 RHNA goals.

Creation of Mixed-Use Housing Opportunities

The City shall encourage the development of very low-income units in the Mixed-use zoning district in the downtown area. The district allows rental apartments on the upper floors of commercial buildings. The City will

circulate flyers, public notices and brochures to promote such opportunities and announce the City's willingness to support proposals that supply low and very low-income housing opportunities. The City will also adopt design guidelines for the downtown that will facilitate approval of new development and redevelopment. This action, combined with Program 2.5, will assist the City in meeting its very low-income housing unit allocation by 2007.

Responsible Agencies:	City Manager (lead), Planning Department, Planning Commission, City Council
Timing:	Revision of the zoning ordinance and map by June 2004
Financing:	Staff time (General Fund)

Completed. *The City has always encouraged affordable housing projects on MU zoned properties and most of the few two story commercial buildings are already in use for low and very low income housing. The City continues to promote such use, and all commercial property owners are well-aware that the MU zoning district allows apartments. The City is currently working to help fund reconstruction of a demolished (fire) commercial building in the downtown MU district as a three-story building with two floors of low-income apartments. Design guidelines were studied by staff and it was concluded that preparation and adoption of design guidelines would not be useful in facilitating additional low and very low income housing and are not necessary from a housing perspective.*

Extension of City Services

Gonzales will allocate funds for a citywide plan for public services addressing long-range water, sewer, drainage, solid waste, police, fire, and school capacities and the need for improvements to serve areas designated for new development. A variety of options for extending services to new development areas should be examined, including the formation of assessment districts, federal and state grants, joint powers agreements, and the issuance of municipal bonds.

Responsible Agencies:	Public Works Department (lead), City Manager, Planning Department, Planning Commission, City Council
Timing:	Complete Plan for public service improvements by January 1, 2004; apply for funding on an ongoing basis
Financing:	General Fund allocation for the plan, CDBG and FmHA water and sewer loan/grant funds for improvements

Completed. *The City funded, completed and adopted a Master Facilities Plan in January, 2006 in order to ensure that plans for all essential public facilities and services will be in place to serve full buildout of the City including all residential areas, and to ensure that funding mechanisms are in place to pay for essential facilities. The City maintains several well-qualified financial consultants to assist with preparation of funding instruments when needed for new projects.*

Maintenance of Land Supply

The City Council will not approve the rezoning of residentially zoned sites to allow non-residential uses unless: (1) the change is required for consistency with the new General Plan, or (2) the Council can make a finding that sufficient residential land exists elsewhere in Gonzales to meet the construction need identified by this Element.

Responsible Agencies:	City Council (lead), Planning Commission, City Manager, Planning Department
Timing:	On-going
Financing:	Not required

Completed. *No residentially designated lands within the City have been rezoned to non-residential designations during the 2003-07 Housing Element cycle.*

Annual Report

As staffing and funding allows, the City will produce an annual report indicating the amount and location of vacant, residentially zoned land within the Gonzales planning area. The inventory will be made available to nonprofit housing developers as well as other interested parties requesting it.

Responsible Agencies:	Planning Department (lead), Building Department
Timing:	On-going annual effort, beginning in 2002
Financing:	Staff time (General Fund)

Partially Completed. *The City maintains hard copy and website maps of available residential sites – these are updated periodically to reflect any changes in property status. The City meets frequently with nonprofit housing providers to discuss opportunities for new projects within the community.*

Protection of Area Contained in the Urban Growth Boundary

The City will work with the County to ensure that residential development remains feasible on parcels within the City's Planning Area. The City will oppose actions that prevent urban development from occurring within its Planning Area, including the subdivision of agricultural land into "ranchettes" or parcels smaller than 10 acres. The City will also oppose the use of agricultural easements to preclude development of the lands that it has designated for urban growth in its Land Use Diagram.

Responsible Agencies:	City Manager (lead), Planning Department, Planning Commission, City Council
Timing:	On-going
Financing:	Staff time (General Fund)

Completed. *The City and County have established the intergovernmental referral process of development proposals within the City's Planning Area (within one-mile of corporate limits). The City is on record with the County as opposing any development within the Planning area. Monterey County does not generally allow "ranchette" style subdivisions or parcel maps on*

the Salinas Valley floor – which includes all of the Gonzales Planning Area, and this has therefore not been a problem in this area. County zoning is for exclusive agricultural use with 40-acre minimums. There is almost no subdivision activity whether in the form of subdivision maps or parcel maps in the County areas around the City – the land has high value as commercial agriculture and the County has strong policies to protect agricultural use of the area.

Infill Development

The City will continue to investigate ways to encourage residential "infill" development on vacant lots in older sections of town. Staff will prepare a brief report to the City Council on the current supply of vacant and underutilized land in Gonzales, including the second floors of downtown buildings, underutilized commercial sites, and lots in the Multi-family district which are not developed to their fullest potential. The City will also revise the zoning ordinance to require a conditional use permit for the development of single-family detached residences on large lots within the R2 zoning district.

Responsible Agencies:	Planning Department (lead), City Manager, City Council
Timing:	Prepare report for Council consideration by July, 2003
	Amend zoning ordinance by July 2004
Financing:	Staff time (General Fund)

Partially completed/resolved. *The City continuously watches for opportunities to improve vacant or underutilized sites in the older portions of the City, initiates contacts with property owners and encourages them to consider affordable housing projects. A detailed assessment of infill potential in the older parts of the City is included in this Housing Element update.*

The City studied the possibility of requiring a conditional use permit for single family dwellings on large lots within the R-2 zoning district during review of the Housing Element zoning programs during 2004. The City

decided against such a requirement because the use permit process itself will not discourage applications for single family residences in the R-2 zone, because the standard use permit findings can be made in all cases, and the requirement would only add cost to the process of residential development. The Planning Commission also studied the idea of precluding single family homes on vacant or underutilized lots in the R-2 zoning district. The Commission decided against such a change, and the City Council concurred, in order to continue to allow property owners flexibility in the use of their land. It was noted that economics will drive decisions about intensified land use, and the opportunity remains for property owners who wish to construct multi-family dwellings to do so. It is noted that that the residential land use pattern is mixed in the older portions of Gonzales, that the R-1 district also allows multi-family projects and this variety is something the City wishes to maintain rather than emphasizing any zoning district with only one type or residential use.

Programs Providing Housing Opportunities for Lower and Moderate Income Households

Administrative and Technical Assistance

The City will provide administrative and technical assistance to private or nonprofit housing development corporations interested in developing housing for persons with lower and moderate incomes. Where appropriate, the City will support nonprofit and public agency applications for state and federal loan and grant monies to initiate the construction of affordable housing.

Responsible Agencies:	All City Departments (lead: City Manager's Office)
Timing:	On-going
Financing:	Staff time (General Fund)

On-going. *The City has developed and maintains close and supportive working relationships with the two most prominent housing providers in the area – the Monterey County Housing Authority and CHISPA, and has also*

worked whenever possible with other providers. This includes frequent meetings to discuss potential project sites, regulatory, infrastructure and financial requirements, coordination on CDBG and HOME grants and other funding sources, assistance with RDA funds and support during applications by these providers for tax credits or other funding opportunities.

Mobile Homes

The City will support the use of mobile homes as a more affordable alternative to conventional single-family homes. The Gonzales zoning ordinance will be amended to permit mobile homes on permanent foundations on any lot in a Low Density or Medium Density Residential zone. Such housing will still need to comply with all other provisions for dwellings in these zones. Prior to amendment of the zoning ordinance, the City will consider developing site and architectural review guidelines for mobile homes that ensure that such housing is attractive and compatible with community character. By State law, these guidelines may not be more restrictive than those that apply to conventional homes in the same zone.

Responsible Agencies:	City Manager (lead), Planning Department, City Attorney, Planning Commission, City Council
Timing:	Revision of the zoning ordinance to include new provisions for mobile homes by June 2003
Financing:	Staff time (General Fund)

Completed. *The City Council adopted revised regulations for mobile homes in (manufactured dwellings) on July 19, 2004 – Ordinance 2004-29. These revised zoning regulations place the City in compliance with applicable state laws.*

Density Bonuses

As required by State law, the City will amend the Gonzales zoning ordinance to make density bonuses of 25 percent available to developers of projects of five units or more which designate: (a) at least 10 percent of the units for lower income households; and (b) 10 percent of the units for very

low-income households; and (c) 10 percent of the units for moderate-income households; OR (d) 50 percent of the units for seniors (Government Code Section 65915). If State density bonus requirements change before the City's zoning ordinance update is completed, the City will incorporate the appropriate successor program in its ordinance.

Responsible Agencies:	City Manager (lead), Planning Department, City Attorney, Planning Commission, City Council
Timing:	Complete comprehensive revision of the zoning ordinance, including provisions for density bonuses, by June 2004
Financing:	Staff time (General Fund)

Partially completed. *The City Council adopted revised regulations for density bonuses on July 19, 2004 – Ordinance 2004-29. At the time of adoption, the revised ordinance was in compliance with applicable state law. Shortly thereafter, density bonus law was again amended and the City's new ordinance was no longer in compliance. No applicants have requested density bonuses. If an application is received, it will be processed in compliance with the most current version of state density bonus law. The City will revise its ordinance at some point to bring it into agreement with state law.*

Second Units

The City will amend the Gonzales zoning ordinance to adjust minimum required lot size for second units and raise the maximum allowed square footage for attached second units to 30 percent of the floor area of the primary unit and for detached second units to 1,200 square feet. The City will also promote through circulation of flyers, brochures and public notices the opportunity for residences and the City's willingness to support the construction of second units.

Responsible Agencies:	City Manager (lead), Planning Department, City Attorney, Planning Commission, City Council

Timing:	Complete comprehensive revision of the zoning ordinance, including provisions for accessory units, by June 2004
Financing:	Staff time (General Fund)

Completed. *The City Council adopted revised regulations for secondary dwelling units on July 19, 2004 – Ordinance 2004-29. These revised zoning regulations allow secondary units to be approved without a discretionary permit at up to 90% of the area of the primary residence and place the City in compliance with applicable state laws. It is estimated that there may be as many a 100 properties in the older parts of town that could take advantage of this opportunity, and that gradually over-time that these second units will be built. However, the City is not proposing to count any of these in the 2007-2014 Housing Element as meeting the lower income RHNA targets.*

Mixed-Use Development

The City will encourage the development of housing over existing or new commercial space in the Mixed-use zoning district. Priority will be given to such housing when it consists of rental units that are affordable to lower income households, particularly senior or disabled households.

Responsible Agencies:	Planning Department (lead), Planning Commission
Timing:	On-going
Funding:	None required

On-going. *The City actively encourages provision of additional housing in the mixed-use zoning district. While market rate units are allowed, the most likely rental market for such units is for lower-income households.*

Mortgage Revenue Bonds

The City will support the Monterey County Housing Authority in any future issue of Mortgage Revenue Bonds (MRBs). Such bonds provide low cost, tax-exempt financing to developers who make a portion of the units in their projects available to low and moderate-income homebuyers.

Responsible Agencies:	Monterey County Housing Authority/Private Developers
Timing:	Depends on availability of funds, developer interest, and market conditions
Funding:	No cost to City

On-going. *The City will generally support the Monterey County Housing Authority in its programs including issuance of Mortgage Revenue Bonds. No request to the City for such support was received in the 2002-2007 Housing Element period.*

Mortgage Credit Certificates

The City will support the future use of Mortgage Credit Certificates (MCCs) by the Monterey County Housing Authority. MCCs are used in lieu of MRBs as a means of increasing home ownership opportunities for moderate-income households. The MCC entitles first-time buyers with incomes less than 115 percent of the County median to reduce their federal taxes by an amount above the usual interest deduction. This allows homebuyers to use more of their incomes on mortgage payments, increasing their effective buying power.

Responsible Agencies:	Monterey County Housing Authority
Timing:	Depends on actions taken by Monterey County
Funding:	No Cost to City

On-going. *Same response as 2.6 above.*

First-Time Homebuyer Program

The City will encourage developers to apply for financing through federal, state and local programs that assist first time homebuyers. These include the City's Redevelopment Agency, FmHA 502 interest subsidy program and the California Housing Finance Agency home mortgage program. All programs provide low-interest loans to low and moderate-income households purchasing newly constructed homes. The interest rate varies

according to the applicant's adjusted family income. The City will post flyers at the library, post office and City Hall and periodically run ads on the local television station describing such opportunities.

Responsible Agencies:	City Manager (lead), City Council, private sector
Timing:	On-going
Funding:	City Redevelopment Agency, Farmers Home Administration 502 program, CHFA low interest loans

On-going. *The City cooperates closely with for-profit and non-profit housing providers on first-time homebuyer programs and other financing vehicles to assist lower income households. This is done on a project by project basis. Each project is unique. During the 2002-2007 housing element update period, there was only one for-profit housing project processed within the City (Cipriani Estates). The City negotiated provision of 20 single family homes as inclusionary homes available to first time homebuyers at 80% of AMI or lower, assisted in homebuyer training workshops, public meetings on the project, and disseminated information about the project's housing opportunities through a variety of media. The City provided approximately $50,000 in second mortgage assistance to each of ten homes using a state HOME program grant. The City also supported the developer in obtaining Joe Serna program grant funds to further extent the first time homebuyer assistance.*

Affordable Rental Housing Construction

The City will encourage developers to apply for local, state and federal financial assistance to construct rental housing that is affordable to low and moderate-income families. Such assistance may include low interest loans, grants, and rent subsidies, and is available through the Gonzales Redevelopment Agency, the California Housing Finance Agency and the Farmers Home Administration. The achievement of this objective depends on the availability of funding through these programs. The City will post flyers at the library, post office and City Hall and periodically run ads on the local television station describing such opportunities.

Responsible Agencies:	City Manager (lead), City Council, private sector
Timing:	On-going
Funding:	Gonzales Redevelopment Agency, FmHA 515 Rental Housing Construction, CHFA Rental Housing Construction

On-going. *The City assists non-profit providers in financing their projects through a variety of means and has made RDA housing set-aside funds available. Generally, the experienced non-profit housing providers are sophisticated and are well-aware of the range of housing financing vehicles. They approach the City with specific requests for funding assistance. Other potential developers that are not very experienced often contact the City for guidance as to financial assistance.*

Rental Subsidies

The City will support the Monterey County Housing Authority's implementation of the Section 8 housing voucher program. Section 8 is a tenant-based assistance program that provides a subsidy to a landlord based on the difference between 30 percent of the tenant's income and market rent for the unit. Gonzales will support the MCHA's attempts to secure additional funding for the Section 8 program in the City. The City will also support the use of the FmHA Section 521 rent subsidy program for families and seniors living in FmHA-funded projects.

Responsible Agencies:	Monterey County Housing Authority
Timing:	On-going
Funding:	HUD Section 8 Program, FmHA Section 521

On-going. *The City cooperates with MCHA on a variety of programs on an on-going basis and is fully supportive of the Section 8 program and of construction of additional rental housing that will be occupied under this program.*

Predevelopment Loans

The City will support the use of programs that assist nonprofit developers in covering front-end costs for affordable housing developments. Such programs include the State Predevelopment Loan Program that provides low-interest loans to nonprofit builders for the purchase of land, site preparation, construction of infrastructure, and payment of architectural and engineering fees. The Gonzales Redevelopment Agency can also provide similar assistance. The City will post flyers at the library, post office and City Hall and periodically run ads on the local television station describing such opportunities.

Responsible Agencies:	Private (nonprofit) sector (lead), with administrative support from Planning Department, Public Works Department, and City Manager
Timing:	On-going
Funding:	California Predevelopment Loan Program; Gonzales Redevelopment Agency

On going. *The City supports these programs. Generally, the nonprofit housing providers are sophisticated about these kinds of programs and do not need to rely upon the City to keep them informed of opportunities. The Gonzales Redevelopment Agency also can make funds available to non-profits. The City works directly with property owners and non-profits to target specific sites for affordable housing and then to jointly search for funding mechanisms to implement the projects.*

Self-Help Housing

The City will support the use of state and federal "self-help" housing programs which enable low and moderate-income homeowners to build their own homes. At the State level, the California Self-Help Housing Program provides technical assistance grants to nonprofits and local governments who provide technical assistance, loan counseling, and mortgage assistance to lower and moderate-income homebuyers. At the Federal level, FmHA 523 funds provide similar grants, while FmHA 524 funds may be used to cover front-end costs for self-help projects. The City will post flyers at the library, post office and City Hall and periodically run ads on the local television station describing such opportunities.

Responsible Agencies:	Nonprofit developers (lead), with administrative support provided by Planning Department, Public Works Department, and City Manager
Timing:	On-going
Funding:	California Self Help Program, FmHA 523/524, City Redevelopment Agency

On-going. *The City supports this program. During the current 2002-2007 Housing Element period there has not been an opportunity to utilize self-help housing due to a lack of available vacant parcels for new housing and due to the slow-down in new subdivision activity.*

Additional Programs

The City will support new housing assistance programs which may become available in the future if they appear to address the housing needs identified in this Element. If such programs become available, the City should provide notification through the local media to Gonzales residents who may be eligible for assistance.

Responsible Agencies:	City Manager
Timing:	On-going
Funding:	Staff time (General Fund)

On-going. *The City has actively supported all housing programs during the 2002-2007 period. The City conducts regular annual CDBG grant and performance hearings that are publicly noticed.*

Programs to Conserve and Improve Existing Housing

Code Enforcement

The City will continue to use its property inspection and code enforcement authority to abate nuisances and maintain a safe, healthy living

environment. Enforcement will continue to be conducted on a complaint-responsive basis.

Responsible Agencies:	Building Department (lead), County Health Department, Public Works Department, Fire Marshall
Timing:	On-going
Funding:	Staff time (Existing program; no additional cost)

On-going. *Code enforcement is conducted by the Building Official, Police Department, Fire Department and Planning Department depending on the type of violation.*

Building Inspection

Pursuant to State housing law, the City will continue to require that all housing units being built, rehabilitated, expanded or relocated be inspected by the Building Department.

Responsible Agencies:	Building Department
Timing:	On-going
Funding:	Permit/ impact fees

On-going. *This is a requirement of state law, and state and local building codes.*

Rental-to-Owner Conversions

The City will discourage the conversion of rental housing to owner occupied housing if the citywide rental vacancy rate is below five percent. The City will pursue funding to conduct a housing inventory to include a survey of rental units at major apartment complexes in the City and determine the vacancy rate.

Responsible Agencies:	Planning Department

Timing:	Pursue funding in 2003. Vacancy rate estimate to be determined annually, during period of peak seasonal labor force, beginning in 2003
Funding:	Staff time (General Fund)

On-going. *There have been no formal requests to convert rental housing to ownership through submittal of condominium subdivision maps.*

Rental Rehabilitation

The City's Redevelopment Area encompasses the older part of town that contains those housing units in need of rehabilitation. As of February 2003, the Gonzales Redevelopment Agency has appropriated a total of $4,488,376.39 from the issuance of bonds in November 30, 2000 and December 5, 2002. Presently, $53,996.00 remains unencumbered under the Agency's Low-Moderate Income Housing Fund. All other appropriations have been encumbered as part of the City's Downtown Revitalization Project, to include the Low and Low Moderate Income Housing projects and programs. The specific projects adopted and budgeted over the new five fiscal years include 1) a low-cost loan program for improving specific properties and buildings within the Project Area; 2) the rehabilitation of several designated low and moderate income structures within the Project Area; and 3) a program that will provide subsidies for both low and very low income households. This program is contingent upon the Agency's upcoming request with the County of Monterey for expansion of the Agency's project area in order to incorporate the new Cipriani Estates housing development. The City shall allocate remaining unencumbered Low- and Low-Moderate Income Housing Funds to update its 1979 housing conditions survey.

The City shall continue to utilize redevelopment funds and support state and federal programs that assist in the rehabilitation of rental housing units. First priority will be for rehabilitating rental units violating health and safety codes. The program should be available to all homeowners and renters within the City. The City will post flyers at the library, post office and City Hall and periodically run ads on the local television station describing such opportunities. Possible programs include:

(a) *California Housing Rehabilitation Program for Renters (CHRP-R),* which provides low interest loans for the preservation and rehabilitation of unreinforced masonry apartments and the rehabilitation or acquisition of substandard lower income rental housing to bring them into compliance with the State's Health and Safety Code;

(b) *State HCD Deferred Payment Rehabilitation Loan Program (DPRLP),* which provides low interest loans to the owners of existing rental homes and apartments for the purpose of rehabilitating these units. Owners are required to maintain the rents at levels that continue to be affordable to lower and moderate-income households after the work is completed;

(c) *CDBG funds* for housing rehabilitation; and

(d) *Section 8 Moderate Rehabilitation Program,* which guarantees Section 8 payments to the owner of developments that are being rehabilitated, provided that the tenants are not displaced during rehabilitation.

Responsible Agencies:	Building Department (CDBG rental rehab); Monterey County Housing Authority (CHRP-R, DPRLP, Section 8)
Timing:	Applications for funding are submitted by the County on an annual basis
Funding:	Staff time required for administration; CHRP-R, DPRLP, HUD Section 8, CDBG for construction

On going. *The City applies for grant funds for housing rehabilitation as opportunities are available, and in consideration of all competing uses of such funds. The City received a HOME grant for rental and owner occupied housing rehabilitation in 2002. In 2006 the Gonzales Redevelopment Agency allocated funds for an owner occupied and rental rehabilitation program and has now expended most funds. Utilizing a CDBG Planning and Technical Assistance grant the City completed an affordable housing study in 2006 that, among other things, identified rental units in need of rehabilitation. The City has been contacting property owners since the study*

was completed to discuss their interest in applying for rental rehab funds as part of a future City grant application.

Rehabilitation Loans for Owner-Occupied Units

The City will support local participation in local, state and federal programs that provide low interest loans and grants for the rehabilitation of owner-occupied homes. These programs include:

(a) *California Housing Rehabilitation Program for Owners (CHRP-0),* which provides low-interest deferred payment loans up to $30,000 for rehabilitation of single-family homes occupied by lower income households;

b) *CDBG fund for* rehabilitating housing units occupied by lower income households; and

c) *Farmers Home Administration 504,* which allocates home repair loans up to $7,500 at one percent interest to very low-income families for health- and safety-related repairs.

Responsible Agencies:	Monterey County Housing Authority for CHRP-0 loans, City Manager (lead), Planning Department, Finance Department, City Council for FmHA 504 loans and CDBG grants
Timing:	Apply for FmHA 504 and CDBG funds on an on-going basis
Funding:	City's Redevelopment Agency, staff time for applications; funds from CHRP-O, FmHA 504, and CDBG for rehabilitation work

On-going. *See comments above.*

Enforcement of Labor Camp Standards

The City will support the Monterey County Environmental Health Department as needed in its enforcement of the State's Employee Housing Act (Title 25) within Gonzales. This Act applies minimum health and safety standards to employer-owned labor camps with five or more employees. There are two such camps located within the City.

Responsible Agencies:	Building Department (lead), Monterey County Environmental Health Department
Timing:	On-going program; occupancy permits renewed annually
Funding:	Staff time (General Fund)

On going. *The City Building Official/Fire Marshal teams up with County Environmental Health Department staff to perform site inspections whenever requested, or sometimes may initiate such joint inspections when he becomes aware of potential housing safety violations.*

Additional Programs

The City Manager's office will continue to confer with federal, state, and local officials to monitor the availability of housing assistance programs, tax credits, and other opportunities for housing rehabilitation.

Responsible Agencies:	City Manager
Timing:	On-going
Funding:	Staff time (General Fund)

On going. *The City Manager continuously directs City staff to research grant opportunities and employees consultants to assist.*

Programs to Protect Community Character

Housing Preservation

The City will continue to promote the preservation and rehabilitation of older homes in Gonzales. Exterior alterations and additions to single-family homes will be reviewed to ensure that the architectural integrity of the structure is maintained. Demolition of older homes will be discouraged unless: (1) the home poses a health or safety hazard and cannot be economically restored, or (2) the replacement housing will provide additional needed dwelling units and will be architecturally compatible with the neighborhood.

Responsible Agencies:	Planning Department (lead), Building Department, Gonzales Historical Society
Timing:	On-going
Funding:	Staff time (General Fund)

On-going. *The City Planning Director reviews all exterior modifications to existing homes for architectural compatibility and also reviews new home construction. This is a limited function as the City does not have architectural guidelines and does not have authority to require new homes to replicate architectural styles from an early period. Demolition of existing residences is a ministerial approval.*

Residential Design Guidelines

The City will adopt residential design guidelines which, among other things, would address ways to achieve higher densities using townhomes, manufactured housing/ mobile homes, cottages, duplexes, triplexes, and fourplexes. The intent of the guidelines would be to preserve the single-family character of Gonzales while creating new opportunities for low and very low-income housing. Creative solutions that are compatible with the existing character of Gonzales will be encouraged. These could include small rental cottages on large lots (similar to the development on "C" Street and South Alta), duplexes and triplexes that are designed to resemble single-family homes, and well-landscaped mobile home parks.

Because funds to develop design guidelines are limited, the City will explore the possibility of a no-cost cooperative effort with a nearby college or university architecture department (through a classroom "studio"), or the use of a design competition to generate creative solutions. If this proves infeasible, the City will obtain design guidelines from other cities facing similar issues and will adapt these guidelines to reflect local conditions.

Responsible Agencies:	Planning Department (lead), City Manager, Planning Commission, City Council
Timing:	To be tied in with zoning ordinance revision and completed by June 2004
Funding:	Staff time (General Fund)

Not completed – but resolved. *No funding has been secured for this project. However, the impediment to new multi-family rental construction is not the absence of design guidelines but a lack of available vacant land, or land that is underutilized which property owners are motivated to redevelop. There have been no applications for multi-family buildings in the older parts of the City during the 2002-2007 Housing Element cycle. It may be more practical to evaluate each project on a case by case basis and to address architectural compatibility in that manner. The newer portions of Gonzales, easterly of highway 101 and built in the last twenty years do not contain the older architectural styles, so contemporary design in multi-family projects will fit with the newer single-family residences. During the 2002-2007 Housing Element cycle, one 36-unit multi-family housing project was built by CHISPA with a conditional use permit from the City. City staff, the Planning Commission, and CHISPA architects worked together to address design and neighborhood compatibility issues.*

The Draft *Gonzales 2010 General Plan Update has resulted in the preparation of draft Neighborhood Design Guidelines, which will guide the design of multi-family housing in new growth areas.*

General Plan Update

The City will review the content of its General Plan on a yearly basis and will adopt updates from time to time as conditions and issues change.

Responsible Agencies:	Planning Department (lead), City Manager, Planning Commission, City Council
Timing:	On-going
Funding:	Staff and consultant time (General Fund)

On-going. *The City has been in the process of updating the Gonzales 1996 General Plan since 2004 and expects adoption in early 2010. The land use element now given conceptual approval by the City Council provides adequate area for the City to eventually triple the size of the City and its population from the Gonzales 1996 General Plan buildout area and population from 1,200 acres and 12,000 residents to around 3,600 acres and 36,000 residents.*

Programs Promoting Fair Housing

Public Information

The City will promote education and awareness of fair housing laws by making public information on these laws available. Bilingual fair housing materials will be posted in prominent locations at City Hall, the Post Office, local churches, the Gonzales Senior Center and Community Room, the Gonzales Public Library, and if possible, local grocery stores. The City will also explore placement of an informational flyer on fair housing complaints at these locations.

Responsible Agencies:	City Clerk (lead), Planning Department
Timing:	Post materials by December 2003
Funding:	Staff time (General Fund)

On-going. *The City makes these materials available to the public at a variety of locations.*

Discrimination Complaints

The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing. The City will also support the Mediation Center of Monterey County and the County Housing

Authority if they are requested to address any future discrimination complaints in Gonzales.

Responsible Agencies: City Clerk (lead)

Timing: On-going

Funding: None required

On-going

Programs Promoting Energy and Water Conservation

Title 24

The City will continue to require compliance with the Title 24 energy efficiency standards established by the California Energy Commission. Adhering to these standards ran reduce energy costs in new construction by as much as 50 percent. The standards are state-mandated and are already being followed by the City; no further local code changes are required.

Responsible Agencies: Building Department

Timing: On-going

Funding: Building Permit fees (on-going program

On-going

Property Transfer Inspections

If staff resources become available, the City will consider adopting a property inspection ordinance that would require that all dwelling units be inspected for compliance with Title 24 regulations at the time they are sold. Sellers of units that lack the recommended energy-efficient features would be required to cover the cost of upgrading the units prior to sale.

Responsible Agencies: Building Department (lead), City Manager, City Council

Timing:	Prepare Staff Report outlining the provisions and logistics of such an ordinance by January 2004
Funding:	Property Inspection Fee

Not Undertaken. *This program will be evaluated in the future. Retrofitting older homes can be a considerable cost and will reduce the initial affordability to lower income buyers.*

Amendments to Subdivision Regulations

The City will consider amending the Gonzales Subdivision Regulations to include provisions for energy conserving design. These provisions could include landscaping requirements for parking lots, allowing narrower streets with tree plantings, and site planning criteria that achieve optimal solar access. The City will also encourage the use of energy-efficient appliances, heating, and air conditioning systems within new homes and apartments.

Responsible Agencies:	Planning Department (lead), Building Department, City Manager, City Council
Timing:	Perform as part of the comprehensive zoning ordinance revision, to be completed by June 2004
Funding:	Staff time (General Fund)

Not completed*. The City's subdivision ordinance needs revisions for a number of reasons, and when eventually revised, some of the above objectives may be able to be addressed. It is noted however, that the City does accept optional design proposals through a planned unit development process. The only subdivisions proposed during the 2002-2007 Housing Element cycle have requested PUD rezoning. These proposals have involved reduced lot sizes and reduced street widths among other things.*

Future subdivisions in the new growth areas will be subject to development codes adopted as part of the Specific Plan process.

Support of PG&E Programs

The City will continue to support Pacific Gas and Electric programs that reduce residential energy costs. These programs include energy audits and weatherization of existing homes, rebates for energy efficiency upgrades, and reduced rates for seniors and lower income households.

Responsible Agencies:	Building Department (lead), Public Works Department
Timing:	On-going
Funding:	Private sector (PG&E)

On-going

Water Conservation

The City will continue to promote ways to reduce monthly home water bills. Such measures already include: (a) requiring new houses to utilize low-flow toilets, low-flow shower heads, and low flow faucets consistent with the requirements of the Monterey County Water Resources Agency, and (b) requiring the use of drought-tolerant landscaping within new developments (as specified in the State Model Landscape Ordinance). The City will also support new water retrofitting programs undertaken by the Monterey County Water Resources Agency, such as providing free low-flow plumbing fixtures to existing customers in Gonzales.

Responsible Agencies:	Building Department (lead), Public Works Department, Planning Department
Timing:	On-going
Funding:	Staff time (General Fund)

On-going. *The building codes require low-flow fixtures and have for some years. The City adopted the County's model drought-tolerant landscaping requirements.*

Programs to Reduce Governmental Constraints to Housing Production

Relaxation of Development Standards

The City will establish criteria for relaxing development standards to encourage the development, conservation, and rehabilitation of affordable housing in the city. The criteria would address the location and price range of the units, the type of occupants to be served, and the long-term commitment of the project to remain affordable. Standards to be relaxed might include square footage requirements, setback requirements, lot sizes, and minimum pavement widths.

Responsible Agencies:	Planning Department (lead), City Manager, Public Works Department, Building Department, Planning Commission, City Council
Timing:	Develop criteria for relaxing development standards and list of possible standards to be relaxed in conjunction with zoning ordinance update, to be completed by June 2004
Funding:	Staff time (General Fund)

Not undertaken but resolved. *The City considers requests for variations in development standards on a case-by-case basis through the PUD process noted above or through negotiations with affordable housing providers during review of use permit applications for their projects. Standards waived or reduced in the last few years for affordable housing projects have included the number of parking spaces, the requirement for covered parking, and usable outdoor space for recreation.*

Streamlined Processing

The City will continue to promote streamlined development processing for all development and will explore measures to reduce delays in project approval. This will include monitoring over the course of the planning period, processing of Use Permits for multi-family development in the R-2 zoning district. Consideration will be given to adopting resolutions that a)

give first priority in processing and plan checking to projects which set aside at least 30 percent of their units for lower income households, and b) allow as a permitted use multi-family development in the R-2 district.

Responsible Agencies:	City Manager (lead), Building Department, Planning Department, City Council
Timing:	Prepare Draft Resolutions for Council Consideration by July 2004
Funding:	Staff time (General Fund)

On-going. *The City consistently turns project applications around rapidly when submitted in a complete form. There have not been enough development applications in recent years to make this an issue. There has been no need to prioritize applications with respect to the factors above.*

Fee Reductions

The City will consider a policy that reduces development impact fees by 20 percent for projects that serve lower income households, and for projects which reuse vacant upper floor space in commercial buildings.

Responsible Agencies:	City Finance Director (lead), Public Works Department, City Manager
Timing:	Adopt fee reduction policy by June 2003
Funding:	Staff time (General Fund)

On going. *The City is typically requested by applicants to assist affordable housing projects in a variety of ways. The City negotiates an assistance package on a case by case basis to help each project achieve financial viability. This may involve the City assisting with the cost of impact fees, or constructing required facilities and crediting the developer. The City's impact fee ordinance exempts re-use or conversion of existing buildings where the new use does not create more intensive impacts than the previous use.*

Reduced Infrastructure Costs

The City will apply for future Federal funds for water and sewer improvements. If successful in obtaining grant money, the city will consider using a portion of the funds to write down infrastructure improvement costs for development sites in its urban growth area. This would reduce private construction costs and could in turn encourage job growth and more affordable home prices.

Responsible Agencies:	City Finance Director (lead), Public Works Department, City Manager
Timing:	Apply for funds bi-annually
Funding:	Community Development Block Grants

On-going. *The City obtained Federal Economic Development Administration grant funds for development of water, sewer and road improvements in the Gonzales Agricultural Business Park and such funding was tied to provision of jobs.*

Review of Other Agency Plans

The City will carefully review all plans and policies of Monterey County, the Monterey Bay Air Quality Management District, the Monterey County Water Resources Agency, LAFCO, and other public agencies to ensure that these agencies do not take actions which constrain Gonzales' ability to meet its existing and future housing needs.

Responsible Agencies:	Planning Department (lead), City Manager, City Council
Timing:	On-going
Funding:	Staff time (General Fund)
Responsible Agencies:	City Council (lead), City Manager, Planning Department, Planning Commission
Timing:	July 2003
Funding:	Staff time (General Fund)

On-going. *The City reviews plans and policies of other agencies as they affect proposed City development and comments and tries to influence decisions by other agencies that could adversely affect development of housing within the City or in future expansion areas.*

Programs for Special Needs Populations

Senior and Disabled Housing

The City will encourage nonprofit sponsors to apply for HUD Section 202 funds for the construction of rental housing for senior and disabled households. The City will take the actions necessary to expedite processing and approval of such projects if Section 202 funds are received, including assisting the sponsors in locating appropriate sites.

Responsible Agencies:	City Manager (lead), Planning Department
Timing:	On-going
Funding:	Staff time for administration; HUD Section 202 for construction

On-going

Disabled Access

The City will survey local apartment owners to develop an inventory of units that are equipped for physically disabled persons. The City will then work with the Gonzales Public library to create a referral service for disabled persons who are seeking information on the availability of such units. Owners of such units will be requested to give first priority in renting the units to disabled persons when they become vacant.

Responsible Agencies:	Building Department (lead), Planning Department, City Clerk, Gonzales Public Library
Timing:	Develop inventory by October 2003
Funding:	Staff time (General Fund); possible donation of time by volunteers

Not completed. *The City did not have sufficient staff resources to complete this program.*

Migrant Farmworker Housing: Site Identification.

The City will assist the Monterey County Housing Authority, agricultural employers, and nonprofit sponsors in locating suitable sites for migrant farmworker housing within the Gonzales vicinity. If an appropriate site is located immediately adjacent to the City, Gonzales will permit its annexation and connection to municipal water and sewer systems at the time the City approves the project. Any migrant farmworker housing constructed will be required to meet the building code requirements set by the State Office of Housing and Community Development. Amend the zoning ordinance to allow farmworker housing in the Industrial and Agricultural zoning districts.

Responsible Agencies:	Monterey County Housing Authority (lead), Planning Department, Public Works Department
Timing:	On-going. Amend zoning ordinance by June 2004.
Funding:	Staff time (General Fund)

On-going. *All lands surrounding the City are zoned for commercial agriculture and are under the jurisdiction of the County of Monterey. State law and County zoning allow consideration of farm worker housing on these agricultural lands – subject to County zoning permits. For some years however, the trend has been to locate farm workers not in farm labor camps, but in conventional multi-family projects within towns and cities where services and amenities are available. The City does have limited land that is zoned for multi-family housing development and affordable housing projects can locate there. The City's general objective is to improve the quality of housing for farm workers by encouraging old, substandard farm labor housing in the areas outside of the City to be replaced by new, and better housing within the City that in appearance is similar to all other housing.*

In 2004 the City studied location of farm worker housing in its Industrial zoned areas. The Planning Commission strongly opposed this for environmental justice reasons – that farm worker housing, like all other housing, should be located within residential districts of the City that are free from incompatible factors often found in industrial areas.

Migrant Farmworker Housing: Funding.

Gonzales will encourage nonprofit sponsors and/or the Monterey County Housing Authority to apply for FmHA 514/516 grants and loans that help finance the construction of Migrant Farm Worker rental housing in the Gonzales vicinity.

Responsible Agencies:	Monterey County Housing Authority
Timing:	On-going
Funding:	Farmers Home Administration 514/516 program

On-going

Conversion of Labor Camps to Cooperatives

The City will support the efforts of Monterey County to convert certain farm labor camps into cooperative housing ("co-ops") using HUD Section 213 funding. If such conversions are proposed in the vicinity of Gonzales, they will be supported provided that the units are reserved for year-around farmworkers.

Responsible Agencies:	Monterey County Community Development/nonprofit sponsors
Timing:	On-going
Funding:	HUD Section 213

Not applicable. *There are no farm labor camps in the County in the vicinity of Gonzales that are in a condition suitable for conversion.*

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While Gonzales does not have a visible homeless problem, it is recognized that from time to time, persons in the City may be unable to afford decent shelter. The City will take the following steps to assist such persons:

(a) cooperate with agencies providing emergency housing to those in need, including public agencies such as the County Department of Social Services and private agencies such as the Salvation Army and local churches;

(b) nomination of a local representative to the Monterey County Commission on Homelessness. The members of the Commission are appointed by the Board of Supervisors to oversee the implementation of the Monterey County Homeless Services Plan;

(c) cooperation with Monterey County in their efforts to obtain funds and land throughout the County for homeless prevention services, emergency shelter, and transitional housing; and

(d) amendment of the zoning ordinance to make transitional housing and emergency shelter allowable uses within at least one zoning district in Gonzales, subject to a Use Permit and conformance to specific development standards.

Responsible Agencies:	Planning Department (lead), City Manager, Planning Commission, City Council
Timing:	Complete comprehensive revision of the zoning ordinance, including provisions for transitional housing and emergency shelters, by June 2004
Financing:	Staff time (General Fund)

In process. *Transitional housing is allowed in a number of City zoning districts – where ever group housing is allowed. No zoning districts currently list emergency shelters as an allowed or conditional use. However, proposals contained in this 2007-2014 Housing Element recommend allowing emergency shelters in the Downtown Mixed Use District.*

Large Family Housing

The housing needs assessment found that overcrowding was a significant problem in Gonzales and that there was a need for housing suitable for large families. In light of these conditions, the City will encourage affordable residential developments that contain an increased number of three, four, and five bedroom units. Possibilities to be considered could include:

(a) requiring all projects with five or more units (except those for seniors or disabled persons) to contain three or more bedrooms in at least 20 percent of the units;

(b) allowing increased height limits or reduced setbacks as an incentive to build larger units;

(c) allowing fee reductions for families that are adding bedrooms in existing homes classified as overcrowded (one or more persons per room) by the US Census;

(d) using development agreements to negotiate the provision of large units within new subdivisions;

(e) reviewing the Gonzales zoning and subdivision ordinances and the Gonzales Building Code to make sure that there are no barriers to building large units within residential zones; and

(f) giving first priority in allocating low-interest rehabilitation loan monies to large family households who are improving unfinished space to alleviate overcrowding in their homes.

Responsible Agencies:	Planning Department (lead), City Manager, Building Department
Timing:	Perform as part of zoning ordinance revision, to be completed by June 2004
Funding:	Staff time (General Fund)

On-going. *Items (d) and (e) have been accomplished. Items (a), (b), (c),and (f) can be considered on a case-by-case basis under current*

procedures utilities development agreements, project conditions, or density bonuses.

Single Parent Households

The City will consider modifications to its zoning and building standards to eliminate any barriers to the construction of housing serving single parent households. Planning and Building Staff will work with developers and architects to explore designs that respond to the needs of single parent households. Such designs might include the provision of on-site day care and after-school childcare facilities within multi-family residential developments, or the provision of shared kitchen and dining facilities in certain units. Consideration will also be given to an ordinance that requires childcare facilities for projects that are larger than 100 units.

Responsible Agencies:	Planning Department (lead), Building Department, City Manager
Timing:	Complete by June 2004 as part of comprehensive zoning ordinance revision
Funding:	Staff time (General Fund)

Not started. *However, there does not appear to be any need to change City regulations to allow any of these concepts to be proposed. Generally, the non-profit housing providers are up-to-speed on the needs of their targeted clients and provide a variety of facilities.*

Roommate Referral Bulletin Board

The City will support the establishment of a roommate referral wall bulletin board at the Public Library to assist single parent families that wish to reduce housing costs through shared living arrangements.

Responsible Agencies:	Planning Department (lead), Gonzales Public Library
Timing:	Set up Bulletin Board by March 2004
Funding:	None required

Not started

Programs to Promote Monitoring and Coordination

Monitoring Program

The City will establish a monitoring program to track local housing activity. The program will document the number of units added, rehabilitated, and demolished, as required by the State Department of Finance. It will also identify the number of units produced using government programs such as FmHA 502. As funding and staffing allow, an annual report will be prepared by the Planning Department documenting the data. This will facilitate the evaluation of the Housing Element's effectiveness during its next Update. A summary of the data will be presented to the Planning Commission and City Council each January.

Because the City's policy is to distribute lower income units around Gonzales rather than concentrating them in a single location, the monitoring program will also map the location of the new affordable units produced each year. If such housing appears to be concentrated in one particular area, the city will explore corrective actions so that a more balanced distribution is achieved.

Responsible Agencies:	Planning Department (lead), City Manager, Planning Commission, City Council
Timing:	Prepare report annually, beginning in January 2004
Funding:	Staff time (General Fund)

Not undertaken. *Limitations on funding and City staff resources have made it impractical to take on this added work. However, the City reports on new housing construction to the Department of Finance on a regular basis.*

Funding Status Report

Every 2 years or as Staff time allows, the City's Finance and Planning Departments will prepare a report evaluating the eligibility of Gonzales for various state and federal grants and loans for the construction and rehabilitation of housing, and the improvement of local infrastructure.

Responsible Agencies:	Finance Department (lead), Planning Department
Timing:	Complete first report by January 2004
Funding:	Staff time (General Fund)

On-going. *The City regularly applied for CDBG funds including the General Allocation, HOME, CalHome and other economic development grants. The City maintains eligibility by compliance with grant conditions and reporting, resolving audit findings and by maintaining a certified Housing Element.*

Housing Advisory Committee

If the need arises, the City will form a Housing Advisory Committee consisting of interested residents, representatives of local financial institutions, affordable housing advocates, social service organizations, builders/ developers, CHISPA, and City staff. The function of the Committee would be to advise the Gonzales City Council and Planning Commission on Housing policy and program matters.

Responsible Agencies:	City Manager (lead), City Council, Planning Commission
Timing:	Evaluate the need for a Committee on an annual basis
Funding:	Staff time (General Fund); Committee members to serve on a voluntary basis

Not undertaken. *There has not appeared to be any need for this committee. The City regularly works with housing providers in the area and for-profit developers. There is no lack of input and opportunity awareness.*

Participation in Fair Share Allocation Process

The City is provided with a limited time period to review the AMBAG Housing Needs Plan each time it is prepared (every five years). The City will continue to work with AMBAG during this period to ensure that local needs are accurately reflected.

Responsible Agencies: Planning Department, City Council

Timing: Participate in 2003-2004

Funding: Staff time (General Fund)

On-going. *City staff participates in the AMBAG technical advisory committee functions and has been reasonably influential in the allocations. A City Council member serves on the AMBAG board.*

Intergovernmental Cooperation

The City will continue to work with Monterey County and with other communities in the South County area in the development of cooperative agreements to meet the fair share housing goals of these communities.

Responsible Agencies: All City Departments, City Council

Timing: On-going

Funding: Staff time (General Fund)

On-going. *The City and County (and other small cities) have been in active discussion about city/county growth issues for years and in particular about city-centered growth concepts and growth agreements in general. The City of Gonzales and County do not have agreements in-place concerning the provision of any of the County's fair share housing allocation within the City of Gonzales. If this concept were to move forward it would need to be addressed in the context of cooperation between the City and County of support by the County for the City's pending General Plan update and sphere of influence expansion, agricultural protection and jobs/housing balance, reduction of economic development competition by the County and other issues of mutual interest.*

Appendix E: Noise Data

Site 1
Johnson Cyn Road & Iverson Road
February 18, 2010
Lmax
Leq
L90
dBA
100
90
80
70
60
50
40
30
20
10
0
0:00:00
1:00:00
2:00:00
3:00:00
4:00:00
5:00:00
6:00:00
7:00:00
8:00:00
9:00:00
10:00:00
11:00:00
12:00:00
13:00:00
14:00:00
15:00:00
16:00:00
17:00:00
18:00:00
19:00:00
20:00:00
21:00:00
22:00:00
23:00:00
Time
DNL=54.2 dB

Site 2
US 101 & Fifth Street
February 18, 2010
Lmax
Leq
L90
dBA
100
90
80
70
60
50
40
30
20
10
0
0:00:00
1:00:00
2:00:00
3:00:00
4:00:00
5:00:00
6:00:00
7:00:00
8:00:00
9:00:00
10:00:00
11:00:00
12:00:00
13:00:00
14:00:00
15:00:00
16:00:00
17:00:00
18:00:00
19:00:00
20:00:00
21:00:00
22:00:00
23:00:00
Time
DNL=58.7 dB

Site 3
750 S. Alta Street
February 18, 2010
Lmax
Leq
L90
dBA
100
90
80
70
60
50
40
30
20
10
0
0:00:00
1:00:00
2:00:00
3:00:00
4:00:00
5:00:00
6:00:00
7:00:00
8:00:00
9:00:00
10:00:00
11:00:00
12:00:00
13:00:00
14:00:00
15:00:00
16:00:00
17:00:00
18:00:00
19:00:00
20:00:00
21:00:00
22:00:00
23:00:00
Time
DNL=70.5dB

Brown Buntin Associates, Inc
FHWA-RD-77-108
Calculation Sheets
April 18, 2010

Project #: 09-032
Description: Gonzales GPU-Existing Conditions
Ldn/Cnel: Ldn
Site Type: Soft

Contour Levels (dB): 55, 60, 65, 70

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
1	US 101	s/o Gloria Rd	43600	73		27	5	12.8	65	100	
2	US 101	Gloria-Fifth	42300	73		27	5	12.8	65	100	
3	US 101	Fifth-Alta	40500	73		27	5	12.8	65	100	
4	US 101	n/o Alta St	43000	73		27	5	12.8	65	100	
5	Alta Street	Gloria-Gonzales River Rd	4060	87		13	2	3	45	75	
6	Alta Street	Gonzales River Rd-Fifth	5200	87		13	2	3	30	75	
7	Alta Street	Fifth-Tenth	5480	87		13	2	3	30	75	
8	Associated Ln	Old Stage-Fanoe	1500	87		13	2	1	35	75	
9	Associated Ln	Fanoe-Street A									
10	Associated Ln	Street A-Street B									
11	Fifth Street	Alta-Rincon Rd	3390	87		13	2	1	25	75	
12	Fifth Street	Rincon Rd-US 101	7070	87		13	2	1	25	75	
13	Fifth Street	US 101-Fanoe	10160	87		13	2	3	25	75	
14	Fifth Street	Fanoe-Street A	1600	87		13	4	6	55	75	
15	Fifth Street	Street A-Iverson	1600	87		13	4	6	55	75	
16	Fifth Street	e/o Iverson	1600	87		13	4	6	55	75	
17	Gloria Rd	US 101-Herold Pkwy	1100	87		13	4	6	55	75	
18	Gloria Rd	Herold Pkwy-Street A	1100	87		13	4	6	55	75	
19	Gloria Rd	Street A-Iverson	1100	87		13	4	6	55	75	
20	Gloria Rd	e/o Iverson	860	87		13	2	3	55	75	
21	Gonzales River F	w/o Alta St	2500	87		13	2	3	35	75	

Brown Buntin Associates, Inc
FHWA-RD-77-108
Calculation Sheets
April 18, 2010

Project #: 09-032
Description: Gonzales GPU-Existing Conditions
Ldn/Cnel: Ldn
Site Type: Soft

Contour Levels (dB): 55, 60, 65, 70

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
22	Herold Pkwy/Fan	n/o Gloria Rd									
23	Herold Pkwy/Fan	s/o Fifth/Johnson Cyn	3530	87		13	2	1	25	75	
24	Herold Pkwy/Fan	Fifth/Johnson Cyn-Street B	5350	87		13	2	1	25	75	
25	Herold Pkwy/Fan	Street B-Associated Ln	5350	87		13	2	1	25	75	
26	Iverson Rd	n/o Gloria Rd	460	87		13	4	6	55	75	
27	Iverson Rd	s/o Fifth/Johnson Cyn	460	87		13	4	6	55	75	
28	Iverson Rd	n/o Fifth/Johnson Cyn	600	87		13	4	6	55	75	
29	Iverson Rd	s/o Associated Ln	600	87		13	4	6	55	75	
30	Street A	n/o Gloria Rd									
31	Street A	s/o Fifth/Johnson Cyn									
32	Street A	Fifth/Johnson Cyn-Street B									
33	Street B	Fanoe-Street A									
34	Street B	Street A-Associated Ln									
35	Street B	Associated Ln-Iverson									
36	Alta Street	Tenth-Associated Ln	5480	87		13	2	3	55	75	

Brown Buntin Associates, Inc
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April 18, 2010

Project #:	09-032	**Contour Levels (dB)**	55	60	65	70	
Description:	Gonzales GPU-1996 GP (No Project)						
Ldn/Cnel:	Ldn						
Site Type:	Soft						

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
1	US 101	s/o Gloria Rd	49750	73		27	5	12.8	65	100	
2	US 101	Gloria-Fifth	47200	73		27	5	12.8	65	100	
3	US 101	Fifth-Alta	51000	73		27	5	12.8	65	100	
4	US 101	n/o Alta St	57650	73		27	5	12.8	65	100	
5	Alta Street	Gloria-Gonzales River Rd	5800	87		13	2	3	45	75	
6	Alta Street	Gonzales River Rd-Fifth	8150	87		13	2	3	30	75	
7	Alta Street	Fifth-Tenth	7580	87		13	2	3	30	75	
8	Associated Ln	Old Stage-Fanoe	1500	87		13	2	1	35	75	
9	Associated Ln	Fanoe-Street A									
10	Associated Ln	Street A-Street B									
11	Fifth Street	Alta-Rincon Rd	4260	87		13	2	1	25	75	
12	Fifth Street	Rincon Rd-US 101	8280	87		13	2	1	25	75	
13	Fifth Street	US 101-Fanoe	14880	87		13	2	3	25	75	
14	Fifth Street	Fanoe-Street A	1740	87		13	4	6	55	75	
15	Fifth Street	Street A-Iverson	1740	87		13	4	6	55	75	
16	Fifth Street	e/o Iverson	1740	87		13	4	6	55	75	
17	Gloria Rd	US 101-Herold Pkwy	7100	87		13	2	3	55	75	
18	Gloria Rd	Herold Pkwy-Street A	900	87		13	4	6	55	75	
19	Gloria Rd	Street A-Iverson	900	87		13	4	6	55	75	
20	Gloria Rd	e/o Iverson	900	87		13	2	3	55	75	
21	Gonzales River R	w/o Alta St									

Brown Buntin Associates, Inc
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April 18, 2010

Project #: 09-032
Description: Gonzales GPU-1996 GP (No Project)
Ldn/Cnel: Ldn
Site Type: Soft

Contour Levels (dB): 55, 60, 65, 70

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
22	Herold Pkwy/Fan	n/o Gloria Rd	3530	87		13	2	1	25	75	
23	Herold Pkwy/Fan	s/o Fifth/Johnson Cyn	6360	87		13	2	1	25	75	
24	Herold Pkwy/Fan	Fifth/Johnson Cyn-Street B	6480	87		13	2	1	25	75	
25	Herold Pkwy/Fan	Street B-Associated Ln	6480	87		13	2	1	25	75	
26	Iverson Rd	n/o Gloria Rd									
27	Iverson Rd	s/o Fifth/Johnson Cyn									
28	Iverson Rd	n/o Fifth/Johnson Cyn									
29	Iverson Rd	s/o Associated Ln									
30	Street A	n/o Gloria Rd									
31	Street A	s/o Fifth/Johnson Cyn									
32	Street A	Fifth/Johnson Cyn-Street B									
33	Street B	Fanoe-Street A									
34	Street B	Street A-Associated Ln									
35	Street B	Associated Ln-Iverson									
36	Alta Street	Tenth-Associated Ln	7580	87		13	2	3	55	75	

Brown Buntin Associates, Inc
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Calculation Sheets
April 18, 2010

Project #: 09-032
Description: Gonzales GPU-2010 GP (Project)
Ldn/Cnel: Ldn
Site Type: Soft

Contour Levels (dB): 55, 60, 65, 70

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
1	US 101	s/o Gloria Rd	77345	73		27	5	12.8	65	100	
2	US 101	Gloria-Fifth	74579	73		27	5	12.8	65	100	
3	US 101	Fifth-Alta	88120	73		27	5	12.8	65	100	
4	US 101	n/o Alta St	94840	73		27	5	12.8	65	100	
5	Alta Street	Gloria-Gonzales River Rd	5329	87		13	2	3	45	75	
6	Alta Street	Gonzales River Rd-Fifth	4064	87		13	2	3	30	75	
7	Alta Street	Fifth-Tenth	5649	87		13	2	3	30	75	
8	Associated Ln	Old Stage-Fanoe	10688	87		13	2	1	45	75	
9	Associated Ln	Fanoe-Street A	5581	87		13	2	1	35	75	
10	Associated Ln	Street A-Street B	3494	87		13	2	1	35	75	
11	Fifth Street	Alta-Rincon Rd	5754	87		13	2	1	25	75	
12	Fifth Street	Rincon Rd-US 101	15473	87		13	2	1	25	75	
13	Fifth Street	US 101-Fanoe	33924	87		13	2	3	30	75	
14	Fifth Street	Fanoe-Street A	21304	87		13	2	3	35	75	
15	Fifth Street	Street A-Iverson	476	87		13	4	6	55	75	
16	Fifth Street	e/o Iverson	363	87		13	4	6	55	75	
17	Gloria Rd	US 101-Herold Pkwy	11589	87		13	2	3	35	75	
18	Gloria Rd	Herold Pkwy-Street A	8224	87		13	2	3	35	75	
19	Gloria Rd	Street A-Iverson	2846	87		13	2	3	35	75	
20	Gloria Rd	e/o Iverson	900	87		13	2	3	55	75	
21	Gonzales River R	w/o Alta St	2480	87		13	2	3	35	75	

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April 18, 2010

Project #: 09-032
Description: Gonzales GPU-2010 GP (Project)
Ldn/Cnel: Ldn
Site Type: Soft

Contour Levels (dB) 55 60 65 70

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
22	Herold Pkwy/Fan	n/o Gloria Rd	7758	87		13	2	1	35	75	
23	Herold Pkwy/Fan	s/o Fifth/Johnson Cyn	10806	87		13	2	1	35	75	
24	Herold Pkwy/Fan	Fifth/Johnson Cyn-Street B	18827	87		13	2	1	35	75	
25	Herold Pkwy/Fan	Street B-Associated Ln	9568	87		13	2	1	35	75	
26	Iverson Rd	n/o Gloria Rd	322	87		13	4	6	55	75	
27	Iverson Rd	s/o Fifth/Johnson Cyn	928	87		13	4	6	55	75	
28	Iverson Rd	n/o Fifth/Johnson Cyn	686	87		13	4	6	55	75	
29	Iverson Rd	s/o Associated Ln	1511	87		13	4	6	55	75	
30	Street A	n/o Gloria Rd	2549	87		13	2	1	30	75	
31	Street A	s/o Fifth/Johnson Cyn	8053	87		13	2	1	30	75	
32	Street A	Fifth/Johnson Cyn-Street B	9306	87		13	2	1	30	75	
33	Street B	Fanoe-Street A	1943	87		13	2	1	30	75	
34	Street B	Street A-Associated Ln	3669	87		13	2	1	30	75	
35	Street B	Associated Ln-Iverson	3582	87		13	2	1	30	75	
36	Alta Street	Tenth-Associated Ln	5649	87		13	2	3	55	75	

Brown Buntin Associates, Inc
FHWA-RD-77-108
Calculation Sheets
April 18, 2010

Project #: 09-032
Description: Gonzales GPU-2010 GP + Urban Reserve
Ldn/Cnel: Ldn
Site Type: Soft

Contour Levels (dB): 55, 60, 65, 70

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
1	US 101	s/o Gloria Rd									
2	US 101	Gloria-Fifth									
3	US 101	Fifth-Alta									
4	US 101	n/o Alta St									
5	Alta Street	Gloria-Gonzales River Rd	4318	87		13	2	3	45	75	
6	Alta Street	Gonzales River Rd-Fifth	2998	87		13	2	3	30	75	
7	Alta Street	Fifth-Tenth	3717	87		13	2	3	30	75	
8	Associated Ln	Old Stage-Fanoe	31838	87		13	2	1	45	75	
9	Associated Ln	Fanoe-Street A	18271	87		13	2	1	35	75	
10	Associated Ln	Street A-Street B	16127	87		13	2	1	35	75	
11	Fifth Street	Alta-Rincon Rd	6019	87		13	2	1	25	75	
12	Fifth Street	Rincon Rd-US 101	16584	87		13	2	1	25	75	
13	Fifth Street	US 101-Fanoe	42339	87		13	2	3	30	75	
14	Fifth Street	Fanoe-Street A	33784	87		13	2	3	35	75	
15	Fifth Street	Street A-Iverson	17965	87		13	2	3	35	75	
16	Fifth Street	e/o Iverson	4482	87		13	2	3	55	75	
17	Gloria Rd	US 101-Herold Pkwy	12836	87		13	2	3	35	75	
18	Gloria Rd	Herold Pkwy-Street A	7652	87		13	2	3	35	75	
19	Gloria Rd	Street A-Iverson	2838	87		13	2	3	35	75	
20	Gloria Rd	e/o Iverson	950	87		13	2	3	55	75	
21	Gonzales River R	w/o Alta St	3599	87		13	2	3	35	75	

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Description: Gonzales GPU-2010 GP + Urban Reserve
Ldn/Cnel: Ldn
Site Type: Soft

Contour Levels (dB) 55 60 65 70

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	Truck % Med	Truck % Hvy	Speed mph	Dist ft	Offset dB
22	Herold Pkwy/Fan	n/o Gloria Rd	10627	87		13	2	1	35	75	
23	Herold Pkwy/Fan	s/o Fifth/Johnson Cyn	16186	87		13	2	1	35	75	
24	Herold Pkwy/Fan	Fifth/Johnson Cyn-Street B	20621	87		13	2	1	35	75	
25	Herold Pkwy/Fan	Street B-Associated Ln	20421	87		13	2	1	35	75	
26	Iverson Rd	n/o Gloria Rd	4056	87		13	2	3	35	75	
27	Iverson Rd	s/o Fifth/Johnson Cyn	4448	87		13	2	3	35	75	
28	Iverson Rd	n/o Fifth/Johnson Cyn	12806	87		13	2	3	35	75	
29	Iverson Rd	s/o Associated Ln	9938	87		13	2	3	35	75	
30	Street A	n/o Gloria Rd	3111	87		13	2	1	30	75	
31	Street A	s/o Fifth/Johnson Cyn	13159	87		13	2	1	30	75	
32	Street A	Fifth/Johnson Cyn-Street B	5592	87		13	2	1	30	75	
33	Street B	Fanoe-Street A	2348	87		13	2	1	30	75	
34	Street B	Street A-Associated Ln	2379	87		13	2	1	30	75	
35	Street B	Associated Ln-Iverson	2540	87		13	2	1	30	75	
36	Alta Street	Tenth-Associated Ln	3717	87		13	2	3	55	75	

Table X-1. Conservation status and habitat requirements of special-status species that may occur in the vicinity of the proposed sphere of influence (SOI) for the 2008 City of Gonzales General Plan Update, Monterey County, California.

Common Name *Scientific Name*	Status Federal/State/Other	Habitat Requirements	Potential Habitat Occurrence/Seasonal Use for Wildlife
		PLANTS	
Bristlecone pine *Abies bracteata*	--/--/List 1B.3	Lower montane coniferous forest, broadleaved upland forest, chaparral; rocky sites. Evergreen tree.	**Unlikely.** Suitable habitat requirements not present within the Gonzales SOI. No native coniferous trees are present.
Napa false indigo *Amorpha californica var. napensis*	--/--/List 1B.2	Broadleaved upland forest, chaparral, cismontane woodland; canopy openings. May-July.	**Unlikely.** Oak savanna and annual grassland located within the Gonzales SOI does not provide suitable habitat for this species.
Douglas' fiddleneck *Amsinckia douglasiana*	--/--/List 4.2	Cismontane woodland, valley and foothill grassland; Monterey shale, dry sites. March-May.	**Possible.** Annual grassland located in eastern portion of SOI has dry rocky/sandy soils that may be suitable for supporting this species.
Gabilan Mountains manzanita *Arctostaphylos gabilanensis*	--/--/List 1B.2	Chaparral, cismontane woodland; granitic. January.	**Unlikely.** Suitable habitat requirements not present within the proposed Gonzales SOI.
Monterey manzanita *Arctostaphylos montereyensis*	--/--/List 1B.2	Chaparral, cismontane woodland, coastal scrub; sandy. February-March.	**Unlikely.** Suitable habitat requirements not present within the proposed Gonzales SOI.
Pajaro manzanita *Arctostaphylos pajaroensis*	--/--/List 1B.1	Chaparral; sandy areas. December-March.	**Unlikely.** Suitable chaparral habitat not present within the proposed Gonzales SOI.
Crownscale *Atriplex coronata* var. *coronata*	--/--/List 4.2	Chenopod scrub, valley and foothill grassland, vernal pools; mesic areas, alkaline soils. March-October.	**Possible.** Annual grassland within proposed Gonzales SOI does not have alkaline soil concentrations.
Congdon's tarplant *Centromadia parryi* ssp. *congdonii*	--/--/List 1B.2	Valley and foothill grassland; alkaline soils. May-October (November)	**Possible.** Annual grassland within proposed Gonzales SOI does not have alkaline soil concentrations. However, this species will tolerate light to moderate disturbance. Nearest extant population located in lightly disked grassland approximately 3 miles north of the proposed SOI (CNDDB 2007).
Palmer's spineflower *Chorizanthe palmeri*	--/--/List 4.2	Chaparral, cismontane woodland, valley and foothill grassland; rocky usually serpentinite soils. April-August.	**Possible.** Suitable annual grassland habitat; however, serpentinite soils favored by this species are not present within the proposed Gonzales SOI.

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Common Name ***Scientific Name***	**Status** **Federal/State/Other**	**Habitat Requirements**	**Potential Habitat Occurrence/Seasonal Use for Wildlife**
Monterey spineflower *Chorizanthe pungens* var. *pungens*	FT/--/List 1B.2	Chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland; sandy areas. April-June (July).	**Possible.** Suitable annual grassland with sandy loam soils located in eastern portion of the proposed Gonzales SOI. Nearest known occurrence approximately 9 miles south of the proposed SOI west of Soledad along the Salinas River (CNDDB 2007).
robust spineflower *Chorizanthe robusta* var. robusta	FE/--/List 1B.1	Chaparral, cismontane woodland (openings), coastal dunes, coastal scrub; sandy or gravelly areas. April-September	**Unlikely.** Suitable habitat requirements not present within the proposed Gonzales SOI.
potbellied spineflower *Chorizanthe ventricosa*	--/--/List 4.3	Chaparral, cismontane woodland, coastal scrub. April-June.	**Unlikely.** Suitable habitat requirements not present within the proposed Gonzales SOI.
gypsum loving larkspur *Delphinium gypsophilum* ssp. *gypsophilum*	--/--/List 4.2	Chenopod scrub, cismontane woodland, valley and foothill grassland. February-May.	**Possible.** Suitable annual grassland and oak savanna in eastern portion of the proposed Gonzales SOI.
Pinnacles buckwheat *Eriogonum nortonii*	--/--/List 1B.3	Chaparral, valley and foothill grassland; sandy often on recently burned areas. May-August (September).	**Possible.** Suitable annual grassland with sandy, disturbed soils in eastern portion of the proposed Gonzales SOI. Nearest extant population located 10 miles northeast of proposed SOI north of Toro Peak (CNDDB 2007).
stinkbells *Fritillaria agrestis*	--/--/List 4.2	Chaparral, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland; clay, sometimes serpentinite. March-June.	**Possible.** Suitable annual grassland habitat; however, serpentinite and clay soils favored by this species are not present within the proposed Gonzales SOI.
Fragrant fritillary *Fritillaria liliaceae*	--/--/List 1B.2	Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland; often serpentinite. February-April.	**Possible.** Suitable annual grassland habitat; however, serpentinite soils favored by this species are not present within the proposed Gonzales SOI. Nearest known extant population mapped approximately 20 miles north of proposed SOI (CNDDB 2007). Many additional populations likely in the surrounding areas but observations are limited due to very short blooming period and livestock grazing.
hogwallow starfish *Hesperevax caulescens*	--/--/List 4.2	Valley and foothill grassland, vernal pools (shallow); mesic, clay. March-June.	**Possible.** Annual grassland supports only small areas of mesic habitat. Clay soils not present in annual grassland areas of the proposed Gonzales SOI.
Salinas Valley goldfields *Lasthenia leptalea*	--/--/List 4.3	Cismontane woodland, valley and foothill grassland. February-April.	**Possible.** Suitable annual grassland and oak savanna habitat in eastern portion of the proposed Gonzales SOI.

Common Name ***Scientific Name***	**Status** **Federal/State/Other**	**Habitat Requirements**	**Potential Habitat Occurrence/Seasonal Use for Wildlife**
large-flowered leptosiphon *Leptosiphon grandiflorus*	--/--/List 4.2	Coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland; usually sandy. April-August.	**Possible.** Suitable grassland and oak savanna with sandy loam soils in eastern portion of the proposed Gonzales SOI.
wooly-headed lessingia *Lessingia hololeuca*	--/--/List 3	Broadleaved upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland; clay or serpentinite. June-October.	**Unlikely.** Annual grassland and oak savanna within proposed Gonzales SOI do not include clay or serpentinite soils.
small-leaved lomatium *Lomatium parvifolium*	--/--/List 4.2	Closed-cone coniferous forest, chaparral, coastal scrub, riparian woodland; serpentinite. January-June.	**Unlikely.** Annual grassland and riparian areas along the Gonzales Slough do not include serpentinite soils.
harlequin lotus *Lotus formosissimus*	--/--/List 4.2	Broadleaved upland forest, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland; wetlands and roadsides. March-July.	**Possible.** Species has a broad range of suitable habitat requirements, many of which are present within the proposed Gonzales SOI.
Indian Valley bush mallow *Malocothamus aboriginum*	--/--/List 1B.2	Chaparral, cismontane woodland; rocky, often in recently burned areas. April-October.	**Present.** Indian Valley bush mallow is recorded as present in rocky soils along Johnson Canyon Road in the eastern portion of the proposed Gonzales SOI.
Carmel Valley bush mallow *Malacothamnus palmeri* var. *involucratus*	--/--/List 1B.2	Chaparral, cismontane woodland, coastal scrub. May-August (October).	**Possible.** Occupies similar habitat as Indian Valley bush mallow; however, this species has not been recorded from the Gonzales Plan Area. Nearest known occurrence approximately 10 miles northeast of the proposed SOI (Calflora Database 2008).
Carmel Valley malacothrix *Malacothrix saxatillis* var. *arachnoidea*	--/--/List 1B.2	Chaparral; rocky. (March) June-December.	**Unlikely.** Suitable chaparral habitat not present within the proposed Gonzales SOI.
California spineflower *Mucronea californica*	--/--/List 4.2	Chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland; sandy. March-July (August)	**Possible.** Suitable annual grassland and oak savanna with sandy loam soils in eastern portion of the proposed SOI.
adobe naverretia *Navarretia nigelliformis* ssp. *nigelliformis*	--/--/List 4.2	Valley and foothill grassland (vernally mesic), vernal pools, clay or serpentinite. April-June.	**Unlikely.** Vernally mesic areas with clay or serpentinite soils not present within the proposed Gonzales SOI.
shining naverretia *Navarretia nigelliformis* ssp. *radians*	--/--/List 1B.2	Cismontane woodland, valley and foothill grassland, vernal pools. May-July.	**Unlikely.** Vernal pools and seasonal wetlands underlain by claypan not present within the proposed Gonzales SOI.
California adder's-tongue *Ophioglossum californicum*	--/--/List 4.2	Chaparral, valley and foothill grassland, vernal pools; mesic areas. (December) January-June.	**Unlikely.** Vernal pools and seasonal wetlands underlain by claypan not present within the proposed Gonzales SOI.

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Common Name ***Scientific Name***	**Status** **Federal/State/Other**	**Habitat Requirements**	**Potential Habitat Occurrence/Seasonal Use for Wildlife**
Gairdner's yampah *Perideridia gairdneri* ssp. *gairdneri*	--/--/List 4.2	Broadleaved upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools; vernally mesic areas. June-October.	**Unlikely.** Vernally mesic areas not present within the proposed Gonzales SOI.
South Coast branching phacelia *Phacelia ramosissima* var. *austrolitoralis*	--/--/List 4.2	Chaparral, coastal dunes, coastal scrub, marshes and swamps (coastal salt); sandy sometimes rocky soils. March-August.	**Unlikely.** Suitable habitat requirements not present within the proposed Gonzales SOI.
Hickman's popcorn flower *Plagiobothrys chorisianus* var. *hickmanii*	--/--/List 4.2	Closed-cone coniferous forest, chaparral, coastal scrub, marshes and swamps, vernal pools. April-June	**Unlikely.** Suitable habitat requirements not present within the proposed Gonzales SOI.
hooked popcorn flower *Plagiobothrys uncinatus*	--/--/List 1B.2	Chaparral, cismontane woodland, valley and foothill grassland; sandy. April-May.	**Possible.** Suitable annual grassland and oak savanna habitat; however, more commonly found at higher elevations west of the Salinas River.
maple-leaved checkerbloom *Sidalcea malachroides*	--/--/List 4.2	Broadleaved upland forest, coastal prairie, coastal scrub, North Coast coniferous forest, riparian woodland; often in disturbed areas. April-August.	**Possible.** More commonly found in forested areas near the coast; though suitable disturbed riparian habitat is located along the Gonzales Slough.
marsh zigadenus *Zigadenus micranthus* var. *fontanus*	--/--/List 4.2	Chaparral, cismontane woodland, lower montane coniferous forest, meadows and seeps, marshes and swamps; vernally mesic often serpentinite.	**Possible.** Not typically found in stagnant marsh habitat typical of the Gonzales Slough. Vernally wet areas with serpentinite soils not present within the proposed Gonzales SOI.
WILDLIFE			
Crustacean			
Vernal pool fairy shrimp (*Branchinecta lynchi*)	FT/--/--	Endemic to vernal pools and swales in the grasslands of the central coast mountains, central valley, and south coast mountains. Inhabits small, clear-water depression pools and grassy swales, earth slump, or basalt-flow depression pools.	**Present.** Known record from Johnson Canyon Landfill. Resident of Monterey County. Nearest federally designated critical habitat unit is southeast of Gonzales between Pinnacles National Monument and King City; Potential habitat occurs in open grassland areas and seasonal swales/drainages near the Landfill and along the foothills east of Gonzales.
Fish			
Steelhead- *South/Central Coast ESU (*Oncorhynchus mykiss*)	FT/ SC/--	Requires silt-free gravel for spawning; spends the first few years of its life in fresh water before migrating to the ocean. Adults later return to breed in the same freshwater locations where they were spawned.	**Present.** Resident of Monterey County. Nearest federal designated critical habitat is along the Salinas River, 1.5 miles west of Gonzales (NOAA 2005 and 2006).

Common Name *Scientific Name*	Status Federal/State/Other	Habitat Requirements	Potential Habitat Occurrence/Seasonal Use for Wildlife
Amphibians and Reptiles			
**California tiger salamander (*Ambystoma californiese*)	FT/SC/--	Seasonal pools, stock ponds and detention basins, and ditches with nearby grasslands and/or open woodlands within Central California.	**Present.** Known records from the Johnson Canyon Landfill (CNDDB 2007). Resident of Monterey County; Nearest federally designated critical habitat is approximately 5 miles east of Gonzales. Potential aquatic and upland habitat in and around existing agricultural pond/detention basins near Gonzales.
Coast Range newt (*Taricha torosa torosa*)	--/SC/--	Coastal drainages and ponds along Southern and Central California and along the Salinas Valley	**Possible**. Resident of Monterey County. Potential habitat occurs along Gonzales Slough and in existing agricultural pond/detention basins near Gonzales.
Western spadefoot toad (*Scaphiopus hammondii*)	--/SC/--	Vernal pools or other seasonal water sources with small mammal burrows available as refuge sites in upland grassland areas	**Present.** Known records from the Johnson Canyon Landfill (CNDDB 2007). Resident of Monterey County; Potential habitat in existing agricultural pond/detention basins near Gonzales.
California red-legged frog (*Rana aurora draytonii*)	FT/SC/--	Requires the presence of surface water until mid to late summer for reproduction; occupies ephemeral and/or perennial water with standing or slow moving flows; upland habitat includes leaf litter and small mammal burrows; adults are known to travel up to 2 miles overland between aquatic sites.	**Possible.** Resident of Monterey County. Nearest known records are in two federally designated critical habitat units approximately 15 miles west in the Santa Lucia Range and 10 miles east of Gonzales along San Benito County line. Potential habitat occurs in Gonzales Slough and existing agricultural ponds/detention basins and drainages in Salinas Valley.
Western pond turtle (*Emys marmorata*)	--/SC/--	Found in ponds, marshes, rivers, streams, and ditches containing aquatic vegetation; usually seen sunning on logs, banks, or rocks. Moves up to 3-4 miles within a creek/drainage system, especially during "walk-abouts" before a female lays eggs; nests in burrows in upland areas up to several hundred feet away from aquatic habitat, in woodlands, grasslands, or open areas.	**Present.** Nearest known records occur along Salinas River (CNDDB 2007). Resident of Monterey County; Potential habitat occurs along Gonzales Slough, and perennial agricultural ponds and ditches.
Coast horned lizard (*Phrynosoma coronatum frontale*)	--/SC/--	Open grasslands, dry washes and drainages with patches of loose soils to bury in and with an abundance of ants to forage on.	**Possible.** Resident of Monterey County. Nearest known record occurs on Handley Ranch Quarry, northeast of Gonzales; Potential habitat occurs along the Salinas River and along the foothills of Gabilan Range.
Silvery legless lizard (*Anniella pulchra nigra*)	--/SC/--	Burrowing species found along drainages with loose, friable soils or sand with scattered vegetation for cover; Sometimes found in suburban gardens near drainages	**Possible**. Resident of Monterey County. Known from Salinas Valley; Potential habitat occurs along Gonzales Slough and along Salinas River.

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Common Name ***Scientific Name***	**Status** **Federal/State/Other**	**Habitat Requirements**	**Potential Habitat Occurrence/Seasonal Use for Wildlife**
Black legless lizard (*Anniella pulchra nigra*)	--/SC/--	Burrowing species found along drainages with loose, friable soils or sand with scattered vegetation for cover; Sometimes found in suburban gardens near drainages	**Possible**. Resident of Monterey County. Known from Salinas Valley; Potential habitat occurs along Gonzales Slough and along Salinas River.
Raptors/Birds (Nesting and/or Wintering)			
California condor (*Gymnogyps californianus*)	FE/SE; FP/--	Wide ranging species that roosts on cliffs, rock outcrops, and may perch on power poles. Feeds in open areas up to 100 miles from roost.	**Possible migrant**. Resident of Monterey County. Known roosting areas that are less than 100 miles are from Pinnacles National Monument to the southeast and Ventana Wilderness to the southwest of Gonzales; May forage over open fields and along roadways in vicinity of Gonzales.
Cooper's hawk *(Accipiter cooperi)*	–/SC/–	Nests in deciduous riparian forest, live oak, or second growth conifers usually near stream courses with dense canopy cover and open understory. Known to nest along riparian habitats in residential areas.	**Possible nesting.** Resident of Monterey County. Nearest known record is from Handley Ranch Quarry, northeast of Gonzales. Potential nesting habitat occurs in vacant stick nest structures in tree canopy along Gonzales Slough
Sharp-shinned hawk *(Accipiter striatus)*	--/SC/--	Nests in deciduous riparian forest associated with dense stands of smaller conifers.	**Unlikely nesting.** Resident of Monterey County. May occur as a winter migrant or foraging over open areas of Salinas Valley.
Northern harrier (*Circus cyaneus*)	–/SC/–	Nests and forages in open grasslands and marshes	**Unlikely nesting.** Resident of Monterey County; May occur as a winter migrant or foraging over open areas of Salinas Valley
Ferruginous hawk (wintering) *(Buteo regalis)*	–/SC/BCC	Winter visitor to open field and grasslands	**Possible wintering.** Winter Migrant of Monterey County. Nearest record is from north Monterey Co. (CNDDB 2007). May forage or visit vicinity of Gonzales during winter season.
Golden eagle (nesting & wintering) (*Aquila chrysaetos*)	--/SC; FP/ BCC	Resides in open mountains, foothills, canyons, or plains. Nests in a mass of sticks on cliffs or in trees.	**Possible wintering.** Resident of Monterey County. Nearest known nesting sites are from Pinnacles National Monument; Potential wintering and foraging habitat occur along Salinas Valley.
White-tailed kite (*Elanus leucurus*)	--/FP/--	Nests in tree stands bordering open grasslands, marshes and fields. Forages small prey including rodents, lizards, and snakes.	**Possible wintering**. Resident of Monterey County. Potential foraging and wintering habitat occur along Gonzales Slough and surrounding fields of Salinas Valley.
Merlin (wintering) *(Falco columbarius)*	-/SC/-	Wintering habitats include riparian, dense woodlands, grasslands, open fields, marshes and developed areas; primarily feeds on small birds.	**Possible wintering.** Winter Migrant of Monterey County. Potential wintering and foraging habitat occurs in open fields, grassland and along Salinas River and Gonzales Slough. .

Common Name *Scientific Name*	Status Federal/State/Other	Habitat Requirements	Potential Habitat Occurrence/Seasonal Use for Wildlife
Short-eared owl (*Asio flammeus*)	--/SC/--	Rare fall and winter visitor to the open fields and grasslands, of the Salinas Valley	**Possible wintering.** Winter Migrant of Monterey County. Nearest known occurrence is from the Gonzales Landfill in 1995. Potential habitat occurs along the grasslands east of Gonzales.
Western burrowing owl (*Athene cunicularia*)	–/SC/BCC	Open areas with burrow features available to nest or winter in; Burrow features include small mammal burrows, rock piles/outcrops, and sparsely vegetated berms/slopes along roadways, agriculture ponds, retention basins and culverts.	**Present wintering.** Nearest known records from the Johnson Canyon Landfill and near Soledad (CNDDB 2007). Winter Migrant of Monterey County; Potential habitat occurs in grasslands, and on berms/slopes of agricultural pond and detention basins, ditches, open fields and foothills east of Gonzales.
Yellow warbler (*Dendroica petechia brewsteri*)	--/SC/--	Found in dense willow riparian and/or cottonwood riparian; locally along the Salinas River.	**Possible nesting.** Resident of Monterey County. Potential habitat occurs along dense willow stands along Gonzales Slough adjacent to Blackstone Winery in Gonzales.
Willow flycatcher (*Empidonax traill* ssp.)	--/ SE/-	Nests in dense riparian habitat near surface of water or saturated soil.	**Possible migrant.** Spring/fall migrant. Potential habitat occurs along dense willow stands along Gonzales Slough adjacent to Blackstone Winery in Gonzales.
Loggerhead shrike (*Lanius ludovicianus*)	–/SC/BCC	Grasslands, coastal sage scrub. Nests in low trees and shrubs; feeds on insects, lizards and small snakes.	**Possible migrant.** Resident of Monterey County. Nearest nesting record is from Handley Ranch Quarry, northeast of Gonzales.
Least Bell's Vireo (*Vireo belli pusillus*)	FE/SE/BCC	Dense riparian thickets	**Possible migrant.** Resident of Monterey County. Nearest known record is from the upper Salinas River, near Bradley.
California horned lark (*Eremophila alpestris actia*)	--/SC/--	Nests and forages in open grasslands, and in sparse coastal sage scrub	**Possible nesting.** Resident of Monterey County. Nearest nesting occurrence is from Handley Ranch Quarry, northeast of Gonzales; Potential habitat occurs in open grassland areas east of Gonzales.
Tricolored blackbird (nesting colony) (*Agelaius tricolor*)	–/SC/BCC	Highly colonial; nest sites are adjacent to open water, ponds, drainages and marshes with emergent vegetation.	**Possible nesting.** Resident of Monterey County. Nearest nesting record in Soledad (CNDDB 2007). Potential habitat occurs in agricultural ponds/detention basis or ditches with emergent vegetation.
Yellow-breasted chat (*Icteria virens*)	--/SC/--	Requires dense riparian thickets; found in foothill and desert riparian areas	**Possible nesting.** Resident of Monterey County. Nearest known record from Salinas River near Soledad; Potential habitat occurs along Gonzales Slough and Salinas River.

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Common Name ***Scientific Name***	**Status Federal/State/Other**	**Habitat Requirements**	**Potential Habitat Occurrence/Seasonal Use for Wildlife**
Mammals			
Pallid bat *(Antrozous pallidus)*	--/SC/HP	Roost sites are primarily associated with oak woodland, redwood, ponderosa pine, and giant sequoia forests. Will also roost under bridges and in buildings and rock outcrops.	**Possible.** Resident of Monterey County. Potential roosting habitat occurs in old or abandoned structures (e.g. barns) and under bridges. May forage over open fields and drainages near Gonzales...
Western red bat *(Lasiurus blossevillii)*	--/***/HP	Roosts in foliage primarily in riparian and wooded habitats.	**Possible**. Resident of Monterey County. Potential roosting habitat occurs in riparian canopy along Gonzales Slough and Salinas River.
Long-legged myotis *(Myotis volans)*	--/***/HP	Roosts primarily in large hollow tree snags, or live trees with exfoliating bark; also uses rock crevices, mines, and buildings.	**Possible.** Resident of Monterey County. Potential roosting habitat occurs in tree stands with exfoliating bark along Gonzales Slough and Salinas River.
Salinas pocket mouse (*Perognathus inornatus psammophilus*)	--/SC/--	Occurs on fine-textured sandy soils of grassland and desert shrub communities, especially where plant cover is not dense and soils are friable.	**Possible.** Resident of Monterey County. Nearest known record is from 2.5 miles north of Soledad; Potential habitat occurs along open grassland east of Gonzales
Monterey dusky-footed woodrat *(Neotoma fuscipes luciana)*	--/SC/--	Associated with chaparral and forest habitats. Builds stick nests on ground, in shrubs, and trees with grass, sticks, leaves, string, etc. Population may be limited by availability of nest materials.	**Possible.** Resident in Monterey County. Potential habitat occurs along Gonzales Slough and upper banks of Salinas River.
San Joaquin kit fox (*Vulpes macrotis mutica*)	FE/ ST/--	Grassland, open scrub, or woodland areas; some agricultural and urbanized areas.	**Possible**. Resident of Monterey County; dispersal migrant. Nearest known records are from Soledad along Metz Road (CNDDB 2007); Potential habitat occurs along foothills and open fields east of Gonzales and west along the Salinas River.
American badger (*Taxidea taxus*)	--/SC/--	Friable soils and open, uncultivated grasslands and meadows. Forages on burrowing rodents, insects, and ground nesting birds.	**Possible**. Resident of Monterey County. Nearest known record is from 2 miles northeast of Soledad (CNDDB 2007); Potential habitat occurs along open grassland east of Gonzales.

Notes:

Plants

CNPS Status (Tibor 2001; CNPS 2007; CNDDB 2007)

CNPS Lists: List 1A: Presumed extinct in California. List 1B: Rare, Threatened, or Endangered in California and elsewhere. List 2: Rare, Threatened, or Endangered in California, more common elsewhere. List 3: Plants about which more information is needed. List 4: Plants of limited distribution: a watch list.
Threat Code extensions: .1: Seriously endangered in California. .2: Fairly endangered in California. .3 Not very endangered in California.

Wildlife

Federal Status (USFWS 2007d; CDFG 2007c)

FE = Endangered: Any species, which is in danger of extinction throughout all, or a significant portion of its range

FT = Threatened: Any species, which is likely to become an endangered species within the foreseeable future throughout all, or a significant portion of its range

* Steelhead South/ Central Coast Evolutionary Significant Unit (ESU) for all runs in basins from the Pajaro River south to, but not including the Santa Maria River.

** Includes both native and hybrid individuals of California tiger salamanders.

State Status (CDFG 1996; CDFG 2007c)

SE = Endangered: A native species or subspecies of animal which is in serious danger of becoming extinct throughout all, or a significant portion of its range, due to loss of habitat, change in habitat, over exploitation, predation, competition and/or disease.

ST = Threatened: A native species or subspecies that, although no presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts.

SC = CDFG Species of Special Concern are taxa given special consideration because they are biologically rare, very restricted in distribution, declining throughout their range, or at a critical stage in their life cycle when residing in California or taxa that are closely associated with a habitat that is declining in California (e.g., wetlands)

FP = Fully Protected: This classification was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

*** = Included on preliminary list of revised CDFG Mammal Species of Special Concern (CDFG 1996)

Other (CDFG 2007c; WBWG 1998)

HP = Considered "High Priority" on the Western Bat Working Group's (WBWG) Western Bat Species Regional Priority Matrix (1998)

BCC= Considered by Fish and Wildlife Service: Birds of Conservation Concern. Species of migratory nongame birds that are considered to be of concern in the United States because of (1) documented or apparent population declines, (2) small or restricted populations, (3) dependence on restricted or vulnerable habitats.

Appendix G: Conformance With Design Guidelines

Guideline Summary	Consistent w/ Guideline	Partially Meets Guideline	Inconsistent w/ Guideline
A. Neighborhood Design			
A1. Neighborhood Scale: Is the distance from the center to the edge of the neighborhood approximately 3/8 mile (2,000 feet) or less and is the neighborhood between 125 to 400 acres in size? (Preference given to smaller rather than larger neighborhoods)			
A2. Balanced Land Uses: Does the neighborhood contain a balance of uses including a wide range of housing types and densities, schools, parks and open space, neighborhood commercial and civic uses, and public facilities and services?			
A3. Land Use Density Transitions: Do neighborhood land uses transition in average density and character from higher densities near neighborhood centers to lower densities near the edge?			
A4. Overall Density: Does the neighborhood meet an overall residential density standard of seven (7) dwelling units per gross residential acre?			
A5. Neighborhood Schools: Does the neighborhood include a centrally located neighborhood school site with adjoining park?			
A6. Neighborhood Centers: Does the neighborhood include a central commercial, civic or public space such as small-scale, local serving retail/office space on the ground floor, and upper story residential, plaza, courtyard or green?			
A7. Neighborhood Parks: Does the neighborhood include a range of neighborhood-serving parks that may be safely accessed by pedestrians and bicyclists?			
A8. Interconnection of Neighborhoods: Are existing natural drainages within the neighborhood to be restored?			

Guideline Summary	Consistent w/ Guideline	Partially Meets Guideline	Inconsistent w/ Guideline
A9. Avoid Neighborhood Barriers: Is the use of tall walls or barriers facing roadways avoided where feasible?			
A10. Setback from State Highway 101: Are sensitive land uses such as residences, schools, daycare centers, playgrounds or medical facilities located away from Highway 101 where feasible?			
B. Residential Design			
B1. Affordability By Design: Does the neighborhood include housing at affordability levels that approximate the most current Regional Fair Share Housing Allocation percentages adopted by AMBAG?			
B2. Housing Variety: Does the neighborhood provide a range of housing types as described NDG Table B2?			
B3. Mix of Housing Types: Are housing types diverse and complementary within the majority of blocks?			
B4. Well-scaled Higher Density Housing: Is higher density housing designed as an integral component of the community and not overly concentrated in discreet areas?			
B5. Housing Orientation: Are new homes within neighborhoods oriented toward the street and public spaces?			
B6. Variation in Dwelling Unit Size: Does neighborhood housing achieve variations in dwelling unit size within the majority of blocks per NGD B6?			
B7. Architectural Elements: Do proposed dwelling units incorporate traditional design elements?			
B8. Front Yard Setbacks: Are front yard setbacks varied and do they generally decrease as density increases?			
B9. Garage Location: Are garages sited unobtrusively per the requirements of NDG B9?			

Guideline Summary	Consistent w/ Guideline	Partially Meets Guideline	Inconsistent w/ Guideline
B10. Housing Scale and Massing: Does the neighborhood include a mix of one- and two-story homes?			
B11. Entrances and Porches: In general, do residential front doors and porches face the street?			
B12. Building Materials: Are buildings proposed of quality materials, appropriate to the climate and historic setting? Will buildings incorporate "green" building practices, technologies and materials where feasible?			
B13. Fences: Do front yard fences maintain connection between homes and public street spaces and conform to NDG B13?			
C. Neighborhood Commercial Design			
C1. Mix of Uses: Does the neighborhood include mixed commercial uses that are pedestrian-oriented and neighborhood serving?			
C2. Commercial Building Frontage: Are neighborhood commercial buildings designed to be pedestrian friendly and visually interesting, especially at the ground floor level?			
C3. Building Placement: Are neighborhood commercial buildings placed at the front edge of the property line, next to the sidewalk?			
C4. Second Story Residential: Does the neighborhood include second story residential over neighborhood commercial?			
C5. Size of Commercial Uses: Are neighborhood commercial uses generally small-scale, typically 5,000 square feet or less for individual uses?			
C6. Parking Location and Configuration: Is parking for neighborhood commercial uses provided through parallel or diagonal on-street parking and/or in small-scale, well shaded lots?			

Guideline Summary	Consistent w/ Guideline	Partially Meets Guideline	Inconsistent w/ Guideline
C7. Parking Standards: Does the neighborhood Specific Plan establish neighborhood commercial parking standards, and utilize creative parking strategies?			
C8. Eyes on the Street: Are neighborhood commercial buildings designed to promote visual linkages between building interiors and sidewalks or other outdoor public spaces?			
C9. Street Furniture: Does the neighborhood center include adequate street furniture that enhances and complements adjacent public spaces?			
D. Street/Circulation Design			
D1. Connected Streets: Do new street and block patterns within neighborhoods form a well connected pattern that provides direct travel routes, facilitates walking and biking, and provide multiple ways of reaching a destination?			
D2. Connected New and Existing Streets: Are new public streets and sidewalks aligned with, and connected to, those of adjacent developments?			
D3. Block Length: Are block lengths generally between 300-500 feet in length, with an average length of 400 feet or less?			
D4. Street Frontage: Are streets faced by building fronts, public parks, or linear open spaces wherever feasible?			
D5. Street Width: Are streets designed to maintain a pedestrian-friendly scale?			
D6. Pedestrian Connectivity: Are residential streets designed to emphasize pedestrian connectivity both within the neighborhood, and to adjacent uses?			
D7. Traffic Calming Strategies: Are traffic-calming strategies employed as alternatives to conventional intersections controls where feasible?			

Guideline Summary	Consistent w/ Guideline	Partially Meets Guideline	Inconsistent w/ Guideline
D8. Sidewalks: Are sidewalks and parkways incorporated into residential neighborhoods per NDG D8?			
D9. Alleys: Are alleys used for residential access where feasible?			
D10. Use of Cul-de-sacs: Is the use of cul-de-sac streets minimized where possible? Where cul-de-sacs are necessary, are street lengths kept to a minimum, and are quality pedestrian/bicycle connections provided?			
D11. Bicycle Paths: Does the neighborhood include an interesting, fully connected bicycle path and pedestrian walkway network?			
D12. Transit: Is the neighborhood designed to accommodate current and anticipated future public transit?			
D13. Non-sidewalk Pathways: Does the neighborhood take advantage of opportunities to provide additional pedestrian pathways, independent of sidewalks, such as along drainage features, parks or other open spaces?			
D14. Street Trees and Groundscape: Does the neighborhood incorporate street trees and groundscaping per NDG D14?			
D15. Streetlights: Are neighborhoods equipped with consistent, high quality street lighting, designed and scaled appropriate to the activities they will illuminate?			