

Big new housing projects will change Gonzales' profile

City could grow by 4,000 people in the next decade

By **ROBERT SALONGA**
The Salinas Californian

In a few years, a slew of new housing in Gonzales could significantly redefine the city.

Gilroy-based Wellington Corp. is planning an 800-acre project near Fanoe Ranch northeast of the city that could eventually add as many as 4,000 residents to the city.

Meanwhile, the city is reviewing subdivision applications from Pleasanton-based Sun Valley Land Development Co. and Salinas-based Mike Foletta Development, which together would add about 800 new housing units on more

than 160 acres on the city's southern edge.

The Sun Valley development would encompass 138 acres. The Foletta development, a companion project, would take up 25 acres.

City officials and developers have discussed adding a new city park, elementary school and commercial projects in the area of the Foletta/Sun Valley developments.

All told, Gonzales' population could increase from 8,500 to 12,000 in the next decade, said Bill Farrel, the city's director of planning and economic development.

"We'd like to get either some bigger properties or more properties so that somebody is moving forward and offering housing at any given time," Farrel said.

Farrel said the Gonzales City Council generally wants to

promote development in an easterly direction, away from agricultural lands.

But first, council members hope to finish updating the city's general plan within the next 18 months, he said. The update is necessary for future growth; Farrel said nearly the entire city is built out and land will have to be annexed for additional developments.

"We constantly get requests from people looking for homes," he said. "We would like to be able to tell people we have something going on."

Wellington is collaborating with Gonzales leaders as they update the city's general plan, he said.

Keeping in mind the high real estate prices in other parts of Monterey County, city officials want to make more than 100 of the units fall under affordable housing guidelines.

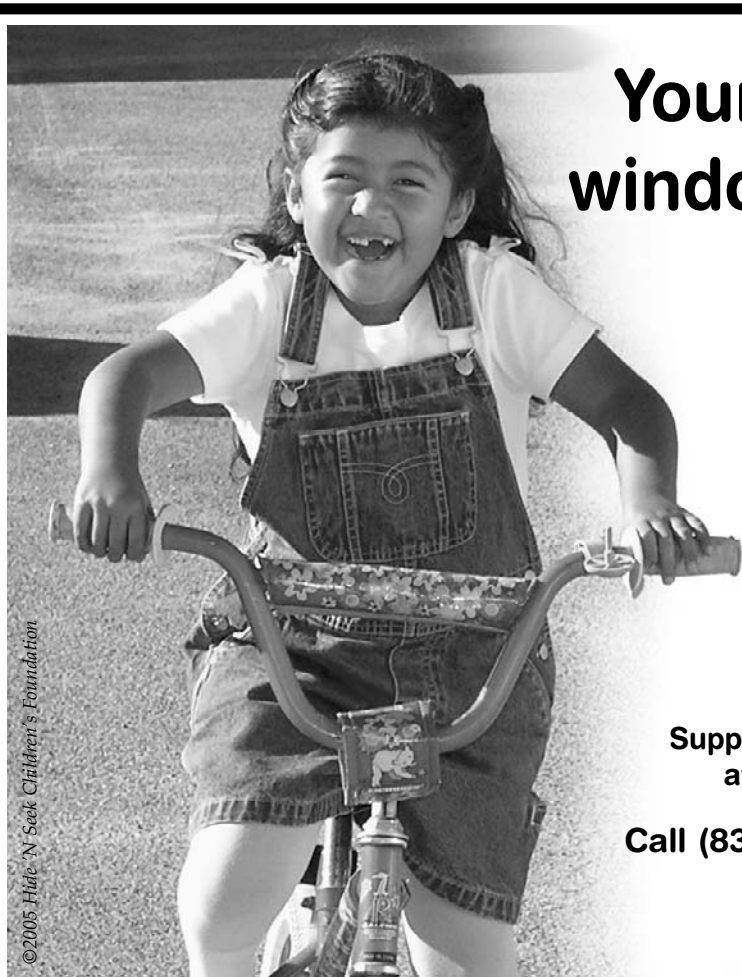
AT A GLANCE

Details about some upcoming developments in Gonzales:

SUN VALLEY/FOLETTA: Developers are Sun Valley Land Development Co. and Mike Foletta Development, respectively; 800 units of apartments and single-family homes on 160 acres on the city's southern edge; completion expected in two years. Median-range prices with some affordable housing units.

WELLINGTON PROJECT: Developer Wellington Corp. of Gilroy has tentative plans for an 800-acre project near Fanoe Ranch, which could eventually add 4,000 residents to the city.

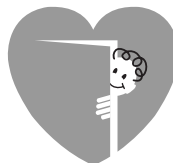
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