



Community Development Department

Kristi A. Abrams
DIRECTOR

7351 Rosanna Street, Gilroy, California 95020-6197
Telephone: (408) 846-0451 Fax: (408) 846-0429
<http://www.cityofgilroy.org>

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Gilroy Planning Division has reviewed an application on the following proposal:

Project Title: Greenfield Drive 14-Lot Residential Subdivision (APN: 808-20-008)

Project Location: Northern terminus of Greenfield Drive, west of US 101, and south of Uvas Creek.

The project consists of an application for a Tentative Map TM16-02 (#16050031), request to subdivide an 8.56 parcel into 14 residential lots and three lettered parcels. The site is within an existing residential area and designated for residential development in the City of Gilroy General Plan and the R1 single family residential zone district. Lettered parcels include 3.7 acres of land (Parcel A) to be dedicated to the City which includes extension of a public path improvement, Parcel B includes a connection to existing pedestrian paths, and Parcel C is proposed for on-site bio-retention ponds. The project would provide a 150 foot setback from the top of creekbank and 35 foot riparian setback to the residential lots.

Development would include extensive regrading of the site, which slopes from Greenfield Drive downward in a northerly direction toward Uvas Creek. A total of 20,721 cubic yards of fill is proposed in order to level the lots and provide positive drainage away from the creek and into the bio-retention areas. Two five-foot tall and stepped retaining walls would be required to support the new higher building pad elevations along lots 9-14. A 38-foot wide private road, with sidewalks, would serve the development. Bioretention areas have been designed for accommodating 57,769 square feet of new impervious surface anticipated by the development. A total of 28 significant mature trees would be removed for site grading work. Tree replanting would also be required as part of the project, to mitigate removal of the significant trees.

Applicant: James Suner, The Suner Group, for New Hope Community Church (aka, First Assembly of God of Gilroy, Inc. a California Corporation) (property owner).

In accordance with Section 15070 of the California Code of Regulations, the City of Gilroy Planning Division has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and that a mitigated negative declaration (MND) may be adopted. The draft environmental document may be reviewed online, from the City webpage. Go to www.cityofgilroy.org/planning, then "Projects" (on the left side of the page) to select and view the draft document.

Alternatively, the draft environmental document is available for review at the Gilroy Planning Division office (8:00 a.m. - 5:00 p.m., Monday through Fridays, except holidays), and at the Gilroy Public Library, 350 W. Sixth Street (Closed Sunday and Monday, 1:00 p.m. - 9:00 p.m. Tuesday, 10:00 a.m. - 9:00 p.m. Wednesday and Thursday, and 10:00 a.m. - 6:00 p.m. Friday and Saturday).

The public review period begins on Friday, July 27, 2018 and ends on Monday, August 27, 2018 (30 days).

All comments should be provided in writing and **received before 5:00 p.m. on the last day of the review period.**

Inquiries should be directed to Kraig Tambornini, Senior Planner, at (408) 846-0214 or Kraig.Tambornini@cityofgilroy.org and written comments may be mailed or faxed (408) 846-0429 to the City of Gilroy, Planning Division, 7351 Rosanna Street, Gilroy, CA 95020.

7/19/2018
Date

Sue O'Strander
Sue O'Strander
Planning Manager

cc: Applicant
County Clerk
CEQA Distribution List