

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

**SCH #:****Project Title:** Ren Fu Villa Residential Project**Lead Agency:** City of Gilroy**Contact Name:** Cindy McCormick**Email:** cindy.mccormick@cityofgilroy.org**Phone Number:** 408-846-0253**Project Location:** City of Gilroy, Santa Clara County**Project Description (Proposed actions, location, and/or consequences).**

The project proposes a Zoning Map amendment (Z 22-03) to rezone the property to RH (Residential Hillside), consistent with the 2040 General Plan Hillside Residential land use designation, and a Tentative Map (TM 22-02) to subdivide the site into 54 lots. Future applications would be submitted to construct a single-family residence on each lot. The project would also include a private club house that would be located on the western side of the site. The project would construct new streets, utility lines, and parking for the proposed residences. The existing creek and pond located in the central portion of the site would be preserved in place. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code. Project Location: South of Santa Teresa Boulevard near Miller Avenue, Gilroy, CA Assessor Parcel No.: 810-23-005

**Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.**

MM BIO-1: Burrowing Owls. To minimize impacts on burrowing owls, the applicant will conduct Preconstruction Surveys for Burrowing Owls and any required actions as a result of those surveys.

MM BIO-2: Direct, permanent impacts within the 35-foot riparian setback shall be mitigated on-site at a minimum 2:1 ratio (mitigation area to impact area) through enhancement of the existing riparian corridor elsewhere on the project site.

MM CUL-1: Prior to the commencement of construction, the applicant shall secure the services of a qualified archaeologist to prepare a workforce environmental awareness program (WEAP) to instruct construction workers of the obligation to protect and preserve valuable resources.

MM CUL-2: Ground-disturbing activities (including, but not limited to, demolition / excavation, grading, and utility trenching) shall be monitored by a qualified archaeologist to be retained by the project applicant.

MM GHG-1: The applicant is responsible for retaining a qualified air quality/GHG specialist to develop a GHG reduction plan to reduce GHG emissions such that the project's GHG emissions are reduced by the emissions equivalent to those produced by the rate of VMT exceeded over the threshold.

MM HAZ-1: The applicant shall prepare a Risk Management Plan and Health and Safety Plan.

MM TRN-1: The project applicant shall hire a qualified transportation consultant to develop and implement TDM strategies for the project to reduce the project's VMT per capita to the extent feasible.

**If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.**

None to date

**Provide a list of the responsible or trustee agencies for the project.**

N/A