



Community Development Department

Sharon Goei
DIRECTOR

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

NOTICE IS HEREBY GIVEN that the City of Gilroy Planning Division intends to adopt a Mitigated Negative Declaration (MND) for the following described project in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the Thresholds of Significance adopted May 3, 2004 by the City of Gilroy:

Project Numbers: TM 22-02 & Z 22-03
Project Title: Ren Fu Villa Residential Project
Project Applicant: Amanda Musy-Verdel (on behalf of Susan Wang)
Project Location: South of Santa Teresa Boulevard, northeast of Miller Avenue, Gilroy, CA
Assessor Parcel No.: 810-23-005

Project Description: 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.

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.

Review and Comment Period: The public review period **begins on August 2, 2024, and ends on September 3, 2024**. Comments in writing must be received by **5:00 p.m. September 3, 2024**, and should be directed to Cindy McCormick, at Cindy.McCormick@cityofgilroy.org, or mailed to City of Gilroy Planning Division, Cindy McCormick, 7351 Rosanna Street, Gilroy, CA 95020.

Report Availability: The draft environmental document may be reviewed online at <https://www.cityofgilroy.org/298/Development-Activity-Projects>, by selecting the link for the "*Ren Fu Villa Residential Project*". Copies are available for review at the Gilroy Planning Division office (7351 Rosanna Street, Gilroy), and Gilroy Public Library (350 W. Sixth Street). If you need assistance accessing the document, or have inquiries, you may contact staff by email or written correspondence as noted above, or by phone (408) 846-0440.

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