

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** 2480 & 2740 Hecker Pass Road Subdivision (AS 23-19 & TM 23-03)

Lead Agency: <u>City of Gilroy</u>	Contact Person: <u>Erin Freitas</u>
Mailing Address: <u>7351 Rosanna Street</u>	Phone: <u>408-846-0242</u>
City: <u>Gilroy</u> Zip: <u>95020</u>	County: <u>Santa Clara</u>

**Project Location:** County: Santa Clara City/Nearest Community: Gilroy  
 Cross Streets: Hecker Pass Road & Third Street/Autumn Way Zip Code: 95020

Longitude/Latitude (degrees, minutes and seconds): 37 ° 0 ' 41.0 " N / 121 ° 36 ' 59.43 " W Total Acres: 24

Assessor's Parcel No.: 810-20-033; 810-20-036; 810-20-037 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 152 Waterways: Uvas Creek  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Solorsano MS, Christopher HS, Rod Kelley ES, El Roble

**Document Type:**

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input checked="" type="checkbox"/> Residential: Units <u>116</u> Acres <u>24</u>	<input checked="" type="checkbox"/> Transportation: Type <u>Internal residential roadways</u>
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

Hecker Pass Specific Plan Area; "Agri-Tourist Commercial Overlay (10% Maximum Building Coverage)"; "Hecker Pass Agriculture (HPA)"

**Project Description:** (please use a separate page if necessary)

The City of Gilroy (City) has received a development application from Mana Camden Fund, LLC (applicant) to demolish a single-family home, barn, and accessory structures and a Tentative Map to create 116 single-family lots on 24 acres in the Hecker Pass Special Use zoning district (proposed project). The Architectural/Site Review (AS 23-19) and Tentative Map (TM 23-03) application includes a total of 116 single-family residential lots with 24 of those units being low-income designated units. To accommodate these new residential lots, the applicant proposes to demolish all existing structures on the site. The 116 proposed residential units would be accessed by internal roadways accessed off of Lone Oak Court (eastern half) and 3rd Street (western half). Parking would be provided with garage/covered parking (2 spaces per unit) and driveway parking (2 spaces per unit) for a total of 464 parking spaces. The application includes a total of six floor plans with three facades types (Ranch, Traditional and Farmhouse) for each floor plan option made up of stucco and siding with composition roof tile. Proposed building heights would be a maximum of 25-feet and would range in size from 1,589 square feet to 2,311 square feet in floor space.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date January 10, 2025 Ending Date February 10, 2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Mana Camden Fund, LLC c/o Scott Murray</u>
Address: <u>601 Abrego Street</u>	Address: <u>5927 Balfour Court #208</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Carlsbad, CA 92008</u>
Contact: <u>Stuart Poulter, AICP, MCRP, Principal Planner</u>	Phone: <u>408-406-6000</u>
Phone: <u>831-649-1799, ext. 216</u>	

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Signature of Lead Agency Representative: Stuart Poulter

Digitally signed by Stuart Poulter  
Date: 2025.01.07 11:05:36 -0800

Date: 01/07/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.