



Community Development Department

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Architectural and Site Review (AS 17-02), a proposed Agri-tourist Commercial project in the Hecker Pass Specific Plan area, located near the western city limit of Gilroy. The proposed project, located on a 6-acre parcel south of Hecker Pass Highway, includes three buildings with the following proposed uses: a winery building and two mixed use buildings with restaurant/retail on the ground floor and 22 one- and two-bedroom residential units on the second floor. These 22 residential units will function as "live/work units," which is permitted by the Hecker Pass Specific Plan under the Agri-tourist Commercial designation. Proposed commercial uses total 32,758 square feet and are anticipated to consist of a wine tasting room, wine warehouse, and outdoor crush area; a small retail store; and several eateries and a deli and wine store. Filed by Hecker Pass Commercial LLC, c/o Skip Spiering, 1550 The Alameda, Suite 100, San Jose, CA 95126.

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, open Monday through Wednesday 1:00 p.m. - 9:00 p.m., Thursday through Saturday 10:00 a.m. - 6:00 p.m.).

The public review period begins on September 8, 2017 and ends on October 9, 2017 at 5:00 p.m. All comments should be provided in writing and **received before 5:00 p.m. on the last day of the review period.** Public meeting dates for the Planning Commission and City Council to consider this project are to be determined but are anticipated in November and December 2017. Inquiries should be directed to Stuart Poulter, Contract Planner, at (831) 649-1799, ext. 216, or poulter@emcplanning.com and written comments may be mailed or faxed (408) 846-0429 to the City of Gilroy, Planning Division, 7351 Rosanna Street, Gilroy, CA 95020.

August 30, 2017

Date

Rebecca Tolentino

Rebecca Tolentino
Interim Planning Division Manager

cc: Applicant
County Clerk
CEQA Distribution List