TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability of a Draft Supplemental Environmental Impact Report

This serves as the City of Gilroy Notice of Availability of the draft Supplemental Environmental Impact Report prepared in accordance with the California Environment Quality Act (CEQA), State CEQA Guidelines, and local implementation procedures.

PROJECT TITLE: Gilroy Sports Park Master Plan Phase III Amendments

PROJECT LOCATION: Gilroy Sports Park is located in unincorporated Santa Clara County south of downtown Gilroy, outside of the City limits and urban service area, with access from Monterey Frontage Road (5925 Monterey Frontage Road).

PROJECT DESCRIPTION: The proposed project is an update to the Gilroy Sports Park Master Plan (Master Plan) to accommodate an indoor recreational facility comprising a 100,000 square-foot, two-story (approximately 30 feet in height) LEED-certified building and related parking in the Master Plan Phase III area. The proposed facility will focus on serving youth ice hockey programs, and could offer other indoor recreational opportunities as well. This facility would replace a tent-like structure of approximately 41,000 square-feet, multi-use ball field, and related parking that are currently identified for that area in the Master Plan, but have not been constructed.

SIGNIFICANT PROJECT IMPACTS DISCUSSED IN DOCUMENT: Each of the below environmental topics are reduced to a less-than-significant level through the implementation of mitigation measures.

Air Quality: Construction of the proposed project would result in ROG emissions that exceed the air district’s thresholds.

Greenhouse Gas Emissions: The proposed project would result in greenhouse gas emissions that exceed thresholds, and conflict with SB32.

Biological Resources: The proposed project would not result in new significant biological resources projects; however, since certification of the prior EIRs, the Santa Clara Valley Habitat Conservation Plan has been adopted and replaced several biological mitigation measures that were included in the Certified EIR. One protected species that had been identified as potentially occurring at the site in the Certified EIR has been determined not to be present in the region.

Hydrology and Flooding: The proposed project would increase impervious surface area compared to the currently planned Master Plan Phase III uses, which could increase the potential for discharge of polluted runoff.

Transportation: The intersection of Church Street/Luchessa Avenue could operate at an unacceptable LOS F and the traffic volume levels could be high enough to satisfy the peak-hour volume traffic signal warrant during the PM peak-hour.

Transportation: Left-turning traffic from the Sports Park would experience significant peak hour delays (three to five minutes) at the Monterey Road/Monterey Frontage Road intersection.

Copies of the draft Supplemental Environmental Impact Report (SEIR) and supporting materials are available for review at the City of Gilroy Planning Division, 7351 Rosanna Street, Gilroy, California and at the Gilroy Branch Library 350 W. Sixth Street, Gilroy. For questions regarding the EIR contact:
PUBLIC REVIEW PERIOD: The public review period for this document begins December 23, 2019. The end of the review period has been set for February 12, 2020. In accordance with the State CEQA Guidelines, any comments concerning the finding of the draft supplemental EIR must be submitted in writing and received by the City of Gilroy no later than 5:00 p.m. on February 12, 2020, in order to be considered prior to the City’s final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please mail, fax, or email your written comments to Sue O’Strander, Deputy Community Development Director, City of Gilroy, at the contacts noted above.

TENTATIVE PUBLIC HEARING DATES: Planning Commission: April 2, 2020

Date: December 20, 2019

Signature: [Signature]

Julie Wyrick, Planning Division Manager, for
Sue O’Strander, Deputy Community Development Director