



Community Development Department

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NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

The City of Gilroy has prepared a Draft EIR for consideration by the public, as follows.

Project Title: 2480 & 2740 Hecker Pass Subdivision

Application No.: AS 23-19 & TM 23-03

Project Location: 2480 & 2740 Hecker Pass Road/State Route 152
Gilroy, CA 95020

Lead Agency: City of Gilroy **Division:** Community Development (Planning)

Project Description: The proposed project consists of development of 116 single-family homes, including nine extremely low-income units. All existing structures on the site would be demolished. The submitted application includes an Architectural & Site Review (AS 23-19) and Tentative Map (TM 23-03). The project is part of the Hecker Pass Specific Plan Area with land use designations of Agri-Tourist Commercial (AT), Agri-Tourist Commercial Overlay (10% Maximum Building Coverage), and Hecker Pass Agriculture (HPA). The proposed project would be implemented/constructed in 12 total phases over a period of approximately 23 months.

Significant Environmental Effects: The EIR identifies the following significant environmental effects that would result from the proposed project: **Aesthetics** (Block Existing Scenic Vistas from Hecker Pass Highway, Degrade Existing Visual Character and Quality of Public Views of the Project Site, and Conflict with Applicable Zoning and Other Regulations Governing Scenic Quality), **Agricultural Resources** (Convert 5.42 Acres of Prime Farmland to Non-Agricultural Use; Conflict with Existing Zoning for Agricultural Use by Converting 24.3 Acres to Non-Agricultural Use; Could Result in Conversion of Other Farmland to Non-Agricultural Use), **Air Quality** (Exposure Off-Site Sensitive Receptors to Toxic Air Contaminants During Construction), **Biological Resources** (Potential Effects on Special-Status Wildlife Species (Swainson's Hawk); Potential Effects on Special-Status Wildlife Species (Crotch's Bumble Bee); Potential Adverse Effect on Special-Status Bat Species (Hoary Bat, Pallid Bat, and Townsend's Big-eared Bat); Potential Adverse Effect on Nesting Migratory Birds and Raptors; Adverse Effect on Protected Trees), **Cultural Resources** (Potential Loss of or Damage to Historic and/or Unique Archaeological Resources During Construction; Demolition of the Historic South

Hoey Barn (The Barn at Hoey Ranch), **Greenhouse Gas Emissions** (Generate Greenhouse Gas Emissions; Conflict with an Applicable Plan, Policy, or Regulation for Reducing Greenhouse Gases), **Hazards and Hazardous Materials** (Potential to Impair or Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan), **Noise** (Traffic Noise at Project Residences), **Transportation** (Conflict with CEQA Guidelines Section 15064.3 by Exceeding the Applicable Threshold for VMT), **Tribal Cultural Resources** (Accidental Discovery of Unknown Tribal Cultural Resources During Construction).

A copy of the Draft EIR is available on the City of Gilroy website:

<https://www.cityofgilroy.org/1008/2480-2740-Hecker-Pass-Residential-Projec>

A copy of the Draft EIR will be available at the Gilroy Library (350 W. Sixth Street) and the City of Gilroy Community Development Department at City Hall (7351 Rosanna Street).

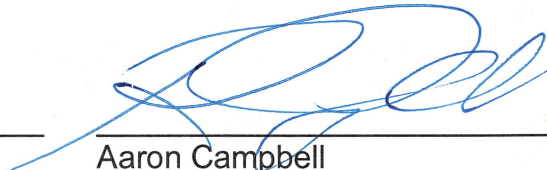
The public review period begins on Friday, August 21, 2026, and ends on Monday, October 5, 2026. All comments should be provided in writing and **received** before 5:00 p.m. on the last day of the review period. Written comments may be mailed to the City of Gilroy, Planning Division, 7351 Rosanna Street, Gilroy, CA 95020 or emailed to CEQA@cityofgilroy.org with subject line "Hecker Pass Draft EIR Comment." Inquiries should be directed to Aaron Campbell, Senior Planner at (408) 846-0242 or Aaron.Campbell@cityofgilroy.org.

A public meeting to receive comments on the Draft EIR will be held at City Council Chambers, City Hall, 7351 Rosanna Street, Gilroy, CA 95020, on September 17, 2026, at 6 p.m.

All comments on the Draft EIR will be included in the Final EIR.

The City of Gilroy will review the 2480 & 2740 Hecker Pass Subdivision Final EIR at future public hearings.

8/19/2026
Date


Aaron Campbell
Senior Planner

cc: County Clerk
CEQA Distribution List
State Clearinghouse