Santa Clara County - Clerk-Recorder Office
State of California

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MARGARET OLAIYA, Clerk-Recorder
By: Corinne Vasquez, Deputy Clerk-Recorder

SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk
TYPE OR PRINT CLEARLY

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
  - ☐ Filing Fee (new project)
  - ☐ Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - ☐ No Effect Determination **(F&W letter must be attached)**
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
  - ☐ Filing Fee (new project)
  - ☐ Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - ☐ No Effect Determination **(F&W letter must be attached)**
- ☑ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

1. LEAD AGENCY: City of Gilroy
2. LEAD AGENCY EMAIL: Vanessa.Sanchez@cityofgilroy.org
3. PROJECT TITLE: 8831 and 8841 Muraoka Drive Development
4. APPLICANT NAME: Joe Torquato representing Cypress Development PHONE: (831) 801-9984
5. APPLICANT EMAIL: joe.torquato@mpe2000.net
6. APPLICANT ADDRESS: 192 Healy Avenue Marina CA 93933
7. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity
8. NOTICE TO BE POSTED FOR 30 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Rev_8/2023

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 OF EXEMPTION

Project Title: 8831 and 8841 Muraoka Drive Development

Project Description:
Proposed Architectural and Site Review permit to construct two speculative commercial industrial buildings on two vacant parcels, totaling 1.67 acres, located at 8831 and 8841 Muraoka Drive (APNs 835-31-015 and 835-31-016), within the M1 Limited Industrial zoning district and the Murray-Las Animas Avenue Overlay District.

Finding:
The Planning Division has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section 15332 (Class 32) of the California Code of Regulations, the proposed project is exempt from further environmental review because it involves an urban in-fill development on a site that is less than five (5) acres, is consistent with the General Plan and Zoning, has adequate utility infrastructure and services provided, and has no other environmentally sensitive characteristics.

8/8/2025
(Date)

Vanessa Sanchez
Vanessa Sanchez
Planner I