Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Clara

From: (Public Agency): City of Gilroy
Community Development Department
7351 Rosanna Street, Gilroy, CA 95020
(Address)

Project Title: 8831 and 8841 Muraoka Drive Development

Project Applicant: Joe Torquato

Project Location - Specific:

8831 Muraoka Drive and 8841 Muraoka Drive APNs: 835-31-015, 835-31-016

Project Location - City: Gilroy Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:
The project proposes 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.

Name of Public Agency Approving Project: City of Gilroy

Name of Person or Agency Carrying Out Project: Joe Torquato representing Cypress Development

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15332 Infill Exemption
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project is exempt under Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines because the project involves urban in-fill development on a site less than five (5) acres, is consistent with the General Plan and Zoning, has adequate utility infrastructure and services, and has no other environmentally sensitive characteristics.

Lead Agency Contact Person: Vanessa Sanchez Area Code/Telephone/Extension: (408) 846-0252

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: Vanessa Sanchez Date: 8/8/2025 Title: Planner I

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 8/8/2025