

Notice of Determination

To: Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Santa Clara
Address: 110 W Tasman Dr 1st Floor
San Jose, CA 95134

From: Public Agency: City of Gilroy
Address: 7351 Rosanna Street
Gilroy, CA 95020
Contact: Michael Fossati, Planning Manager
Phone: 408-846-0264

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (If Submitted to State Clearinghouse): 2002022084

Project Title: 315 Las Animas Multi-Family Residential Project (Park 315)

Project Applicant: Gandolfi Investments, LLC

Project Location (include county): 315 Las Animas Avenue, Gilroy

Project Description: See Below

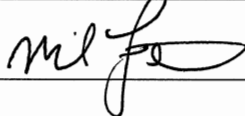
The applicant proposes a 530-unit multi-family housing project and associated amenities on 27.55 acres pursuant to Government Code Section 65589.5. The project includes the construction of 38 buildings with a total of 877,661 square feet. The proposed townhouse buildings (33) would have a maximum height of approximately 28 feet and 6 inches; the mid-rise apartment buildings (3) would have a maximum height of approximately 60 feet; the Clubhouse/Residential building would have a maximum height of approximately 19 feet; and the mixed-use amenity building with mid-rise apartments above would have a maximum height of approximately 50 feet. There are several bioretention basins located throughout the project site and approximately 2.7 acres of green open space, which will include landscaping, vegetation, walking paths, and other outdoor community amenities

This is to advise that the City of Gilroy has approved the above
(Lead Agency or Responsible Agency)
described project on 01/30/2026 and has made the following determinations regarding the above described project:
(Date)

1. The project [will will not] have a significant effect on the environment.
2. An Addendum to the *Final Environmental Impact Report Las Animas Annexation and Pre-Zoning SCH#2002022084* was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures from the *Final Environmental Impact Report Las Animas Annexation and Pre-Zoning SCH#2002022084* [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provision of CEQA.

This is to certify that the *Final Environmental Impact Report Las Animas Annexation and Pre-Zoning SCH#2002022084*, EIR addendum, and record of project approval is available to the General Public at:

City of Gilroy Community Development Department: 7351 Rosanna Street, Gilroy CA 95020

Signature (Public Agency):  Title: Planning Manager
Date: 2/6/26 Date Received for Filing at OPR: _____