

**PUBLIC NOTICE OF AVAILABILITY
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
CITY OF HOLLISTER, CA 95023**

This notice is intended to provide an opportunity for public comments on the draft Mitigated Negative Declaration for Tentative Map 2015-7, Conditional Use Permit 2015-8, and Site and Architectural Review 2014-3, Vista De Oro Mixed Use Project. This environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present. The project location does not contain a listed toxic site. Based on the Initial Study, the Director has concluded that the project described above will not have a significant effect on the environment.

File Numbers: Tentative Map 2015-7, Conditional Use Permit 2015-8, and Site and Architectural Review 2014-3

Project Name: Vista De Oro Mixed Use Project

Project Description: Tentative Map 2015-7, Conditional Use Permit 2015-8, and Site and Architectural Review 2014-3, Vista De Oro Mixed Use Project, is a request to subdivide one 8 acre parcel to create six parcels of approximately 4 acres of general commercial uses including a convenience store with gas pumps and 4 acres for 80 units of multi-family residential housing in the WG- West Gateway Mixed Use Zoning District which allows twenty to thirty five residential units per net acre.

Location: The project area is located in the western portion of Hollister, north of San Juan Road, west of Miller Road, east of Graf Road, south of Gonzalez Drive and San Lorenzo Drive (1480 San Juan Road, APN: 052-090-043). The General Plan designation is West Gateway. The site is within the WG- West Gateway Mixed Use Zoning District.

Public Review Period: The public review period for this draft Mitigated Negative Declaration begins on **October 2, 2015 and ends November 2, 2015**. Questions regarding the project should be directed to Jill Morales or Abraham Prado at (831) 636-4360 or by e-mail at jill.morales@hollister.ca.gov. The tentative decision date is November 19, 2015 and would take place in the City of Hollister Council Chambers, 375 Fifth Street, Hollister, CA 95023 at 6:00 p.m. at a Planning Commission meeting. The draft Mitigated Negative Declaration, Initial Study, and reference documents are available for review under the above file number from 8:00 to 5:00 p.m. Monday through Friday at the Development Services Department, 339 Fifth Street, Hollister, CA 95023, the San Benito County Library, and City Hall, 375 Fifth Street. The proposed Mitigated Negative Declaration is also available for public review online at <http://hollister.ca.gov> by clicking on "City Departments," then on "Development Services," and finally on "Planning." The document is located beneath the "Notices" section.

Primary Issues/Areas of Controversy: The project results in potential impacts regarding aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, transportation/traffic, and utilities/service systems. All impacts can be mitigated to a level of insignificance.

Adoption of a Mitigated Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City ordinance.

Your views and comments on the Mitigated Negative Declaration for this proposed project are welcomed. Written comments should be submitted no later than November 2, 2015, and mailed to the City of Hollister Development Services, 375 Fifth Street, Hollister CA 95023 or faxed to 831-634-4913 or e-mailed to the e-mail contacts above.

Published on: October 2, 2015