

**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 Pre-zone Application No. 2014-6/Sywak. 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 Number: Pre-zone Application No. 2014-6

Project Name: Pre-zone Application No. 2014-6/Sywak

Name of Property Owners: NATMAR, LP et al.

Project Description: The proposed project includes rezoning for the future annexation into the City of Hollister City Limits and eventual development of three parcels totaling approximately 8.04 acres (7.25 acres to be annexed and .79 acre currently within City limits) in size to Low Density Residential Performance Overlay Zone (R1 L/PZ), which is consistent with the City's General Plan land use designation of Low Density Residential. The zoning designation would allow for the future development of up to eight dwelling units per net acre on the project site per Municipal Code Section 17.04.010. The proposed pre-zone project does not include development at this time. The project site is comprised of three parcels, Assessor Parcel Numbers: APN 020-080-022 (7.25 acres), APN 055-220-039 (.66 acre), APN 055-220-038 (.13 acres).

Location: The pre-zone for annexation project site is located in unincorporated San Benito County south of Vali Way, west of Powell Street, north of A Street, and east of R.O. Hardin Elementary School and within the City of Hollister's sphere of influence.

Public Review Period: The public review period for this draft Mitigated Negative Declaration begins on **December 28, 2015 and ends January 28, 2016**. Questions regarding the project should be directed to Jill Morales and/or Abraham Prado at (831) 636-4360 or by e-mail at jill.morales@hollister.ca.gov or abraham.prado@hollister.ca.gov. The tentative decision date will be February 25, 2016 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://www.hollister.ca.gov> by clicking on "City Departments," "Development Services," "Planning," under the header "Notices."

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 January 28, 2016, 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.

*Si desea información en español por favor llame al 831-636-4360, o pase a nuestras oficinas al 339 Fifth Street
(Calle Cinco) en Hollister, CA. Gracias.*

Published on: December 25, 2015