

SAN BENITO COUNTY CLERK - RECORDER  
RECEIVED: 1-31-18  
REMOVE: 4-1-18 SCAN: 1-3118

Notice of Determination

Appendix D

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: San Benito  
Address: 440 5th Street, Rm 206  
Hollister, CA 95023-9174

From: Public Agency: City of Hollister  
Address: 375 Fifth Street  
Hollister, CA 95023  
Contact: Abraham Prado or Maria Mendez  
Phone: (831) 636-4360  
Lead Agency (if different from above):  
Same  
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): 2017101027

Project Title: 1001 Fourth Street

Project Applicant: Stewart Fahmy, California Land Development

Project Location (include county): 1001 Fourth Street, Hollister, San Benito County, CA

Project Description:

The proposed project is a general plan amendment, rezone, tentative map, a conditional use permit for a planned unit development, and site and architectural review. The project includes the subdivision of approximately eight acres of land into 79 lots consisting of 40 single family homes, 37 townhomes, 1 lot for a park area, and 1 lot for roads. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared for this project and approved by the City of Hollister Planning Commission per PC Resolution No. 2017-30 at its regular meeting of

This is to advise that the City of Hollister has approved the above (input checked) Lead Agency or (input unchecked) Responsible Agency

described project on December 21, 2017 and has made the following determinations regarding the above (date) described project.

- 1. The project (input checked) will (input unchecked) will not have a significant effect on the environment.
2. (input unchecked) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
(input checked) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (input checked) were (input unchecked) were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (input checked) was (input unchecked) was not adopted for this project.
5. A statement of Overriding Considerations (input unchecked) was (input checked) was not adopted for this project.
6. Findings (input checked) were (input unchecked) were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Hollister, 375 Fifth Street, Hollister CA 95023

Signature (Public Agency): [Signature] Title: Planning Manager

Date: January 31, 2018 Date Received for filing at OPR:

FILED IN SAN BENITO COUNTY JAN 31 2018

JOE PAUL GONZALEZ COUNTY CLERK BY [Signature] DEPUTY CLERK MARLENE MEDINA Revised 2011

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

MITIGATED NEGATIVE DECLARATION

# 1001 FOURTH STREET

General Plan Amendment, Rezone, Subdivision, Site and Architectural Review and  
Conditional Use Permit

PREPARED FOR

**City of Hollister Development Services**

Abraham Prado, Planning Manager

375 Fifth Street

Hollister, CA 95023

PREPARED BY

**EMC Planning Group Inc.**

301 Lighthouse Avenue, Suite C

Monterey, CA 93940

Tel 831.649.1799

Fax 831.649.8399

Polaris Kinison Brown

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[www.emcplanning.com](http://www.emcplanning.com)

October 10, 2017

This document was produced on recycled paper.



# Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21000, et sec.) that the following project will not have a significant effect on the environment.

<b>Lead Agency</b> City of Hollister	<b>SCH #</b> TBD	
<b>File Number</b>	APN(s) 052-080-001 and 052-300-001	<b>Date</b>
		October 10, 2017
<b>Project Name</b>	<b>Project Type</b>	
1001 Fourth Street	General Plan Amendment, Rezone, Subdivision, Site and Architectural Review and Conditional Use Permit	
<b>Owner</b>	<b>Proponent</b>	
BBZ, L.L.C.	Stewart Fahmy California Land Development	
<b>Project Location</b>		
The 8.07-acre site consists of one legal parcel (APNs 052-080-001 and 052-300-001) at 1001 Fourth Street in the City of Hollister.		
<b>Project Description</b>		
The proposed project is for the subdivision of approximately 8 acres and includes a general plan amendment, rezone, tentative map, a conditional use permit for a planned unit development, and site and architectural review. The proposed planned unit development (PUD) is for a land use designation of Medium Density Residential (MDR) on 4.82 acres (APN 052-300-0010). The remainder of site (3.25 acres) (APN 052-080-001) would remain designated as West Gateway (WG). The proposed residential development consists of 37 lots for townhomes on approximately 1.22 acres within the northern approximate 3.25-acre lot; and 40 lots for single-family homes on approximately 3.30 acres, and two bio retention/common space lots on approximately half an acre, within the southern approximate 4.82-acre lot.		

### Address Where Written Comments May Be Sent

Written comments concerning the Mitigated Negative Declaration should be received by 5:00 p.m. on **November 13, 2017**. Please address comments or questions to:

City of Hollister, Development Services Department  
 c/o: Abraham Prado, Planning Manager  
 375 Fifth Street  
 Hollister, CA 95023  
 (831) 636-4360 ph, (831) 634-4913 fax  
 abraham.prado@hollister.ca.gov or jill.morales@hollister.ca.gov

<b>Public Review Period</b>	Begins: October 13, 2017	Ends: November 13, 2017
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### Proposed Findings

Based upon substantial evidence in the record that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case since mitigation measures have been added to the project to reduce impacts to a less than significant level.



State of California - Department of Fish and Wildlife

# 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: <b>35-20180131-002</b>
STATE CLEARING HOUSE # (if applicable) <b>2017101027</b>

LEAD AGENCY <b>City of Hollister</b>	LEAD AGENCY EMAIL	DATE <b>1/31/2018</b>
COUNTY/STATE AGENCY OF FILING <b>San Benito</b>	DOCUMENT NUMBER <b>18-002</b>	
PROJECT TITLE <b>1001 Fourth St</b>		
PROJECT APPLICANT NAME <b>Stewart Fahmy</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(831) 636-4360</b>
PROJECT APPLICANT ADDRESS <b>375 5th st</b>	CITY <b>HOLLISTER</b>	STATE <b>CA</b>
		ZIP CODE <b>95023</b>

**PROJECT APPLICANT** (Check appropriate box):

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |           |
|---|------------|----|-----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,159.75 | \$ | \$0.00    |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                | \$2,274.75 | \$ | \$2274.75 |
| <input type="checkbox"/> Certified Regulatory Program document (CRP)  |            | \$ | \$0.00    |
| <br>  |            |    |           |
| <input type="checkbox"/> Exempt from fee  |            |    |           |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |           |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |           |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |           |
| <br>  |            |    |           |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board) only |            | \$ | \$0.00    |
| <input checked="" type="checkbox"/> County documentary handling fee   | \$50.00    | \$ | \$50.00   |
| <input type="checkbox"/> Other _____  |            | \$ | \$0.00    |

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other 084380    
 Total Received \$ \$2324.75

SIGNATURE <i>x [Signature]</i>	PRINTED NAME AND TITLE <b>Mariene Medina - Deputy County Clerk/Recorder</b>
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