

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

In compliance with the California Environmental Quality Act (CEQA), City of Hollister has undertaken environmental review for the proposed Woodle Prezone No. 2017-2, and intends to adopt a Mitigated Negative Declaration. The City of Hollister invites all interested persons and agencies to comment on the proposed Woodle Prezone No. 2017-2.

- Lead Agency:** City of Hollister
- Project Location:** 1070 Buena Vista Road (APN: 019-120-005)  
Unincorporated San Benito County
- Project Description:** The 9.43-acre project site, consisting of 9.102 acres of the Woodle property and 0.323 acres of Westside Road, is located at 1070 Buena Vista Road in unincorporated San Benito County, within the City of Hollister’s sphere of influence, and immediately north of the Hollister city limit. The applicant is requesting prezone of the project site to Medium Density Residential (R3) for annexation into the corporate limits of Hollister. The Medium Density Residential Performance Overlay Zone District (R3 M/PZ) is consistent with the project site’s general plan designation of Medium Density Residential (MDR), which allows eight to twelve units per net acre, for a maximum 109 residential units. The proposed project does not include a development plan for the project site. Therefore, the initial study will address environmental impacts of future development of 109 single-family homes on 9.102 acres of the project site.
- Public Review Period:** Begins – Friday March 22, 2019  
Ends – Monday April 22, 2019

**The Mitigated Negative Declaration is Available for Public Review at these Locations:**

City of Hollister, City Hall 375 Fifth Street Hollister, CA 95023 (831) 636-4300 Or online at: <a href="http://hollister.ca.gov/government/city-departments/development-services/planning/">http://hollister.ca.gov/government/city-departments/development-services/planning/</a> (Under the header “notices”).	City of Hollister, Development Services Department 339 Fifth Street Hollister, CA 95023 (831) 636-4360	San Benito County Free Library 470 Fifth Street Hollister, California 95023 (831) 636-4107
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**Address Where Written Comments May be Sent:** Written comments concerning the Mitigated Negative Declaration should be submitted to the City of Hollister, Development Services Department by 5:00 pm on **Monday, April 22, 2019**. Please address comments or questions to:

City of Hollister, Development Services Department  
c/o: Eva Kelly, Assistant Planner and  
Abraham Prado, Planning Manager  
City of Hollister  
375 Fifth Street  
Hollister, CA 95023  
(831) 636-4360 ph, (831) 634-4913 fax  
[eva.kelly@hollister.ca.gov](mailto:eva.kelly@hollister.ca.gov) and [abraham.prado@hollister.ca.gov](mailto:abraham.prado@hollister.ca.gov)

The tentative decision date would be May 23, 2019 and would take place in the City of Hollister Council Chambers, 375 Fifth Street, Hollister, CA 95023 at 6:00pm at a planning commission meeting. 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.

Circulated: March 22, 2019

*Si desea información en español por favor comuníquese al 831-636-4360*