

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)  
STATE OF CALIFORNIA  
County of San Benito**

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am the printer and principal clerk of the publisher of the Free Lance, published on line, printed and published in the city of Hollister, County of San Benito, State of California, **FRIDAY, AND ON LINE** for which said newspaper has been adjudicated a newspaper of general circulation by the **Superior Court of the County of San Benito, State of California, under the date of June 19, 1952, Action Number 5330**, that the notice of which the annexed is a printed copy had been published in each issue. Thereof and not in any supplement on the following dates:  
**NOVEMBER 29, 2019**

I, under penalty of perjury that the foregoing is true and correct. This declaration has been executed **ON NOVEMBER 29, 2019**

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**NOTICE OF PUBLIC HEARING AND SUMMARY OF  
PROPOSED ORDINANCES**

**COUNTY OF SAN BENITO BOARD OF SUPERVISORS  
MEETING OF DECEMBER, 10, 2019 at 9:00 a.m.**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the County of San Benito, Hollister, California, is scheduled to review and consider the recommendations of the San Benito County Planning Commission the following items on December 10, 2019:

**PLN190060 Zone Change: OWNER/APPLICANT:** The Thomas John McDowell and Victoria McDowell Charitable Remainder Unitrust. **LOCATION:** The property is located on the west side of Highway 101 at 9664 Betabel Road, San Juan Bautista, California 95045. (Assessor's Parcel Numbers: 013-150-017-000, 013-150-018, 013-150-024-000, and 013-150-025-0000). **REQUEST:** A Zone Change Request to change portions of the subject properties for a total of approximately 29 acres designated as Commercial Regional (C-3) to add the Commercial Thoroughfare (C-1) combining district to be consistent with Goal LU-5 of the San Benito County 20135 General Plan. **GENERAL PLAN DESIGNATION:** Agriculture (A) with a Commercial Regional Node shown in the 2035 San Benito County General Plan Figure 3-5. **ZONING DISTRICT:** Commercial Regional (C-3). **ENVIRONMENTAL REVIEW:** An Addendum to the 2035 San Benito County General Plan is recommended for consideration prior to action on the Zone Change Request. The San Benito County Planning Commission at their regular meeting of November 20, 2019 voted 3-2 to adopt a resolution recommending that the Board of Supervisors approve the zone change request. **Planner:** Taven M. Kinison Brown ([tkinisonbrown@cosb.us](mailto:tkinisonbrown@cosb.us))

**PLN190009-GPT and ZC General Plan Text Amendment and Zoning Change for a Tentative Subdivision Map with Density Bonus Request for a 100% Affordable Housing project: OWNER:** Community Services Development Corporation. **APPLICANT:** San Benito Engineering. **LOCATION:** Westerly side of Southside Road approximately 415-feet southerly Hospital Road, Hollister, CA (3110 Southside Road) (APN 020-320-032). **REQUEST:** General Plan Text Amendment to allow additional uses in the Public/Quasi Public (PQP) Land Use designation and change the County Zoning Map from Agricultural Productive (AP) to Single-family Residential (R1) to allow a Tentative Subdivision Map with Density Bonus Request for 100% Affordable Housing project on an approximately 4.88-acre site. **GENERAL PLAN DESIGNATION:** Public/Quasi Public (PQP). **ZONING DISTRICT:** Agricultural Productive (AP). **ENVIRONMENTAL REVIEW:** The proposed project is Exempt from the requirement for the preparation of environmental documents in accordance with CEQA Guidelines Section 15061 (b) (3). On November 20, 2019, the Planning Commission voted 5-0 to adopt a resolution recommending Board approval of the General Plan Text Amendment and Rezoning. **Planner:** Darryl Boyd ([dboyd@cosb.us](mailto:dboyd@cosb.us))

**NOTICE IS HEREBY FURTHER GIVEN** that the Board of Supervisors will hold a Public Hearing on these items in the

San Benito County Board of Supervisors Chambers located at 481 Fourth Street, Hollister, California, on Tuesday, December 10, 2019, at 1:30 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

Written comments on any of these items may be submitted to Janet Slibsager, Clerk of the Board, at [jslibsager@cosb.us](mailto:jslibsager@cosb.us), or comments can be sent via U.S. mail to: Janet Slibsager, Clerk of the Board, 481 Fourth Street, 1st Floor, Hollister, CA 95023. Verbal and written comments may also be submitted at the public hearing.

NOTICE IS FURTHER GIVEN, pursuant to Government Code Sec. 65009, if any person challenges an action taken on the foregoing matters in court, they may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at or prior to the public hearing.

#### **Summary of Proposed Zoning Map Amendment**

**Ordinances:** Please refer to full ordinances for details. A certified copy of the full text of the proposed ordinances are available to the public upon request to the Clerk of the Board of Supervisors at least five days prior to the Board of Supervisors meeting at which the proposed ordinances are to be adopted, and the Clerk of the Board of Supervisors shall post a copy of the full text of the ordinances on the county's Internet Web site and post a certified copy of the full text in the office of the clerk five days prior to the Board of Supervisors meeting at which the proposed ordinances are to be adopted.

Documents related to these items may be inspected by the public on weekdays between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, at the County Resource Management Agency, 2301 Technology Parkway, Hollister, CA. Please note that the items listed are only the agenda items that require a public hearing. Please call the Project Planner if there are any questions and/or for complete agenda information at 831 637-5313.

Dated: November 21, 2019

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