

Notice of Preparation of an Environmental Impact Report for the Hollister Research Campus

DATE: November 14, 2025

TO: State Clearinghouse, Responsible and Trustee Agencies and Other Interested Parties

FROM: City of Hollister (Lead Agency)
Development Services Department
375 Fifth Street
Hollister, CA 95023

**Re: Notice of Preparation of an Environmental Impact Report and Notice of Public
Scoping Meeting for the Hollister Research Campus**

The City of Hollister, as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed Hollister Research Campus project. The project, its location, and potential environmental effects are described below.

The City of Hollister is soliciting input from responsible and trustee agencies, local agencies, members of the public, organizations, and any other interested parties as to the scope and content of the information to be included and analyzed in the project's EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The EIR will serve as the environmental document for responsible and trustee agencies when considering any discretionary approvals or permits related to the proposed project.

This NOP will be circulated for a 30-day period, from **November 17, 2025 to January 5, 2026**. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period. The comment period closes at 5:00 pm on **Monday January 5, 2026**. Please send your written/typed comments (including a name and contact information) to Erica Fraser, Senior Planner, at the physical address or email address shown below. Public agencies providing comments are requested to include a contact person for the agency.

Lead Agency Contact

Erica Fraser, Senior Planner
City of Hollister
Community Development Department
339 Fifth Street
Hollister, CA 95023
Email: efraser.4leaf@hollister.ca.gov

Project Location

The 238-acre project site is located at the intersection State Route (SR) 156 and San Felipe Road in unincorporated San Benito County, north of the City of Hollister. The 238 acres includes parcels both north and south of SR 156, east of San Felipe Road. The site is bounded by Tequisquita Slough to the northeast, San Felipe Road to the west, and SR 156 to the east. Santa Ana Creek flows south to north through the property. Project parcel numbers are: 014-120-014; -015; -055; -063, and -064.

Existing Conditions

The project site is currently undeveloped, except for an existing homesite (with mobile home) and agricultural operations. Due to poor soil chemistry on most of the site and salinity of existing agricultural wells, irrigated agricultural production is limited to about 25 acres in the northwest corner of the site and approximately six acres in the southeast corner, south of SR 156. The remainder of the site is fallow and regularly disced, or occasionally dry farmed.

The site is located in flood zones Zone X and Zone A (per FEMA FIRM maps). The slough and creek on and adjacent to the property provide approximately 10 acres of riparian habitat and regulated wetlands. The site is relatively level, and a PG&E gas main and easement traverses the site in a northwest/southeast direction.

The San Benito County General Plan currently identifies the subject parcels as Commercial Thoroughfare (CT) and Agriculture (A). The 2010 County zoning map identifies the property as Agricultural Productive (AP).

Project Description Summary

The project applicant, Hollister Research Campus LLC, is seeking an amendment to the City of Hollister's Planning Area and Sphere of Influence boundaries, a City General Plan Amendment to North Gateway Commercial and Industrial designations, and rezoning of the property to Planned Development (PD). The boundary amendments and rezoning are initial steps toward annexation of the properties into the City of Hollister, development of land consistent with the requested zoning, and provision of municipal services to the site.

The project is located at the northern gateway to the City of Hollister, close to Hollister Municipal Airport. Future development of the property is planned for uses that would be consistent with this visible location along the State Highway. Within "Area 1" (the majority of the property north

of SR 156), the applicant proposes an automotive test track, automotive testing and training, private commercial spaces, and staging areas. Within “Area 2” (north of SR 156 and east of San Felipe Road), the applicant proposes a hotel with event and convention space, trade schools, light industrial uses, and a Research Campus. “Area 3” (south of SR 156 and east of San Felipe Road) is proposed to include truck and automotive services, restaurants and hotels. “Area 4” (south of Area 3) is proposed for light industrial uses. The Research Campus (Areas 1 and 2) is envisioned as a facility to attract private sector auto/truck/motorcycle manufacturers, autonomous and controlled transportation technologies and research, independent concept design companies, trade schools and other associated multidisciplinary businesses focused on the automotive sector and automotive technology.

A Notice of Preparation for the project was previously distributed for this project on September 23, 2021. A Scoping Meeting was held by the City of Hollister on October 21, 2021. A new Notice of Preparation has been sent due to the length of time since the original was prepared and due to modifications to the original project description to include Area 4. All comments received during the original comment period will still be considered in the EIR.

Probable Environmental Effects

The City of Hollister will be preparing an environmental impact report (EIR) that evaluates potential environmental impacts consistent with CEQA Statutes and Guidelines. An initial study is not required to determine that an EIR will be prepared, and as such, an initial study was not prepared for the proposed project. The EIR will discuss potential environmental impacts of the proposal, including probable construction and operational effects. The City has identified several environmental areas where impacts are most likely to occur. These impact areas include:

- Aesthetics (including changes to visual character in a rural area)
- Agriculture (conversion of farmland to urban uses)
- Air Quality (construction and mobile source emissions)
- Biological Resources (including regulated wetlands and riparian habitat)
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials (from historic uses on the site)
- Hydrology and Water Quality (changes in drainage, flood zone elevations and water quality)
- Land Use and Planning (including consistency with City/County/LAFCO plans)
- Noise and Vibration
- Public Services and Recreation (including the extension of services to the area)
- Transportation and Circulation (including VMT for the proposed uses and safety)

- Utilities and Service Systems (including the extension of water supply, wastewater, and demand for wet and dry systems)

The EIR will also evaluate a range of feasible alternatives to the project, as well as other required discussions including: (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments to resources; (c) growth-inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

A digital copy of this NOP and additional detail about the project can be viewed at:

https://cms3.revize.com/revize/hollisterca/government/departments/development_services/planning/ceqa_environmental_notices.php

ALL INTERESTED PARTIES ARE INVITED TO SUMIT WRITTEN COMMENTS ON THE SCOPE OF THE EIR TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED.

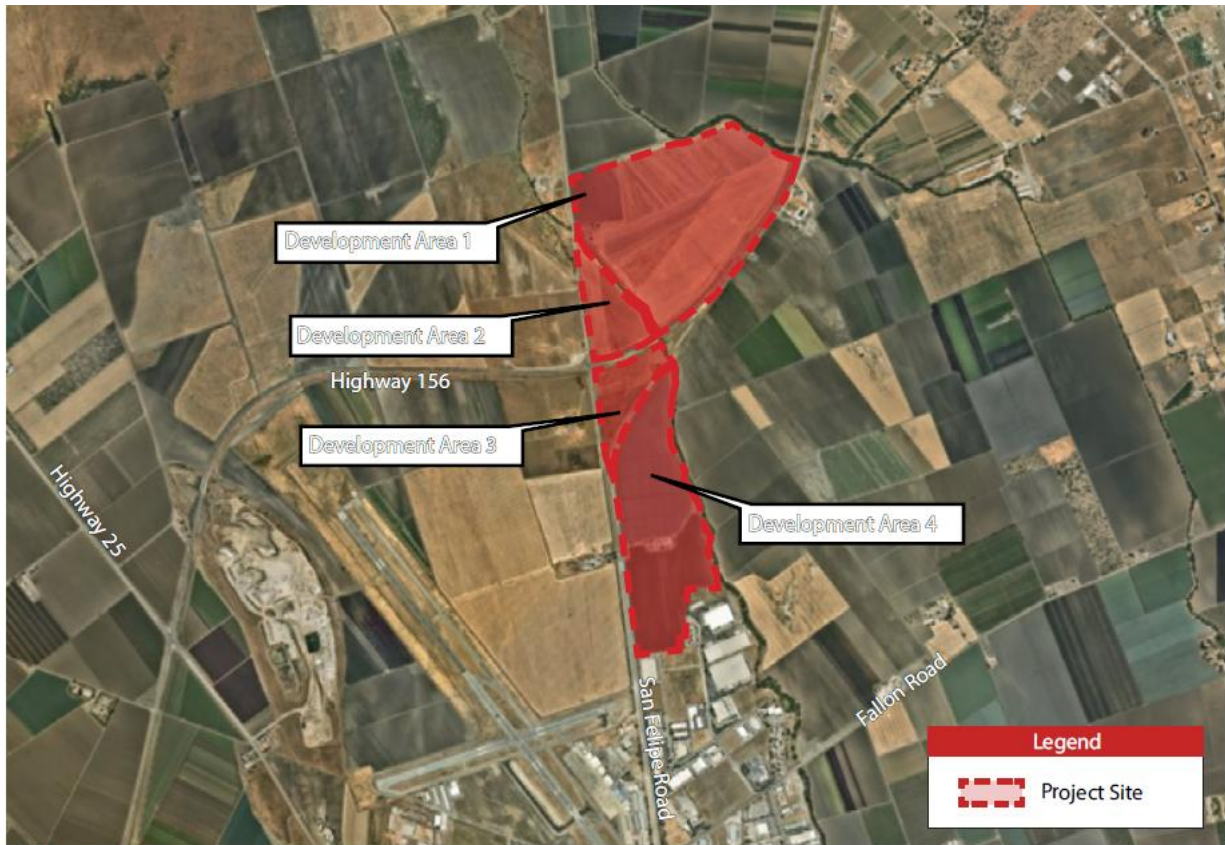
For additional information, please contact Erica Fraser, AICP, Senior Planner, at efraser.4leaf@hollister.ca.gov

Lead Agency Authorization

Date: November 14, 2025

Name: Eva Kelly

Title: Planning Manager



Source: NearMap, 2022

Figure 3-2: Project Vicinity
Hollister Research Campus

Figure 1: Project Location



Kimley»Horn