

Notice of Preparation of an Environmental Impact Report for the Meridian Village

DATE: December 23, 2025

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

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

**Re: Notice of Preparation of an Environmental Impact Report for the Meridian Village
(Subdivision and Residential Development)**

The City of Hollister, as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing a focused Environmental Impact Report (EIR) for the proposed Meridian Village 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 focused 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 **December 23, 2025 to February 6, 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 **Friday, February 6, 2026**. Please send your written/typed comments (including a name and contact information) to Magda Gonzalez, 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

Magda Gonzalez, Senior Planner
City of Hollister
Community Development Department
339 Fifth Street
Hollister, CA 95023
Email: mgonzalez.4leaf@hollister.ca.gov

Project Location

The approximately 12.75-acre property (APN 054-600-005) is located within the City of Hollister on the southside of Meridian Street and west of State Route 25. The property is located approximately seven miles from the San Andreas Fault, and approximately 0.40 miles northeast of the Calaveras Fault. The Hollister Municipal Airport is located 2.33 miles northwest of the project site. According to the Hollister Municipal Airport Land Use Compatibility Plan (2012), the project site is located within the Airport Influence Area and the Airspace Protection Zone.

Existing Conditions

The site is undeveloped and operating as agricultural cropland with wheat crops and contains two trees. The site is surrounded by commercial and residential uses to the west; an undeveloped agricultural parcel cultivated with wheat crops, Meridian Street, and residential uses to the north; an undeveloped agricultural parcel cultivated with wheat crops, State Route 25, and residential uses to the east; and an undeveloped agricultural parcel cultivated with wheat crops, and industrial and commercial uses to the south. The project site is designated by the City General Plan for Mixed-Use and is zoned Neighborhood Mixed-Use (NMU).

Project Description Summary

The project applicant, Colette Fahmy, is seeking to subdivide a 12.75-acre parcel into five lots, with a total of 219 residential units (90 apartments and 129 condominiums), and five parcels for public and private streets. Lot 1 will be 89,104 square feet with five apartment buildings, each building consisting of 18 units for a total of 90 apartment units, as well as a 16,170 square foot recreation center and private park area. Lots 2 through 5 would be developed with 3-, 4-, 5-, and 6-unit townhome-style buildings for a total of 129 condominium units. Lot 2 will be 40,058 square feet; Lot 3 will be 85,861 square feet; Lot 4 will be 89,205 square feet; and Lot 5 will be 50,163 square feet.

The project site will involve two access points. The primary access point (proposed Vintage Way) will be from Meridian Street to the north, and the secondary access point will be an extension of the existing Athena Way from the west. The proposed Vintage Way will be a public street for the first 40 feet and a private street the remaining 26 feet. The proposed extension of Athena Way will be public along with the proposed Colette Way. The following proposed internal streets will be private: Sarwat Way, Baltz Way, and Soneya Way.

The public street portion of the proposed Vintage Way will consist of a 30-foot emergency vehicle access easement, which will also be used as an ingress/egress and public utilities easement.

The proposed project will provide a total of 665 parking spaces (149 spaces). The project will remove two existing trees that will be replaced with more than 30 native trees throughout the site.

An Initial Study/Mitigated Negative Declaration was previously prepared in 2006 for the Guerra Pre-Zoning, Zone Change, and C-District Review project on the project site. The previous project proposed mixed uses, including up to 250,000 square feet of commercial uses and 120 multi-family (condominium) residential units. This previous project involved a larger area than the currently proposed project site. Since preparation of the 2006 initial study, the project was significantly revised and is now known as the Meridian Village project. The parcel has since been annexed into the City of Hollister.

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 was drafted to determine whether an EIR would be required. The EIR will discuss potential environmental impacts of the proposal, including probable construction and operational effects. The City has identified the environmental area where impacts are most likely to occur. The impact area is:

- Transportation and Circulation (including VMT for the proposed uses and safety)

A digital copy of this NOP and IS for this 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.

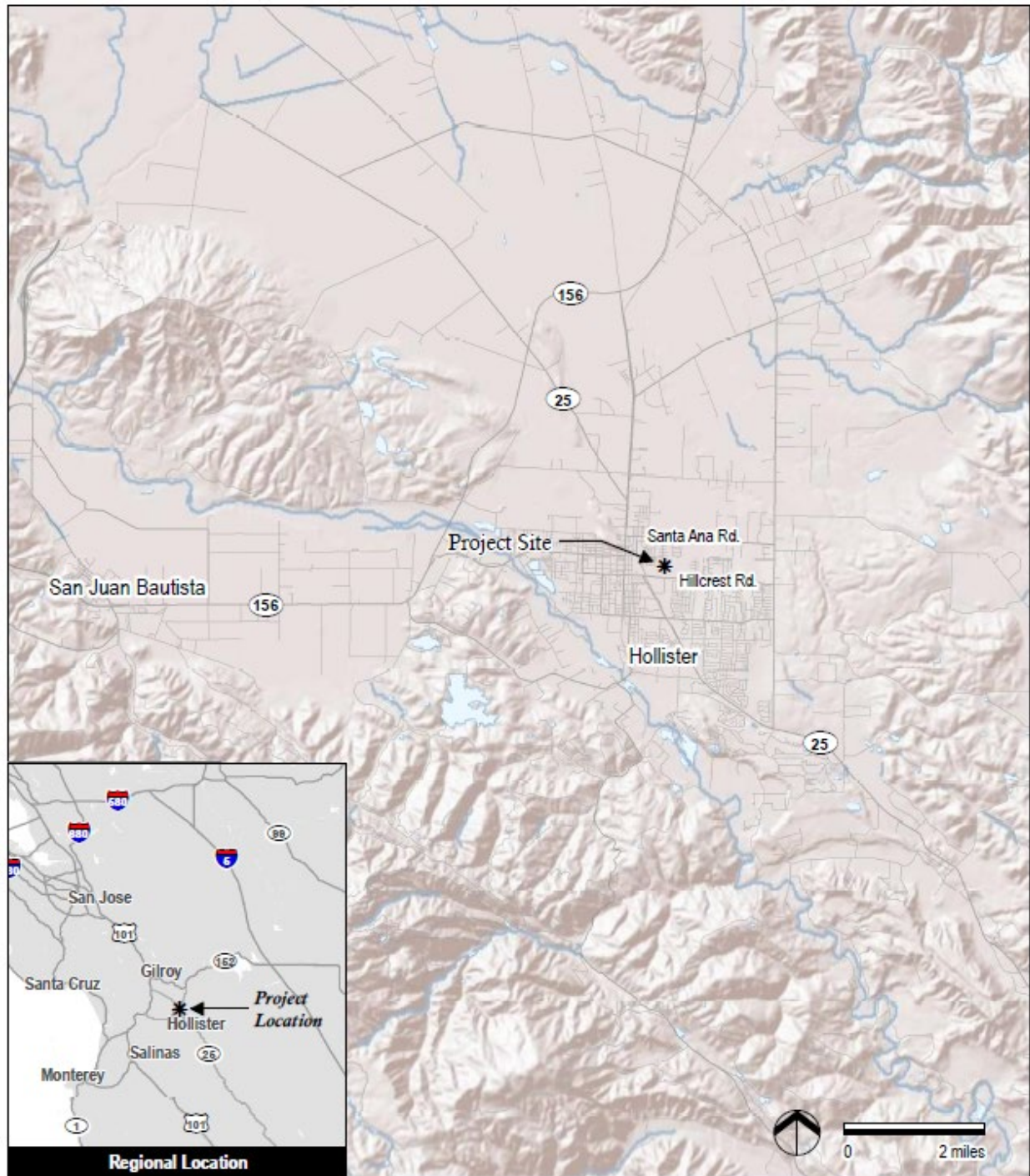
For additional information, please contact Magda Gonzalez, Senior Planner, at mgonzalez.4leaf@hollister.ca.gov

Lead Agency Authorization

Date: December 22, 2025

Name: Eva Kelly

Title: Planning Manager



Source: ESRI 2024

Figure 1
Location Map



Meridian Village Subdivision and Multifamily Development

Figure 1: Project Location