

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021090434**Project Title:** Hollister Research Campus

Lead Agency: City of Hollister

Contact Person: Erica Fraser

Mailing Address: 375 5th Street

Phone: (831) 636-4316

City: Hollister

Zip: 95023

County: San Benito

Project Location: County: San Benito

City/Nearest Community: Hollister

Cross Streets: Intersection of SR-156 and San Felipe Road in unincorporated San Benito County

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 36 ° 54 ' 33.2 " N / 121 ° 24 ' 10.2 " W Total Acres: 326

Assessor's Parcel No.: 014-120-014; -015; -055; -063, and -064

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 156

Waterways: Santa Ana Creek, Tequisquita Slough

Airports: Hollister Municipal

Railways: Schools:

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☒ Annexation☒ General Plan Amendment☐ Master Plan☒ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units Acres☐ Office: Sq.ft. Acres Employees☒ Commercial: Sq.ft. 664,000 Acres 221.4 Employees☒ Industrial: Sq.ft. 836,352 Acres 104.6 Employees☐ Educational:☐ Recreational:☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☐ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

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: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 17, 2025 Ending Date January 5, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Hollister Research Campus, LLC</u>
Address: <u>555 Capitol Mall, Suite 300</u>	Address: <u>P.O.Box 2062</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Gilroy, CA 95021</u>
Contact: <u>Alex H. Jewell</u>	Phone: <u>(408) 846-6610</u>
Phone: <u>(916) 858-5500</u>	

Signature of Lead Agency Representative: Erica Fraser

Digitally signed by Erica Fraser
Date: 2025.11.13 11:02:58 -08'00'

Date: 11/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.