



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

January 7, 2026

Magda Gonzalez
Senior Planner
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE MERIDIAN VILLAGE (SUBDIVISION AND MULTIFAMILY DEVELOPMENT)
DATED DECEMBER 31, 2025, STATE CLEARINGHOUSE NUMBER [2025121246](#)

Dear Magda Gonzalez,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Meridian Village (Subdivision and Multifamily Development) (Project). The Project consists of a concurrent filing of Tentative Map 2022-2 and Site & Architectural Review 2022-15 which propose to subdivide the existing 12.75-acre parcel into 5 individual lots, with a total of 219 multifamily units proposed. Lot 1 is proposed to be 89,104 square feet (sq ft), and includes five proposed apartment buildings, each with 18 units for a total of 90 apartment units, as well as a recreation center and private park area. Lots 2, 3, 4, and 5 are proposed to be 40,058 sq ft, 85,861 sq ft, 89,205 sq ft, and 50,163 sq ft respectively, and are each proposed to be developed with three-bedroom and four-bedroom townhome style dwelling units, organized into 3-plex, 4-plex, 5-plex, and 6-plex buildings for a total of 129 townhome style multifamily (condominium) units. DTSC recommends and requests consideration of the following comments:

1. The IS/MND mentions that a Phase II Environmental Site Assessment was conducted by ENGEO and “concluded that the former presence of a railroad spur has not impacted the soil and no further action is required. However, two remedial alternatives were suggested in the Phase II ESA to address the arsenic levels in the soil: excavation and proper off-site disposal or encapsulation. ENGEO Incorporated discusses the opportunity for the project developer to engage with a regulatory agency to determine a site-specific arsenic remedial action objective”. Furthermore, the IS/MND Mitigation Measure HAZ-1 states “Prior to issuance of a grading permit, the project developer shall prepare a Site Management Plan, outlining how the health and safety risks will be managed during construction, for review and approval by the City of Hollister Building Division”.

DTSC does not recommend a Soil Management Plan (SMP) be used as a primary cleanup plan. DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan, or a Remedial Action Plan be prepared to adequately address all site impacts after complete characterization.

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill

and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the NOP of DEIR for the Meridian Village (Subdivision and Multifamily Development). Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

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cc: (via email)

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