

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Hippo Harvest PLN250009Lead Agency: County of San BenitoContact Name: Abraham Prado, Director of Planning and Building ServicesEmail: aprado@countyofsanbenitoca.govPhone Number: 831-637-5313Project Location: 2370 Shore Road, Hollister, CA 95023San Benito County, California*City**County*

Project Description (Proposed actions, location, and/or consequences).

The proposed property is located on two parcels (APNs 013-050-024 and -025) totaling 80.25 acres at 2370 Shore Road in unincorporated San Benito County. Improvements are proposed on 47 acres of the property, with 25 acres remaining in its existing condition (row crops including chicory, sunflower, celery, brussels sprouts, fennel, and pepper varieties), and approximately eight acres dedicated to the proposed detention ponds and septic leach field. The applicant proposes to demolish the existing single-family residence, barn, and appurtenances and construct a 45,000 square foot central processing building with a maximum height of 30 feet. The proposed project also includes approximately 28 acres of hoop houses greenhouse structures (total of 265 structures) measuring approximately 31.5 feet wide, 147 feet long, and 21.75 feet high. Approximately 25 acres of the existing row crops on the northern portion of the project site will remain. The applicant proposes to grow, pack, and ship leafy greens.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts in Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Hazards and Hazardous Materials. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency County of San Benito that the project, with mitigation measures incorporated, may have a significant effect on the environment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The proposed project is an agricultural related project in the agricultural designation of the San Benito County General Plan. The public period of the initial study/mitigated negative declaration review will begin on Monday, February 23, 2026 and end on Tuesday, March 24, 2026. The lead agency will receive any comments generated during the public review period.

Provide a list of the responsible or trustee agencies for the project.

Responsible Agencies:
San Benito County Agricultural Commissioner
San Benito County Environmental Health Department
City of Hollister Fire Department
San Benito County Public Works Department
San Benito County Integrated Waste Department
San Benito County Council of Governments
Caltrans District 5
California Highway Patrol
Regional Water Quality Control Board
San Benito County Water District
Association of Monterey Bay Area Governments (AMBAG)
Monterey Bay Unified Air Pollution Control District (MBUAPCD)
Fish & Wildlife Service