

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

To: Interested Individuals
San Benito County Clerk

From: San Benito County Resource Mgmt. Agency
2301 Technology Pkwy.
Hollister, CA 95023-2513

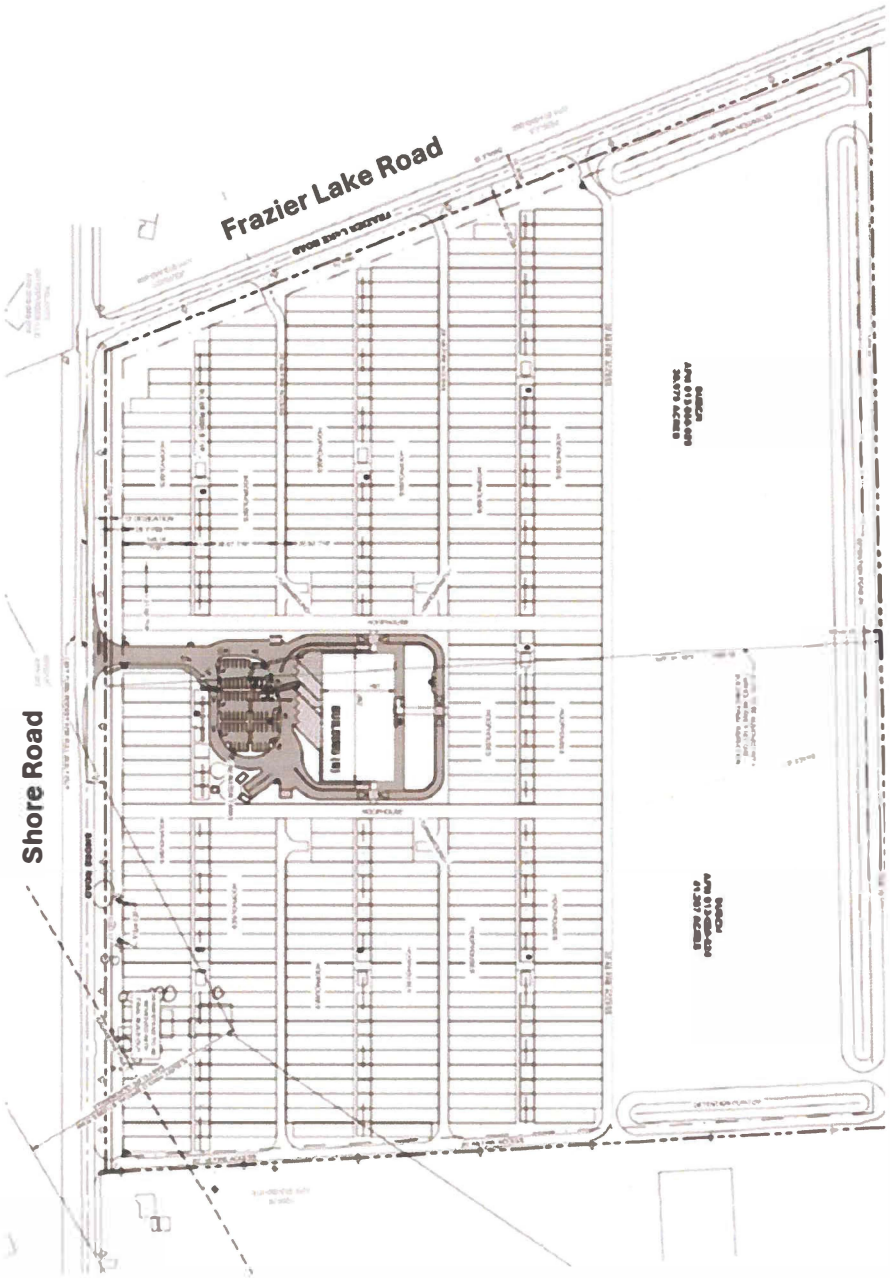
Contact Person: M. Abraham Prado, Director of Planning & Building, (831) 637-5313,
aprado@sanbenitocountyca.gov
Project File No.: County Planning File PLN250009 (Hippo Harvest)
Project Applicant: Hippo Harvest/Kevin Burg
Project Location: 2370 Shore Road, Hollister, CA 95023, within San Benito County, California
(Assessor's Parcel Numbers APNs 013-050-024 and 013-050-025)

NOTICE IS HEREBY GIVEN that the Initial Study for County Planning File PLN250009 (Hippo Harvest) for a Conditional Use Permit is available for public review and the County, as LEAD AGENCY, intends to adopt a Mitigated Negative Declaration for this project, which finds that the project will not have a significant effect on the environment. The Public review period in which comments will be accepted for the proposed Mitigated Negative Declaration begins Thursday, March 5, 2026, and ends at 5:00 p.m. on Friday, April 3, 2026. The project's Initial Study, its proposed Mitigated Negative Declaration, and the documents referenced in the Initial Study and MND are available for review at the County Resource Management Agency at the above address and at the County website:

<https://www.sanbenitocountyca.gov/departments/resource-management-agency/planning-and-land-use-division/hippo-harvest-file-pln250009> search for Hippo Harvest – File No. PLN250009 Mitigated

Negative Declaration. Comments may be addressed to the contact person identified above; written comments are preferred. Please reference the project file number in all communications. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for this project before the County Planning Commission is tentatively scheduled for 6:00 p.m., Wednesday, April 15, 2026, or as soon thereafter as the matter may be heard, in the Board of Supervisors Chambers of San Benito County, located at 481 Fourth Street, Hollister, California, at which time and place interested persons may appear and be heard thereon.

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 house 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.



Source: Kelley Engineering & Survey, 2025

Figure 4
 Site Plan
 2370 Shore Road (Hippo Harvest) Initial Study



[Handwritten Signature]
 Signature

Director of Planning & Building Services
 Title

3/1/2026
 Date