

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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Project Title: Hippo Harvest PLN250009

Lead Agency: County of San Benito Contact Person: Abraham Prado
 Mailing Address: 2301 Technology Pkwy. Phone: 831-637-5313
 City: Hollister Zip: 95023 County: San Benito County

Project Location: County: San Benito County City/Nearest Community: Hollister
 Cross Streets: Shore Road and Frazier Lake Road Zip Code: 95023
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 56 ' 31.5 " N / 121 ° 27 ' 13.9 " W Total Acres: 80.25
 Assessor's Parcel No.: 013-050-024 and 013-050-025 Section: 13S Twp.: T14S Range: R5E Base: _____
 Within 2 Miles: State Hwy #: Hwy 25 Waterways: Santa Ana Creek
 Airports: Hollister and Frazier Lake Railways: Union Pacific Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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. 45,000 Acres 80.25 Employees 60
 Industrial: Sq.ft. _____ Acres _____ 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: Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Zoning Designation: Agricultural Productive, General Plan Designation: Agricultural

Project Description: (please use a separate page if necessary)

The proposed property is a 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.

Reviewing Agencies Checklist

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

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

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

Starting Date Thursday, March 5, 2026 Ending Date Friday, April 3, 2026

Lead Agency (Complete if applicable):

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|-------------------------------------------------|--------------------------------------------|
| Consulting Firm: <u>EMC Planning Group Inc.</u> | Applicant: <u>Kevin Burg</u> |
| Address: <u>601 Abrego Street</u> | Address: <u>3439 Cloverdale Road</u> |
| City/State/Zip: <u>Monterey, CA 93940</u> | City/State/Zip: <u>Pescadero, CA 94060</u> |
| Contact: <u>Shoshana Lutz, Senior Planner</u> | Phone: <u>602-510-8932</u> |
| Phone: <u>831-649-1799</u> | |

Signature of Lead Agency Representative:  Date: 3/1/2026

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