



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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Item Number: 7.2

MEETING DATE: 04/15/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING - Hold a public hearing to consider adopting a resolution to approve County Planning file PLN250009 and PLN250038, a use permit at 2370 Shore Road (Assessor's Parcels 013-050-024 and -025), in unincorporated San Benito County, to allow growing, packing, and shipping leafy greens, with 47 acres of improvements including a 45,000-square-foot central processing building and 28 acres of hoop house greenhouse structures, with 25 acres remaining in its existing condition with crops, and with approximately eight acres dedicated to the proposed detention ponds and septic leach field.
SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The project would demolish the existing single-family residence, barn, and appurtenances and construct a 45,000 square foot central processing building with a maximum height of 23 feet. The proposed project also includes approximately 30 acres of hoop house greenhouse structures measuring approximately 31.5 feet wide, 147 feet long, and 21.75 feet high. The project would occur in four phases, each with additional construction and additional employees.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the proposed project and all environmental impacts associated with the project request, and its mitigation measures, when implemented, will result in a less-than-significant impact all of the impacts. The IS/MND is attached with the exception of appendices, which are available on file at the County Resource Management Agency.

Hippo Harvest (the applicant) is a grower, packer, and shipper of leafy greens growing USDA Certified Organic produce in hydroponic greenhouses ("hoop houses") that use mobile robots as tractors. They partner with local outdoor growers to perform both indoor and outdoor production (e.g., growing sensitive

varieties indoors during transition seasons) to deliver products on a year-round basis.

The project site is located in unincorporated San Benito County at 2370 Shore Road, approximately six miles north of Hollister, eight miles northeast of San Juan Bautista, and seven miles southeast of Gilroy. The project site currently consists of row crops and a single-family residence, barn, and appurtenances. Row crops grown include chicory, sunflower, celery, brussels sprouts, fennel, and pepper varieties.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

No

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

Staff recommends that the San Benito County Planning Commission adopt Resolution No. 2026 NN, approving the following:

1. Adoption of the Mitigated Negative Declaration (“MND”), which evaluates the impacts of development under the 2370 Shore Road Conditional Use Permit, prepared pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Act § 21000 et seq.) and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000-15387); adopt mitigation measures to reduce any significant environmental impacts where feasible, as recommended in the IS/MND; adopt a Mitigation Monitoring and Reporting Plan,
2. Approve a Conditional Use Permit for the 2370 Shore Road Project.

The recommendation is based on the findings and conditions of approval set forth in Planning Commission Resolution 2026-NN, and all the Exhibits thereto.

ATTACHMENTS:

[Presentation](#)

[Staff Report](#)

[Vicinity Maps](#)

[Site Plan - Phase I](#)

[Site Plan - Phase II](#)

[Notice of Intent to Adopt a Mitigated Negative Declaration](#)

[Notice of Completion of Mitigated Negative Declaration](#)

[Public Review Initial Study/Mitigated Negative Declaration \(without appendices\)](#)

[Mitigation Monitoring and Reporting Program](#)

[Resolution](#)

State Water Resources Control Board Comment Letter
Public Hearing Notice as Published in the Hollister Free Lance April 3, 2026