



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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Item Number: 9.1

MEETING DATE: 11/19/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Michael Kelly

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Hold a public hearing to consider adopting a resolution to approve PLN250045, a tentative map
subdividing an existing 36.02-acre parcel into three lots of 5.11 acres, 5.18 acres, and 25.73 acres.
The project site is located at 748 Bolado Road (approximately 1/4 mile west of the intersection of
Highway 25 and Quien Sabe Road) in unincorporated San Benito County.
SBC FILE NUMBER: 790**

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The project proposes to subdivide an existing 36.02-acre agricultural parcel into three lots measuring 5.11 acres, 5.18 acres, and 25.73 acres. Parcel Three contains an existing residence and accessory agricultural structure, while the remaining parcels are undeveloped farmland. No new construction is proposed as part of this request.

The Planning Commission first reviewed this item at its September 17, 2025, meeting and then continued the review twice, first to October 15, 2025, and then to the present date. The first continuance was to allow time for the applicant to provide additional information requested by County staff. The updated submittals were reviewed by Public Works and Environmental Health, and both agencies confirmed that their comments were addressed. The second continuance was at the applicant's request to clarify comments by the recent Public Works review before further deliberation by the Planning Commission. The clarifications are now found in conditions of approval (please see the attached resolution).

The proposed subdivision is consistent with County zoning and the General Plan's Agriculture (A) designation, which supports continued agricultural use of the land.

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

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the staff report and the attached draft resolution provided in Attachment B, which outlines the necessary findings and recommended conditions of approval. Furthermore, staff recommends that the Planning Commission adopt the resolution to approve the PLN250045 Minor Subdivision/Tentative Parcel Map, subject to the conditions of approval detailed within the resolution.

ATTACHMENTS:

[Presentation](#)

[Staff Report](#)

[Resolution \(Attachment B to Staff Report\)](#)

[Free Lance Notice](#)