



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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**Item Number: 7.2**

**MEETING DATE:** 03/18/2026

**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 County Planning file PLN230019, a tentative parcel map/minor subdivision at 761 Riverside Road, unincorporated San Benito County (APNs 021-060-024, 021-060-032, and 021-060-033), and to consider adopting a resolution that would adopt a mitigated negative declaration for this subdivision and would approve the tentative map, with said map subdividing a 74.49-acre parcel into three parcels of 24.66 acres, 24.88 acres, and 24.71 acres, in addition to proposing three homes and three accessory dwelling units together with driveways and other infrastructure.**  
**SBC FILE NUMBER: 790**

**AGENDA SECTION:**

PUBLIC HEARING

**BACKGROUND/SUMMARY:**

The project proposes to subdivide a 74.49-acre parcel into three parcels of 24.66 acres, 24.88 acres, and 24.71 acres. The project also proposes three homes, three accessory dwellings, three accessory structures, three new septic systems, four new drainage ponds, grading for three new driveways, and three new water tanks for use with the existing well on the proposed Parcel 2. This well will be shared by the three new dwellings and three new accessory dwellings. The project site is located at 761 Riverside Road in unincorporated San Benito County, approximately 2,300 feet southwest of the City of Hollister city limits. Planning staff has prepared an initial study/mitigated negative declaration to consider the environmental effects of the project.

Further information can be found in the enclosed staff report.

**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**

Yes

**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 adopt the PLN230019 initial study/mitigated negative declaration and approve the PLN230019 tentative parcel map/minor subdivision, subject to the conditions of approval detailed within the resolution.

**ATTACHMENTS:**

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

[Staff Report](#)

[Notice of Availability for IS/MND](#)

[Initial Study/Mitigated Negative Declaration \(IS/MND\), August 8, 2025 \(Attachment C to Staff Report, 85 pages\)](#)

[San Benito High School District Comment Letter on IS/MND](#)

[California Department of Toxic Substances Control Comment Letter on IS/MND](#)

[Monterey Bay Air Resources District Comment Letter on IS/MND](#)

[Public Hearing Notice as Published in the Hollister Free Lance March 6, 2026](#)