



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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**Bobbie
Thomason**
District No. 5

Item Number: 7.4

MEETING DATE: 04/16/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Jonathan Olivas

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Hold a public hearing regarding the continuation of PLN210047, a tentative map for subdivision
of a 73.80-acre parcel. The project proposes to subdivide an existing 73.80-acre parcel at 600
Rocks Road, APN 012-090-021, into four lots of 5.13 acres, 5.47 acres, 5.14 acres, and 47.48 acres
and a 10.58-acre remainder parcel. Parcel Three has an existing residence, and Parcel Four has
an existing accessory structure. The project site is otherwise undeveloped grazing land. This
project proposes no construction. Staff will present a project status update for PLN210047, CEQA
review pending consultant selection.**
SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

On March 19, 2025, the Planning Commission considered County Planning File PLN210047, a proposed tentative map to subdivide a 73.80-acre parcel located at 600 Rocks Road into four lots and a remainder parcel. After reviewing the project and public testimony, the Commission determined that the project did not qualify for a categorical exemption under CEQA and directed staff to issue a Request for Proposals (RFP) for preparation of the appropriate environmental review. Staff distributed the RFP shortly after the March 19 meeting and anticipates that the required documentation will be in the form of an Initial Study/Mitigated Negative Declaration (IS/MND).

As of the writing of this update, staff has not yet received any consultant proposals. Once qualified bids are received, they will be forwarded to the applicant for consultant selection. Staff will return to the Commission with a timeline for CEQA review once a firm is selected. No action is being requested at this time.

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 receive the project status update for County Planning File PLN210047 and continue the item to a date certain, to be determined at the April 16, 2025 meeting. This will allow additional time for environmental consultants to submit proposals in response to the County's CEQA RFP and for the applicant to select a qualified firm to prepare the anticipated Initial Study/Mitigated Negative Declaration (IS/MND).

ATTACHMENTS:

[STAFF MEMO](#)

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