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COUNTY COUNSEL:
Gregory Priamos

CLERK OF THE BOARD:
Vanessa Delgado

Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, February 24, 2026

Item Number: 1.15

MEETING DATE: 02/24/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PLANNING AND BUILDING - A. PRADO

1. Adopt Resolution Authorizing the County Planning Director to sign and accept a Deed Restriction for an accessory agricultural storage structure with a full bathroom at 5940 Pacheco Pass Highway (BLD25-00477, APN 016-080-027) in the unincorporated area of San Benito County; and

2. Authorize Chair to sign.

SBC FILE NUMBER 790

RESOLUTION NO.: 2026-25

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

Pursuant to San Benito County Ordinance 1043 (Zoning) Section 25.07.006(G), for an attached or detached accessory structure that "contains more than one room, bath, and/or wet bar, a deed restriction must be recorded that states that the building shall not be subsequently altered or used as a dwelling unit or business without obtaining county approval."

The accessory storage structure approved under Building Permit BLD25-00477, is permitted for agricultural storage and related use only. Permitted uses may include storing trucks, tractors, tools, and supplies to service the local communities wells and pumps as intended by the applicant. The detached 9,000 sq. ft. accessory storage structure includes one full bathroom. The deed restriction ensures that the structure shall not be altered or used as a dwelling unit or business without obtaining County approval.

Planning staff has prepared the deed restriction document, and the property owners have signed it with notary public acknowledgment. Since this restriction grants the County an interest in real property, the Board of Supervisors must authorize the Planning Director to sign and accept the restriction on behalf of the County. Upon approval, Planning staff will provide the signed deed restriction to the property owners, who will be responsible for recording the document with the County Recorder's office.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

1. Adopt Resolution Authorizing the County Planning Director to sign and accept a Deed Restriction for an accessory agricultural storage structure with a full bathroom at 5940 Pacheco Pass Highway (BLD25-00477, APN 016-080-027) in the unincorporated area of San Benito County; and
2. Authorize Chair to sign.

ATTACHMENTS:

- [Board Agenda Fact Sheet - Deed Restriction](#)
- [Resolution - Deed Restriction 5940 Pacheco Pass Hwy](#)
- [Exhibit A - Deed Restriction 5940 Pacheco Pass Hwy](#)
- [Plan Set 5940 Pacheco Pass Hwy](#)