



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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Item Number: 7.1

MEETING DATE: 01/21/2026

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 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 a quarter-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 three times, first to October 15, 2025, then to November 19, 2025, and then to the present date. On November 19, 2025, the Planning Commission considered the project and asked the owner for action to preserve agricultural land and verify the owner's stated intent of family ownership of resulting parcels. The Planning Commission then allowed the owner time for responding to the Planning Commission's project concerns by moving unanimously for project continuance to the regular meeting of January 21, 2026.

The owner has responded by proposing a deed restriction to prohibit sale of the resulting parcels for a period of five years, with the exception of a sale to a family member of the property owner.

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 C, 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:

[PLN250045 Resolution \(Attachment C to Staff Report\)](#)

[PLN250045 Staff Report](#)

[Property Owner Letter, January 9, 2026, Regarding Agricultural Compatibility and Deed Restriction \(Attachment B to Staff Report\)](#)

[Public Hearing Notice as Published in the Hollister Free Lance September 5, 2025](#)