



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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Item Number: 8.1

MEETING DATE: 10/15/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Victor Tafoya

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.

At the September 17, 2025 Planning Commission meeting, this item was continued to October 15, 2025 to allow time for the applicant to provide additional information requested by County staff. The updated submittals have been reviewed by Public Works and Environmental Health, and both agencies have confirmed that their comments have been addressed.

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:

[Resolution](#)

[Staff Report](#)

[Presentation](#)

[Freelance Notice](#)