



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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District No. 5

Item Number: 5.2

MEETING DATE: 03/05/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Jonathan Olivas

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING - Hold a public hearing to consider adopting a resolution to approve PLN240042 a tentative map subdividing an existing 28.57-acres parcel into three separate parcels of 5.00 acres, 5.00 acre, and 18.41 acres with a 0.16 acre and 0.51 acre road dedications. The project is located at 1401 Orchard Road (approximately 1 mile northeast of the intersection of Fairview Road and Orchard Road) in unincorporated San Benito County.
SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

This project entails the subdivision of an existing 28.57-acre parcel into three separate parcels, each measuring 5.00 acres, 5.00 acres, and 18.41 acres respectively with a 0.16 acre road dedication along Orchard Road. Parcels One and Two both have residences while Parcel Three is undeveloped farmland. This project proposes no construction.

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 PLN240042 minor subdivision/tentative parcel map, subject to the conditions of approval detailed within the resolution.

ATTACHMENTS:

[Resolution](#)

[Staff Report](#)

[Power Point](#)

[Freelance Notice](#)