



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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District No. 5

Item Number: 5.1

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 PLN240030, a tentative map to subdivide an existing 160.18-acre parcel into two separate parcels, measuring 17.89 acres and 142.29 acres respectively. This project proposes no construction. The project site is located at Mission Vineyard Road (Approximately 1 mile southeast of Downtown San Juan Bautista at the intersection of Mission Vineyard and Hedges Road.) in the unincorporated San Benito County. SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The proposed project is situated at the intersection of Mission Vineyard Road and Hedges Road and encompasses an approximately 160.18-acre parcel (Assessor's Parcel Numbers [APN(s)] 018-200-071 & 018-200-075). The site is located approximately 1 mile southeast of downtown San Juan Bautista within the unincorporated San Benito County. Positioned around 1 mile to the southeast of the intersection of Highway 156 and The Alameda, this project occupies a rural area surrounded by agricultural activities. Parcel One contains the existing residence, shared well, septic system, and two existing agricultural accessory structures. Parcel Two has an existing agricultural accessory structure and is otherwise undeveloped agricultural land. The proposed project has existing access from both Mission Vineyard Road and Hedges Road, which will both serve the two proposed parcels. 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 PLN240030 minor subdivision/tentative parcel map, subject to the conditions of approval detailed within the resolution.

ATTACHMENTS:

[Resolution](#)

[Staff Report](#)

[Power Point](#)

[Freelance Notice](#)