



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1
Vice-Chair

Kollin Kosmicki
District No. 2
Chair

Mindy Sotelo
District No. 3

Angela Curro
District No. 4

Ignacio Velazquez
District No. 5

Item Number: 1.25

MEETING DATE: 05/20/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY- A.PRADO, PLANNING AND BUILDING DIRECTOR

Adopt Memorandum of Understanding (MOU) between the City of San Juan Bautista and San Benito County and adopt Resolution regarding the processing of County planning applications within the San Juan Bautista City's planning area.

SBC FILE NUMBER: 790

RESOLUTION NO. 2025-26

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

On May 26, 2020, the City Council established an Urban Growth Boundary/Sphere of Influence Ad Hoc Committee consisting of two Council members, two Planning Commissioners and one at-large community member.

Ad-Hoc Committee Members:

- Council Member
Jackie Morris-Lopez - Council Member
David Medeiros - Commissioner
Dan DeVries- Commissioner
Chris Martorana - Member at Large

https://www.san-juan-bautista.ca.us/government/commissions_boards_and_committees/urban_growth_boundary.php

The San Juan Bautista City Council adopted Resolution 2023-71 approving the "Notice of Intention to Amend the General Plan by Accepting Urban Growth Boundary Ad Hoc Committee Recommended Sphere of Influence, Urban Growth Boundary, and Planning Area" which created a new Sphere of Influence, Urban Growth Boundary and Planning Area attached as Exhibit A. Establishment of a "Planning Area" (previously referred to as the "Area of Concern") wherein City maintains significant influence, is vital to the protection of the historical character and setting of the City, which underpins the City's cultural and economic well-being and community values.

It is the intention of the Parties now to memorialize the influence to be maintained by the City with regard to development of properties within the County's jurisdictional boundaries, but which are also within the City's "Planning Area" as herein set forth and recognized. The City of San Juan Bautista City Council adopted Resolution 2024-40.

In 2020, the San Juan City Council created an Urban Growth Boundary Committee with an eye towards replacing the town's growth boundary which had existed historically, but which was not then present. During that process, it was discovered that the city also lacked an updated Sphere of Influence (SOI). A new SOI was therefore added to the scope.

The work of the UGB Committee resulted in a resolution by the council to adopt a new UGB and SOI which are both coterminous with city limits. This action was taken to *encourage* "infill" development, and *discourage* conversion of the prime ag and grazing lands which surround the "City of History."

Having established a boundary for growth as well as a reduced sphere both of which are right on the city limit lines, the question therefore became: What happens on the other side of the lines, which is county ground?

Recognizing and deferring completely to the jurisdictional authority of the county, as well as their processes, San Juan asked to simply be informed when a project is proposed around them, to learn about the proposal first hand, and then to provide its feedback to the county—all in the hope that its position will be taken into account during the county process which will follow.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

N/A

CONTRACT NEEDED FOR THIS ITEM:

N/A

RFP AND BID HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

CONTRACT HISTORY (Describe all amendments and previous contracts):

N/A

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

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

BUDGETED:

N/A

BUDGET ADJUSTMENT NEEDED:

N/A

SOURCE OF FUNDING:

N/A

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

N/A

CURRENT FY COST:

N/A

STAFF RECOMMENDATION:

Adopt Memorandum of Understanding (MOU) between the City of San Juan Bautista and San Benito County and adopt Resolution regarding the processing of County planning applications within the San

Juan Bautista City's planning area.

BOARD ACTION RESULTS:

Adopted MOU and Resolution No. 2025-26 per staff recommendation. (5/0 vote)

ATTACHMENTS:

[MOU Resolution](#)

[MOU Regarding Development Plan Area](#)

[Exhibit A - SOI](#)

[San Juan Bautista Reso 2025-15 MOU Regarding Development Within Planning Area](#)

[Fully Executed MOU - Development Plan Area](#)

[Fully Executed Resolution - No. 2025-26 County Planning Application Process](#)