



**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: 2.2

MEETING DATE: 06/10/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

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

(To be heard at 9:30 a.m. or soon thereafter as the matter may be heard.)

Adopt or deny the proposed ordinance provisions to amend Title 25 Section 25.03.004 (Agricultural and Rural Districts).

SBC FILE NUMBER: 790

ORDINANCE NO.: 1083

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

Public Hearing to review and provide recommendation to the Board of Supervisors on proposed text amendments to San Benito County Code Title 25 Section 25.03.004 (Agricultural and Rural Districts). The zoning code codified in Title 25 provides for the division of the county into districts, within each of which the uses of land and buildings and the height and bulk of buildings and the open spaces about them are regulated and specified. Proposed amendments include to increasing the acreage for subdivisions in the Agricultural Productive, Agricultural Rangeland, and Rural Transitional zoning districts.

May 21, 2025 Planning Commission Recap:

There was (3) public comments all not in support of increasing the minimum acreage.

Planning Commissioners discussed and recommended increasing the AP acreage for subdivision from 20 to 40 acres.

Since Planning Commission, we have received several calls, emails, and letters submitted not in support of ordinance changes, and a formal recommendation from the Ag Element Stakeholder Planning Group

to deny proposed ordinance amendments to Title 25.03.004.

The presentation will be given by staff.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

Yes

CONTRACT NEEDED FOR THIS ITEM:

No

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:

Staff recommends that the Board of Supervisors consider all aspects of the record and either deny or adopt the proposed ordinance provisions to amend Title 25 Section 25.03.004 (Agricultural and Rural Districts).

ATTACHMENTS:

[Presentation - Zoning Code Draft Update](#)

[Ordinance -Amending Chapter 25 Zoning](#)

[Redlined - 25.03 Zoning Map and Districts_Ag Changes Only \(PC Edits\)](#)

[Planning Commission Resolution - Signed](#)

[Free Lance Notice](#)