

**BOARD MEMBERS:**

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**Agenda Item**  
**Regular Meeting of the**  
**Board of Supervisors**  
**Tuesday, June 23, 2026**

**Website:**

[www.sanbenitocountyca.gov](http://www.sanbenitocountyca.gov)

COUNTY EXECUTIVE OFFICER:  
Esperanza Colio Warren

COUNTY COUNSEL:  
Gregory P Priamos

CLERK OF THE BOARD:  
Vanessa Delgado

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**MEETING DATE:** 06/23/2026

**Item Number: 3.1**

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Deems Katada

**DEPT HEAD/DIRECTOR:** Deems Katada

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS - D. KATADA**

Approve a modification to the Fairview Corners frontage improvements to allow construction of a decorative cobblestone median island with decorative boulders and limited drought-tolerant landscaping in lieu of the landscaped median shown on the approved Tentative Subdivision Map, finding that the modified median design is substantially consistent with the intent of the approved frontage improvements, subject to review and approval by the County Engineer.

SBC FILE NUMBER:105

**AGENDA SECTION:**

REGULAR AGENDA

**BACKGROUND/SUMMARY:**

In November 2012, the Board adopted the Fairview Corners Specific Plan, which allows for the development of a residential project containing up to 189 residential units. Subsequently, Tentative Subdivision Map (TSM) 17-103, commonly known as the Fairview Corners project, was conditionally approved by the Planning Commission on July 18, 2018. One of the project's conditions of approval requires the developer to construct Fairview Road along the project's frontage to its ultimate design standard, as identified in the County General Plan. This standard consists of a four-lane arterial roadway (two lanes in each direction) within a 110-foot-wide right-of-way.

Per the approved Tentative Map, the Fairview Road frontage improvements include a landscaped median island. However, because Fairview Road is a County-maintained roadway, maintenance of the landscaped median was inadvertently omitted from the Community Facilities District (CFD) assessment established for the subdivision. As a result, if the landscaped median is constructed as approved, responsibility for its maintenance would fall to the County Road Maintenance Division.

County road maintenance crews have limited experience and resources for maintaining landscaped medians of this type. Therefore, staff recommends modifying the median design to incorporate decorative hardscape materials, including embedded cobblestone, decorative boulders, and limited drought-tolerant landscaping, in lieu of a traditional landscaped median. The proposed design would maintain an attractive streetscape feature while substantially reducing long-term maintenance obligations, irrigation requirements, and future costs to the County.

The proposed median design is substantially consistent with the intent of the frontage improvements approved under Tentative Subdivision Map 17-103, as it maintains a landscaped gateway feature and visual enhancement along Fairview Road while utilizing materials and plantings designed to minimize long-term maintenance requirements and associated costs to the County.

Attached are conceptual examples of decorative cobblestone median islands incorporating decorative boulders and drought-tolerant landscaping. These exhibits are provided for illustrative purposes only to demonstrate the general character, appearance, and maintenance approach contemplated by the proposed median modification. Final median design, materials, landscaping, and irrigation details shall be subject to review and approval by the County Engineer.

#### **FISCAL IMPACT:**

N/A

#### **STAFF RECOMMENDATION:**

Approve a modification to the Fairview Corners frontage improvements to allow construction of a decorative cobblestone median island with decorative boulders and limited drought-tolerant landscaping in lieu of the landscaped median shown on the approved Tentative Subdivision Map, finding that the modified median design is substantially consistent with the intent of the approved frontage improvements, subject to review and approval by the County Engineer.

#### **ATTACHMENTS:**

[Agenda Fact Sheet - Fairview Corners](#)

[Presentation - Fairview Corners Frontage Improvements](#)

[Fairview Corners Median Island Conceptual Examples](#)