



**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: 1.12

MEETING DATE: 08/12/2025

DEPARTMENT: BOARD OF SUPERVISORS

AGENDA ITEM PREPARER: Aurelia Rodriguez

DEPT HEAD/DIRECTOR: Esperanza Colio Warren

SUBJECT:

BOARD OF SUPERVISORS

Approve the Traffic Impact Mitigation Fee Study Memorandum of Understanding (MOU) between Council of San Benito Governments, County of San Benito, City of Hollister, and City of San Juan Bautista.
SBC FILE NUMBER: 156

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

SBCOG represents the regional transportation interests of the San Benito County region.

The Traffic Impact Mitigation Fee (TIMF) Study is a plan that helps cities and counties decide how much new construction projects—like houses, shopping centers, or office buildings—should pay to help fix traffic problems they may cause. When new developments are built, more cars end up on the road, leading to more traffic, slower commutes, and greater wear and tear on streets. The TIMF Study looks at how new development affects local roads and pays a fair fee to charge developers to help pay for improvements like widening roads, adding traffic lights, or building new intersections.

This study is critical because the law (AB 1600 in California) requires local governments to prove a “nexus” or strong connection between the new development and the traffic issues it creates. The TIMF Study provides that proof by using traffic data and planning information to show why and how much developers should contribute. San Benito County last completed a full TIMF Study in 2016, with a minor

update in 2019. Now, local agencies are working to update it again so traffic solutions can keep up with the region's growth.

To make the updated TIMF Study happen, the following four local agencies—the Council of San Benito County Governments (SBCOG), San Benito County, the City of Hollister, and the City of San Juan Bautista will consider a Memorandum of Understanding (MOU). This agreement outlines how the agencies will work together and share the costs. SBCOG will lead the project by hiring a consultant to do the study and manage the work. Each agency will help choose the consultant and provide feedback throughout the process. The costs will be split based on size and traffic impact. The organizations will pay the Council (SBCOG), which will hire a company to produce the study.

- San Benito County pays 47.5%
- City of Hollister pays 47.5%
- City of San Juan Bautista pays 5%

This partnership ensures that everyone has a voice in the study and that growth in the county is managed in a way that improves traffic for all.

STAFF RECOMMENDATION:

Approve the Traffic Impact Mitigation Fee Study Memorandum of Understanding (MOU) between Council of San Benito Governments, County of San Benito, City of Hollister, and City of San Juan Bautista.

ATTACHMENTS:

[Memorandum of Understanding - COG, SBC, COH, SJB - Traffic Impact Mitigation Fee Study](#)