



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1

Kollin Kosmicki
District No. 2

Mindy Sotelo
District No. 3
Vice-Chair

Angela Curro
District No. 4
Chair

Bea Gonzales
District No. 5

Item Number: 1.13

MEETING DATE: 11/12/2024

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Deems Katada

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY – STEVE LOUPE, PUBLIC WORKS ADMINISTRATOR

Approve the Final Maps for TSM 12-85, Tract No. 308, commonly known as Santana Ranch, Units 17 & 18, located at East of Fairview Road, and accept the offers of dedications for public uses in conformity with terms of the offers of dedication, subject to improvement and subject to the condition that the County of San Benito is not responsible or liable for any cost or expense of any offer accepted unless authorized by separate action of the Board of Supervisors, and authorize staff to submit the Final Maps to the San Benito County Recorder's Office to record.

SBC FILE NUMBER: 105.3

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

In October of 2010, your Board adopted the Santana Ranch Specific Plan, which consists of the development of a residential, mixed used project consisting of a maximum of one thousand ninety-two (1,092) residential units. Subsequently, TSM 12-85 (Tract No. 308) commonly known as Santana Ranch was conditionally approved by the Planning Commission on April 17, 2013. Due to the scale of the project, it will be developed in multiple phases. The developer is seeking to record Final Maps for Unit 17 (89 lots) and Unit 18 (89 lots). Between the recording of Unit 16 and these Units 17 & 18, 80 additional apartment units have been created. With approval of the Final Maps for Units 17 & 18, the total lot count being created and recorded is 956 lots and 136 apartment units which brings the total number of lots created to 1,092 which completes the maximum number of lots allowed for the Santana Ranch Specific Plan.

Section 23.09.008 of the San Benito County Code requires that a Final Map be submitted to the Board of Supervisors for approval after it has been confirmed by the County Engineer as complying with the approved or conditionally approved Tentative Map. The County Engineer and the Director of Planning have confirmed that the applicant has met the conditions of approval of the tentative map, as reflected in the Notice of Decision and Development Agreement and has bonded the outstanding required subdivision improvements. The Final Maps (for Unit 17 and Unit 18) are being submitted herewith for the Board's consideration. Following the Board's approval, the Final Maps will be recorded with the San Benito County Recorder's Office.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

No

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:

Approve the attached Final Maps for TSM 12-85, Tract No. 308, Unit 17 (89 lots) and Unit 18 (89 lots), Accept on behalf of the public the offers of dedications for public uses in conformity with terms of the offers of dedication, subject to improvement and subject to the condition that the County of San Benito is not responsible or liable for any cost or expense of any offer accepted unless authorized by separate action of the Board of Supervisors, Direct the Clerk of the Board to certify on the Final Maps the action of the Board of Supervisors, Authorize staff to submit the Final Maps to the San Benito County Recorder's Office to record.

ATTACHMENTS:

- [Santana Ranch Unit 17 Final Map](#)
- [Santana Ranch Unit 18 Final Map](#)
- [Notice of Decision TSM 12-85](#)
- [Development Agreement](#)