



**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: 1.17

MEETING DATE: 04/08/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Steve Loupe

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY- S. LOUPE, PUBLIC WORKS ADMINISTRATOR

Approve budget adjustments/transfers for reimbursement of construction costs that are included in the Traffic Impact Fee Fund (287) to the Road Fund (210) in an amount of \$664,213.00 for reimbursement of portions of the road construction along Fairview Road and for portions of the signal installation and improvements at the intersection with Hillcrest Road that are included in the Traffic Impact Mitigation Fee program, The Fairview Road/Hillcrest Road signalized intersection and the second northbound lane of Fairview Road are both improvements that are identified within that program, the costs pertinent to the easterly leg of the intersection that was installed by Santana Ranch development and the signal required to service that easterly leg are not being reimbursed to the Santana Ranch development. (4/5 vote required)

SBC FILE NUMBER: 865

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

The Santana Ranch Development Agreement included provisions for road improvements on Fairview Road (County owned). Reimbursement through traffic impact fees was included in the approved Development Agreement by the Board of Supervisors to reimburse the developer for specific improvements which benefit the general public and were paid for by the developer. This is a typical protocol for situations when developers construct improvements that aren't directly required as mitigation for the impacts of their development.

The Santana Ranch project, and other projects in the general vicinity, all contribute to the Traffic Impact Fund when their projects generate traffic. A Regional Transportation Impact Fee Mitigation Study report

was produced in 2010 and 2016 regarding the collection and use of the funds collected. That report delegates the amount of reimbursements to entities/projects that construct improvements that are above and beyond the impacts directly created by a project.

County staff conducted meetings with the Santana Ranch team to assess the cost of improvements constructed by that project that were not directly caused by the impacts of that project. Those costs and improvements were then considered for reimbursement based on the provisions of the Santana Ranch Development Agreement. Additionally, those costs and improvements were compared with the Regional Transportation Impact Mitigation Fee Study noted above. Two iterations and revisions were applied to the amount of reimbursement costs. The final reimbursement, based on the factors above, was determined to be \$664,213.00. This reimbursement, if approved, will be paid from the funds previously accumulated within the Traffic Impact Fund and will not impact the County's General Fund.

The County has received a request for reimbursement of the construction costs noted above pertinent to portions of the road construction along Fairview Road and for portions of the signal installation and improvements at the intersection with Hillcrest Road (invoice and schedule of costs attached). A transfer of funds that will be covered by revenues from the Traffic Impact Fee Fund (287) to the Road Fund (210) is recommended.

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

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

No

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

BUDGETED:

Yes

BUDGET ADJUSTMENT NEEDED:

Yes

SOURCE OF FUNDING:

Non-general Fund

UNFUNDED MANDATE:

No

SBC BUDGET LINE ITEM NUMBER:

210.70.2275.1000

CURRENT FY COST:

\$664,213.00 (all funds are reimbursed through the Traffic Impact Fund and do not impact the County's General Fund)

STAFF RECOMMENDATION:

Approve budget adjustments/transfers for reimbursement of construction costs that are included in the Traffic Impact Fee Fund (287) to the Road Fund (210) in an amount of \$664,213.00 for reimbursement of portions of the road construction along Fairview Road and for portions of the signal installation and improvements at the intersection with Hillcrest Road that are included in the Traffic Impact Mitigation Fee program, The Fairview Road/Hillcrest Road signalized intersection and the second northbound lane of Fairview Road are both improvements that are identified within that program, the costs pertinent to the easterly leg of the intersection that was installed by Santana Ranch development and the signal required to service that easterly leg are not being reimbursed to the Santana Ranch development. (4/5 vote required)

ATTACHMENTS:

- [Budget Adjustment - Santana Ranch](#)
- [SR - Hillcrest Fairview Reimbursement Tracking Cost Summary](#)
- [SR - Hillcrest Fairview Reimbursement HLIN](#)
- [2016 TIMF Nexus Study](#)
- [Development Agreement - Santana Ranch](#)