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www.sanbenitocountyca.gov

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Esperanza Colio Warren

COUNTY COUNSEL:
Gregory Priamos

CLERK OF THE BOARD:
Vanessa Delgado

**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, September 23,
2025**

Item Number: 2.5

MEETING DATE: 09/23/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Deems Katada

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY – S. LOUPE, PUBLIC WORKS ADMINISTRATOR

Accept Presentation regarding San Juan Oaks Condition Compliance Status.

SBC FILE NUMBER: 105.3

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

On November 3, 2015, the Board adopted the San Juan Oaks Specific Plan (Resolution No. 2015-85), which amended the 2004 San Juan Oaks Vesting Tentative Map. The San Juan Oaks Specific Plan enables development of the property as described more fully therein, including, without limitation, the following: an age-restricted active adult community of up to one thousand and seventeen (1,017) single family detached residential units (collectively, "Active Adult Units"); an amenity center to serve Project residents and users (approximately 17,500 to 25,000 square feet) ("Amenity Center"); sixty seven (67) non-age-restricted, single family detached residential units (collectively, "Conventional Units"); a resort hotel with up to two hundred (200) rooms; an approximately sixty-five thousand (65,000) square foot neighborhood commercial and office center; an approximately four (4) acre facility (with up to a total of one hundred (100) beds) providing a mix of assisted living, skilled nursing and memory care services; approximately forty-one (41) acres for the On-Site Agricultural Preserve; approximately seven (7) acres of private parkland to serve Project residents and users ("Private Parkland"); two (2) community parks (totaling approximately seventeen (17) acres) available to the public (collectively, "Community Parks"),

which will consist of approximately thirteen (13) acres of passive recreational uses within the existing olive orchards on the Property ("Olive Hill Park Area") and approximately four (4) acres located further south on San Juan Oaks Drive for community gardens, dog parks and related facilities ("Community Garden and Dog Park"); approximately one hundred fourteen (114) acres of common open space area (including landscaped areas and informal trails); approximately one thousand two hundred and forty three (1,243) acres to be set aside for the Permanent Wildlife Habitat Preservation Area; trails and bicycle networks throughout the Property; and other on- and off-site infrastructure and improvements necessary to serve the Project. In connection with the Project, Owners are also proposing to preserve approximately one hundred fifty-three (153) acres for the Off-Site Agricultural Preserve; the Existing Golf Club will remain largely unchanged except for some minor renovations.

Also on November 3, 2015, a Development Agreement was entered between the County of San Benito, Pulte Homes and San Juan Oaks, LLC, which vests certain rights and that requires the property owner to provide certain public benefits beyond those that could otherwise be imposed by the County as conditions of development. Per Recital G. 5. of the Development Agreement, the "Effective Date" of the Development Agreement is December 3, 2015.

Subsequently, TSM 13-86 (Tract No. 330) commonly known as San Juan Oaks was conditionally approved by the Planning Commission on November 18, 2015.

On July 10, 2019, the First Amendment to the Development Agreement was approved, which declared that Pulte Homes is no longer a party to the Agreement.

County staff, and a County consultant (funded by the developer), meets with the developer on a bi-weekly basis to ensure that the project is in compliance with the Development Agreement. The attached presentation provides a current project status and the status of the milestones required within that Development Agreement.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Accept Presentation regarding San Juan Oaks Condition Compliance Status.

ATTACHMENTS:

[Board Agenda Fact Sheet - San Juan Oaks Status](#)

[Presentation - San Juan Oaks Status](#)

[San Juan Oaks Notice of Decision](#)

[Development Agreement-San Juan Oaks](#)

[Letter of Approval of Extension of Development Agreement due to COVID-19 Pandemic](#)

[First Amendment to Development Agreement - San Juan Oaks](#)

[San Juan Oaks Development Agreement Compliance](#)

