



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Betsy Dirks
District No. 1

Kollin Kosmicki
District No. 2
Vice Chair

Peter Hernandez
District No. 3
Chair

Bob Tiffany
District No. 4

Bea Gonzales
District No. 5

Item Number: 3.18

MEETING DATE: 08/09/2022

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Deems Katada

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY - S. LOUPE, ASSISTANT DIRECTOR PUBLIC WORKS

Adopt Resolution to accept and consent to record a Grant Deed from Anderson Homes, a California Corporation, for right of way for the purposes of Fairview Road widening improvements, within the Santana Ranch Specific Plan area.

SBC FILE NUMBER: 105

RESOLUTION NO.: 2022-90

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. The Board approved related project entitlements, including a Development Agreement. A copy of the Development Agreement is attached to this report. Subsequently, the subdivision map TSM 12-85 (Tract No. 308), commonly known as the Santana Ranch subdivision, was conditionally approved by the Planning Commission on April 17, 2013. The Planning Commission's Notice of Decision is attached to this report.

Section 2.5 and EXHIBIT 7 of the Development Agreement, and Conditions of Approval #17.b. (1) and #31.a of the Notice of Decision of the Planning Commission's approval of the

subdivision map for Santana Ranch, requires the developer to install Fairview Road improvements. To fulfill said requirement, a right of way dedication from the developer is necessary to be able to build the Fairview Road improvements. Hence, this grant deed of approximately 35,663 square feet is necessary to complete the required improvements. The Fairview Road improvements and other related improvements within the right of way will become part of the County's Maintained Mileage System upon the Board of Supervisors' adoption of a Resolution accepting the improved right of way into the County's System of Maintained Mileage, and the right of way will be maintained as part of the County's System of Maintained Mileage, except for the landscaping improvements, which will be maintained under the Community Finance District No. 2015-01, created for the Santana Ranch project.

Government Code section 27281 requires the County's acceptance of grants of property interests to be reflected in a Resolution of the Board of Supervisors.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

Yes

CONTRACT NEEDED FOR THIS ITEM:

No

CONTRACT AND RFP HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

STATE IF THIS IS A NEW CONTRACT/ HOW MANY PAST AMENDED CONTRACTS/ OR N/A:

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:

\$0.00

STAFF RECOMMENDATION:

1. Adopt the resolution to accept the Grant Deed of approximately 35,663 square feet of land for Fairview Road right of way purposes from Anderson Homes, and authorize the Board Chair to sign it.
2. Authorize and direct the Chair of the Board to execute the certificate of acceptance and consent to record the grant deed.
3. Authorize and direct the Resource Management Agency Interim Director to transmit the fully executed grant deed to the San Benito County Recorder's Office for recording, upon the developer's payment of the costs of title insurance.

ATTACHMENTS:

[Board Resolution with Grant Deed attached](#)
[Preliminary Title Report](#)
[TSM 12-85 Notice of Decision](#)
[Development Agreement](#)