



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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District No. 5

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**Item Number: 8.1**

**MEETING DATE: 06/18/2025**

**DEPARTMENT:**

**AGENDA ITEM PREPARER:** Abraham Prado

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR - PLANNING AND BUILDING -  
Consider a request for a periodic compliance review of the Development Agreement by and  
Between the County of San Benito and Santana Ranch Landowners per Section 19.11.012 of the  
San Benito County code dated November 2, 2010.**  
**SBC FILE NUMBER: 790**

**AGENDA SECTION:**

REGULAR AGENDA

**BACKGROUND/SUMMARY:**

On May 13, 2025, the County of San Benito contacted multiple developers of projects with a development agreement in the County of San Benito to inform them that per Section 19.11.012 "Periodic Compliance Review" of the County of San Benito, the San Benito County Planning Commission will be conducting a periodic compliance review of the Development Agreement. To facilitate the review, the county requested all information and documents from the developer's ascertaining compliance with the development agreement. Anderson Homes provided the attached periodic compliance packet for the development agreement by and between the County of San Benito and Santana Ranch Landowners dated November 2, 2010, for the Santana Ranch development.

The Santana Ranch development agreement includes the development of a maximum of one thousand ninety-two (1,092) residential units (consisting of approximately 774 single-family units and approximately 318 residential multiple units), a maximum of one hundred and six thousand (106,000) square feet of neighborhood commercial land uses, reservation of a site anticipated to consist of eight to twelve acres for purposes of an elementary school to serve approximately seven hundred (700) students; approximately eighteen (18) acres of parks; and additional park and recreational facilities including a pedestrian and bicycle network throughout the property.

Per Section 19.11.012(B) of the San Benito County Code, the developer shall be given the opportunity to be heard orally or in writing regarding performance under the agreement. If the Planning Commission finds the developer to be in full compliance with all terms and conditions of the agreement, it shall adopt a written resolution certifying compliance with the development agreement through the applicable period of review. If the Planning Commission finds that good faith compliance with all terms and conditions of the agreement has not been demonstrated, the Commission shall refer the matter along with its recommendation to the Board of Supervisors.

**STRATEGIC PLAN GOALS: 1. Operational Development & Excellence**

Yes

**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**

Yes

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission review the periodic compliance report ascertaining compliance with the Development Agreement By and Between the County of San Benito and Santana Ranch Landowners and adopt the attached resolution.

**ATTACHMENTS:**

[Resolution.pdf](#)

1. [Power Point Presentation Santana Ranch Development Agreement Compliance Review - Provided by Anderson Homes.pdf](#)
2. [Santana Ranch Development Agreement - Periodic Compliance.pdf](#)
3. [Exhibit 01- Santana Ranch Key Map and Land Use Summary.pdf](#)
4. [Exhibit 02 - Park Photos.pdf](#)
5. [Exhibit 03 - Written Notice to PG&E of Proposed Linear Park.pdf](#)
6. [Exhibit 04 - Landscaped Parkways.pdf](#)
7. [Exhibit 05 - Intersection Photos.pdf](#)
8. [Exhibit 06 - The Apartments at Santana Ranch Photos.pdf](#)
9. [Exhibit 07 - Santana Ranch Apartments Deed Restriction - Phase 1.pdf](#)
10. [Exhibit 08 - Santana Ranch Apartments Deed Restriction - Phase 2.pdf](#)

11. Exhibit 09 - Santana Ranch Apartments Marketing.pdf
12. Exhibit 10 - Santana Ranch Apartments Implementation Plan - Phase 1.pdf
13. Exhibit 11 - Santana Ranch Apartments Implementation Plan - Phase 2.pdf
14. Exhibit 12 - Local Builder Lot Requirement, Advertisement Summary, and Proof of Schedule.pdf
15. Exhibit 13 - School Site Final Map Unit 9 - Lot H.pdf
16. Exhibit 14 - Habitat Conservation Requirements.pdf
17. Exhibit 15 - Community Facilities District Resolution No. 2015-68.pdf
18. Exhibit 16 - Request for Tolling-Extension of Term of Development Agreement as a Result of Enforced Delay.pdf
19. Exhibit 17 - Updated Contact Information.pdf
20. Exhibit 18 - Vesting Tentative Map - Sheets 10 and 11.pdf