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BOARD MEMBERS:

DISTRICT 1 - Dom Zanger
DISTRICT 2 - Kollin Kosmicki
DISTRICT 3 - Mindy Sotelo
DISTRICT 4 - Angela Curro
DISTRICT 5 - Ignacio Velazquez

**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, April 14, 2026**

COUNTY EXECUTIVE OFFICER:
Esperanza Colio Warren

COUNTY COUNSEL:
Gregory P Priamos

CLERK OF THE BOARD:
Vanessa Delgado

Item Number: 2.1

MEETING DATE: 04/14/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Linda Young

DEPT HEAD/DIRECTOR: Deems Katada

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS - D. KATADA

(To Be Heard at 9:30 a.m. or soon thereafter as the matter may be heard)

1. Adopt Resolution Approving Annexation No. 22, Tax Zone 25 (Emama Mar Eshai Shimun XXIII) -1401 Orchard Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN No. 016-070-035-000 into Tax Zone 25 and levying the special tax on the annexed property; and
2. Adopt Resolution Approving Annexation No. 23, Tax Zone 26 (J.M. O'Donnell Family Ranch LLC) - 859 Cowden Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN Nos. 021-120-005-000 and 021-120-006-000 into Tax Zone 26 and levying the special tax on the annexed property; and
3. Adopt Resolution Approving Annexation No. 24, Tax Zone 13A (Fairview Corners LLC), to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN Nos. 025-760-001-000 through 025-760-046-000 and 025-770-001-000 through 025-770-028-000 into Tax Zone 13A and levying the special tax on the annexed property; and
4. Adopt Resolution Approving Annexation No. 25, Tax Zone 1 (Fulton Mojave Development Corp) - 0 Southside Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN No. 20-280-054-000 into Tax Zone 25 and levying the special tax on the annexed property; and
5. Adopt Resolution Approving Annexation No. 26, Tax Zone 27 ((Brigantino D & D Family LTD Partnership) – Shore Rd, Hollister California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN No. 013-060-018-000 into Tax Zone 27 and levying the special tax on the annexed

property; and

6. Authorize and direct the Clerk of the Board/Resource Management Agency staff to prepare and record an amended notices of special tax listing the property added to the CFD; and

7. Adopt the maps of the newly annexed territory; and

8. Authorize and direct the Clerk of the Board/Resource Management Agency staff to record these maps.

SBC FILE NUMBER: 105.3

RESOLUTION NO: 2026-44, 2026-45, 2026-46, 2026-47, 2026-48

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

In 2018, the County Board of Supervisors ("Board") formed Community Facilities District No. 2018-1 (Residential Services) ("CFD") to pay for certain services for the three subdivisions known as Brigantino, the Bluffs, and Fay/Bennett, and established the boundaries a future voluntary annexation area. The CFD formation process included the following Board actions:

On August 7, 2018, the Board adopted a resolution stating its intention to form the CFD and a future voluntary annexation area.

On September 25, 2018, the Board adopted resolutions forming the CFD, calling for a special tax election and then canvassing the results of the special tax election. The Board also approved a description and map of the future area to be annexed into the CFD.

The property owners:

Emama Mar Eshai Shimun XXIII, is in the process of satisfying conditions of approval of a subdivision of APN No. 016-070-035-000 ("Property") as outlined in the Planning Commission Resolution 2025-2 attached, in order for the owner to record a final parcel map in the CFD future voluntary annexation area. The property owner has submitted the required application materials, which include a unanimous approval form approving the annexation signed by the owner. The unanimous approval form allows the owner to waive certain procedural requirements for conducting an election to approve the special tax levied on parcels within the CFD.

J.M. O'Donnell Family Ranch LLC (Annexation No. 23), is in the process of satisfying conditions of approval of a subdivision of APN Nos. 021-120-005-000 and 021-120-006-000 ("Property") as outlined in the Planning Commission Resolution 2024-26 attached, in order for the owner to record a final parcel map in the CFD future voluntary annexation area. The property owner has submitted the required application materials, which include a unanimous approval form approving the annexation signed by the owner. The unanimous approval form allows the owner to waive certain procedural requirements for conducting an election to approve the special tax levied on parcels within the CFD.

Fairview Corners LLC (Annexation No. 24), is in the process of satisfying conditions of approval of a subdivision of APN Nos. 025-760-001-000 through 025-760-046-000 and 025-770-001-000 through 025-770-028-000 ("Property") as outlined in the Planning Commission Resolution 2018-15 attached, in order for the owner to record a final parcel map in the CFD future voluntary annexation area. On November 21, 2023, the Board adopted Resolution No. 2023-152, approving the annexation of the Property into CFD No. 2018-1 as Tax Zone 13 (Fairview Corners LLC) and levying a special tax for Negative Fiscal Impact (NFI) services only. The property owner now desires to establish a new Tax Zone No. 13A as an overlay to Tax Zone No. 13 and annex territory within Tax Zone No. 13 in order to fund project-specific service costs related to Phase 1 of their development. The property owner has submitted the required

application materials, which include a unanimous approval form approving the annexation signed by the owner. The unanimous approval form allows the owner to waive certain procedural requirements for conducting an election to approve the special tax levied on parcels within the CFD.

Fulton Mojave Development Corp (Annexation No. 25), is in the process of satisfying conditions of approval of a subdivision of APN No. 020-280-054-000 ("Property") as outlined in the Planning Commission Resolution 2019-17 attached, in order for the owner to record a final parcel map in the CFD future voluntary annexation area. The property owner has submitted the required application materials, which include a unanimous approval form approving the annexation signed by the owner. The unanimous approval form allows the owner to waive certain procedural requirements for conducting an election to approve the special tax levied on parcels within the CFD.

Brigantino D & D Family LTD Partnership (Annexation No. 26), is in the process of satisfying conditions of approval of a subdivision of APN No. 013-060-018-000 ("Property") as outlined in the Planning Commission Resolution 2024-13 attached, in order for the owner to record a final parcel map in the CFD future voluntary annexation area. The property owner has submitted the required application materials, which include a unanimous approval form approving the annexation signed by the owner. The unanimous approval form allows the owner to waive certain procedural requirements for conducting an election to approve the special tax levied on parcels within the CFD.

To complete the annexation of the Property, the Board must first adopt a Resolution of Intent to approve the annexation at an initial Board meeting, to be followed by a noticed public hearing held at a future Board meeting at least 30 days following, to consider the following actions:

1. Adoption of a Resolution approving the annexation of the property into the CFD, approving Tax Zone No. 25, Tax Zone No. 1, and Tax Zone No. 27 and levying the special tax on the properties;
2. Authorizing and directing the Resource Management Agency staff to prepare and record an amended notice of special tax listing the property added to the CFD; and
3. Adopting a map of the newly annexed territory and authorizing and directing the Resource Management Agency staff to record this map.

The Property proposed within Annexation No. 22 (Shimun) will encompass the subdivision of one parcel totaling 28.57 acres into three lots of 18.41-acres, 5.00-acres, and 5.00-acres with a 0.16 acre road dedication along Orchard Road. The property currently has two residences, two accessory structures, and is otherwise undeveloped agricultural land. This project proposes no construction. The Property proposed to be annexed into CFD No. 2018-1 will be included in the newly created Tax Zone No. 25. The cost estimates from the County's Fiscal Impact and Service Level Analysis for a Joint CFD, dated July 2018, and the County Resource Management Agency were used to determine the maximum special tax rate of \$943.35 per unit for Tax Zone No. 25. The special taxes for Tax Zone No. 25 fund only the Negative Fiscal Impact (NFI) services, specifically fire, law enforcement, and emergency services, and do not include or cover any project-specific service costs.

The Property proposed within Annexation No. 23 (O'Donnell) will encompass the subdivision of two parcels totaling 115.87 acres into three lots of 15.00-acres, 15.11-acres, and 84.03-acres with a 1.73 acre road dedication. The property is currently undeveloped agricultural land. This project proposes no construction. The Property proposed to be annexed into CFD No. 2018-1 will be included in the newly created Tax Zone No. 26. The cost estimates from the County's Fiscal Impact and Service Level Analysis for a Joint CFD, dated July 2018, and the County Resource Management Agency were used to determine the maximum special tax rate of \$943.35 per unit for Tax Zone No. 25. The special taxes for Tax Zone No. 25 fund only the Negative Fiscal Impact (NFI) services, specifically fire, law enforcement, and emergency services, and do not include or cover any project-specific service costs.

The Property proposed within Annexation No. 24 (Fairview Corners) will encompass 74 single-family residential parcels totaling 11.09 acres. The Property proposed to be annexed into CFD No. 2018-1 will be included in the newly created Tax Zone No. 13A. The cost estimates from the County's Fiscal Impact and Service Level Analysis for a Joint CFD, dated July 2018, and the County Resource Management Agency were used to determine the maximum special tax rate of \$1,785.70 per new single-family detached home for Tax Zone No. 13A. The special taxes for Tax Zone No. 13A will fund only project-specific service costs, including the maintenance of roads, sidewalks, storm drainage systems, streetlights, street signs, entry monuments, landscaping, and park improvements.

The Property proposed within Annexation No. 25 (Fulton-Mojave) will encompass the subdivision of one parcel totaling 4.010 acres into 10 residential lots and one additional lot for utility purposes. The property is currently undeveloped agricultural land. The Property proposed to be annexed into CFD No. 2018-1 will be included in the established Tax Zone No. 1. The cost estimates from the County's Fiscal Impact and Service Level Analysis for a Joint CFD, dated July 2018, and the County Resource Management Agency were used to determine the maximum special tax rate of \$1,838.26 per unit for Tax Zone No. 1. The special taxes for Tax Zone No. 1 fund Negative Fiscal Impact (NFI) services and project-specific costs.

The Property proposed within Annexation No. 26 (Brigantino) will encompass the subdivision of one parcel totaling 251.94 acres into two lots of 228.48 and 20.00 acres with a 3.46-acre road dedication. The property is currently undeveloped agricultural land. This property has historically been utilized for agricultural purposes and currently accommodates a small existing agricultural building and the majority of the property is undeveloped farmland. No new construction is proposed as part of this project. The Property proposed to be annexed into CFD No. 2018-1 will be included in the newly created Tax Zone No. 27. The cost estimates from the County's Fiscal Impact and Service Level Analysis for a Joint CFD, dated July 2018, and the County Resource Management Agency were used to determine the maximum special tax rate of \$943.35 per unit for Tax Zone No. 27. The special taxes for Tax Zone No. 27 fund only the Negative Fiscal Impact (NFI) services, specifically fire, police, and emergency services, and do not include or cover any project-specific service costs.

Annexation No. 22, Tax Zone 25 (Emama Mar Eshai Shimun XXIII), Annexation No. 23, Tax Zone 26 (J.M. O'Donnell Family Ranch LLC), Annexation No. 24, Tax Zone 13A (Fairview Corners LLC), Annexation No. 25, Tax Zone 1 (Fulton Mojave Development Corp), and Annexation No. 26, Tax Zone 27 (Brigantino D & D Family LTD Partnership) do not convey any land use or development entitlements to the applicants. Any future use or development of the subject property is subject to compliance with all applicable laws, including but not limited to, county ordinances, resolutions, and policies governing development and land use in the County of San Benito.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

1. Adopt Resolution Approving Annexation No. 22, Tax Zone 25 (Emama Mar Eshai Shimun XXIII) - 1401 Orchard Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN No. 016-070-035-000 into Tax Zone 25 and levying the special tax on the annexed property; and
2. Adopt Resolution Approving Annexation No. 23, Tax Zone 26 (J.M. O'Donnell Family Ranch LLC) - 859 Cowden Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD

2018-01, approving the annexation of APN Nos. 021-120-005-000 and 021-120-006-000 into Tax Zone 26 and levying the special tax on the annexed property; and

3. Adopt Resolution Approving Annexation No. 24, Tax Zone 13A (Fairview Corners LLC), to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN Nos. 025-760-001-000 through 025-760-046-000 and 025-770-001-000 through 025-770-028-000 into Tax Zone 13A and levying the special tax on the annexed property; and
4. Adopt Resolution Approving Annexation No. 25, Tax Zone 1 (Fulton Mojave Development Corp) - 0 Southside Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN No. 20-280-054-000 into Tax Zone 25 and levying the special tax on the annexed property; and
5. Adopt Resolution Approving Annexation No. 26, Tax Zone 27 ((Brigantino D & D Family LTD Partnership) – Shore Rd, Hollister California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services) into CFD 2018-01, approving the annexation of APN No. 013-060-018-000 into Tax Zone 27 and levying the special tax on the annexed property; and
6. Authorize and direct the Clerk of the Board/Resource Management Agency staff to prepare and record an amended notices of special tax listing the property added to the CFD; and
7. Adopt the maps of the newly annexed territory; and
8. Authorize and direct the Clerk of the Board/Resource Management Agency staff to record these map.

ATTACHMENTS:

[Agenda Fact Sheet - Annexations 22-26](#)

[Presentation - Annexations 22-26](#)

[Resolution - Approving CFD 2018-01 Annex'n 22, Tax Zone 25 \(Shimun\)](#)

[Resolution - No. 2026-4 Intent to Annex No. 22 \(Shimun\) \(E\)](#)

[Shimun - Planning Commission Reso 2025-2](#)

[Bd. Resol'n - Approving CFD 2018-01 Annex'n 23, Tax Zone 26 \(O'Donnell\)](#)

[Resolution No.2025-113 - Intent to Annex No. 23 \(O'Donnell\) \(E\)](#)

[O'Donnell - Planning Commission Reso 2024-26](#)

[Bd. Resol'n - Approving CFD 2018-01 Annex'n 24, Tax Zone 13A \(Fairview Corners\)](#)

[Resolution 2023-152- Approval of Annexation 10 \(Fairview Corners\)](#)

[Fairview Corners - Planning Commission Reso 2018-15](#)

[Bd. Resol'n - Approve CFD 2018-01 Annex'n 25 Tax Zone 1 \(Fulton Mojave\)](#)

[Resolution - No. 2026-32 Intent to Annex No. 25 \(Fulton-Mojave\) \(E\)](#)

[Fulton-Mojave - Planning Commission Reso 2019-17](#)

[Bd. Resol'n - Approving CFD 2018-01 Annex'n 26 Tax Zone 27 \(Brigantino\)](#)

[Resolution - No. 2026-33 Intent to Annex No. 26 \(Brigantino\) \(E\)](#)

[Brigantino - Planning Commission Reso 2024-13](#)