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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, December 16, 2025**

Item Number: 1.25

MEETING DATE: 12/16/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Linda Young

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS - S. LOUPE

1. Adopt Resolution of Intent to Approve Annexation No. 23, Tax Zone 26 (J.M. O'Donnell Family Ranch LLC) located at 859 Cowden Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-1 (Residential Services) into CFD 2018-1 consisting 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; and
2. Set a Public Hearing for January 27, 2026 regarding approval of the Annexation. The special taxes levied within Tax Zone No. 26 are intended solely to fund Negative Fiscal Impact (NFI) services, including but not limited to fire protection, police protection, and emergency response services, and not providing funding for any project-specific service costs.

SBC FILE NUMBER: 105.3

RESOLUTION NO: 2025-113

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

In 2018, the County Board of Supervisors ("Board") form Community Facilities District No. 2018-1 (Residential Services) ("CFD") to pay for certain service for the three subdivisions known as Brigantino, the Bluffs, and Fay/Bennett and approved 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 owner, J.M. O'Donnell Family Ranch LLC, is in the process of satisfying conditions of approval of a subdivision of APN No. 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.

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. 26 and levying the special tax on the property;
- 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. 26 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. 26. The special taxes for Tax Zone No. 26 fund only the Negative Fiscal Impact (NFI) services, specifically fire, police, and emergency services, and not including or covering any project-specific service costs.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

1. Set a Public Hearing for January 27, 2026 regarding approval; and
2. Adopt Resolution of Intent to Approve Annexation No. 23, Tax Zone 26 (J.M. O'Donnell Family Ranch LLC) located at 859 Cowden Road, Hollister, California 95023, to annex property located in the Future Annexation Area of Community Facilities District 2018-1 (Residential Services) into CFD 2018-1, for the special taxes levied within Tax Zone No. 26, intended solely to fund Negative Fiscal Impact (NFI) services, including but not limited to fire protection, police protection, and emergency response services, and not providing funding for any project-specific service costs.

ATTACHMENTS:

[Board Agenda Fact Sheet - Annex 23 - O'Donnell \(SC\)](#)

Annexation No. 23 - O'Donnell

Resolution of Intention to Approve CFD 2018-01 Annexation 23 (O'Donnell)

859 Cowden Rd., Hollister, CA 95023

12-18-2024 Planning Commission's Resolution 2024-26 - PLN230033 Minor Subdivision - 859
Cowden Road (O'Donnell_)

CFD 2018-1 Annexation 23 - Unanimous Approval with Ex's (O'Donnell) - signed (08-15-25)