



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

Dom Zanger  
District No. 1  
Vice-Chair

Kollin Kosmicki  
District No. 2  
Chair

Mindy Sotelo  
District No. 3

Angela Curro  
District No. 4

Ignacio Velazquez  
District No. 5

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**Item Number: 2.1**

**MEETING DATE:** 08/12/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Linda Young

**DEPT HEAD/DIRECTOR:** Steve Loupe

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY- S. LOUPE, PUBLIC WORKS ADMINISTRATOR**

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

1. Hold a Public Hearing with regard to County Service Area (CSA) Numbers 16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, 54 and 55, and Community Facilities District (CFD) Nos. 2015-01 and 2018-01; and
2. Adopt Resolution confirming the applicable 2025/2026 fees/taxes for extended services in CSAs as established in the annual Fee/Tax Report; and
3. Adopt Resolution authorizing the County Auditor to levy a special tax and establish the 2025/2026 tax rate for CFD 2015-01 (Santana Ranch) as established in the annual Tax Report; and
4. Adopt Resolution authorizing the County Auditor to levy a special tax and establish the 2025/2026 tax rates for CFD 2018-01 (Residential Services) as established in the annual Tax Report.

SBC FILE NUMBER: 105.3

RESOLUTION NO: 2025-53, 2025-54, and 2025-55

**AGENDA SECTION:**

PUBLIC HEARING

**BACKGROUND/SUMMARY:**

County Service Area (CSA) Numbers 16 (Santa Ana Estates/Holliday Ranch), 21 (Long Acres), 22 (Cielo Vista), 23 (Rancho San Joaquin/Tevis Trail), 24 (Santa Ana Acres), 28 (Heatherwood Estates/Foxhill), 31 (Stonegate), 34 (Ausaymas Estates), 35 (Union Heights), 42 (Lemmon Acres), 46 (Quail Hollow), 47 (Oak Creek), 48 (Dry Creek), 50 (Dunneville Estates), 51 (Comstock Estates), 53 (Riverview Estates I & II), 54 (Pacheco Creek Estates), 55 (Creskide 5 & 6), and Community Facility District (CFD) Numbers 2015-01 (Santana Ranch) and 2018-01 (Residential Services) are the consumers of various services provided by the County. These services vary among the different CSAs/CFDs but may include water and

wastewater treatment, storm drainage maintenance, road maintenance, landscape maintenance, utilities, and other governmental services. Each year, a public hearing is conducted, and resolutions are adopted to implement the applicable fees/taxes within the CSAs/CFDs, as established in the annual Fee/Tax Reports.

#### **CSA Fee Report:**

The maximum fees/taxes and the actual fees/taxes levied for each CSA will remain mostly the same in Fiscal Year 2025/2026 as in the previous fiscal year for the following CSA's; 16 (Santa Ana Estates/Holliday Ranch), 22 (Cielo Vista), 23 (Rancho San Joaquin/Tevis Trail), 28 (Heatherwood Estates/Foxhill), 31 (Stonegate), 34 (Ausaymas Estates), 35 (Union Heights), 46 (Quail Hollow), 47 (Oak Creek), 48 (Dry Creek), 50 (Dunneville Estates), 51 (Comstock Estates), 53 (Riverview Estates I & II), 54 (Pacheco Creek Estates), and 55 (Creekside 5 & 6).

The maximum authorized special tax rate for CSA 21 (Long Acres) remains at \$464.99 per developed residential unit and the actual special rate for Fiscal Year 2025/2026 has been increased by 2.38% of the Consumer Price Index from \$323.66 to \$331.36.

The maximum special tax rate for CSA 22 (Cielo Vista) remains at \$963.57 per developed residential unit, under Resolution 2024-77 the special rate beginning Fiscal Year 2024/2025 was reduced from \$963.56 to \$286.80 per developed unit, due to the transitioning to Sunnyslope County Water District for the provision of sewer services.

The maximum authorized special tax rate for CSA 24 (Santa Ana Acres) remains at \$302.36 per developed residential unit and the actual special rate for Fiscal Year 2025/2026 has been increased by the 2.38% of the Consumer Price Index from \$264.76 to \$271.06.

The maximum authorized special tax rate for CSA 42 (Lemmon Acres) remains at \$704.34 per developed residential unit and the actual special rate for Fiscal Year 2025/2026 has been increased by the 2.38% of the Consumer Price Index from \$477.70 to \$489.06.

The maximum authorized special tax rate for CSA 50 (Dunneville Estates) supplemental fee remains at \$397.93 per developed residential unit and the actual supplemental rate for Fiscal Year 2025/2026 has been increased by the 2.38% of the Consumer Price Index from \$381.54 to \$390.62

#### **CFD No. 2015-01 (Santana Ranch):**

On November 2, 2010, the County entered into a development agreement with the Santana Ranch Landowners as the first step to creating a new housing subdivision called Santana Ranch CFD. On September 8, 2015, the San Benito County Board of Supervisors adopted a resolution ordering the formation of Santana Ranch CFD and that a special tax, sufficient to pay the costs for facilities, services, and administrative expenses, be levied annually within the CFD. On February 21, 2017, the San Benito County Board of Supervisors adopted a resolution levying special taxes within the Santana Ranch CFD. The special tax includes an annual increase equal to the annual percentage change in the San Francisco-Oakland-San Jose Area Consumer Price Index ("CPI") per year without a further vote or balloting process. The change in the CPI in 2024 was 2.76%; therefore, the maximum authorized special tax rate for Fiscal Year 2025/2026 has been increased from \$786.58 to \$808.32 per developed residential unit. Based on the above, the attached resolution authorizes and levies special taxes within the Santana Ranch CFD at a rate of \$808.32 per parcel for FY 2025/2026.

#### **CFD No. 2018-01 (Residential Services)**

On September 25, 2018, the San Benito County Board of Supervisors adopted a resolution ordering the formation of CFD No. 2018-01 (Residential Services) and that a special tax, sufficient to pay the costs for facilities, services, and administrative expenses, be levied annually. The special tax includes an annual increase in the authorized maximum tax rate, based on the percentage change in the San Francisco-Oakland-San Jose Area Consumer Price Index ("CPI") per year, ending in April, without a further vote or balloting process. The change in the CPI in April 2025 was 1.27% therefore, the maximum authorized special tax rates for Fiscal Year 2025/2026 have been increased for all Tax Zones, and the tax rates to be levied in Fiscal Year 2025/2026 have been increased accordingly, except in Tax Zone 2 (Bennett Ranch). The special tax rates to be levied in Tax Zone 2 (Bennett Ranch) are not being increased for Fiscal Year 2025/2026 because the current rates are sufficient to cover the services provided. The

following shows the special tax rates for Fiscal Year 2025/2026 for all Tax Zones under CFD No. 2018-01 (Residential Services):

- Tax Zone 1 (Brigantino): from \$1,815.20 to \$1,838.26 per developed residential unit;
- Tax Zone 2 (Bennett Ranch): will remain at \$2,097.04 per developed residential unit;
- Tax Zone 3 (The Bluffs): from \$944.62 to \$956.60 per developed residential unit;
- Tax Zone 3 (Contingent): from \$1,099.58 to \$1,113.54 per developed residential unit;
- Tax Zone 4 (Del Curto): from \$885.58 to \$896.82 per developed residential unit;
- Tax Zone 5 (Vallejo): from \$1,342.84 to \$1,359.88 per developed residential unit;
- Tax Zone 6 (Dassel): from \$1,076.46 to \$1,084.04 per developed residential unit;
- Tax Zone 7 (Zink): from \$931.38 to \$943.22 per developed residential unit;
- Tax Zone 8 (Matthews): from \$931.46 to \$943.30 per developed residential unit;
- Tax Zone 9 (Garcia): from \$931.46 to \$943.30 per developed residential unit;
- Tax Zone 10 (San Juan Oaks): from \$681.59 to \$690.24 per developed age-restricted residential unit;
- Tax Zone 10 (San Juan Oaks): from \$1,072.86 to \$1,086.48 per developed residential unit;
- Tax Zone 10 (San Juan Oaks): from \$0.043 to \$0.044 per square foot of developed commercial property;
- Tax Zone 10 (San Juan Oaks): from \$0.248 to \$0.252 per square foot of developed assisted living property;
- Tax Zone 11 (Lucas): from \$931.46 to \$943.30 per developed residential unit;
- Tax Zone 12 (Jackson Rev. Trust): from \$931.46 to \$943.30 per developed residential unit;
- Tax Zone 13 (Fairview Corners): from \$930.96 to \$942.78 per developed residential unit;
- Tax Zone 14 (Brigantino): from \$930.96 to \$942.78 per developed residential unit;
- Tax Zone 15 (Torquato): from \$930.96 to \$942.78 per developed residential unit;
- Tax Zone 16 (Duncan): from \$930.96 to \$942.78 per developed residential unit;
- Tax Zone 17 (Vista Del Calabria): from \$1,894.74 to \$1,918.80 per developed residential unit; and
- Tax Zone 18 (Pierce): from \$930.96 to \$942.78 per developed residential unit.
- Tax Zone 19 (Siletto Vineyards): from \$930.96 to \$942.78 per developed residential unit.
- Tax Zone 20 (Casillas): from \$930.96 to \$942.78 per developed residential unit.
- Tax Zone 21 (Righetti Bros): from \$931.55 to \$943.38 per developed residential unit.
- Tax Zone 22 (Bourdet): from \$931.55 to \$943.38 per developed residential unit.

**RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:**

Yes

**CONTRACT NEEDED FOR THIS ITEM:**

No

**RFP AND BID HISTORY:**

N/A

**LAST CONTRACT AMOUNT OR N/A:**

N/A

**CONTRACT HISTORY (Describe all amendments and previous contracts):**

N/A

**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**

No

**STRATEGIC PLAN GOALS: 5. Health & Safe Community**

No

**BUDGETED:**

Yes

**BUDGET ADJUSTMENT NEEDED:**

N/A

**SOURCE OF FUNDING:**

N/A

**UNFUNDED MANDATE:**

N/A

**SBC BUDGET LINE ITEM NUMBER:**

N/A

**CURRENT FY COST:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends:

1. Hold a Public Hearing with regard to County Service Area (CSA) Numbers 16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, 54 and 55, and Community Facilities District (CFD) Nos. 2015-01 and 2018-01;
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**ATTACHMENTS:**

Presentation - CSA Annual Budget FY25/26

Resolution - Confirming FY 25-26 CSA Charges

CSA Fee Report FY 25-26

Resolution No. 2024-77 Re CSA 22 (Cielo Vista) Divestiture of Sewer Services

Resolution - Authorizing Levy of Special Taxes for FY 25-26 for CFD 2015-01 (Santana Ranch)

San Benito County CFD 2015-01 - Tax Report 2025-26

Resolution - Authorizing Levy of Special Taxes for FY 25-26 for CFD 2018-01 (Residential Services)

San Benito County CFD 2018-01 - Tax Report 2025-26

Public Hearing Notice FY2526