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Vanessa Delgado

**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, December 16, 2025**

Item Number: 4.3

MEETING DATE: 12/16/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Steve Loupe

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS - S. LOUPE

Authorize the Chair of the Geologic Hazard Abatement District (GHAD) Board to onboard a Geologic Hazard Abatement District (GHAD) Manager and sign a contract in a not-to-exceed amount of \$50,000.00.

SBC FILE NUMBER: 7.5

AGENDA SECTION:

GEOLOGIC HAZARD ABATEMENT DISTRICT

BACKGROUND/SUMMARY:

In approving the 90-unit single-family residential development referred to as The Promontory at Ridgemark Development (Tract 353), formerly known as The Bluffs at Ridgemark, ("The Promontory at Ridgemark Development"), the County of San Benito Planning Commission adopted Resolution 2018-3 with Condition of Approval No. 9, requiring The Promontory at Ridgemark Development be annexed into the existing San Benito Geologic Hazard Abatement District ("GHAD"). With the adoption of GHAD Resolution No. 2021-1 on December 3, 2021, the GHAD Board of Directors ("GHAD Board") approved annexation of The Promontory at Ridgemark Development into the San Benito GHAD and approved the Plan of Control.

Previously, on May 10, 2016, the San Benito County Board of Supervisors adopted Resolution No. 2016-31 approving the formation of the San Benito GHAD and appointed the members of the San Benito County Board of Supervisors to serve as the GHAD Board of Directors. As described in Public

Resources Code section 26586, the San Benito GHAD Board of Directors is allowed to appoint other officers and delegate powers to these officers as appropriate to the GHAD's circumstances. The GHAD is responsible for hiring its own staff (or contracting with outside parties to perform staff services), including all workers involved in the operation, maintenance, replacement, repair, or other activities of the GHAD. Staff recommends that the GHAD Board contract with an outside consultant to perform staff services for the GHAD, based on the unique and technical expertise needed for this role and to avoid confusion between the functions of the GHAD and those of the County. A sample agreement for GHAD Manager services is attached to this agenda item.

Prior to transfer of GHAD responsibilities from the developer to the GHAD, the costs of GHAD Manager services will be funded by the developer, then thereafter, GHAD staff services will be funded by property owners within the development. After Board meetings related to GHAD annexation are completed, it is typical to have the Board meet once or twice annually to be provided with an update on the status of the GHAD, to consider the budget for the GHAD and/or to act upon other GHAD matters. Therefore, the Manager's administrative duties are not expected to be substantial.

The current funding assessments generated by the homeowners of the Promontory project, which is currently the only GHAD project in the County, is \$79,275.36

Regarding a potential GHAD manager for the San Benito GHAD, it appears that ENGEO Incorporated is the only local geotechnical firm that provides local GHAD management services. They have extensive experience in this regard and County staff recommends that they be onboarded as the San Benito County GHAD Manager.

FISCAL IMPACT:

N/A. (GHAD costs are funded by property owners within the GHAD district).

STAFF RECOMMENDATION:

Staff recommends the following:

Authorize the Chair of the Geologic Hazard Abatement District (GHAD) Board to onboard a Geologic Hazard Abatement District (GHAD) Manager and sign a contract in a not-to-exceed amount of \$50,000.00.

ATTACHMENTS:

[Board Agenda Fact Sheet - GHAD Manager Contract](#)