



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1

Kollin Kosmicki
District No. 2

Mindy Sotelo
District No. 3
Vice-Chair

Angela Curro
District No. 4
Chair

Bea Gonzales
District No. 5

Item Number: 2.2

MEETING DATE: 06/18/2024

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Steve Loupe

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY – S. LOUPE, PUBLIC WORKS ADMINISTRATOR

Approve the Final Map for TSM 12-85, Tract No. 308, commonly known as Santana Ranch, Unit 16, located at East of Fairview Road, and accept the offers of dedications for public uses in conformity with terms of the offers of dedication, subject to improvement and subject to the condition that the County of San Benito is not responsible or liable for any cost or expense of any offer accepted unless authorized by separate action of the Board of Supervisors, and authorize staff to submit the Final Map to the San Benito County Recorder's Office to record.

SBC FILE NUMBER: 105.3

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

In October of 2010, your Board adopted the Santana Ranch Specific Plan, which consists of the development of a residential, mixed used project consisting of a maximum of one thousand ninety-two (1,092) residential units. Subsequently, TSM 12-85 (Tract No. 308) commonly known as Santana Ranch was conditionally approved by the Planning Commission on April 17, 2013. Due to the scale of the project, it will be developed in multiple phases. The developer is seeking to record a Final Map for Unit 16 (63 lots). Between the recording of Unit 15 and this Unit 16, 56 apartment units have been created. With approval of the Final Map for Unit 16, the total lot count being created and recorded is 778 lots and 56 apartment units.

Section 23.09.008 of the San Benito County Code requires that a Final Map be submitted to the Board of Supervisors for approval after it has been confirmed by the County Engineer as complying with the approved or conditionally approved Tentative Map. The County Engineer and the Director of Planning have confirmed that the applicant has met the conditions of approval of the tentative map, as reflected in the Notice of Decision and Development Agreement, and has bonded the outstanding required subdivision improvements. The Final Map (for Unit 16) is being submitted herewith for the Board's consideration.

During a prior Board of Supervisor meeting, a Supervisor requested confirmation/clarification that Development Agreement obligation Item no.2.8 had been fulfilled. Item no. 2.8 requires the project owner to offer for sale a total of ten percent (10%) of the Project's single-family lots to Local Builders for the purpose of promoting additional variety in housing types and benefiting the local economy (collectively, "**Local Builder Lots**"). Consequently, an attachment was added to this agenda item titled "Santana Ranch Local Builder Lots Calculations and Advertisements" to illustrate that the owner has complied with those requirements.

Following the Board's approval, the Final Map will be recorded with the San Benito County Recorder's Office.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

N/A

CONTRACT NEEDED FOR THIS ITEM:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

STATE IF THIS IS A NEW CONTRACT/ HOW MANY PAST AMENDED CONTRACTS/ OR N/A:

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

No

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

No

BUDGETED:

N/A

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:

1. Approve the attached Final Map for TSM 12-85, Track No. 308, Unit 16 (63 lots),
2. Accept on behalf of the public the offers of dedications for public uses in conformity with terms of the offers of dedication, subject to improvement and subject to the condition that the County of San Benito is not responsible or liable for any cost or expense of any offer accepted unless authorized by separate action of the Board of Supervisors,
3. Direct the Clerk of the Board to certify on the Final Map the action of the Board of Supervisors,
4. Authorize staff to submit the Final Map to the San Benito County Recorder's Office to record.

BOARD ACTION RESULTS:

Approved Final Map per staff recommendation. (3/2 vote, Zanger and Kosmicki-No)

ATTACHMENTS:

[Santana Ranch - Unit 16 Presentation](#)

[Santana Ranch Unit 16 Final Map](#)

[Notice of Decision TSM 12-85](#)

[Development Agreement](#)

Santana Ranch Local Builder Lots Calculations and Advertisements