

**BOARD MEMBERS:**

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

**Website:**  
[www.sanbenitocountyca.gov](http://www.sanbenitocountyca.gov)

COUNTY EXECUTIVE OFFICER:  
Esperanza Colio Warren

COUNTY COUNSEL:  
Gregory Priamos

CLERK OF THE BOARD:  
Vanessa Delgado

**Agenda Item**  
**Regular Meeting of the**  
**Board of Supervisors**  
**Tuesday, January 27, 2026**

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**Item Number: 1.11**

**MEETING DATE:** **01/27/2026**

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Steve Loupe

**DEPT HEAD/DIRECTOR:** Steve Loupe

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS – S. LOUPE**

1. Approve Declaration of Right of Way Maintenance Agreement with San Juan Oaks Owner, LLC, and San Juan Oaks Golf Owner, LLC, requiring their team, not County CFD contractors or staff, to provide regular street sweeping, to clean culverts, maintain decorative streetlights, maintain entry monuments maintain fencing, maintain landscaping, and maintain golf course irrigation lines adjacent to San Juan Oaks Drive; and
2. Authorize the Chair, County Executive Officer, or designee to sign the agreement.

SBC FILE NUMBER: 105.3

**AGENDA SECTION:**

CONSENT AGENDA

**BACKGROUND/SUMMARY:**

The San Juan Oaks Development created the agreement so that the San Juan Oaks Owner (Owner) and the San Juan Oaks Golf Owner (Golf Owner), not County Facilities District (CFD) contractors or staff, will maintain the landscaping, sidewalks, and landscape features adjacent to San Juan Oaks Drive as noted below:

The San Juan Oaks Owner, LLC, (Owner) owns the property shown in Exhibit "A". Along San Juan Oaks Drive, the Owner shall maintain entry monuments, the fencing located adjacent to San Juan Oaks Drive, the landscaping adjacent to San Juan Oaks Drive, clean culverts, maintain decorative streetlights, and maintain sidewalks adjacent to San Juan Oaks Drive.

The County's CFD (County), through property assessments, will maintain the improvements associated with San Juan Oaks Drive including the following improvements defined below: pavement, concrete, curbs, gutters, traffic signage, and striping; San Juan Oaks traffic signal; San Juan Oaks Drive storm drain pipes; San Juan Oaks standard streetlights.

The San Juan Oaks Golf Owner, LLC, (Golf Owner) owns the property shown in Exhibit "B". The Golf Course shall be responsible to maintain the water lines located within and beneath San Juan Oaks Drive as they provide water to the golf course.

### **FISCAL IMPACT:**

No impact. The San Juan Oaks Development group created the agreement so that the San Juan Oaks Owner (Owner) and the San Juan Oaks Golf Owner (Golf Owner), not County CFD contractors or staff, will maintain the landscaping, decorative streetlights, culverts, golf course irrigation lines, and landscape features adjacent to San Juan Oaks Drive.

There is no cost to the County general fund, either now or in the future. All associated costs will be borne by the San Juan Oaks Owner, LLC (Owner), the San Juan Oaks Golf Owner, LLC (Golf Owner) or the San Juan Oaks residential property owners via their annual tax assessment.

### **STAFF RECOMMENDATION:**

1. Approve Declaration of Right of Way Maintenance Agreement with San Juan Oaks Owner, LLC, and San Juan Oaks Golf Owner, LLC, requiring their team, not County CFD contractors or staff, to provide regular street sweeping, to clean culverts, maintain decorative streetlights, maintain entry monuments maintain fencing, maintain landscaping, and maintain golf course irrigation lines adjacent to San Juan Oaks Drive; and
2. Authorize the Chair, County Executive Officer, or designee to sign the agreement.

### **ATTACHMENTS:**

[Agenda Fact Sheet - SJO Maintenance Agreement](#)  
[Development Agreement-San Juan Oaks](#)  
[San Juan Oaks Maintenance Agreement](#)