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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, October 14, 2025**

Item Number: 1.13

MEETING DATE: 10/14/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Steve Loupe

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY – S. LOUPE, PUBLIC WORKS ADMINISTRATOR

1. Approve the attached Final Map for TSM 13-86, Tract No. 330, Phase 2 of the San Juan Oaks Project; and
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; and
3. Direct the Clerk of the Board to certify on the Final Map the action of the Board of Supervisors; and
4. Authorize staff to submit the Final Map to the San Benito County Recorder's Office to record.

SBC FILE NUMBER: 105.3

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

On November 3, 2015, your Board adopted the San Juan Oaks Specific Plan (Resolution No. 2015-85), which amended the 2004 San Juan Oaks Vesting Tentative Map. The San Juan Oaks Specific Plan enables development of the property as described more fully therein, including, without limitation, the following: an age-restricted active adult community of up to one thousand and seventeen (1,017) single family detached residential units (collectively, "Active Adult Units"); an amenity center to serve Project residents and users (approximately 17,500 to 25,000 square feet) ("Amenity Center"); sixty seven (67) non-age-restricted, single family detached residential units (collectively, "Conventional Units"); a resort

hotel with up to two hundred (200) rooms; an approximately sixty-five thousand (65,000) square foot neighborhood commercial and office center; an approximately four (4) acre facility (with up to a total of one hundred (100) beds) providing a mix of assisted living, skilled nursing and memory care services; approximately forty-one (41) acres for the On-Site Agricultural Preserve; approximately seven (7) acres of private parkland to serve Project residents and users ("Private Parkland"); two (2) community parks (totaling approximately seventeen (17) acres) available to the public (collectively, "Community Parks"), which will consist of approximately thirteen (13) acres of passive recreational uses within the existing olive orchards on the Property ("Olive Hill Park Area") and approximately four (4) acres located further south on San Juan Oaks Drive for community gardens, dog parks and related facilities ("Community Garden and Dog Park"); approximately one hundred fourteen (114) acres of common open space area (including landscaped areas and informal trails); approximately one thousand two hundred and forty three (1,243) acres to be set aside for the Permanent Wildlife Habitat Preservation Area; trails and bicycle networks throughout the Property; and other on- and off-site infrastructure and improvements necessary to serve the Project. In connection with the Project, Owners are also proposing to preserve approximately one hundred fifty-three (153) acres for the Off-Site Agricultural Preserve; the Existing Golf Club will remain largely unchanged except for some minor renovations.

Also on November 3, 2015, a Development Agreement was entered between the County of San Benito, Pulte Homes and San Juan Oaks, LLC, which vests certain rights and that requires the property owner to provide certain public benefits beyond those that could otherwise be imposed by the County as conditions of development.

Subsequently, TSM 13-86 (Tract No. 330) commonly known as San Juan Oaks was conditionally approved by the Planning Commission on November 18, 2015. A copy of the Planning Commission's Notice of Decision is attached.

On July 10, 2019, the First Amendment to the Development Agreement was approved, which declared that Pulte Homes is no longer a party to the Agreement. A copy of the Development Agreement and First Amendment to the Development Agreement are attached.

Due to the scale of the project, it will be developed in multiple phases. San Juan Oaks LLC is now seeking to record a Final Map for Phase 2 which will create the 531 lots for the Active Adult Units. With approval of the Final Map for Phase 2, the total lot count being created and recorded is 810 lots.

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 project, as reflected in the Notice of Decision and Development Agreement, and has completed the subdivision improvements that are currently required. Consequently, the County has a ministerial duty to approve this Final Map leaving the Board of Supervisors with no discretion in this matter.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

1. Approve the attached Final Map for TSM 13-86, Tract No. 330, Phase 2 of the San Juan Oaks Project; and
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; and
3. Direct the Clerk of the Board to certify on the Final Map the action of the Board of Supervisors; and
4. Authorize staff to submit the Final Map to the San Benito County Recorder's Office to record.

ATTACHMENTS:

[Agenda Fact Sheet - Final Map San Juan Oaks](#)

[Final Map San Juan Oaks \(Phase 2\)](#)

[Notice of Decision San Juan Oaks](#)

[Development Agreement-San Juan Oaks](#)