



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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Item Number: 8.2

MEETING DATE: 08/20/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR - PLANNING AND BUILDING -
Consider a request for a periodic compliance review of the Development Agreement by and
Between the County of San Benito and Fairview Corners, LLC, A California Limited Liability
Company per Section 19.11.012 of the San Benito County code dated November 3, 2015.
SBC FILE NUMBER: 790**

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

On May 13, 2025, the County of San Benito contacted multiple developers of projects with a development agreement in the County of San Benito to inform them that per Section 19.11.012 "Periodic Compliance Review" of the County of San Benito, the San Benito County Planning Commission will be conducting a periodic compliance review of the Development Agreement. To facilitate the review, the county requested all information and documents from the developer's ascertaining compliance with the development agreement. Fairview Corners, LLC, A California Limited Liability Company provided the attached periodic compliance packet for the development agreement by and between the County of San Benito and Fairview Corners, LLC, A California Limited Liability Company dated November 6, 2012, for the Fairview Corners development.

The Fairview Corners development agreement includes the approval of a residential development adjacent to the north of Gavilan College, east of Fairview Road.

Per Section 19.11.012(B) of the San Benito County Code, the developer shall be given the opportunity to be heard orally or in writing regarding performance under the agreement. If the Planning Commission finds the developer to be in full compliance with all terms and conditions of the agreement, it shall adopt

a written resolution certifying compliance with the development agreement through the applicable period of review. If the Planning Commission finds that good faith compliance with all terms and conditions of the agreement has not been demonstrated, the Commission shall refer the matter along with its recommendation to the Board of Supervisors.

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

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the periodic compliance report ascertaining compliance with the Development Agreement By and Between the County of San Benito and Fairview Corners, LLC, A California Limited Liability Company and adopt the attached resolution.

ATTACHMENTS:

[Resolution Fairview Corners Development Agreement Compliance](#)

[1. Development Agmt Recorded 11-05-2013.pdf](#)

[2. Assignment of Development Agreement 627310-SRP.Doc4.PDF](#)

[3. Vesting Tentative Map.pdf](#)

[4. Phase 1 Onsite Improvement Plans.pdf](#)

[5. Fairview Offsite IP-signed.pdf](#)

[6. Phase 1 Improvement Landscape Plans \(Parks\).pdf](#)

[7. Phase 1 Recorded Final Map.pdf](#)

[8. CDFW Incidental Take Permit \(Scanned\).pdf](#)

[9. DA Compliance Report - Fairview Corners Phase 1.pdf](#)

[10. Power Point Fairview Corners Development Agreement Phase 1 Compliance Report](#)