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BOARD MEMBERS:

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

**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, April 14, 2026**

COUNTY EXECUTIVE OFFICER:
Esperanza Colio Warren

COUNTY COUNSEL:
Gregory P Priamos

CLERK OF THE BOARD:
Vanessa Delgado

Item Number: 3.2

MEETING DATE: 04/14/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Deems Katada

DEPT HEAD/DIRECTOR: Deems Katada

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS – D. KATADA

1. Approve the Final Map for TSM 13-86, Tract No. 330, commonly known as San Juan Oaks, Phase 5, located at San Juan Oaks Drive; and
 2. Accept on behalf of the public the offers of dedications for uses in conformity with terms of the offer of dedication, 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: 106

AGENDA SECTION:

REGULAR 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 Parle"); 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 had been 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 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.

On July 10, 2019, First Amendment to Development Agreement was done which declared that Pulte Homes is no longer party to the Agreement.

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 5 which will create the 67 lots for non-age-restricted, single family detached residential units, the hotel parcel, and 5 neighborhood commercial parcels (Phases 3 and 4 have not yet been created). With approval of the Final Map for Phase 5, the total lot count being created and recorded is 810 lots for active adult units and 67 lots for non-age-restricted 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 completed the required subdivision improvements. The Final Map (for Phase 5) is being submitted herewith for the Board's consideration. Following the Board's approval, the Final Map will be recorded with the San Benito County Recorder's Office.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

1. Approve the Final Map for TSM 13-86, Tract No. 330, commonly known as San Juan Oaks, Phase 5, located at San Juan Oaks Drive; and
2. Accept on behalf of the public the offers of dedications for uses in conformity with terms of the offer of

dedication, 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 - SJO Final Map](#)

[SJO Phase Map](#)

[Final Map SJO \(Phase 5\)](#)

[Notice of Decision SJO](#)

[Development Agreement-San Juan Oaks](#)