



**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: 3.3

MEETING DATE: 11/26/2024

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Steve Loupe

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY- S. LOUPE, PUBLIC WORKS ADMINISTRATOR

With the adoption of GHAD Resolution No. 2021-1 on December 3, 2021, the GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD) Board of Directors ("GHAD Board") approved annexation of The Promontory at Ridgemark Development into the San Benito GHAD.

The GHAD is responsible for hiring its own staff (or contracting with outside parties to perform staff services), including all workers involved in the operation, maintenance, replacement, repair, or other activities of the GHAD. The Promontory development has now been accumulating funds that are being deposited into the GHAD account. It is now time to consider if an entity should manage those funds and tasks and hire a GHAD Manager.

SBC FILE NUMBER: 105

AGENDA SECTION:

GEOLOGIC HAZARD ABATEMENT DISTRICT

BACKGROUND/SUMMARY:

In approving the 90-unit single-family residential development referred to as The Promontory at Ridgemark Development (Tract 353), formerly known as The Bluffs at Ridgemark, ("The Promontory at Ridgemark Development"), the County of San Benito Planning Commission adopted Resolution 2018-3 with Condition of Approval No. 9, requiring The Promontory at Ridgemark Development be annexed into the existing San Benito Geologic Hazard Abatement District ("GHAD"). With the adoption of GHAD Resolution No. 2021-1 on December 3, 2021, the GHAD Board of Directors ("GHAD Board") approved annexation of The Promontory at Ridgemark Development into the San Benito GHAD and approved the

Plan of Control.

Previously, on May 10, 2016, the San Benito County Board of Supervisors adopted Resolution No. 2016-31 approving the formation of the San Benito GHAD and appointed the members of the San Benito County Board of Supervisors to serve as the GHAD Board of Directors. As described in Public Resources Code section 26586, the San Benito GHAD Board of Directors is allowed to appoint other officers and delegate powers to these officers as appropriate to the GHAD's circumstances. The GHAD is responsible for hiring its own staff (or contracting with outside parties to perform staff services), including all workers involved in the operation, maintenance, replacement, repair, or other activities of the GHAD. Staff recommends that the GHAD Board contract with an outside consultant to perform staff services for the GHAD, based on the unique and technical expertise needed for this role and to avoid confusion between the functions of the GHAD and those of the County. A sample agreement for GHAD Manager services is attached to this agenda item.

Prior to transfer of GHAD responsibilities from the developer to the GHAD, the costs of GHAD Manager services will be funded by the developer, then thereafter, GHAD staff services will be funded by property owners within the development. After Board meetings related to GHAD annexation are completed, it is typical to have the Board meet once or twice annually to be provided with an update on the status of the GHAD, to consider the budget for the GHAD and/or to act upon other GHAD matters. Therefore, the Manager's administrative duties are not expected to be substantial.

The current funding assessments generated by the homeowners of the Promontory project, which is currently the only GHAD project in the County, is \$79,275.36

Regarding a potential GHAD manager for the San Benito GHAD, it appears that ENGEO Incorporated is the only geotechnical firm that provides local GHAD management services. They have extensive experience in this regard and County staff recommends that they be onboarded as the San Benito County GHAD Manager.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

No

CONTRACT NEEDED FOR THIS ITEM:

No

RFP AND BID HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

CONTRACT HISTORY (Describe all amendments and previous contracts):

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

No

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

BUDGETED:

N/A

BUDGET ADJUSTMENT NEEDED:

No

SOURCE OF FUNDING:

N/A

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

N/A

CURRENT FY COST:

\$0

STAFF RECOMMENDATION:

Receive direction regarding the onboarding of a GHAD Manager.

ATTACHMENTS:

[San Benito GHAD Staffing](#)

Sample GHAD Manager Contract