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DISTRICT 4 - Angela Curro  
DISTRICT 5 - Ignacio Velazquez

**Agenda Item  
Special Meeting of the  
Board of Supervisors  
Tuesday, June 30, 2026**

COUNTY EXECUTIVE OFFICER:  
Esperanza Colio Warren

COUNTY COUNSEL:  
Gregory P Priamos

CLERK OF THE BOARD:  
Vanessa Delgado

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**Item Number: 1.G**

**MEETING DATE:** 06/30/2026  
**DEPARTMENT:** BOARD OF SUPERVISORS  
**AGENDA ITEM PREPARER:** Gracie Rodriguez  
**DEPT HEAD/DIRECTOR:** Esperanza Colio Warren

**SUBJECT:**

**COUNTY EXECUTIVE OFFICE - E. COLIO WARREN**

1. Adopt a Resolution declaring the County-owned property located at 5292 Fairview Road, Hollister, California, Assessor Parcel Number 017-130-004, as Surplus Land pursuant to Government Code Section 54221; and
2. Direct staff and County Counsel to prepare and issue the Notice of Availability in compliance with the California Surplus Land Act; and
3. Authorize the County Executive Officer, or designee, to take all actions necessary to comply with the Surplus Land Act and return to the Board with recommendations following completion of the statutory process.

SBC FILE NUMBER: 156  
RESOLUTION NO. 2026 - 84

**AGENDA SECTION:**

CONSENT AGENDA

**BACKGROUND/SUMMARY:**

San Benito County owns approximately 2.85 acres of real property located at 5292 Fairview Road, Hollister, California, Assessor Parcel Number 017-130-0040, commonly known as the Rosa Morada property.

The property was formerly used as a childcare/preschool facility, operating under a conditional use permit. The property has been vacant for several years. Historically, the site has been evaluated for various County purposes, including a potential fire station and future County office space. In November 2023, the Board of Supervisors discussed potential future uses of the property and directed staff to

further evaluate whether the property should be retained for County operations or sold.

The property contains an approximately 2,656-square-foot structure originally constructed around 1920 and is situated on approximately 2.85 acres. The site is designated Agriculture in the County General Plan and zoned Agricultural Productive (AP). The property is located within FEMA Flood Zone "A" and includes parking areas, an on-site well, and a septic system. The parcel is also located within an Airport Influence Area, and a portion of the property lies within an Airport Safety Zone. Future development proposals may require review by the Airport Land Use Commission (ALUC) and compliance with applicable land use compatibility requirements.

County records indicate that renovations and maintenance, estimated at over \$100,000, were completed between 2011 and 2014, including roof improvements, interior and exterior painting, electrical upgrades, and kitchen improvements. Since the property became vacant, portions of the building have been vandalized and deteriorated.

Since the Board's 2023 discussion, staff have continued to evaluate the property's operational use and the County's long-term facility needs. Based on that evaluation, staff has determined that the property is not necessary for current County operations and is not identified for anticipated County facility needs at this time.

In April 2026, the County obtained an independent appraisal of the property. The appraisal established an as-is market value of \$592,000 and concluded that the existing improvements are in poor condition and require substantial repair and rehabilitation. The appraisal noted significant deferred maintenance, vandalism, and structural deterioration. The appraiser concluded that the highest and best use of the property would be either rehabilitation of the existing residence or redevelopment of the site with a new residential structure.

Under Government Code Section 25525 and related provisions governing the sale and lease of county-owned real property, the Board of Supervisors has the authority to dispose of County property that is no longer required for public use. Prior to any disposition, however, the County must comply with the California Surplus Land Act (Government Code Sections 54220 et seq.), which requires local agencies to declare property surplus and complete specified notice and negotiation procedures before the property may be sold or leased. Staff has evaluated the Rosa Morada property and determined that it is not required for current or foreseeable County operational needs.

Because the property is no longer required for current County use, staff recommends that the Board declare the property surplus pursuant to the California Surplus Land Act (Government Code Sections 54220 et seq.) and authorize staff to initiate the required Notice of Availability process.

Declaring the property surplus does not authorize its sale. Rather, it initiates the statutory process required by State law, including notification to affordable housing entities and other interested public agencies. Upon completion of the Surplus Land Act process, staff will return to the Board with recommendations for the property's future disposition.

### **FISCAL IMPACT:**

Costs associated with compliance with the Surplus Land Act, including legal review, title work, noticing requirements, and related administrative activities, will be absorbed within existing departmental appropriations. Any future revenue resulting from a potential sale or lease of the property will be presented to the Board for consideration at a later date.

### **STAFF RECOMMENDATION:**

1. Adopt a Resolution declaring the County-owned property located at 5292 Fairview Road, Hollister,

California, Assessor Parcel Number 017-130-004, as Surplus Land pursuant to Government Code Section 54221; and

2. Direct staff and County Counsel to prepare and issue the Notice of Availability in compliance with the California Surplus Land Act; and

3. Authorize the County Executive Officer, or designee, to take all actions necessary to comply with the Surplus Land Act and return to the Board with recommendations following completion of the statutory process.

**ATTACHMENTS:**

[Agenda Fact Sheet -Surplus Land Act](#)

[Resolution - Declaration of Surplus Land - 5292 Fairview Road Rosa Morada Property ccs](#)

[Rosa Morada Appraisal S260407](#)

[APN017-130-004 Parcel Report](#)