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**BOARD MEMBERS:**

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DISTRICT 4 - Angela Curro  
DISTRICT 5 - Ignacio Velazquez

COUNTY ADMINISTRATIVE OFFICER:  
Esperanza Colio Warren

COUNTY COUNSEL:  
Gregory Priamos

CLERK OF THE BOARD:  
Vanessa Delgado

**Agenda Item  
Regular Meeting of the  
Board of Supervisors  
Tuesday, October 28, 2025**

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**Item Number: 1.17**

**MEETING DATE:** 10/28/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Deems Katada

**DEPT HEAD/DIRECTOR:** Steve Loupe

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY – S. LOUPE, PUBLIC WORKS ADMINISTRATOR**

1. Adopt Resolution to accept and consent to record Grant Deeds from Anderson Homes, a California Corporation, of approximately 8.177 acres more or less for the Santana Ranch Linear Park within the Santana Ranch Specific Plan area, for park purposes, and approximately 1.693 acres more or less for right-of-way purposes; and
2. Authorize and direct the Chair of the Board to execute the Certificates of Acceptance and Consent to Record the grant deeds; and
3. Authorize and direct the Resource Management Agency Public Works Administrator to transmit the fully executed grant deeds to San Benito County Recorder's Office for recording.

SBC FILE NUMBER. 105

RESOLUTION NO: 2025-85

**AGENDA SECTION:**

CONSENT AGENDA

**BACKGROUND/SUMMARY:**

In October of 2010, your Board adopted the Santana Ranch Specific Plan, which consists of the development of a residential, mixed used project consisting of a maximum of one thousand ninety-two (1,092) residential units. Subsequently, TSM 12-85 (Tract No. 308) commonly known as Santana Ranch was conditionally approved by the Planning Commission on April 17, 2013.

Section 2.3 and 2.4 of the Development Agreement and Conditions of Approval #29 of the Notice of

Decision for Santana Ranch requires installation of approximately 18 acres total parks and recreation space and related improvements distributed throughout specific milestones or phases of the project.

The Grantor previously dedicated to the County 5.915 acres for a portion of the Santana Ranch Linear Park, 5.80 acres for the Santana Ranch Community Park, 1.163 acres for Paseo Park, and 0.385 acres for Neighborhood Parks at various locations throughout the Santana Ranch project. With this grant deed/dedication of approximately 8.177 acres for the remainder of the Linear Park, the total park area currently dedicated to the County is approximately 21.44 acres, in excess of the approximately 18 acres required in the Development Agreement and Conditions of approval, thus completing the requirement for parkland dedication.

Park related improvements within the park will be maintained under the Community Finance District No. 2015-01, created for the Santana Ranch project.

Conditions of Approval #16 of the Notice of Decision for Santana Ranch requires dedications of streets. Grantor is also dedicating approximately 1.693 acres more or less for Hillcrest Road right-of-way purposes which was not included in any previous dedications on the Final Map.

Government Code section 27281 requires the County's acceptance of grants of property interests to be reflected in a Resolution of the Board of Supervisors.

**FISCAL IMPACT:**

N/A

**STAFF RECOMMENDATION:**

1. Adopt Resolution to accept and consent to record Grant Deeds from Anderson Homes, a California Corporation, of approximately 8.177 acres more or less for the Santana Ranch Linear Park within the Santana Ranch Specific Plan area, for park purposes, and approximately 1.693 acres more or less for right-of-way purposes; and
2. Authorize and direct the Chair of the Board to execute the Certificates of Acceptance and Consent to Record the grant deeds; and
3. Authorize and direct the Resource Management Agency Public Works Administrator to transmit the fully executed grant deeds to San Benito County Recorder's Office for recording.

**ATTACHMENTS:**

[Board Agenda Fact Sheet -Anderson Homes Grant Deeds](#)  
[Board Resolution Accepting Grant Deeds for Santana Ranch Linear Park & Hillcrest Rd. Right-of-Way - with Grant Deeds attached](#)  
[Development Agreement - Final Recorded](#)  
[TSM 12-85 Notice of Decision](#)