



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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- Chair

**Bobbie
Thomason**
District No. 5

Item Number: 8.1

MEETING DATE: 06/18/2025

DEPARTMENT:

AGENDA ITEM PREPARER: Stephanie Reck

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 San Juan Oaks Landowners 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. San Juan Oaks LLC provided the attached periodic compliance packet for the development agreement by and between the County of San Benito and San Juan Oaks Landowners dated November 3, 2015, for the San Juan Oaks development.

The San Juan Oaks development agreement includes the development of an age-restricted active adult community of up to one thousand and seventeen (1,017) single family detached residential units, and amenity center to serve residents and users (approximately 17,500 to 25,000 square feet), sixty seven (67) non-age restricted, single family detached residential 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 the residents and users, two (2) community parks (totaling approximately thirteen (13) acres of passive

recreational uses within the existing olive orchards on the property and approximately four (4) acres located further south on San Juan Oaks Drive for community gardens, dog parks and recreational facilities, approximately one hundred and 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 Acres, trails and bicycle networks throughout the property, and other on and off-site infrastructure and improvement necessary to serve the project.

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 San Juan Oaks Landowners and adopt the attached resolution.

ATTACHMENTS:

[Resolution](#)

- [1. Power Point Presentation San Juan Oaks Compliance Report Provided by Third Millennium Partners.pdf](#)
- [2. Extension Covid 19 Pandemic May 21, 2020.pdf](#)
- [3. Assignment and Assumption Agreement SJO.pdf](#)

4. [First Amendment to the Development Agreement SJO April 16, 2019.pdf](#)
5. [Development Agreement by and Among the County of San Benito, Pulte Home Corporation and San Juan Oaks, LLC.pdf](#)