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**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, March 24, 2026**

Item Number: 2.3

MEETING DATE: 03/24/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PLANNING AND BUILDING - A. PRADO

Approve map extension of TSM 16-97 Tract 358 ten lot subdivision plus remainder lot located off Fulton and Mojave Way from April 8, 2026 to April 8, 2029 per California Government Code Section 66452.6(e).
SBC FILE NUMBER: 790

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

Tentative Subdivision Map (TSM) 16-97 was conditionally approved in Resolution 2019-17 on August 21, 2019 by the San Benito County Planning Commission for a ten lot residential subdivision with a remainder parcel. The zoning was updated in Ordinance 997 on or about October 8, 2019. Then, on September 28, 2020 it was extended for 18 months under Government Code Section 65914.5(b), from October 8, 2021 to April 8, 2023, using the Board action as the map start date, as condition 21 states it was not operative until the zone change was approved. Later, on April 4, 2023 and March 10, 2025, the map was extended for two years and one year respectively under County Code Section 23.07.010, bringing the expiration to April 8, 2026. These extensions have exhausted the departmental authority delegated by the board under county code section 23.07.010. However, the board still has discretion to extend the map under GC Section 66452.6(e) for up to three additional years. The application to extend the map automatically extends the map for 60 days or until the extension is approved/conditionally approved or denied, whichever occurs first.

Condition 25 on page 10 of Resolution 2019-17 indicates "Community Facilities District: Prior to

recordation of the final subdivision map, this development shall require to annex into the Community Facilities District No. 2018-1 (Residential Services) and Future Annexation Area, created per Resolution 2018-55. [Public Works].” The applicant is respectfully requesting the extension for the approved subdivision map due to the circumstances outside of the applicants control, specifically the current pause on the County's consideration of Community Facilities District (CFD) annexations. The applicant has continued to act in good faith and has made diligent efforts to advance the subdivision process. However, the inability to have the applicant's CFD annexation considered by the County has created an unavoidable delay until after the subdivision map expiration date of April 8, 2026. Accordingly, the applicant is respectfully requesting that the Board of Supervisors grant an extension of the subdivision map application timeframe.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Approve resolution approving the map extension of TSM 16-97 Tract 358 ten lot subdivision plus remainder lot located off Fulton and Mojave Way from April 8, 2026 to April 8, 2029 per California Government Code Section 66452.6(e).

ATTACHMENTS:

[Agenda Fact Sheet -Map Extension TSM 16-97](#)

- [1. Resolution - TSM 16-97 Subdivision Extension](#)
- [2. Letter From Applicant Requesting Subdivision Map Extension](#)
- [3. Planning Commission Resolution 2019-17 Approving TSM 16-97](#)
- [4. ORDINANCE_APPROVED_997_191008 TSM 16-97 Bray 2780 Southside](#)
- [5. Extension Approval Until 4-8-2025](#)
- [6. Extension Approval Until 4-8-2026](#)