



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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District No. 3
- Vice-Chair

**Robert
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District No. 4
- Chair

**Bobbie
Thomason**
District No. 5

Item Number: 7.1

MEETING DATE: 06/18/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - S. LOUPE, PUBLIC WORKS ADMINISTRATOR -
Review and adopt the attached resolution that recommends that the Board of Supervisors amend the attached proposed draft ordinance provisions of Title 23 Subdivisions Chapter 01 (General Provisions) Section 23.01.004 (Definitions), Chapter 17 (Improvements) Section 23.17.002 (Standards for Improvements), and Section 23.17.003 (Required Improvements), and if desired, adopt resolution recommending adoption to the Board of Supervisors.**
SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The draft amended Title 23 Subdivisions of the San Benito County Code was made available for public review in April of 2024.

Staff presented the requested amendments to Title 23 (Subdivisions) of the San Benito County Code during the April 17th, 2024, Regular Meeting of the Planning Commission. During this meeting the Planning Commission continued the item and directed staff to conduct additional amendments to include, but not limited to, Planning Commission's authority to recommend to the Board of Supervisors the use of in-lieu fees for future undergrounding of utilities throughout the county and to include limitations on improvement requirements under a subdivision of four (4) or fewer lots.

The Planning Commission reviewed the additional amendments during the August 7th, 2024, Public

Hearing where they continued the item and directed staff to conduct additional amendments to include, but not limited to, reflecting 100-feet of road improvements per lot, not to exceed 2.5 miles in either direction beyond the subdivision, and to expand the 100-year flood drainage specifications to 1,000-year.

The Planning Commission reviewed the additional amendments during the Special Meeting of November 6th, 2024, where the Planning Commission continued the item and directed staff to return with additional amendments to include, but not limited to, full-width road improvements and dry-well stormwater provisions for urban zoning.

The Planning Commission reviewed the additional amendments during a duly noticed Public Hearing of the Planning Commission on April 16th, 2025, where the Planning Commission continued the item and recommended staff to return with additional amendments to include, but not limited to, improvements to be 5-miles in either direction and to include a 5-year lookback period for further subdivision.

The planning Commission reviewed the additional amendments as part of Regular Agenda during the May 21st, 2025 Planning Commission meeting, where the Planning Commission continued the item and directed staff to return for Public Hearing during the next regularly scheduled meeting of June 18th, 2025 and recommended that staff implement additional language to include, but not limited to, three examples of roadway improvements for small (5 - 50), medium (51 - 500), and large (501 - 1,000 and above) developments, and to update the look back period to 10-years for further subdivision.

Staff are presenting the requested amendments to Title 23 (Subdivisions) Chapter 01 (General Provisions) Section 23.01.004 (Definitions), Chapter 17 (Improvements) Section 23.17.002 (Standards for Improvements), and Section 23.17.003 (Required Improvements) of the San Benito County Code during a duly noticed Public Hearing at a Regular Meeting of the Planning Commission on June 18th, 2025.

These revisions strive to make the code more clear, concise, and user friendly.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

No

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 the Planning Commission review and adopt the resolution recommending the Board of Supervisors adopt an ordinance to amend and Title 23 Subdivisions Chapter 01 (General Provisions) Section 23.01.004 (Definitions), Chapter 17 (Improvements) Section 23.17.002 (Standards for Improvements), and Section 23.17.003 (Required Improvements).

ATTACHMENTS:

[Attachment A - Title 23 Redline Amendments](#)
[Planning Commission Resolution](#)
[Board of Supervisors Ordinance](#)
[Free Lance Notice](#)