



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

**Vincent  
Ringheden**  
District No. 1

**Richard  
Way**  
District No. 2

**Robert  
Scagliotti**  
District No. 3  
- Vice-Chair

**Robert  
Gibson**  
District No. 4  
- Chair

**Bobbie  
Thomason**  
District No. 5

**Item Number: 7.3**

**MEETING DATE: 04/16/2025**

**DEPARTMENT: RESOURCE MANAGEMENT AGENCY**

**AGENDA ITEM PREPARER: Steve Loupe**

**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:**

Public Hearing to review and provide recommendation to the Board of Supervisors on proposed text amendments to San Benito County Code Title 23 Subdivisions Chapter 23.01 General Provisions §23.01.004 Definitions, Chapter 23.17 Improvements §23.17.002 Standards for Improvements, and §23.17.003 Required Improvements. The Title 23 subdivision code provides for the implementation of the State of California Subdivision Map Act to regulate and control the design and improvement of subdivisions and the form and content of all required maps. Proposed amendments include but are not limited to: the undergrounding of public utilities to be required of all subdivisions by condition or resolution or adopted specific plan in areas that call for urban-level services; added definition of urban-level services; requirements for property frontage dedications and frontage improvements for subdivisions of five or more lots and subdivisions of four or fewer lots; updated limitations on improvement requirements for a subdivision of four or fewer lots; updated definition for frontage; and Planning Commission recommendation to the Board of Supervisors on the use of in-lieu fees for future undergrounding of utilities throughout the county. 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" Redlined Amendments](#)  
[Planning Commission Resolution](#)  
[Draft Ordinance](#)  
["Exhibit A" Ordinance Findings](#)  
[Free Lance Notice](#)