



**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: 8.2**

**MEETING DATE:** 05/21/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Stephanie Reck

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY - S. LOUPE, PUBLIC WORKS ADMINISTRATOR - Participate in discussion regarding Title 23 (Subdivisions) Chapter 01 (General Provisions) Section 23.01.004 (Definitions) and Chapter 17 (Improvements) Sections 23.17.002 (Standards for Improvements) and 23.17.003 (Required Improvements) to review additional amendments as requested by the Planning Commission during a regularly scheduled meeting on April 16th, 2025 and provide staff additional direction.**  
**SBC FILE NUMBER: 790**

**AGENDA SECTION:**

REGULAR AGENDA

**BACKGROUND/SUMMARY:**

Staff held a 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 23.02 General Provisions §23.01.004 Definitions and Chapter 23.17 Improvements §23.17.002 Standards for Improvements and §23.17.003 Required Improvements on April 16th, 2025. 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.

For the Public Hearing on April 16th, 2025 proposed amendments included but were 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.

During the Public Hearing on April 16th, 2025 the Planning Commission directed staff to to enact additional amendments which included, but were not limited to, the requirements for property dedications and frontage improvements for subdivisions for four or fewer lots to be determined by the Planning Commission if any further subdivision occurs within 10 years; removal of the language "limitations" in 23.17.003(J); and requiring frontage improvements for for five (5) miles in each direction of the property frontage. Staff were directed to make these amendments and return to the Planning Commission for a discussion at its regularly scheduled meeting on May 21st, 2025.

**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 recommend the Planning Commission participate in the discussion regarding Title 23 (Subdivisions) Chapter 01 (General Provisions) and Chapter 17 (Improvements) to review additional amendments as requested by the Planning Commission and provide staff additional direction.

**ATTACHMENTS:**

[Redlined - Title 23](#)