



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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District No. 5

**Item Number: 6.1**

**MEETING DATE:** 11/06/2024

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Stephanie Reck

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY - S. LOUPE, PUBLIC WORKS ADMINISTRATOR -  
Presentation of Ordinance Amendments to Title 23 Subdivisions Chapter 01 (General Provisions)  
Section 23.01.004 (Definitions) and Chapter 17 (Improvements) Section 23.17.002 (Standards for  
Improvements) and Section 23.17.003 (Required Improvements).**  
**SBC FILE NUMBER: 790**

**AGENDA SECTION:**

REGULAR AGENDA

**BACKGROUND/SUMMARY:**

Follow Up presentation to review and provide recommendation 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. 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.

On August 7, 2024 staff presented amendments to Title 23 Subdivision. The Planning Commission requested for staff to come back with text which requires 100-feet of frontage road improvements per lot, not to exceed 2.5 miles in either direction of the subdivision; to review neighboring jurisdictions frontage

improvement requirements and up to five (5) rural counties to compare code; to expand the 100-year storm drainage requirement to 500 or 1,00 years, to hold 100 percent of additional runoff generated by the development; and to review the City of Hollister Code regarding percolation wells in ponds.

**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:**

Receive presentation and, if desired, provide recommended revisions to bring back as an updated ordinance.

**ATTACHMENTS:**