

Action taken by the Board of Supervisors on  
January 11, 2011 with corrected typos.



## EL DORADO COUNTY LAND DEVELOPMENT MANUAL

Changes made by the Board of Supervisors on January 11, 2011 as follows:

Amended on February 2, 2011

P22 - Delete Section 2.4.1.A.4 - **Reversed Corner Lot**

P23 - Amend Section 2.4.1.B.2 - **Area Requirement for Lots** - Insert: "at least" after "shall have"

P24 - Amend Section 2.4.1.B.3- **Frontage (Lot Widths)** - Add: Lot frontage may be reduced in a planned development.

P24 - Amend Section 2.4.1.B.3 **[Exception]** Delete: "may have no frontage on roads that meet", Add: "are not required to front on a road that meets"

P24 - Amend Section 2.4.1.B.5 **Flag shaped lots are prohibited on mass pad graded lots and otherwise discouraged** - Delete: "lots", Add: "projects"

P24 - Delete Section 2.4.1.B.6 - **Double Frontage Lots**

P25 - Amend Section 2.4.1.B.9 - **Special Districts** - Delete: all wording, Add: "No new lot may be created where portions of the lot are in different districts."

P25 Amend Section 2.4.1.B.10 - **Lot Lines** - Delete "drawn", Add "designed"

P28 Section 2.4.1.G.2.a - **Lot Frontage** - Note to bring this section back for further discussion.

P29 Amend Section 2.4.1.G.2.b.iii - **Flag Shaped Lots in Hillside Development** - Delete: 2.4.1.B.4, Add: 2.4.1.B.3

P113 Amend Section 6.2.4.1.H - **Boundaries** - Delete: all wording, Add: "Boundary lines of any county, city or state that directly adjoin or intersect the subdivision shall be clearly designated."

P114 Amend Section 6.3.1 - **Lot Line Adjustments** - Add: (see section 16.53. LOT LINE ADJUSTMENTS)

P114 Amend Section 6.3.1.1 - **Form and Contents** - Delete: "as", Add: "when"

setbacks and frontage requirements. The following list describes the variety of lot types:

1. **Corner Lot.** A lot located at the intersection of two or more streets having an angle of intersection of not more than 135 degrees. A corner lot shall be wide enough to accommodate all front yard setback requirements (see Title 17 Zoning Ordinance).
2. **Deep Lot.** A lot whose depth is excessive in relation to its frontage (sometimes called a “string bean” lot).
3. **Interior Lot.** A lot bounded by a street on only one side.
4. ~~**Reversed Corner Lot.** A corner lot, whose rear abuts the side of another lot.~~
5. **Flag Shaped Lot.** A lot which has a narrow strip of land abutting the street (the “flagpole”), providing access and expanding into a larger area (the “flag”), or a narrow strip of land providing access to a natural feature (e.g., a lake, river, etc.). A lot shall not be considered a flag lot if the frontage meets the minimum lot width as established in Title 17 Zoning Ordinance.

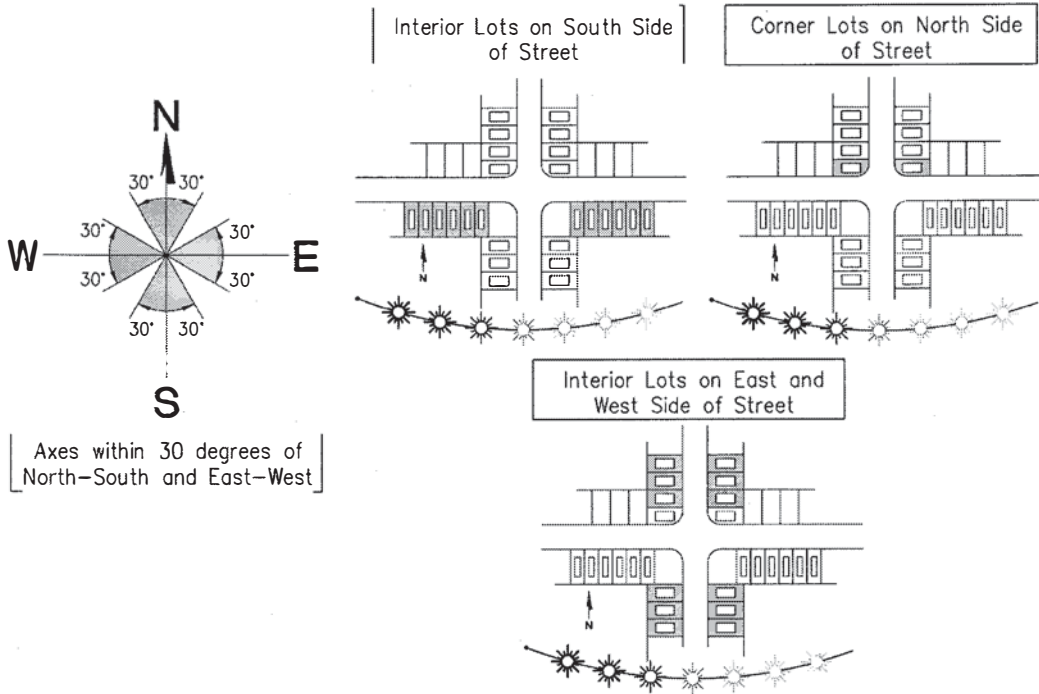
Delete  
2.4.1.A.4

delete #4

## B. Lot Design.

1. **Solar Access Standards** (references: Subdivision Map Act Section 66473.1, *General Plan* Policy 5.6.2.2 and Implementation Measure HO-HH). One or more of the following standards may be included in the portions of detached, single family residential subdivisions that create lots that are 20,000 square feet or less in order to benefit from natural solar heating and cooling:
  - a. Design lots such that, on streets that are within 30 degrees of a true east-west axis, the narrowest lots are interior lots on the south side of the street, or corner lots on the north side of the street. On streets that are within 30 degrees of a true north-south axis, the widest lots should be interior lots on the east or west side of the street (see “Solar Design” figure below).

SOLAR DESIGN



- b. Establish or dedicate easements for the purpose of assuring that each lot shall have the right to receive sunlight across adjacent lots for any solar energy system as defined in Section 801.5 of the California Civil Code.
- c. Design streets, lots and building setbacks so that all habitable buildings in the subdivision are oriented with their long axis running from east to west with a possible variation of 30 degrees to the southwest and 30 degrees to the southeast.
- d. Establish CC&Rs that ensure structures (e.g., buildings, walls, fences, satellite dishes, etc.) are not constructed, or new vegetation placed or allowed to grow, so as to obstruct solar access on an adjoining lot.
- e. Establish CC&Rs that do not prohibit or unnecessarily restrict solar energy facilities that primarily serve on-site use.
- f. Other options may be considered as proposed by the developer to ensure adequate solar access, subject to County approval.

Amend 2.4.1.B.2

- 2. **Area Requirement for Lots.** Lots having an average natural slope of 10 percent or greater shall have the minimum area and frontage indicated in "Hillside Design", in Section 2.4.1.G of this Chapter, or shall comply with zoning requirements for area and frontage, whichever is more restrictive.

Insert "at least" after "shall have"

at least

- 3. **Frontage (Lot Widths).** Shall be determined at the right-of-way line. All lots shall have frontage on a County-maintained street or a street meeting County standards. The minimum lot width shall be as is required within the appropriate zoning category for the project. The frontage of a lot in the turnaround area of a cul-de-sac or along a radius curve may be measured along the curve, at the required building setback. Lot width shall not include road easements, existing or proposed. **Add: Lot frontage may be reduced in a planned development.**

Amend 2.4.1.B.3  
Add sentence

**Exception (see Section 2.4.2.1 of this Chapter)**

For residential subdivisions of four or fewer lots, proposed lots ~~may have no frontage on roads that meet~~ County design standards, as long as ~~all~~ of the lots being created have driveways installed with the subdivision that:

- a. Meet the requirements of Sections 1271.00 and 1273.10 of the California Code of Regulations, Title 14,
- b. Are at least 12 feet wide and not longer than 1,000 feet (as measured from the center-line of the road to the property line), and
- c. Include a public utilities easement.

Amend 2.4.1.B.3  
Exception

This exception only applies to lots that cannot be further subdivided under the zoning in place at the time the subdivision of four or fewer lots is approved.

Delete: "may have no frontage on roads that meet" Add: are not required to front on a road that meets

- 4. **Driveway Design Standards.** Construction of driveways is required where the street excavation or embankment exceeds a depth or height of six feet from the finished grade at the property line.

**Exception**

As an alternative, the applicant may be required to demonstrate that the driveway requirements can be met concurrently with the approval of improvement plans for the subdivision construction, prior to recordation of the Final Map.

- 5. **Flag shaped lots are prohibited on mass pad graded lots and otherwise discouraged** except as provided for by the provisions of "Hillside Design Standards" described later in this Chapter.

Amend 2.4.1.B.5

Delete: "lots" Add: "projects"

projects

- 6. ~~**Double Frontage Lots.** Where a residential lot is adjacent to a County-maintained road that is not used for direct access to the lot, the lot shall be designed with one or more of the following design standards to minimize impacts on the use of the property:~~

Delete 2.4.1.B.6

- a. ~~Deeper lots to allow for deeper building setback requirements,~~
- b. ~~Sound walls, landscaping, or other methods along the roadway to provide a noise and aesthetic buffer,~~
- c. ~~Easements to set aside land for buffers, or~~

- d. ~~Creation of public entities, (e.g., Community Service Districts (CSDs), Lighting & Landscaping Districts, or Zone of Benefits), to maintain easements, landscaping, etc. established to separate the street from the residential lot.~~

**Exception**

~~For County-maintained roads with a low volume of traffic (as determined by DOT) these provisions may be waived.~~

- 7. **Vehicular Access.** For subdivisions of five or more lots, no lots shall be designed with direct vehicular access onto roads that are (or planned to be within the next 20 year timeframe) greater than 2,500 ADT.

**Exceptions**

- a. The subdivision’s lots are of such size that turn-around areas can be included, so that vehicles can turn around to exit the lot facing forward, rather than in reverse, and
- b. Where unique existing physical constraints or lot design warrants an exception and/or conditions of approval are included to minimize issues such as safety, noise, air quality, traffic, emergency access, etc.

- 8. **Lot Length to Width Ratio.** Lots shall not exceed the following length to width ratios:

- a. 3 to 1 for lots less than 10 acres in size,
- b. 4 to 1 for lots equal to or greater than 10 acres, but less than or equal to 40 acres in size, and
- c. 5 to 1 for lots greater than 40 acres in size.

Amend  
2.4.1.B.9

- 9. **Special Districts.** ~~No lot shall be divided by special assessment district, fire protection district, school district, city, or County boundary lines.~~ Delete all wording  
Add: No new lot may be created where portions of the lot are in different districts.

Amend  
2.4.1.B.10

- 10. **Lot Lines.** Lot lines should be ~~drawn~~ so the lines are easy to identify. Lot lines that are irregularly shaped are discouraged due to difficulty in determining setbacks and for purposes of drainage, erosion control, fencing, and landscaping.  
Delete: "drawn", Add: "designed" designed

- 11. **Lot Design Standards for Reduction of Snow Hazards.** The following snow storage standards shall apply in projects located at or above 3,000 feet elevation (above mean sea level):

- a. Provide snow storage areas of a size adequate to store snow removed from parking, driveway, and pedestrian access areas, or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.

and certified by a Civil Engineer, and approved by the County Engineer<sup>1</sup>. Cross-slope shall be calculated by either dividing the vertical distance by the horizontal distance on a section drawn perpendicular to the contours for the full dimension of the proposed lot at 50 foot intervals with a minimum of two such sections per lot; or by making the same calculation between the highest and lowest point within the lot, whichever results in the highest average cross-slope. The cross-slope is then the average of the sections taken for each lot. Cross-slopes ending in one-half percent or more shall be rounded to the next highest whole number. Each lot shall meet the minimum lot size standard based upon that lot's particular slope.

Note:  
2.4.1.G.2.a  
To bring back  
at a later date.

- a. Lot Frontage.  
Note this section for further discussion.

All residential lots shall have a minimum frontage depending on the average slope (natural) of the lot as noted below, or comply with zoning requirements, whichever is more restrictive:

Slope	Minimum Lot Frontage
10-15%	75 feet
16-20%	90 feet
21-25%	105 feet
26-30%	120 feet
31-35%*	135 feet
36-40% *	150 feet

\* Lots with slopes over 30 percent are permitted. However, building sites may be limited to areas less than 30 percent slope.

- b. Flag Shaped Lots in Hillside Development.

Flag shaped lots shall be permitted when evidence has been provided which clearly indicates that such lots will result in substantially less grading or less impact on the environment. All flag shaped lots shall conform to the following standards:

- i. The lot's "flagpole" shall have a minimum width, at any point, of 25 feet.

**Exception**

See Section 2.4.1.G.2.b.iii of this Chapter.

- ii. All cut or fill slope areas created by the driveway shall be contained within the flagpole or slope easements.
- iii. Two adjacent flag shaped lots may use a common driveway provided the "flagpoles" are adjacent and meet the following:
  - o The lots' flagpoles shall have minimum widths at any point of 12 and ½ feet, and

<sup>1</sup> DOT Director or his/her designee.



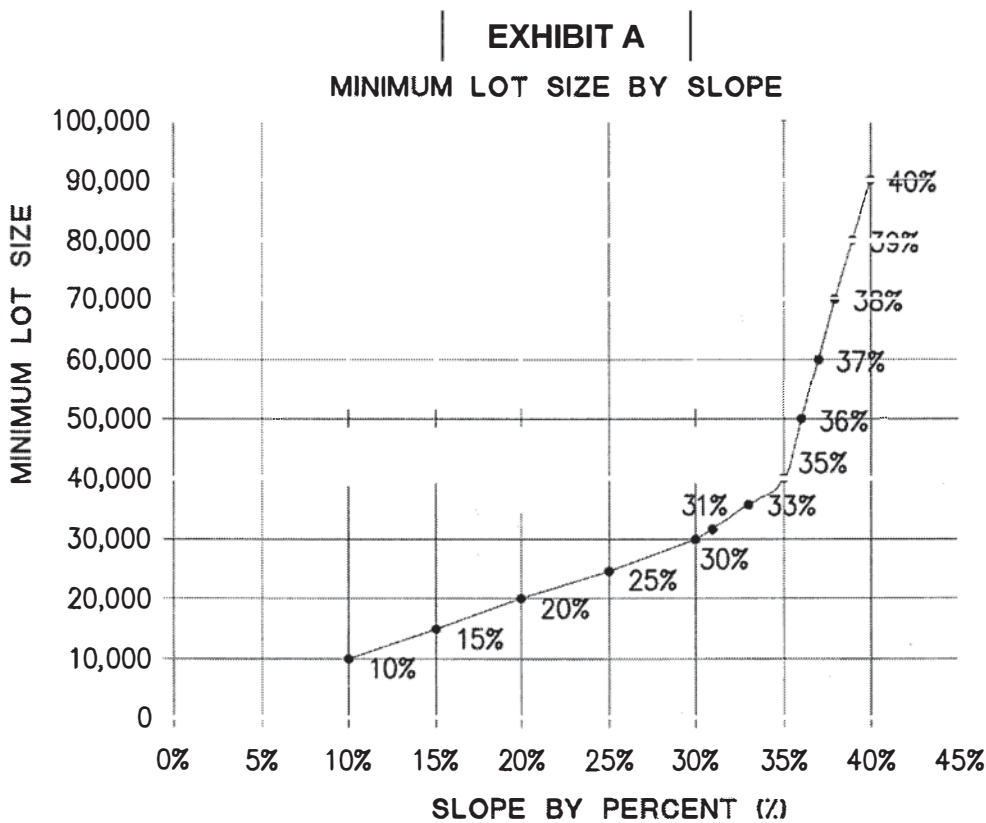
Amend  
2.4.1.G.2.b.iii

- An access and utility easement shall be provided to the use and benefit of both lots served.

Lots that qualify for the exception regarding requirements for street frontage pursuant to Section ~~2.4.1.B.4~~ of this Chapter are not considered Flag Shaped Lots. ~~Delete: 2.4.1.B.4~~ Add: 2.4.1.B.3

c. Residential Lot Size Standards.

The minimum required lot area shall be computed in accordance with the applicable provisions of the “Minimum Lot Size By Slope” graph (Exhibit A). Lot slope shall be calculated as the average cross-slope of the lot as noted above in this section.



\* if slopes are less than 10% only zone district standards shall apply.

• Any portion of a lot with slopes exceeding 40% shall not be considered as part of the required minimum lot area.

SLOPE BY PERCENT (%)	10	15	20	25	30	31	33	35	36	37	38	39	40
MINIMUM LOT SIZE (SQ FT)	10,000	15,000	20,000	25,000	30,000	32,000	36,000	40,000	50,000	60,000	70,000	80,000	90,000

- G. Easements.** Final Maps and Parcel Maps shall show all easements to which the lots are subject. The easements must be clearly labeled by solid capital letters and identified, and if already of record, the record reference given. If any easement is not definitely located by record, a statement of such must appear on the map sheet. Easements shall be denoted by fine dashed lines. The width of the easement and the lengths and bearings of the lines thereof, and sufficient ties thereto, to definitely locate the easement with respect to the subdivision must be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate with the appropriate acknowledgement in the Board Clerk's or County Surveyor's Statement.
- H. Boundaries.** ~~Boundary lines of all political subdivisions adjacent to the subdivision shall be clearly designated and referenced.~~
- I. Accuracy.** Map accuracy shall be such that any and all calculated closures shall be 1 in 10,000 or greater.

Amend  
6.2.4.1.H

H. Boundary lines of any county, city or state that directly adjoin or intersect the subdivision shall be clearly designated.

#### 6.2.4.2 Surveying

- A. Basis of Bearings.** Each map shall contain a basis of bearings notation which includes the description and bearing of the line used as the basis and:
1. The record data of the map or document from which it was obtained, or
  2. A statement that says bearing is based on either a solar, polaris or GPS observation.

The following are acceptable basis of bearings:

1. Recorded maps,
2. Astronomical observation,
3. California Coordinate System. Maps with this basis of bearing shall also include a control scheme through which the coordinates were determined from points of known coordinates, and
4. Government records and other records as approved by the County Surveyor.

Note: If any map for any proposed land development project may affect the County's right-of-way, please refer to Chapter 4 of this manual. The applicant may be required to use existing survey information and/or Department of Transportation's (DOT) basis of bearings.

- B. Accuracy.** All field survey accuracy shall be in compliance with acceptable surveying practices.
- C. Monuments.** All lot or parcel corners shall be monumented in subdivisions and include permanent horizontal control monuments sufficient to re-establish the subdivision control at the direction of the County Surveyor.

#### 6.2.5 Road Naming

In many cases a Final or Parcel Map will require newly created access roads to be named. The road naming process is managed by the County Surveyor and includes approvals by the fire protection district having jurisdiction and the U.S. Post Office responsible for mail delivery to the area. The process description and the forms needed may be obtained from the County Surveyor's website.



**6.2.5.1 Form and Contents**

The Road Name Petition must be filled out completely and the applicant must obtain all the required signatures. The petition, a copy of the Assessors Map, and fee must be submitted to the County Surveyor.

**6.2.5.2 Process**

The road names must follow the County’s policy on road naming. The approved road name will appear on the Final or Parcel Map. The applicant shall, within 30 days of notification, install a permanent sign as shown on the County Surveyor’s website.

**6.3 Lot Line Adjustments and Mergers**

**6.3.1 Lot Line Adjustments** see section 16.53, LOT LINE ADJUSTMENTS

Add to  
6.3.1

The purpose of a Lot Line Adjustment is to permit minor changes in boundary or property lines between parcels without requiring the entire subdivision map process. A Lot Line Adjustment:

- A. Is limited to four or less adjoining parcels,
- B. Results when land taken from one parcel is added to an adjacent parcel, and
- C. Does not create a greater number of parcels.

A Lot Line Adjustment shall not be permitted without the approval of DSD, Tax Collector and County Surveyor.

**6.3.1.1 Form and Contents**

The Lot Line Adjustment descriptions and applicable map shall be prepared by, or under the direction of, a California Professional Land Surveyor or California Registered Civil Engineer who is authorized to perform land surveying services.

Amend  
6.3.1.1

A Lot Line Adjustment shall be reflected in a deed and a Record of Survey shall be completed ~~as required~~ by Section 8762 of the California Business and Professions Code, unless the new boundary line appears on a Final Map or Parcel Map.

Delete: "as", Add: "when" when

**6.3.1.2 Certificates and Statements**

The Lot Line Adjustment descriptions and applicable map shall follow the standard form, content, Certificates and Statements as outlined in Section 6.2.2 of this Chapter.

**6.3.1.3 Filing Process**

Real property taxes must be current on all parcels involved in the proposed Lot Line Adjustment and all record title interest holders must consent to the adjustments.

**6.3.2 Parcel Merger**

The purpose of a Parcel Merger is to combine adjoining parcels into one parcel. A Parcel Merger shall not be permitted without the approval of DSD, Tax Collector and County Surveyor.