

Land Development Manual – Summary of Changes
Board of Supervisors/February 14, 2011

Section 2.2.1

All subdivisions creating two or more lots require approval by the County pursuant to Title 16 Subdivisions and Subdivision Map Act (SMA). The procedure for subdivisions ~~can be generally described as a four step process~~ is described in the following Section 2.2.2.

Section 2.4.1.A.4

~~4. **Reversed Corner Lot.** A corner lot, whose rear abuts the side of another lot.~~

Section 2.4.1.B.2

2. **Area Requirement for Lots.** Lots having an average natural slope of 10 percent or greater shall have at least 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.

Section 2.4.1.B.3

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. Lot frontage may be reduced in a Planned Development.

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~~ are not required to front on a road that meets 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.

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.

Section 2.4.1.B.5

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

Section 2.4.1.B.6

- ~~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:~~
- ~~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.

Section 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. No new lot may be created where portions of the lot are in different districts.~~

Section 2.4.1.B.10

- ~~10. **Lot Lines.** Lot lines should be ~~drawn~~ designed 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.~~

Section 2.4.1.G.2.a

- ~~a. Lot Frontage. [Section to be brought back for further discussion.]~~

Section 2.4.1.G.2.b.iii

- ~~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~~~~
 - ~~o The driveway is 20 feet wide and contains a turnaround if the flagpole is over 150 feet long, and~~
 - ~~o 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~~ 2.4.1.B.3 of this Chapter are not considered Flag Shaped Lots.~~

Section 2.4.2.1.B.1

1. Proof of legal access (e.g., copies of deeded easements and a letter from a Title Company that states that all deeds are valid) ~~is~~ may be required for ~~all~~ streets ~~abutting~~ used to access the proposed development, whether the streets are County-maintained or non-County-maintained.

Section 2.4.2.1.B.8

8. Dead-End Road Width and Turnaround Standards (~~Reference: 2007 California Fire Code, Appendix D, Table D103.4~~ *The current edition of the Fire Code as ratified by the Board of Supervisors.*): A turn-around is required for dead-end roads, as depicted in the Standard Plans:

Section 2.4.2.1.B.9.a

9. For all residential subdivisions:
 - a. A second road into/out of the subdivision is required where there are more than 12 lots on a dead-end road. This implements the 25 dwelling unit maximum pursuant to the current edition of the Fire Code as ratified by the Board of Supervisors ~~amendments to the 2007 California Fire Code, Appendix D, Section D107, passed by the El Dorado County fire protection districts, and ratified by the Board in February, 2008.~~ This limit assumes one primary and one secondary dwelling unit per lot. Hardship mobile home allowances are not within this total and may be prohibited if there are too many dwelling units on the road (see Section 2.4.2.1.B.9.c of this Chapter).

Exception

~~Where a secondary fire apparatus access road cannot be installed because of topography, waterways, non-negotiable grades, or other similar conditions and where an alternative means of fire protection is provided.~~

Section 2.4.2.1.B.9.f

- f. Subdivisions of four or fewer lots may qualify for the “Frontage Exception” provision of Section 2.4.1.B.3 of this Chapter that would allow a lot to be created that does not have frontage on a road and is served by a driveway.

Section 2.4.2.3.B

- B. Sidewalks are required ~~in accordance with the Standard Plans, except for:~~
 1. Residential zoned subdivisions in which ~~all~~ lots are ~~greater than~~ greater than 10,000 square feet or less,
 2. Industrial, commercial, and R&D zoned Parcel Maps in which ~~all~~ lots are ~~greater less than~~ greater less than one acre, and
 3. Specific Plans and Planned Developments where there is an adopted plan that addresses pedestrian and non-vehicular circulation within those specific plans. If

sidewalks, ~~curbs, and gutters~~ are not specifically addressed in the Plan or PD, the requirements listed in the ~~Standard Plans~~ Land Development Manual shall be met.

Section 2.4.5.1.A.2

2. ~~The current edition of the Fire Code as ratified by the Board of Supervisors 2007 California Fire Code and amendments as ratified by the Board on February 26, 2008, or~~

Section 4.3.1.7.A

- A. Pursuant to the ~~current edition of the Fire Code as ratified by the Board of Supervisors 2007 California Fire Code and amendments as ratified by the Board February 2008,~~ and where required by the fire protection district having jurisdiction, roads shall be marked with permanent “NO PARKING—FIRE LANE” signs complying with the figures below.

Section 6.2.4.1.H

- H. ~~Boundaries. Boundary lines of all political subdivisions adjacent to the subdivision shall be clearly designated and referenced. Boundary lines of any County, City or State that directly adjoin or intersect the subdivision shall be clearly designated.~~

Section 6.3.1

6.3.1 Lot Line Adjustments (See Chapter 16.53, Lot Line Adjustments, of Title 16 Subdivisions.)

Section 6.3.1.1

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