



ORDINANCE NO. _____

AN ORDINANCE ADOPTING SURVEY REQUIREMENTS FOR THE EXECUTION OF ALL MAPS
FILED OR FILED FOR RECORD.

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 121.10 of Title 121 General Surveys of the El Dorado County Ordinance Code pertaining to the execution of all maps filed or filed for record within the county of El Dorado is hereby enacted as follows.

Chapter 121.10
General Survey Requirements

Sections:

- 121.10.010 Title
- 121.10.020 Monuments
- 121.10.030 Monument Placement
- 121.10.040 Basis of Bearing

Sec. 121.10.010- Title

This Chapter shall be known and may be referred to in all proceedings as Surveys for the Surveyors office.

Sec.121.10.020 Monuments

The civil engineer or land surveyor executing any surveys within the County of El Dorado shall set monuments for any points or lines not shown on any subdivision map, Parcel Map, official map, or Record of Survey. All monuments shall be set as specified in this section.

Sec.121.10.030 Monument Placement

The civil engineer or land surveyor making a survey that will be filed for record shall cause permanent monuments as specified in this section to be set in the ground as follows:

- A. A 1½-inch (inside diameter) or larger-capped iron pipe, at least 30 inches long, driven at least 24 inches in the ground, will be set at each boundary corner of the subdivision and along the boundary lines of the subdivision at intervals of not more than one-fourth mile. The year date shall be stamped on the top of the cap.
- B. A three-fourths inch (inside diameter) or larger capped iron pipe, or a five eighths inch or larger capped rebar, at least 18 inches long set flush, or subsurface, and shall be set at all lot angle points, lot corners and curve points (beginning and end of curves).
- C. Brass discs set in concrete, stone, or any other hard feature shall be a minimum of 1-1/8 inch diameter and must be set with an anchoring plug or epoxied in place. If the brass disc is in a path of pedestrian travel it must be set flush with said features.
- D. Permanent witness corners or reference points shall be set in accordance with this section and shall not exceed a distance of 50' from the actual corner location.
- E. All monuments shall be stamped on the top of the cap with either the notations "RCE" for the registered civil engineer or "LS" for licensed land surveyor, together with the license number of the civil engineer or land surveyor. Lot numbers may be stamped on the caps.
- F. If a monument is set in a paved street, a three-fourths inch (inside diameter) or larger capped iron pipe, or a five-eighths inch or larger capped rebar, at least 18 inches in length, shall be set with its top flush with the finished surface of the asphalt. Monuments set at the centerline of a road shall be set at curve points (beginning and end of curves) and centerline intersections. Monuments falling at centerline intersections and at the intersections of road centerline and subdivision boundaries shall be set in a monument well in conformance with the California Department of Transportation Standard Plan, drawing A74.
- G. All full section corners, quarter corners and sixteenth corners that are a part of the boundary resolution of the survey, or are required ties to the survey shall be rehabilitated for preservation, if required, and complete notations as to what was found or set at each of these U.S. government land survey corners shall be made upon the map as required by the California Land Surveyor's Act. Unless the U.S. government corner is monumented by a 1½-inch or larger capped iron pipe, it shall be replaced with a 1½-inch or larger capped iron pipe which shall be stamped appropriately in the manner specified in the manual of surveying instructions, U.S. Bureau of Land Management together with the notation of either "RCE" or "LS" and the license numbers of the civil engineer or land surveyor. The annual date shall also be stamped thereon.
- H. If the found and accepted section, quarter and sixteenth corner is found adequately monumented with a 1½-inch or larger capped iron pipe, but is not stamped or only partly stamped, the missing date shall be stamped thereon including the notations of either "RCE" or "LS" and the license numbers and the year date. A statement as to what was found, set, or added shall be placed on the map.
- I. By order entered in its minutes, the Board of Supervisors may authorize placement of other specified kinds of permanent monuments in a specified subdivision.

- J. Prior to a request made to the County Surveyor for a field inspection of the placement of all required monuments, the monuments shall be adequately flagged with wooden stakes and colored ribbon to enable the monument to be readily found.
- K. All set caps shall be permanent and durable in nature and must be stamped in accordance with the Business and Professions Code Section 8772.
- L. Any monument(s) inconsistent with this section must be approved by the County Surveyor prior to being set.

(Prior Code, § 9341; Code 1997, § 16.32.030)

Sec. 121.10.040 Basis of Bearing

All surveys that are to record a map within the County of El Dorado shall have a Basis of Bearing that conforms to this section.

- A. The Basis of Bearing shall be based on true North or CCS 83 and must be established between two found monuments.
- B. All Basis of Bearings based on CCS 83 shall be established in conformance with the California Public Resources Code Sections 8801-8819.
- C. The Basis of Bearing shall be established by accepted survey practices.
- D. All maps shall show the Basis of Bearing in a note and graphically.

Section 2. Section 120.28.030 of the El Dorado County Ordinance Code is hereby amended as follows.

Sec. 120.28.030. Form and contents.

The final map shall be prepared by or under the direction of a civil engineer registered in the State or a licensed land surveyor and shall be based upon a survey and shall conform to all of the following provisions:

- A. It shall be legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black India drawing ink on tracing cloth or polyester drafting film of a thickness of four millimeters. Certificates, affidavits and acknowledgments may be legibly stamped or printed upon the map with black India drawing ink.
- B. The size of each sheet shall be 18 inches by 26 inches. A marginal line shall be drawn completely around each sheet leaving an entirely blank margin of one inch. The scale of the map shall be one inch to 100 feet for Class 1 subdivisions or one inch to 200 feet for rural subdivisions. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each sheet and its relation to each adjoining sheet shall be clearly shown.
- C. The final map shall show all survey and mathematical information and data necessary to locate all monuments and to locate and retrace any and all interior boundary lines appearing thereon including bearings and distances of straight lines, the radii and chord bearings and chord distances of all curves and such information as may be necessary to determine the location of the centers of curves when the curves are non-tangent.

- D. The exterior boundary of the land included within the subdivision shall be indicated by a heavy-line border. All land within the exterior boundaries which are not a part of the subdivision shall be marked "Not a part of this subdivision."
- E. The map shall show the location of the subdivision, its relation to surrounding surveys and the names of all adjacent subdivisions. The north point and basis of bearing (true meridian preferred) shall be shown.
- F. The title of the final map shall be the name of the subdivision map as it appears on the approved tentative map unless changed by approval of the planning staff.
- G. The date the tentative map was approved shall be clearly shown.
- H. The width and actual locations of all easements shall be clearly shown.
- I. Each lot shall be numbered or lettered. Each street shall be named.
- J. The location and type of all monuments shall be shown, including all monuments required to be set by the Subdivision Map Act and Chapter 121.10.030. All existing monuments shall be shown.
- K. The title, items, notes, legend, basis of bearing, references and amendments shall be placed on each survey sheet. Any of the foregoing in this subsection may be deleted when found superfluous by the County Surveyor.
- L. Maps filed for the purpose of showing as acreage land previously subdivided into numbered or lettered lots shall be conspicuously marked, below the title, with "The purpose of this map is a reversion to acreage."

Section 3. Section 120.32.030 of the El Dorado County Ordinance Code is hereby replaced in its entirety and amended to read as follows.

Sec. 120.32.030. Monument placement.

The civil engineer or land surveyor making a survey of a subdivision shall cause permanent monuments as specified in this section to be set in the ground in accordance with Chapter 121.10.030

Section 4. Section 120.52.050 of the El Dorado County Ordinance Code is hereby replaced in its entirety and amended to read as follows.

Sec. 120.52.050. Monument placement.

The civil engineer or land surveyor making a survey of a parcel map shall cause permanent corner monuments to be set as specified in Chapter 121.10.030.

Section 5: Section 120.52.030 of the El Dorado County Ordinance Code is hereby amended as follows.

Sec. 120.52.030. Survey—Required.

- A. Before the final map of a Parcel Map can be prepared or submitted, an accurate and complete boundary survey of the lots, roads, easements, and boundaries of the subject parcel(s) must be made by a civil engineer registered in the State or a licensed land surveyor. The survey is to be in compliance with the California Land Surveyor's Act.
- B. The parcel map shall be based upon a field survey made in conformity with the Land Surveyor's Act, or be compiled from recorded or filed data when sufficient survey information exists on filed maps to locate and retrace the exterior boundary lines of the parcel map if the location of at least one of these boundary lines can be established from an existing monumented line excluding remainders.
- C. If a field survey was performed, the parcel map shall contain a certificate by the engineer or surveyor responsible for the preparation of the map that states that all monuments are of the character and occupy the positions indicated, or that they will be set in such positions on or before a specified date, and that the monuments are, or will be, sufficient to enable the survey to be retraced.

(Prior Code, § 9622; Code 1997, § 16.52.030; Ord. No. 3641, § 11, 1986)

Section 6. California Environmental Quality Act (CEQA).

The adoption and implementation of this Ordinance are exempt from the provisions of the California Environmental Quality Act under §15061(b)(3) in that the Board of Supervisors finds there is no possibility that the implementation of this Article may have significant effects on the environment.

Section 7. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 8. Effective Date.

This Ordinance shall become effective 30 days following adoption thereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2026, by the following vote of said Board:

ATTEST

Ayes:

Kim Dawson

Clerk of the Board of Supervisors

By _____

Deputy Clerk

Noes:

Absent:

Chair, Board of Supervisors

APPROVED AS TO FORM

DAVID LIVINGSTON

COUNTY COUNSEL

By: _____

Title: _____