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## 2.1 PURPOSE

This Chapter provides an introduction to the subdivision process, submittal requirements, and design standards for all proposed subdivisions, including Parcel Maps, Planned Developments, Conditional Use Permits, Design Reviews, and other discretionary development permits. The County may adopt plans that include unique design standards for an identified planning area that would supersede some or all of the standards in the LDM. These plans may include Specific Plans, Community Plans, Form Based Codes, or other similar programs. Where such plans do not specifically identify different standards than that contained in the LDM then the LDM standards would apply.

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¶ Unless otherwise noted, the design standards described in this Chapter apply to development projects of all land types/uses (e.g., residential, commercial, industrial, etc.).

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For applications and process information for specific projects and permits, contact DSD's Planning Services (530) 621-5355, or Building Services (530) 621-5775. See also the DSD website: <http://www.edcgov.us/DevServices/index.html>.

## 2.2 AUTHORITY

The design, improvement, mapping, and sale of subdivisions are governed by, but not limited to:

- A. "Real Estate Act" ("Section 11000" et seq. of the State's "Business and Professions Code");
- B. "Subdivision Map Act" ("Section 66410" et seq. of the State's "Government Code");
- C. "2004 El Dorado County General Plan";
- D. County Ordinance Code "Title 16 Subdivisions";
- E. This "Land Development Manual";
- F. Resolutions and Policies of the County.
- G. Public Resources Code Section 4290 and 4291 (Fire Safe Regulations)

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## 2.3 SUBDIVISION PROCESS

### 2.3.1 Tentative Map Required

All subdivisions creating two or more lots, requires approval by the County pursuant to Title 16 "Subdivisions". The procedure for subdivisions can be described as, a four step process:

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- A. The applicant submits and receives approval of a Tentative Map.
- B. The applicant ensures that all of the subdivision improvements are completed (or a Subdivision Improvement Agreement is executed, together with adequate security guaranteeing completion of the improvements and payment of all contractors and subcontractors' labor, materials, and equipment approved by the County), and that all conditions of approval are satisfied. (See County Ordinance Code section 16.16.050.)

- C. The applicant files the Parcel Map (for four or fewer residential lots) with the County Surveyor. The Final Map (for five or more residential lots) is submitted to DSD Planning Services and subject to the Board of Supervisors' (Board) approval.
- D. The Parcel Map or Final Map is filed with the County Recorder to create the new lots.

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### 2.3.2 Exemptions

There are occasions when Tentative Map approval is not required; reference the County's Title 16 "Subdivisions" Ordinance:

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- A. "Parcel Map Waivers" pursuant to "Section 16.48.010" and "16.52.020";
- B. "Lot Line Adjustments" pursuant to "Chapter 16.53 Lot Line Adjustments".
- C. Other exceptions listed in Section 16.04.040 of the County Code and 66412 et. seq. of the Subdivision Map Act.

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### 2.3.3 Applications for Tentative Map

DSD has two separate application forms:

- A. Tentative Subdivision Map (for five or more residential lots), and
- B. Tentative Parcel Map (for four or fewer residential lots or any number of lots under special circumstances pursuant to "Section 66426" of the "Subdivision Map Act", such as for commercial developments).

### 2.3.4 Applications for Subdivision-related Actions

DSD has additional applications related to subdivisions:

- A. Map Amendment for Subdivisions & Parcel Maps – for making changes to recorded maps;
- B. Preliminary Subdivision Maps – recommended to provide a comprehensive assessment of a subdivision proposal's feasibility;
- C. Time Extensions – allows the County to extend the normal three year approval of a subdivision up to six additional years;
- D. Pre-Application – allows early review of proposed development projects and identification of potential issues associated with:
  - 1. *General Plan* consistency,
  - 2. County Ordinance consistency,
  - 3. Project alternatives,
  - 4. Application submittal requirements.

The applications contain specific submittal requirements for each application type as well as a summary of the application processing steps and timing. The applications are amended occasionally; prior to submittal, applicants should review the latest version on the DSD website.

### 2.3.5 Process Summary

### 2.3.5.1 Preliminary Map or Pre-Application Submittal

The Tentative Map process may begin with a Preliminary Map or Pre-Application submittal. This process is useful in order to design the subdivision in compliance with:

- A. The *General Plan*,
- B. Any applicable Specific Plan,
- C. Zoning,
- D. Other agency requirements, and
- E. All applicable County Design Manuals, including this one.

The Pre-Application may also identify any “fatal flaws” for a proposed subdivision, and allows the developer to evaluate project alternatives early in the process.

Some subdivision proposals should start with a Preliminary Map application for a more comprehensive evaluation rather than the Pre-Application process. For example, larger subdivisions of 50 lots or more may require Planned Development application, park land dedication, or need special consideration due to project size or location.

Applicants with discretionary projects are encouraged to submit a Pre-Application or Preliminary Map to resolve any development related issues, streamline the permit process, and reduce application processing costs.

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### 2.3.5.2 Application Submittal

An applicant is required to prepare and assemble the application submittal package based on the submittal checklist in each application. Once the submittal package is assembled, the applicant makes an appointment with DSD Planning Services to submit the application. At the submittal appointment:

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- A. The applicant and a staff planner will compare the submittal checklist with the submittal materials. The application will not be accepted unless all application checklist requirements are submitted, unless determined to be “not applicable” by staff.
- B. The applicant is required to pay the application fees based on the fee schedule adopted by the Board. An application fee “Quote” may be requested prior to the submittal appointment in order to prepare pre-cut checks.

### 2.3.5.3 Completion/TAC Meeting

The application will be assigned to a staff planner.

- A. The planner will review the application thoroughly for completeness within 30 days of submittal.
- B. The application will be distributed to affected agencies for comments, recommendations, and conditions.
- C. A Technical Advisory Committee (TAC) meeting will be scheduled. (The TAC is an informal meeting to discuss agency and Department comments and project issues with the applicant and his/her representatives.)

### 2.3.5.4 Staff Report/CEQA Documentation

After completion of the TAC meeting and resolution of any issues related to the project, the planner will prepare a staff report and the appropriate CEQA documentation. A public hearing will be scheduled. The applicant and property owner (if different than the applicant) will receive a copy of staff’s recommendation and conditions prior to the public hearing.

**2.3.5.5 Public Hearing**

A public hearing is held and staff will present the project recommendations to the decision making body.

- A. The applicant or agent should attend in order to respond to any questions or clarify any of the staff recommendations.
- B. The public is allowed to ask questions and comment on the proposal.
- C. The decision making body will consider all information received and make a decision on the project and any project conditions.
- D. Decisions by the Zoning Administrator and Planning Commission (Commission) may be appealed to the Board of Supervisors.

**2.3.5.6 Tentative Map Approval**

Once a Tentative Map is approved, the applicant or property owner has three years to file a Final Map or Parcel Map. Time extensions may be requested to allow additional time. (See the Time Extension Application and “Chapter 16.74” of “Title 16 Subdivisions”.)

- A. The developer shall submit plans for review and approval that are consistent with the Tentative Map and conditions. Once approved, subdivision construction can commence.
- B. Improvement plans shall comply with all conditions of the Tentative Map and adopted standards unless a design waiver has been approved with a Tentative Map. If the improvement plans identify that standards cannot be met, the applicant shall return to DSD to request a design waiver ; revised map; or design exception (subject to review and approval by DOT).

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**2.3.5.7 Final Map and Parcel Map**

- A. Final (Subdivision) Map process:
  - 1. An applicant submits a formal application to DSD Planning Services for a Final Map. The applicant will be required to submit documentation demonstrating that all the conditions have been satisfied.
  - 2. The process concludes with a public hearing before the Board to verify that all conditions required for the Tentative (Subdivision) Map have been completed.
- B. Parcel Map process:
  - 1. An applicant submits a formal application for a Parcel Map to the County Surveyor’s Office.
  - 2. The County Surveyor will verify that all conditions required for the Tentative (Parcel) Map have been completed.

The Parcel Map and Final Map constitute the official maps that detail the location and dimension of all lot boundaries of an approved subdivision. The final step in the Final

Map and Parcel Map processes is the filing of these maps with the County Recorder's Office.

See Chapter 6 of this manual for more information on the Surveyor's Office's map requirements.

## 2.4 SUBMITTAL REQUIREMENTS FOR TENTATIVE MAPS

Submittal requirements for Tentative Maps are found on the DSD application form. Application submittal requirements change from time to time and it is recommended the applicant consult the DSD website before applying. Preliminary Maps and Pre-Application submittals may be used to clarify submittal requirements.

## 2.5 DEVELOPMENT AND SUBDIVISION STANDARDS

### 2.5.1 Background

In 2004, the County's Board adopted a new 20 year *General Plan*. That plan included numerous general guidelines, as well as very specific standards, directed at new development. These guidelines and standards have been incorporated into this manual, where appropriate.

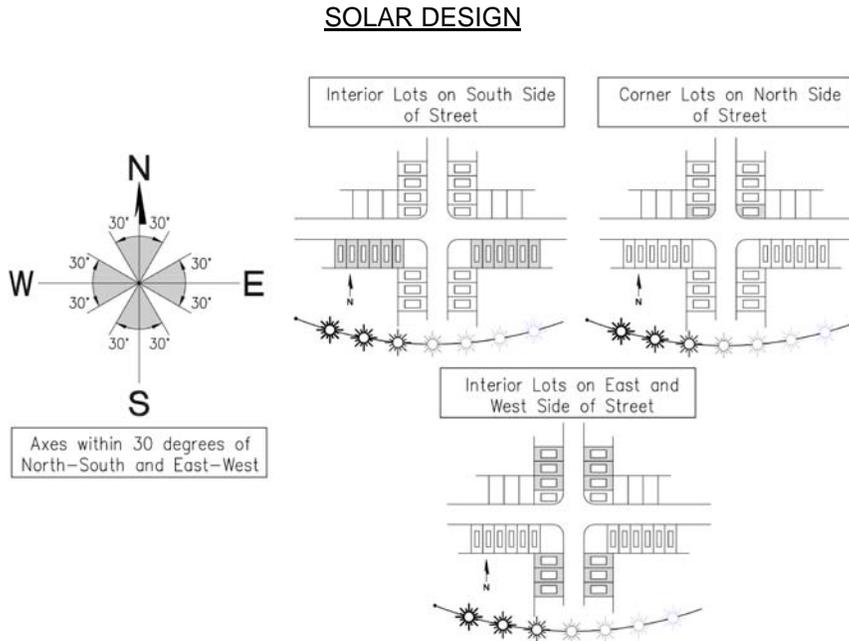
### 2.5.2 General Information and Criteria

- A. Lot: A lot is the basic development unit - an area with fixed boundaries, used or intended to be used for open space, recreation, public facilities, one or more buildings and accessory building(s), and not divided by any public highway or alley. See "Title 17 Zoning Ordinance" for detailed information on specific lot zoning and development standards, including 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, the rear of which 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".
- 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 shall be included in the portions of detached, single family residential subdivisions that create lots that are

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20,000 square feet or less in order to benefit from natural solar heating and cooling, when feasible:

- 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 which follows.



- 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 thirty degrees to the southwest and thirty degrees to the southeast.
- d. Establish CC&R provisions that ensure structures (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.

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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 2.5.2 G. of this Chapter, or shall comply with zoning requirements for area and frontage, whichever is more restrictive.

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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.

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**Exception (See 2.5.3.1):** For 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 lot(s) being created have driveways installed with the subdivision that:

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- 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);
- 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.

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4. Driveway Design Standards: All proposed lots shall be designed to meet the driveway design standards. See Chapter 4 of this manual and the County's "Standard Plans" for driveway standards.

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- a. Construction of driveways is required where the street excavation or embankment exceeds a depth or height of six feet from the native soil at the property line.
- b. 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 discouraged except as provided by the provisions of "Hillside Design Standards" described later in this Chapter.

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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;
- d. Creation of public entities, (such as CSDs, Lighting & Landscaping Districts, or Zone of Benefits), to maintain easements, landscaping, etc. established to separate the street from the residential lot.

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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 except where:

- 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,
- b. where unique existing physical constraints or lot design warrants an exception and 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: Exceptions can be approved through a Planned Development.

- 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,
- c. 5 to 1 for lots greater than 40 acres in size.

9.  
10. Special Districts: No lot shall be divided by special assessment district, fire district, school district, city, or county boundary lines.

11. 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.)

12. 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.
- b. Snow storage areas shall be designed such that they do not block any lines of sight.
- c. Snow storage is not permitted in parking lots, sidewalks, driveways, emergency access areas, and other shared use areas, unless designated as snow storage areas.
- d. Storage shall be a minimum of 25 feet away from wetlands, streams, creeks, rivers, lakes, ponds and any other water bodies. Adequate stormwater/sediment catchment basins, coarse gravel berms, or sediment traps/barriers/filters to reduce impacts from potential run off shall be shown on the Tentative Map.
- e. Snow storage shall not be located in predominantly shady areas.
- f. Areas designated for snow storage shall use suitable plant materials including vigorous ground covers, perennials, willows, and planters with low edges to facilitate plow access. Snow storage areas may be



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combined with landscaping if the landscaping is designed to be compatible with large amounts of snow.

- g. Snow storage areas shall be inspected after snow melt periods and cleaned of trash or sand as necessary.
- C. Grading and Erosion Control Requirements: All grading, including mass pad grading for subdivisions and contour grading, shall adhere to:
1. The requirements of "Chapter 15.14 El Dorado County Grading, Sediment, and Erosion Control Ordinance",
  2. Chapter 5 of this manual,
  3. The current version of the erosion control requirements and specifications created by a multi-agency team including the local RCDs, EMD, DSD, and DOT (<http://www.eldoradorcd.org/nodes/techassist/erosion.htm>).

A grading permit may be required. If a grading permit is not required, all other requirements as established by the County's Design Manuals shall be adhered to.

Note: If more than 1 acre of land will be disturbed, a "Notice of Intent" must be filed with California's Regional Water Quality Control Board ([http://www.waterboards.ca.gov/centralvalley/business\\_help/permit.html](http://www.waterboards.ca.gov/centralvalley/business_help/permit.html)).

For further information on erosion control, see also the resources available from the local Resource Conservation Districts ([www.Eldoradorcd.org](http://www.Eldoradorcd.org) or [www.Georgetowndividrcd.org](http://www.Georgetowndividrcd.org)).

- D. Lands Subject to Flood Hazards: All subdivisions are subject to the County Flood Damage Prevention Ordinance (Chapter 17.25 of the El Dorado County Code).
- E. Curbs, Gutters and Sidewalks: Curbs, gutters, and sidewalks are required as shown on the applicable Standard Plans and Section 2.5.3.3 "Sidewalks, Pedestrian Paths, and Bike Lanes."
- F. Model Homes in Subdivisions: Pursuant to the California "Subdivision Map Act", model homes may be built before subdivision improvements are completed. A maximum of eight model homes per 50 subdivision lots is allowed, subject to the following improvements being completed prior to any model homes being built:
  1. A Temporary Use Permit from DSD Planning Services is required;
  2. All utilities must be installed to the model homes unless otherwise permitted under a Temporary Use Permit;
  3. All required fire hydrants must be installed and in working order subject to the local Fire Protection District's approval;
  4. All but the last layer of asphalt serving the model homes must be built and approved by DOT;
  5. Adequate off-street parking shall be provided for the model homes; and
  6. Model homes may include office space for sales employees, subject to approval under the Temporary Use Permit and subsequent Building Permit. The office space shall be converted to living space or garage space prior to sale of the model home for single family dwelling purposes;
- G. Hillside Design

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1. The following *General Plan* Policies address development on hillsides, ridgelines and 30 percent slopes:
  - a. "Objective 2.3.2",
  - b. "Policy 2.3.2.1",
  - c. "Objective 7.1.2",
  - d. "Policy 7.1.2.1",
  - e. "Policy 7.1.2.2".

2. Hillside Design Standards

The hillside design standards described below are to be used under any circumstance where the natural site cross-slope is 10 percent or greater (i.e., these standards do not apply to mass pad graded lots). (Note: The County will consider alternative designs that include an erosion and sediment control plan developed and certified by a Civil Engineer, and approved by the County Engineer.) 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 or remainder created shall individually meet the minimum lot size standard based upon that lot's particular slope.

a. Lot Frontage

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.

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

iii. All cut or fill slope areas created by the driveway shall be contained within the flagpole or slope easements.

iv. 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.
- 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 2.5.2(B)4 are not considered Flag Shaped Lots.

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.

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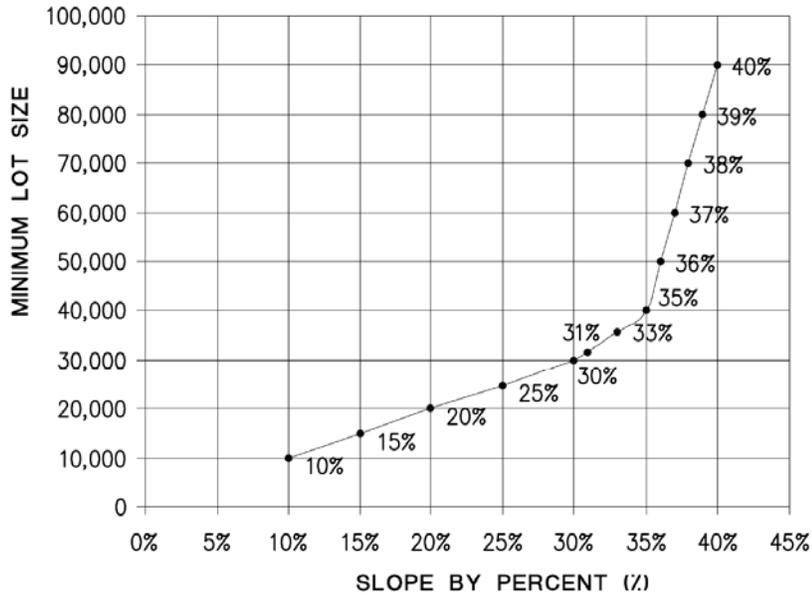
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**EXHIBIT A**

**MINIMUM LOT SIZE BY SLOPE**



• 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

### 2.5.3 Streets, Street Lighting, Sidewalks, Bike Lanes

The *General Plan* provides general and specific transportation and circulation guidance that must be reflected in the design of new developments. (See Policies “TC-1a”, “TC-1b” and “Table TC-1”.) This manual, along with the other County Design Manuals, provides further definition and clarification to support the *General Plan’s* guidance.

New streets and Improvements to existing streets shall comply with the applicable Standard Plans. Exceptions from the Standard Plans require County Engineer approval prior to final approval of a Tentative Map by the decision making body.

#### 2.5.3.1 Streets

A. Street designs must conform to all County Ordinances and *General Plan* Policies, California’s Fire Safe Regulations and ***Fire Code***, as well as standards set forth in all County Design Manual(s), including this manual, and the Standard Plans, unless other standards have been adopted by the County (such as in a Specific Plan or Form Based Code). The following are applicable *General Plan* Policies:

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1. “Policy TC-1p”,
2. “Policy TC-1w”,
3. “Policy TC-Xa”,
4. “Policy TC-Xf”,
5. “Policy 2.2.5.16”,
6. “Policy 6.2.3.2”.

B. Street Standards for Subdivisions

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1. Proof of legal access (e.g., copies of deeded easements and a letter from a Title Company that states that all deeds are still valid) is required for all streets abutting the proposed development, whether the streets are County-maintained or non County-maintained.
2. Access to streets that meet the County’s design and level of service standards shall also be provided. Standard access requirements may be modified pursuant to the Frontage Exception (section 2.5.2.B.5.) or for Flag Shaped Lots (section 2.5.2.G.2.b). This may require the improvement of non County-maintained and/or County-maintained roads that provide access to the development. Access improvement requirements may be both “on-site” (i.e., physically on the proposed development site), and “off-site” (physically on surrounding lots not part of the proposed development).
3. Streets and lots may be required to be laid out so as to permit future re-subdivision if they are in a subdivision where a lot is twice the size or greater than the minimum size required in the zoning district.
4. When a subdivision abuts or contains an existing or proposed new street, limited access highway, or railroad, the following may be required to protect residential properties and separate through and local traffic:
  - a. Providing a new separate access road(s) to the lots in the subdivision, and/or

- b. Creating lots that front on the streets in the subdivisions (not onto existing streets). See the “Standard Plans” for access restrictions.
- 5. The County may require that a non-vehicular access restriction / easement be recorded on the Final or Parcel Map to prohibit future access to a road not intended to provide access to lots.
- 6. Subdividers may be required to dedicate right-of-way to the County for future road improvements and/or expansions to maintain public safety and/or to accommodate projected increased traffic volumes due to the new subdivision.

7. Phased Developments: (See 4.3.1.9 “Staged Developments”).  
 8. Dead-End Road Width and Turnaround Standards (Reference: “2007 California Fire Code, Appendix D, Table D103.4”): A turn-around is required for the dead-end roads, as depicted in the County’s “Standard Plans” as listed:

Length (Feet)	Width (feet)	Turnarounds Required
0 – 150	<b><i>20 (minimum) the entire length of the road (Fire Safe requires 18)</i></b>	None Required
151 – 500	<b><i>20 (minimum) the entire length of the road (Fire Safe requires 18)</i></b>	<b><i>1) 96 foot diameter cul-de-sac in accordance with County standard plans</i></b> <b><i>2) 120 foot Hammerhead, 60 foot “Y”</i></b> <i>(Fire Safe requires 80 foot diameter or hammerhead with 60 foot minimum for top of the “T”)</i>
501 – 750	<b><i>26 (minimum) the entire length of the road (Fire Safe requires 18)</i></b>	<b><i>1) 96 foot diameter cul-de-sac in accordance with County standard plans</i></b> <b><i>2) 120 foot Hammerhead, 60 foot “Y” (Fire Safe requires 80 foot diameter or hammerhead with 60 foot minimum for top of the “T”)</i></b>
Over 750	<b><i>See the applicable Fire Protection District for requirements. (See Fire Safe provisions in subsection 10.c)</i></b>	

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9. All road improvements, both on-site and off-site, shall be listed as conditions of approval on the Tentative Map.

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10. 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 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 Fire Safe Regulations in subsection 10.c. below).***

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b. Where two roads are required, their connections to the County-maintained road system shall be at locations approved by the Director of DOT and the Fire Protection District having jurisdiction.

c. Dead-end roads shall not be longer than the following lengths, (measured along the centerline of the street from the intersecting centerlines of the intersecting street to the center point of the cul-de-sac bulb or equivalent), or longer than the California Fire Safe standards allow, whichever is more restrictive (see "Title 14 Natural Resources Division 1.5 – Department of Forestry, Chapter 7 – Fire Protection, Subchapter 2 SRA Fire Safe Regulations Articles 1 – 5"):

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- Lots zoned for less than one acre in size – 800 feet;
- Lots zoned for 1 acre to 4.99 acres – 1320 feet;
- Lots zoned for 5 acres to 19.99 acres – 2640 feet;
- Lots zoned for 20 acres and above – 5280 feet.

d. An acceptable Fire Safe Plan shall be developed by a Fire Safe Plan preparer acceptable to the El Dorado County Fire Prevention Officers' Association and CAL FIRE.

e. An entity shall be formed for the maintenance of any shared or common: roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the appropriate document(s) if the current document(s) does not sufficiently address maintenance of facilities of the proposed project.

f. Subdivisions of four or fewer lots may qualify for the "Frontage Exception" provision of Section 2.5.2(B)4 that would allow a lot to be created that does not have frontage on a road and is served by a driveway.

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11. For all non-residential and all multi-family projects:
  - a. Two points of access are required, unless an exception is given by the applicable Fire Protection District(s).
  - b. Applicants are encouraged to provide shared access between parking lots in order to limit the need for emergency vehicles to go back out onto the local road.
  - c. Where two points of access are required, they shall be placed a distance apart subject to approval by the Director of DOT and the Fire Protection District having jurisdiction.
  - d. Additional driveway and road requirements may be required when building height(s) exceeds 30 feet.

### 2.5.3.2 Street Lighting

- A. Street lighting will be required by the County Engineer as needed for traffic safety purposes (e.g., intersections with high pedestrian usage at night, high accident locations where lighting will improve visibility, etc.).
- B. Street lighting shall meet the standards described in the County's "Highway Design Manual" and "Standard Plans".
- C. Street lighting shall meet minimum shielding requirements as described in the County's "Title 17 Zoning Ordinance", section "17.14.170 Outdoor Lighting".
- D. A maintenance entity (such as a lighting and landscaping district) shall be formed to pay for the ongoing energy costs and maintenance, subject to review and approval by DOT.

### 2.5.3.3 Sidewalks, Pedestrian Paths, and Bike Lanes

- A. General Policies

Pedestrian and other non-vehicular circulation systems are an integral part of any development project. Where required, these systems shall be incorporated into the Tentative Map design and noted or described on the Tentative Map. The *General Plan* specifies several policies related to sidewalks, pedestrian paths, and bike lanes:

  1. "Policy TC-4e",
  2. "Policy TC-4h",
  3. "Policy TC-4i",
  4. "Policy TC-5a",
  5. "Policy TC-5b",
  6. "Policy TC-5c".
- B. Sidewalks are required in accordance with the "Standard Plans", except for:
  1. Residential zoned subdivisions in which all lots are greater than 10,000 square feet;
  2. Industrial zoned parcel maps, in which all lots are greater than one acre;
  3. Specific Plans and Planned Developments where there is an adopted plan that addresses pedestrian and non vehicular circulation within those plans. If sidewalks, curbs, and gutters are not specifically addressed in the Plan, the requirements listed in the County's "Standard Plans" shall be met.

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- C. Sidewalks and bike lanes are required within 500 feet of schools, parks, and other public or community facilities. See the County's "Master Bicycle Plan" for more information.
- D. In some instances, a pedestrian path (i.e., asphalt paved paths) may be an acceptable alternative to sidewalk, curb, and gutter (e.g., in some Rural Centers and Community Regions such as Georgetown and Camino/Pollock Pines areas, and developments of large lots in other Community Regions).
- E. Standards
  1. Sidewalk Location: In proposed subdivisions where sidewalks are required, sidewalks shall be installed pursuant to the County's "Standard Plans", and may be required on at least one side of the streets into and out of the subdivision.
  2. Sidewalk Width: Sidewalk widths shall be as called out on the County's "Standard Plans". Exception: Where sidewalks already exist, new sidewalks may be required to match the existing sidewalks to make for seamless transitions.
  3. ADA: Sidewalks shall be in compliance with the Americans with Disabilities Act (ADA).
  4. Curb and Gutter Requirements: Concrete curb and gutter shall be used in all subdivisions where lots are less than 20,000 square feet. Grading shall provide for positive, controlled lot drainage to the street and/or storm drain system.

#### **2.5.3.4 Transit**

For standards regarding public transit facilities, please see the "Transit Design Manual" by the El Dorado County Transportation Association, <http://www.eldoradotransit.com/>.

#### **2.5.3.5 Frontage Improvements**

Where a proposed project has frontage on a County-maintained road, frontage improvements are required, consistent with the ADT and the applicable design standards, ordinances, laws and *General Plan* policies. Possible frontage improvements may include, but are not limited to: road widening, encroachments, shoulders, curbs, gutters, sidewalks, drainage ditches, vegetation clearance, signage, lighting, pedestrian or bicycle paths, and easements or right-of-way to accommodate the frontage improvements. The level of frontage improvements will be evaluated based on the type of development proposed, the amount of traffic on the frontage road, surrounding development or lack thereof, and other considerations identified through the discretionary process.

#### **2.5.3.6 Frontage Improvement Agreements**

Under some circumstances, an "in-lieu" fee may be substituted for frontage improvements (e.g., sidewalks, road widening, etc.). See DSD Planning Services for more information. An agreement providing for the in-lieu fee shall be reviewed and approved by DSD, County Counsel, and the Board of Supervisors.

#### **2.5.4 Drainage Criteria**

See the County's "Drainage Manual" for more detailed design standards related to drainage.

### **2.5.5 Water Supply and Distribution System**

If the water supply to new development will be either from groundwater or a community water system, see Chapter 3 in this manual for more information.

#### **2.5.5.1 General Plan Policies**

- A. The following *General Plan* Policies address water supply:
  - 1. "Policy PS 5.2.1.2",
  - 2. "Policy PS 5.2.1.3",
  - 3. "Policy PS 5.2.1.4",
  - 4. "Policy PS 5.2.1.5".
- B. Water supply and distribution systems shall be provided to all lots when lots or parcels are less than five acres and public sewer is not available. Exceptions to this standard may apply if consistent with the parcel size exception standards of the County's "Title 17 Zoning Ordinance".
- C. When water supply and distribution systems are provided, they shall be constructed to the public purveyor's requirements. The public purveyor shall have final approval of the design of all water distribution systems.

#### **2.5.5.2 Fire Protection**

See section 2.5.6 of this Chapter for more information.

#### **2.5.5.3 Plans and Specifications**

Water supply plans and specifications shall be reviewed, approved, and signed by the authorized representative of the appropriate Fire Protection District and water district responsible for providing service upon completion of the project.

#### **2.5.5.4 Water Commitment**

Prior to approval of the Final Map by the Board, or prior to the filing of a Parcel Map, the required water improvements shall be: 1. completed, or 2. fully identified and described within an approved Subdivision Improvement Agreement.

- A. The public purveyor shall submit a letter to DSD Planning Services stating that the water improvements have been completed to its satisfaction or that the improvements described in the subdivision agreement are acceptable to the public purveyor. The letter shall include a statement from the public purveyor that it is willing and able to provide service to each lot of the subdivision when the described improvements are completed.
- B. The applicant shall also provide to DSD Planning Services the equivalent of EID's "water meter award" letter, or an equivalent in areas served by other water purveyors, which states that each lot has secured a water meter.

## 2.5.6 Fire Protection and Other Emergency Services

### 2.5.6.1 General Policies

Fire protection measures are required including fuel management to reduce wildfire hazards, fire hydrants, and storage, if necessary.

- A. All proposed development shall adhere to the current standards as set forth in:
  1. California’s “Title 14 Natural Resources, Division 1.5 – Department of Forestry, Chapter 7 – Fire Protection Articles 1-5”;
  2. “2007 California Fire Code” and amendments as ratified by the Board on 2/26/08; or
  3. The standards described in the County’s Design Manuals, whichever is more restrictive.

Exceptions to fire protection requirements can only be made by the entity prescribing the standard.

- B. Pursuant to *General Plan* “Goal 5.7”, prior to approval of new development, adequate and comprehensive emergency services shall be provided, concurrent with development:

1. “Policy 5.7.1.1”,
2. “Policy 5.7.2.1”,
3. “Policy 5.7.3.1”,
4. “Policy 5.7.4.1”,
5. “Policy 5.7.4.2”,
6. “Objective 6.2.1”,
7. “Figure HS-1”,
8. “Policy 6.2.2.1”,
9. “Policy 6.2.4.1”,
10. “Policy 6.2.2.2”,
11. “Policy 6.2.3.4”.

General Plan



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### 2.5.6.2 Standards and Requirements

- A. Fire Protection is Required.

1. When subdivisions are proposed within a Fire Protection District, the minimum fire protection requirements shall be met, unless modified by agreement between the subdivider, the structural Fire Protection District having jurisdiction and any applicable wildland fire protection agencies (e.g., CAL FIRE).
2. When a subdivision of five or more lots (no matter the size of the lots) is proposed, it shall be within a structural Fire Protection District.
3. A proposed subdivision of four or fewer lots, creating lots 9.0 acres or smaller, shall be within a structural Fire Protection District.
4. If a proposed subdivision (of any number of lots) creates lots 9.0 acres or smaller, and is not within an existing Fire Protection District, one of the following shall occur:
  - a. annexation to an existing Fire Protection District; or,

- b. contract for services with existing structural Fire Protection District until such time as the annexation is finalized.
- B. All discretionary residential developments shall have a Fire Safe Plan prepared by a Fire Safe Plan preparer acceptable to the El Dorado County Fire Prevention Officers' Association and CAL FIRE.
- C. For non-residential discretionary development, a Fire Safe Plan may be required by the applicable Fire Protection District.
- D. For more details on what is included in a Fire Safe Plan, see below and Chapter 7 for the phone numbers and website addresses of the applicable Fire Protection District(s). For more information on qualifications for Fire Safe Plan preparers, contact the applicable Fire Protection District.
- E. A Fire Safe Plan is a written document prepared for the purpose of establishing minimum wildfire protection standards in conjunction with buildings, construction and development in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) when required by the Fire Protection District having jurisdiction.
  - 1. A Plan shall address future design and construction of structures, subdivisions, and developments in SRA.
  - 2. A Plan shall cover access, water supply, fuel (i.e., vegetation) modification, and related local requirements.
  - 3. A Plan shall be determined complete when approved by the Fire Protection District having authority and jurisdiction and CAL FIRE.
  - 4. The Fire Safe Plan shall include measures to reduce fire hazards, such as
    - a. Expand cleared rights-of-way and enlarge cul-de-sacs;
    - b. Address water supply;
    - c. Address emergency access;
    - d. Perform fuel modification (e.g., selective clearing and thinning) so that fuel load levels are reduced; and
    - e. Other reasonable measures to protect structures in areas where structural fire protection does not exist; i.e., if the land division is adjacent to existing water lines, the subdivider may be required to extend the water lines for fire protection purposes.
- F. Water Supply for subdivisions of five or more lots  
The supply system and source, public purveyor or private system, shall provide a minimum of 60,000 usable gallons of storage for five to 25 lots; 125,000 gallons for 25 to 50 lots; and 200,000 gallons for 50 or more lots. The water supply system and source shall be located at the direction of the DSD Director and based on comments received from the applicable Fire Protection District.
  - 1. Where water distribution systems are not available, the following will be considered by the applicable Fire Protection District:
    - a. Tanks,
    - b. Reservoirs,
    - c. Canals, and

- d. Other systems as may be approved by the structural Fire Protection District.
2. A facility for refilling fire trucks shall be provided for taking of water from the water supplies and shall conform to the County's "Standard Plans". The standard plans may be modified by the Fire Protection District having the responsibility in that area where structural conditions require it.
3. Fire hydrant locations shall be approved by the Fire Chief of the district providing the service. See the applicable Fire Protection District for details.

### **2.5.7 Water Supply For Lots Not Supplied with Water by a Public Agency**

See Chapter 3 in this manual for more detail on design standards.

### **2.5.8 Sewage Collection and Disposal Systems**

#### **2.5.8.1 General Policies**

The following *General Plan* policies apply:

- A. "Policy 5.3.1.1",
- B. "Policy 5.3.1.2",
- C. "Policy 5.3.1.3",
- D. "Policy 5.3.1.4",
- E. "Policy 5.3.1.7",
- F. "Policy 5.3.2.3".

#### **2.5.8.2 Requirements**

- A. There are four options available to new development to provide sewage disposal:
  1. On-site sewage disposal systems (e.g., septic systems),
  2. Community wastewater systems with flow less than 5000 gallons per day,
  3. Community wastewater systems with flow greater than 5000 gallons per day, and
  4. Sewage disposal provided by a public purveyor (such as EID).See Chapter 3 in this manual for more detail on standards for on-site sewage disposal systems and community wastewater systems with flow less than 5000 gallons per day. For community wastewater systems with flows greater than 5000 gallons per day, obtain a waste discharge permit from the California Water Quality Control Board, Central Valley, (916) 464-3291, website address:  
[http://www.waterboards.ca.gov/centralvalley/business\\_help/permit.htm](http://www.waterboards.ca.gov/centralvalley/business_help/permit.htm).

If a public sewer provider is proposed, the design of the sewage facilities, connections, etc., shall meet the provider's standards. See the appropriate public purveyor for their standards (e.g., EID).

- B. Prior to filing a Final Map or Parcel Map, sewer service shall be available for immediate use or as required in section 2.5.8.4 of this Chapter.
  - 1. A Civil Engineer shall provide documentation that demonstrates that the sewage system will be able to accommodate any future growth in the permitted area. No Building Permits can be approved without a Civil Engineer's certification that the sewage system can accommodate the proposed increase in sewage.
  - 2. A grading permit may be required for the trenching to install the wastewater system. See Chapter 5 of this manual for more information on whether a grading permit will be required. All sewer mains, manholes, and laterals, shall be placed, successfully tested, and the backfill compacted prior to the surfacing of the streets affected. Any trenching that affects the County's right-of-ways will require at a minimum an encroachment permit. See DOT.

### **2.5.8.3 Plans and Specifications**

Prior to the approval of the Final Map or filing a Parcel Map (for commercial or industrial development), the subdivider shall submit to the County Engineer, plans of the sewage collection and disposal system prepared by a Civil Engineer, of sufficient detail to enable the County Engineer to ascertain whether such system conforms to the standards set forth herein and to standard acceptable engineering practices. Such plans and specifications shall also be reviewed and signed by the authorized representative of the entity that will operate the sewer system(s), certifying it has approved the final construction plans and specifications. A letter shall be provided to the County Engineer by the public entity's engineer, stating that the provider is willing to maintain and operate the sewer system upon its completion.

The County Engineer or the public purveyor may require additional improvements for sewer systems having unusual problems.

### **2.5.8.4. Sewer Commitment**

Prior to approval of a Final Map by the Board, or prior to the filing of a Parcel Map, the required sewer improvements shall be completed or described within a Subdivision Improvement Agreement (SIA) and a security provided to guarantee completion. The public purveyor shall submit a letter stating the sewer improvements have been completed to its satisfaction or that the improvements described in the SIA are acceptable to the public purveyor. The letter shall include a statement from the public purveyor that it is willing and able to provide service to each lot of the subdivision when the described improvements are completed.

## 2.5.9 Underground Power and Communication Utility Systems

### 2.5.9.1 General Policies

The following *General Plan* Policies apply to power and communication systems:

- A. "Objective 5.6.1" ,
- B. "Policy 5.6.1.1".

### 2.5.9.2 Standards of Construction

- A. PG&E requires all power lines to be undergrounded in new: (1) Residential Subdivisions, (2) Residential Developments, (3) Commercial Developments, (4) Industrial Developments, and (5) locations that are in proximity to and visible from designated Scenic Areas (Reference "PUC Electric Rule 15-Distribution Line Extensions"). There are some exceptions such as for subdivisions with lots of three acres or more. See PG&E for more information.
- B. Multi-family and non-residential development in Community Regions and Rural Centers shall, where feasible and appropriate, underground existing and new utilities in accordance with PUC rules and regulations.
- C. Electrical and communication systems shall be installed as shown in the County's "Standard Plans" and in accordance with the applicable utility's rules and regulations.
- D. Electrical and communication systems in streets shall be placed before pavement is constructed and shall be constructed in conformance with the plans.
- E. Surface facilities that will be located in paved areas shall have traffic frames and lids conforming to the County's "Standard Plans".
- F. Surface facilities that protrude from the finished grades shall be located so that they will not cause a hazard.
- G. The final plans and specifications shall show the work to be performed by the subdivider, normally consisting of conduit, pull boxes and transformer pads. Wires are typically supplied by the utility entity and need not be shown on the plans.

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### 2.5.9.3 Plans and Specifications

Prior to the approval of the Final Map, the subdivider shall submit to the County Engineer plans showing the location of the electrical and communication systems of sufficient detail to enable the County Engineer to ascertain whether such systems conform to the standards set forth herein and to standard acceptable engineering practices. Such plans and specifications shall be approved by the authorized representative of the entity operating the electrical or communication systems and shall be accompanied by a letter from the entity stating that the entity and subdivider have entered into an agreement that will provide the utility's service to a lot line at each lot in the subdivision. A letter shall be provided to the County Engineer by each provider's engineer, stating that the provider is willing to maintain and operate the system upon its completion.

See Chapter 4 of this manual, as well as the "Highway Design Manual" and "Standard Plans" for more details.

### 2.5.10 Encroachments on County-Maintained Roads

All encroachments onto County-maintained roads shall comply with California “Streets and Highways Code 942” and County Ordinance Code “Chapter 12.08” et seq. and the standards in the County Design Manuals. See Chapter 4 of this manual, as well as the “Highway Design Manual” and “Standard Plans” for more details.

**Deleted:** Encroachments shall conform to the applicable standard in “Chapter 2, Road Encroachments”, “Chapter 12.08” et seq. of the County Code

### 2.5.11 Landscaping

Where landscaping is required, reference “Title 17 Zoning Ordinance” and the “WATER CONSERVING LANDSCAPE STANDARDS” adopted by the Board in “Resolution 69-93” on 2/23/93, or as most recently amended. (Reference: *General Plan* “Policy 5.6.2.1”).

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For landscaping standards in road medians (including trees), or in close proximity of a roadway, see the “Highway Design Manual” and “Standard Plans”.

### 2.5.12 Wetlands, Archaeological and Cultural Resources, and Native Tree Preservation

#### 2.5.12.1 General Policies

The following General Plan policies address impacts to important habitat areas:

- A. “Policy 7.3.3.1”
- B. “Policy 7.3.3.3”
- C. “Policy 7.3.3.4”
- D. “Policy 7.3.3.5”,
- E. “Policy 7.4.1.6”,
- F. “Policy 7.4.2.2”,
- G. “Policy 7.4.2.8”

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#### 2.5.12.2 Wetland Preservation Standards

- A. No person engaging in construction activity shall:
  1. Ignore or discount the regulatory requirements of State or Federal agencies applicable to any project;
  2. Fill or substantially alter any existing wetland area without first obtaining an appropriate permit(s) from the U.S. Army Corps of Engineers, California Department of Fish and Game, or other State or Federal agency with jurisdiction over wetlands and wildlife resources;
  3. Park or operate any motor vehicle within the wetland area;
  4. Place or store any equipment or construction materials within the wetland area;

- 5. Place or allow to flow into the wetland any oil, fuel, concrete mix or other deleterious substance.
- B. Where construction activity is proposed within 50 feet of a wetland area:
  - 1. The wetland area should be clearly marked with flagged lath or other removable marking device;
  - 2. A deleterious substance filter shall be installed within any drainage course leaving one construction zone and entering the wetland area.
- C. Discretionary permits may require setbacks from wetlands, for biological mitigation, water quality, flood damage prevention, or other purposes identified through the discretionary process.

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**2.5.12.3 Archaeological and Cultural Resources**

Protection or mitigation of archaeological and cultural resources may be required when found on-site. Cultural Resource studies are required with application submittal and must meet the County "Guidelines for Cultural Resource Studies". Resources protection may be required by the State Historic Preservation Office or as approved by the County discretionary permit, based on the permit's Cultural Resources study. Recommendations from the permits' Cultural Resource study may be incorporated into the conditions of approval for discretionary permits.

**2.5.12.4 Oak Tree Preservation**

- A. Oak tree protection plans are required to comply with the El Dorado County "Oak Woodland Management Plan". (See the DSD website.)
- B. Oak Tree Protection Construction Standards:

For the use of this section, oak trees are defined as being healthy and having a diameter at breast height (dbh) of six inches or greater, or for a tree with multiple trunks with an aggregate of at least 10 inches dbh.

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- 1. No person engaging in construction activity shall:
  - a. Change the amount of irrigation provided to any oak tree from that which was provided prior to the commencement of construction activity;
  - b. Trench, grade, or pave into the drip line area of an oak tree;
  - c. Park or operate any motor vehicle within the drip line area of any oak tree;
  - d. Place or store any equipment or construction materials within the drip line of any oak tree;
  - e. Attach any signs, ropes, cables, or any other items to any oak tree;
  - f. Place or allow to flow into or over the drip line area of any oak tree any oil, fuel, concrete mix, or other deleterious substance.
- 2. Where construction activity is proposed within 50 feet of an oak tree:
  - a. A minimum four foot tall temporary fence shall be placed around the protected area prior to the work beginning;
  - b. No grade changes shall occur within the protected area unless specifically indicated in the plans;

- c. No trenching shall be allowed within the protected area. If it is necessary to install underground utilities within the temporary fence the utility trench shall be hand dug so as not to cut any roots over two inches in diameter, or a line may be bored or drilled;
- d. Only dead, weakened, diseased, or dangerous branches shall be removed, and only by the recommendation of, or under supervision of, a licensed arborist. Any roots two inches in diameter or larger that must be cut shall be cleanly cut with pruning (not excavation) equipment;
- e. Excessive dust accumulation shall be hosed off from the foliage of oak trees as recommended by an arborist during the construction of the project.

Reference the County's "Title 16 Subdivisions", "Title 17 Zoning Ordinance", the *General Plan*, and the "Interim Interpretative General Plan Guidelines" for more information. See DSD's website: <http://www.edcgov.us/Planning/GeneralPlanOakWoodlands.html>.

### **2.5.13 Protection of Agricultural Lands**

The following *General Plan* policies apply to new projects:

- A. "Policy 8.1.3.1",
- B. "Policy 8.1.3.2",
- C. "Policy 8.1.4.1".

The design of projects shall take these policy requirements into consideration, through clustering and lot design that provides the opportunity to meet the minimum lot size and setback requirements. Refer to "Title 16 Subdivisions", "Title 17 Zoning Ordinance", the *General Plan* "Policies 8.1.3.2" and "8.4.1.2", and the "General Plan Interim Interpretive Guidelines" (<http://www.edcgov.us/Planning/GeneralPlanImplementation.html>).

### **2.5.14 Airport Land Use Plans**

All development shall comply with any applicable Airport Comprehensive Land Use Plan (CLUPs) policies. There are adopted CLUPs for Georgetown, Cameron Park, Placerville, and South Lake Tahoe airports. Consult with DSD. (Reference: *General Plan* "Policy 6.8.1.1".)