

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING  
SERVICES



**PLACERVILLE OFFICE:**

2850 FAIRLANE COURT  
PLACERVILLE, CA. 95667  
(530) 621-5355  
(530) 642-0508 Fax  
Counter Hours: 8:00 AM to 4:00 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

**LAKE TAHOE OFFICE:**

3368 LAKE TAHOE BLVD., SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax  
Counter Hours: 8:00 AM to 4:00 PM  
[tahoebuild@co.el-dorado.ca.us](mailto:tahoebuild@co.el-dorado.ca.us)

**EL DORADO HILLS OFFICE:**

4950 HILLSDALE CIRCLE, SUITE 100  
EL DORADO HILLS, CA 95762  
(916) 941-4967 and (530) 621-5582  
(916) 941-0269 Fax  
Counter Hours: 8:00 AM to 4:00 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

## MEMORANDUM

**DATE:** September 14, 2007                      Agenda of: September 27, 2007  
**TO:** Planning Commission                      Item #: 9.b.  
**FROM:** Lillian MacLeod, Senior Planner  
**SUBJECT:** OR07-0004, Boundary Line Adjustment Ordinance Update

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The current Zoning Ordinance does not contain a chapter on the Boundary Line Adjustment (BLA) process. Rather, there exists an interpretation from June 28, 1993, as the only reference to this subject (Exhibit C). In order to process these applications, staff has been utilizing the regulations under Chapter 16.53 of the Subdivision Ordinance (Exhibit B). As part of the overall Zoning Ordinance update, staff will be creating a chapter on boundary line adjustments in order to:

1. Codify current requirements under the Subdivision Map Act and Chapter 16.53 of the County Code;
2. Incorporate General Plan Policy 2.2.5.12 by:
  - a. Codifying the 10 percent maximum reduction in minimum lot size requirements under the applicable zone district, which has been and is currently being applied as part of the process (Exhibit A).
  - b. Applying this 10 percent reduction to development standards of existing structures;
3. Incorporate procedures currently utilized by staff in determining findings for approval, to include but not be limited to the following:
  - a. Ordinance interpretation for substandard sized or non-conforming lots.
  - b. Improvement requirements for access, utilities, drainage facilities and fire safety.

- c. Rezone and/or General Plan amendment requirements for consistency between adjusted property lines and zone district/land use boundary lines.
  - d. Establish approving authority and appeal process structure;
4. Eliminate the practice of requiring the planner to review for the potential of one or more lots being enlarged to allow further subdivision, as it is not relevant to the ministerial nature of the BLA process. The Subdivision Map Act limits the agency's considerations to conformance to General Plan policies, as well as local zoning and building ordinances, and to the relocation of existing utilities, infrastructure, or easements; and
  5. Streamline the process by providing clear direction.

### **RECOMMENDATION**

Provide staff with comments and direction regarding the working draft document.

### **ATTACHMENTS**

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|-----------|--|
| Exhibit A | General Plan Policy 2.2.5.12   |
| Exhibit B | Chapter 16.53 of the County Code   |
| Exhibit C | Zoning Interpretation of June 28, 1993   |
| Exhibit D | Sample Ordinance: <ul style="list-style-type: none"><li>• Santa Barbara County</li></ul> |