

CHAPTER 8

PARCEL MAPS

SECTION:

- 10-8-1: General Provisions
- 10-8-2: Authority and Purpose
- 10-8-3: Scope of Chapter
- 10-8-4: Definitions
- 10-8-5: Suspension of Requirement; Variance of Adjustment
- 10-8-6: Tentative Maps
- 10-8-7: Recommendations for Approval or Disapproval made by Development Services Director
- 10-8-8: Review of Tentative Map by Agencies Other Than City Departments
- 10-8-9: Action on Tentative Map
- 10-8-10: Appeal to First Appeal Board
- 10-8-11: Appeal to Final Appeals Board
- 10-8-12: Expiration of Tentative Maps
- 10-8-13: Tentative Map Processing Fee
- 10-8-14: Preparation of Parcel Maps
- 10-8-15: Survey
- 10-8-16: Limit of Survey Error
- 10-8-17: Placement of Monuments
- 10-8-18: U.S. Government Land Corners
- 10-8-19: Certificates
- 10-8-20: Certification of Recorder
- 10-8-21: Filing of Parcel Map
- 10-8-22: Correction and Amendment of Parcel Maps
- 10-8-23: Preparation; Requirements
- 10-8-24: Examination
- 10-8-25: Filing; Indexing; Effect
- 10-8-26: Requirements for Approval and Disapproval; Compliance with State Law
- 10-8-27: Compliance with General and Specific Plans
- 10-8-28: Findings Justifying Disapproval
- 10-8-29: Approval of Parcel Map for Land Project
- 10-8-30: Proposed Waste Discharge Violating Water Quality
- 10-8-31: Dedication and Abandonment Procedures
- 10-8-32: Acceptance or Rejection
- 10-8-33: Offer of Dedication; Continuation After Rejection; Termination
- 10-8-34: Time of Passing Title
- 10-8-35: Design and Improvement Requirements
- 10-8-36: Improvements
- 10-8-37: Securities
- 10-8-38: Prohibitions and Penalty
- 10-8-39: Lot Line Adjustments
- 10-8-40: Issuance of Certificate of Compliance
- 10-8-41: Lot Line Adjustment Map, Information Required
- 10-8-42: Violations; Offense
- 10-8-43: Reversion to Acreage

10-8-1: **GENERAL PROVISIONS:** This Ordinance shall be known and cited as the *CITY OF PLACERVILLE'S PARCEL MAP ORDINANCE*. (Ord. 1152, 25 Apr 1978)

10-8-2: **AUTHORITY AND PURPOSE:** This Ordinance is enacted for the purpose of implementing the Subdivision Map Act. The Placerville City Council as the adoptive agency and authority hereby assigns the duties outlined within this Ordinance to the Planning Commission and the Development Services Director. Further, the City Council shall hereinafter be called the Final Appeals Board. (Ord. 1152, 25 Apr 1978)

10-8-3: **SCOPE OF CHAPTER:**

(A) This Chapter shall govern the division of any and all land within the incorporated limits of the City of Placerville where four (4) or fewer parcels, condominium units or community project apartments are created except where each parcel created by the division has a gross area of not less than forty (40) acres or is not less than a quarter of a quarter section.

(B) This Chapter shall also govern the division of such land where five (5) or more parcels, condominium units or community project apartments are created but only where:

1. The land before division contains less than five (5) acres, each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements are required by the legislative body; or
2. Each parcel created by the division has a gross area of twenty (20) acres or more and has an approved access to a maintained public street or highway; or
3. The land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development and which has the approval of the governing body as to street alignments and widths; or
4. Each parcel created by the division has a gross area of not less than forty (40) acres or is not less than a quarter of a quarter section.

(C) This Chapter shall be applicable to:

1. Tentative and final maps required for all subdivisions creating five (5) or more parcels, five (5) or more condominiums as defined in Section 783 of the Civil Code, or a community apartment project containing five (5) or more parcels;
2. The financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks;
3. Mineral, oil or gas leases;
4. Land dedicated for cemetery purposes under the Health and Safety Code of the State of California;
5. A lot line adjustment between two (2) or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot adjustment is approved by resolution of the local agency;

6. The sale, lease, or financing of property if the property has been assigned a separate parcel number on the County assessment roll as of March 4, 1972;
 7. The conveyance of land to a governmental agency, public entity or public utility;
 8. Agricultural leases as defined in Section 66424 of the Subdivision Map Act.
- (D) It is further the purpose of the City Council of the City of Placerville and of these regulations to require the subdivider to dedicate rights of way, easements, and the construction of reasonable off-site and on-site improvements for the parcels being created and to require the establishment of open spaces and/or the development of recreational purposes within the City of Placerville prior to the recordation of all parcel maps. The City Council of the City of Placerville hereby finds that the fulfillment of the construction requirements is a necessary prerequisite to the orderly development of the City of Placerville and that said construction requirements are necessary in order to provide for public health and safety for the residents of the City of Placerville. (Ord. 1152, 25 Apr 1978)

10-8-4: **DEFINITIONS:**

- (A) Appeals Board:
1. The first Appeals Board means the Planning Commission of the City of Placerville.
 2. The Final Appeals Board means the City Council of the City of Placerville.
- (B) Approved Access: Approved access means that all lots shall have frontage to an improved street meeting City standards. The improved street shall be the area contiguous to the lots.
- (C) Building Site: Building site means a parcel or lot of land containing not less than the prescribed minimum area required by the Placerville Zoning Ordinance or other applicable local ordinance existing at the time of the creation of the lot or parcel and occupied or intended to be occupied by buildings or structures.
- (D) Subdivider: Subdivider means a person, firm, corporation, partnership or association, who proposes to divide, divides or causes to be divided, real property into a division for himself or for others, except that employees and consultants of such persons or entities, acting in such capacity, are not subdividers.
- (E) Improvement: Improvement refers to such street work and utilities to be installed or agreed to be installed by the divider to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the parcel map thereof. Improvements also refers to such other specific improvements or types of improvements or types of improvements, the installation of which, either by the divider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to insure conformity to or implementation of the general plan required by Article 5

(commencing with Section 65300) and Article B (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.

- (F) Cul-de-sac: Cul-de-sac shall mean a street open at one end only, and providing at the other end special facilities for the turning around of vehicular traffic.
- (G) Parcel Split: A parcel split is the division of any real property improved or unimproved, or portion thereof, shown on the latest equalized County assessment roll as a unit or contiguous units which are divided for the purpose of sale, lease or financing, whether immediate or future, with the exception of those land divisions defined in Section 10-8-3(C). Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easements or railroad rights of way.
- (H) Parcel Map: Parcel map refers to a map prepared in accordance with the Subdivision Map Act and this Chapter which map is designed to be filed in the office of the County Recorder.
- (I) Improvement Standards: Improvement standards means the standards adopted by the City of Placerville regulating the development of land as a division.
- (J) Lot Line Adjustment: Lot line adjustment shall be the relocation of the boundary or boundaries between two (2) or more adjoining parcels of land and which does not create any additional parcels of land.
- (K) Streets: Streets includes highways and refers to land primarily devoted to vehicular traffic use and extending to the boundaries of the right of way of the adjoining owner whether designated as a highway, freeway, throughway, thoroughfare, avenue, boulevard, road, parkway, lane, alley, place, court, circle, driveway, or other similar term.
- (L) Tentative Parcel Map: Tentative parcel map refers to a map made for the purpose of showing the design of a proposed division or reversion to acreage and the existing conditions in and around it. Such map need not be based upon an accurate or detailed field survey of the property.
- (M) Remainder: A remainder shall be considered as areas fifty percent (50%) in excess of the smallest parcel shown on the parcel map, but not less than five (5) acres and/or areas of contiguous ownership in an adjoining section.
- (N) Public Street: Public street means the full width of the right of way of any road, street, lane, alley or pedestrian walkway used by or for the general public, whether or not those roads, streets, lanes, alleys, and pedestrian walkways have been accepted as and declared to be part of the City system of public streets, except streets forming a part of the State highway system. (Ord. 1152, 25 Apr 1978)

10-8-5: **SUSPENSION OF REQUIREMENT; VARIANCE OF ADJUSTMENT:** In approving a tentative map, the Commission or Council may grant a suspension of any of the subdivision requirements set forth or referred to in this Chapter, except underground facilities which may be waived only by the Council; provided such suspensions are not inconsistent with State law. A variance from the lot area, frontage, width, depth and front yard or setback requirements of the various zones set forth in this Code, may also be granted by the Commission or the Council. If such suspension or variance is requested, a public hearing shall be conducted as provided in Section 10-3-8 of this Code. The time

limits established in Section 10-8-9 may be extended by mutual consent of the subdivider and the Commission or Council as appropriate. (Ord. 1152, 25 Apr 1978)

10-8-6: **TENTATIVE MAPS:** Prior to any division of lands as defined in Section 10-8-3 of this Ordinance, the landowner or his agent shall file for approval with the Development Services Department an application on a form provided by the Department accompanied by a fee established by Section 10-8-11. Eight (8) copies of the tentative map depicting the following information shall be submitted:

- (A) The tentative map shall be submitted on durable paper sheets eighteen inches by twenty six inches (18" x 26") or larger, suggested size, and drawn to a scale of one inch (1") equals twenty feet (20'), fifty feet (50'), or one hundred feet (100'), two hundred feet (200'), or four hundred feet (400'), and which is sufficient in size to allow all the details and required data to show clearly. Any number of sheets may be used, providing each sheet specifies the total number of sheets and its relation to each adjoining sheet.
- (B) The tentative map, attached sheets or accompanying reports, shall show clearly the following data and information:
 - 1. North point and scale;
 - 2. The location, names and right-of-way width of adjacent streets, highways and alleys. Further, show access easements to a connection with a public road, together with their deed or map reference;
 - 3. Contours at five-foot (5') intervals;
 - 4. Show the boundaries of the parcel;
 - 5. Width and approximate location of all existing and proposed road easements for right of way and approximate grades, drainage, sewage and public utilities, both underground and overhead;
 - 6. The approximate dimensions and area of proposed parcels;
 - 7. All the names of adjacent subdivisions and adjacent parcel map references. All the names and deed recording numbers of the adjacent landowners;
 - 8. Current El Dorado County Assessor's Plot Map and if one exists, a copy of the preceding parcel map showing the property to be divided;
 - 9. The location of all existing structures of residential, commercial, industrial or recreational uses or for which permits have been applied for and granted, but not yet constructed, within any existing or proposed boundary;
 - 10. Indicate the proposed source of potable water and the proposed method of sewage disposal;
 - 11. A letter bearing the authorized agent or owner's signature certifying the engineer or surveyors preparation of a parcel map and division of the property, when property owner is not preparing tentative parcel map;
 - 12. Building set back lines as required by the present land use zone;

13. Vicinity map;
14. The following information to be listed on the tentative map in the following consecutive order:

TENTATIVE MAP

Owner of record: (name and address)
 Name of applicant: (name and address)
 Map prepared by: (name and address)
 Scale:
 Contour interval:
 Source of Topography:
 Section, Township and Range or lot and block:
 Assessment parcel number(s):
 Present zoning:
 Total area:
 Total number of parcels:
 Minimum parcel area:
 Water supply:
 Sewage disposal:
 Date:

NOTE: In the lower right hand corner of each map, a signature block should be shown giving space for:

DEVELOPMENT SERVICES DIRECTOR
 DATE: APPROVAL:
 DATE: CONDITIONAL APPROVAL:
 DATE: DISAPPROVAL:

PLANNING COMMISSION
 DATE: APPROVAL:
 DATE: CONDITIONAL APPROVAL:
 DATE: DISAPPROVAL:

CITY COUNCIL
 DATE: APPROVAL:
 DATE: CONDITIONAL APPROVAL:
 DATE: DISAPPROVAL:

(Ord. 1152, 25 Apr 1978)

10-8-7: **RECOMMENDATIONS FOR APPROVAL OR DISAPPROVAL MADE BY DEVELOPMENT SERVICES DIRECTOR:** Any recommendation imposing a burden on the applicant, generated during the processing of a tentative map by any City staff, prior to a hearing by the Planning Commission or City Council, shall be in writing and a copy shall be provided to the divider or agent at least three (3) days prior to said hearing or action on the map by the Commission or Council. The subdivider shall provide ten (10) additional copies of the tentative map for hearing before the Planning Commission and eight (8) additional copies of the tentative map for hearing before the City Council. The subdivider shall submit said copies to the Planning Division at least ten (10) days prior to any hearing. (Ord. 1152, 25 Apr 1978)

10-8-8: **REVIEW OF TENTATIVE MAP BY AGENCIES OTHER THAN CITY DEPARTMENTS:** The review procedure shall be in accordance with Sections 66453, 66455.5 and 66455.7 of the Government Code. (Ord. 1152, 25 Apr 1978)

10-8-9: **ACTION ON TENTATIVE MAP:** Upon receipt of the application, application fee, tentative map, radius map, and list of property owners within three hundred feet (300'), the Development Services Director shall approve or disapprove the tentative map as to design, area, flood and drainage control, reasonable on-site and off-site improvement, under the provisions of this Chapter and Section 66411 of the Subdivision Map Act within fifty (50) days, or such time as reasonably necessary with the concurrence of the applicant, when there has been no contest on environmental grounds. The criteria used shall be City standards. If the Development Services Director finds that the tentative map does not fulfill all of the criteria as defined, the applicant will be so notified and such notice shall specifically enumerate the nonconforming conditions. The Development Services Director shall either approve, conditionally approve, or deny the tentative map. The applicant may then either revise the map to so conform or request a hearing before the Planning Commission. (Ord. 1152, 25 Apr 1978)

10-8-10: **APPEAL TO FIRST APPEAL BOARD:** The Planning Commission, upon appeal from the applicant or any other interested person within three hundred feet (300') of said property as per Section 10-3-8, shall evaluate and approve, conditionally approve or disapprove said map and may at its discretion, grant variances as per Section 10-8-5. The Planning Commission shall take action within fifty (50) days of the filing of a request for hearing or the map will be deemed as approved unless the applicant has agreed to an extension of time. (Ord. 1152, 25 Apr 1978)

10-8-11: **APPEAL TO FINAL APPEALS BOARD:** The applicant or any interested person who is adversely affected by the decision on the map may file an appeal to the action of the Planning Commission to the City Council in accordance with Section 10-3-8 of the City Code. Any appeal must be filed within fifteen (15) days after action of the Planning Commission. The decision of the City Council shall be final and shall be rendered within seven (7) days of the conclusion of the hearing. The Council may sustain, modify, reject or overrule any recommendations or rulings of the Planning Commission or Development Services Director and may make such findings as are not inconsistent with the provisions of the Subdivision Map Act or this Ordinance.

In any instance where a land division proposes to create five (5) or more parcels, the Development Services Director shall present the map to the Planning Commission and cause a legal notice to be published at least once in a newspaper of general circulation published and circulated in El Dorado County, not less than ten (10) days prior to any action being made upon said land division proposal. Said notice shall generally describe the area and explain the pertinent aspects of the land division proposal and shall give the time and place that the Planning Commission shall make the decision upon the proposal. (Ord. 1152, 25 Apr 1978)

10-8-12: **EXPIRATION OF TENTATIVE MAPS:** An approved tentative map shall expire twelve (12) months after its approval. Once expiration has occurred, all proceedings shall be terminated and no parcel map shall be filed without processing a new tentative map. A divider may apply for an extension of time in which to file a parcel map and such an extension may be granted for one additional period of twelve (12) months. If the Development Services Director denies the divider's request, the divider may appeal the decision to the Planning Commission within fifteen (15) days of said denial. If the divider is still dissatisfied, an appeal before the City Council may be filed as per Section 10-3-8 within fifteen (15) days of said decision. (Ord. 1152, 25 Apr 1978)

10-8-13: **TENTATIVE MAP PROCESSING FEE:** When a tentative map for a division of land is filed for approval, a fee shall be paid for the purpose of defraying the costs incidental to the processing of such a tentative map as follows:

1. Two (2) parcels	\$40.00
2. Three (3) parcels	\$60.00
3. Four (4) parcels	\$80.00
4. Five (5) or more parcels (per parcel)	\$20.00

(Ord. 1152, 25 Apr 1978; Superseded by Resolution No. 6535, 10 Jul 2001)

10-8-14: **PREPARATION OF PARCEL MAPS:** The parcel map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor, shall show the location of streets and property lines bounding the property, and shall conform to all of the following provisions:

- (A) It shall be legibly drawn, in black drawing ink or by a process guaranteeing a permanent record in black on tracing cloth or other material acceptable by the County Recorder. Certificates may be legibly stamped or printed upon the map with permanent black ink;
- (B) The size of each sheet shall be eighteen inches by twenty-six inches (18" x 26"). A marginal line shall be drawn completely around each sheet, leaving an entirely black margin of one inch (1"). The scale of the map shall be large enough to show all details clearly. Any number of sheets may be used to accomplish this providing each sheet specifies the total number of sheets and its relation to each adjoining sheet;
- (C) Each parcel shall be numbered or lettered;
- (D) The exterior boundary of the land included within the division shall be indicated by heavy lines;
- (E) The map shall show the location of each parcel and its relation to surrounding surveys. The location of any remainder of the original parcel shall be shown, but need not be shown as a matter of survey, but only by reference to the existing record boundaries of such remainder, if such remainder has a gross area of five (5) acres or more;
- (F) A certificate or by separate instrument, signed and acknowledged by all parties having any record title interest in the real property divided, consenting to the preparation and filing of the parcel map is required, except as otherwise provided by Section 66436 of the Subdivision Map Act.
- (G) The scale of the final parcel map shall be one inch (1") equals twenty feet (20'), one inch (1") equals fifty feet (50'), one inch (1") equals one hundred feet (100'), one inch (1") equals two hundred feet (200'), or one inch (1") equals four hundred feet (400') or as approved by the Development Services Director;
- (H) The parcel map shall be labeled as a "Parcel Map" in the heading identifying section, township, and range, and prior parcel map, if any and/or lot and block;
- (I) The existing Assessor's parcel number and the tentative map number with the date approved by the Development Services Department shall be shown in the lower right hand corner;

- (J) The location, nature and type and marking thereon of all monuments found shall be shown, including all monuments required; (Ord. 1152, 25 Apr 1978)
- (K) Together with a fee as required by Section 4-8-1 of this Code to defray the costs incidental to the processing of such final map. (Ord. 1263, 26 May 1981)

The map shall be accompanied by two (2) sets of prints of the map and copies of original traverse sheets prepared by an engineer or surveyor showing mathematical closures and proof of the accuracy. (Ord. 1152, 25 Apr 1978)

10-8-15: **SURVEY:** The parcel map shall be based upon a field survey made in conformity with the Land Surveyors Act. (Ord. 1152, 25 Apr 1978)

10-8-16: **LIMIT OF SURVEY ERROR:** A traverse of the exterior boundaries of the parcel map and of each parcel therein, when computed from field measurements on the ground, must close within a limit of error of one foot (1') in three thousand feet (3,000') on perimeter. The civil engineer or land surveyor must furnish the City Engineer at the time the parcel map is submitted to him for his certificate, the traverse sheets showing mathematical closure, within the allowable limits of closure. On curves, closure shall be by chord measurement. Other detail maps shall be furnished as may be required for accurate checking. (Ord. 1152, 25 Apr 1978)

10-8-17: **PLACEMENT OF MONUMENTS:** The civil engineer or land surveyor making a survey of a parcel map shall cause permanent corner monuments as herein specified to be set. Said monuments shall be at least eighteen inches (18") long, set firmly in the ground, and extending approximately three inches (3") above the surface of the ground at all lot corners and witness corners, except that they should not be placed above the ground if to do so would create a safety hazard.

Monument Materials:

(A) Preferred:

1. Three fourths inch (3/4") (inside diameter) or larger, galvanized (or cadmium plated capped iron pipe stamped on the top of the cap with either the notation "RCE" for registered civil engineer or "LS" for the licensed land surveyor, together with the license number of the civil engineer or land surveyor. The year date shall be stamped on the cap.

(B) Optional:

1. Steel reinforcing bar five 4-eighths inch (5/8") or three-fourths inch (3/4") diameter. The "RCE" or "LS" numbered brass tag with year date to be brazed and riveted on. The use of wire to affix the tag is not acceptable.
2. Drill steel seven-eighths inch (7/8") or larger in diameter stamped with the "RCE" or "LS" and the license numbers and the year date.
3. Square or round steel bars three-fourths inch (3/4") or larger diameter stamped with the notations "RCE" or "LS" and the license numbers and the year date. (Ord. 1152, 25 Apr 1978)

10-8-18: **U.S. GOVERNMENT LAND CORNERS:**

(A) All full section corners, quarter corners and sixteenth corners that are a part of the parcel map, or are required ties to the parcel map, 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 parcel map, as required by the State Land Surveyors Act. Unless the U.S. government corner is monumented by a one and one-half inch (1 1/2") (inside diameter) or larger, galvanized capped iron pipe, it shall be replaced with a one and one-half inch (1 1/2") or larger, galvanized 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 year date shall also be stamped thereon.

- (B) If the found and accepted section, quarter and sixteenth corner is found adequately monumented with a one and one-half inch (1 1/2") or larger, galvanized iron pipe, but not stamped, or only partly stamped, the missing data 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 parcel map. (Ord. 1152, 25 Apr 1978)

10-8-19: **CERTIFICATES:** Certificates shall be as required as per Sections 66449 and 66450 of the Subdivision Map Act. (Ord. 1152, 25 Apr 1978)

10-8-20: **CERTIFICATION OF RECORDER:** The certification by the Recorder shall be as set forth in Sections 66464 and 66466 of the Government Code and in addition the above required certificates shall be affixed in one of the following manners:

- (A) Commencing at the lower left corner area and reading to the right across the bottom area of the map, the surveyor's certificate shall be first, the City Engineer's certificate shall be second, and the Recorder's certificate shall be third.
- (B) Commencing at the upper right corner area and reading to the right across the bottom, the surveyor's certificate shall be first, the, the City Engineer's certificate shall be second, and the Recorder's certificate shall be third. (Ord. 1152, 25 Apr 1978)

10-8-21: **FILING OF PARCEL MAP:** Within twelve (12) months after approval of the tentative map or extensions thereon, a parcel map may be filed with the Recorder. This map shall be filed prior to sale, lease or financing of such parcels. Conveyances may be made of parcels shown on each map by number or letter. Upon application, an extension of the approval of the tentative map may be granted by the Development Services Director. The Development Services Director may require dedications or an offer of dedication by separate instrument for street opening or widening or easements, and it shall be the responsibility of applicant to pay all recording fees. Any improvements or other items to be completed within one year of the date of filing of the parcel map in accordance with the provisions of this Ordinance and Section 66411.1 of the Subdivision Map Act shall have been satisfied, bonded for completion, or street frontage agreement filed when recommended by the Planning Commission and accepted by the City Council, prior to the filing of the parcel map. Any improvements or other items not accomplished and so certified by a registered civil engineer at the time of filing of the parcel map, shall be covered by a performance bond, cash deposit or approved instrument of credit, the content and form of which shall be agreed upon by the applicant and the City, based upon a cost estimate prepared by a registered civil engineer retained by the applicant. If the improvements or other items required as a condition of approval of the tentative map are not required to be completed within one year of the date of the filing of the parcel map, then the applicant shall execute an instrument, the content and form of which shall be approved by the City, which instrument shall give constructive notice of the

requirement of construction of said improvements as a condition precedent to the subsequent issuance of a permit or other grant of approval for the development of any or all of the parcels created. Said instrument shall be recorded together with the filing of the parcel map. (Ord. 1152, 25 Apr 1978)

10-8-22: **CORRECTION AND AMENDMENT OF PARCEL MAPS:** Amendment of parcel maps shall be as set forth in Section 66469 of the Government Code. (Ord. 1152, 25 Apr 1978)

10-8-23: **PREPARATION; REQUIREMENTS:** The amending map or certificate of correction shall be prepared pursuant to Section 66470 of the Government Code and shall conform to the requirements of 10-8-24. (Ord. 1152, 25 Apr 1978)

10-8-24: **EXAMINATION:** Reserved.

10-8-25: **FILING; INDEXING; EFFECT:** The amending map or certificate of correction shall be filed pursuant to Section 66472 of the Government Code(Ord. 1152, 25 Apr 1978)

10-8-26: **REQUIREMENTS FOR APPROVAL AND DISAPPROVAL; COMPLIANCE WITH STATE LAW:** Maps failing to meet the requirements or conditions imposed by the Subdivision Map Act (Government Code Sections 66473 et seq.) or this Ordinance shall not be approved. The provisions of law applicable at the time of approval of the tentative map shall govern. However, a technical or inadvertent error may be excused if it is found that it does not materially affect the validity of the map. (Ord. 1152, 25 Apr 1978)

10-8-27: **COMPLIANCE WITH GENERAL AND SPECIFIC PLANS:** A determination of whether the tentative map complies with general and specific plans shall be made pursuant to Section 66473.5 of the Government Code. (Ord. 1152, 25 Apr 1978)

10-8-28: **FINDINGS JUSTIFYING DISAPPROVAL:** Findings justifying disapproval shall be based on Section 66474 of the Government Code together with the following findings:

- (A) That one or more parcels of less than five (5) acres is proposed to be created without the property being supplied with:
 - 1. Domestic water supplied by a public entity; or
 - 2. Sewer service supplied by a public entity.

- (B) That the design of the division or the improvements are not suitable to allow for compliance of the requirements of Section 4291 of the California Public Resources Code. (Ord. 1152, 25 Apr 1978)

10-8-29: **APPROVAL OF PARCEL MAP FOR LAND PROJECT:** Approval of parcel map for land project shall be pursuant to Section 66474.5 of the Government Code. (Ord. 1152, 25 Apr 1978)

10-8-30: **PROPOSED WASTE DISCHARGE VIOLATING WATER QUALITY:** A determination of whether the proposed waste discharge would violate water quality will be based on Section 66474.6 of the Government Code. (Ord. 1152, 25 Apr 1978)

10-8-31: **DEDICATION AND ABANDONMENT PROCEDURES:**

- (A) Public Easements: Either a dedication or irrevocable offer of dedication of real property within the division for streets, alleys, including access rights and abutters' rights, drainage, public utility easements and other public easements may be required for the expansion of the existing City road system. Such irrevocable offers may be terminated as provided in subdivisions (a), (b), (c), (d) and (e) of Section 66477.2 of the Subdivision Map Act.
- (B) Waiver of Direct Access Rights: There may be imposed a requirement that dedications or offers of dedication of streets include a waiver of direct access rights to any such street from any property shown on a parcel map as abutting thereon and if the dedication is accepted, any such waiver shall become effective in accordance with its provisions. (Ord. 1152, 25 Apr 1978)

10-8-32: **ACCEPTANCE OR REJECTION:** If a dedication is made on a parcel map, or by separate instrument, the Development Services Director or City Engineer shall accept, accept subject to improvement, or reject any offer of dedication. The City Clerk shall certify on the map the actions by the Development Services Director or City Engineer, or attest to the action of the Development Services Director or City Engineer on a separate certificate when the dedication occurs by separate instrument. (Ord. 1152, 25 Apr 1978, amd. Ord. 1607, 10 Jan 2006, amd. Ord. 1654, 25 Jun 2013)

10-8-33: **OFFER OF DEDICATION; CONTINUATION AFTER REJECTION; TERMINATION:**

- (A) Streets, Paths, Alleys, Storm Drainage Easements: If at the time the parcel map is approved, any streets, paths, alleys, storm drainage easements, public utilities and other public easements are rejected, the offer of dedication shall remain open, and the City Council may, by resolution at any later date, and without further action by the divider, rescind its action and accept and open the streets, paths, alleys or storm drainage easements for public use, which acceptance shall be recorded in the office of the County Recorder.
- (B) Termination and Abandonment; Procedure: Offers of dedication which are covered by subsection (A) may be terminated and abandoned in the same manner as prescribed for the abandonment or vacation of streets by Part 3 (commencing with Section 8800) of Division 9, or Chapter 2 (commencing with Section 940) of Division 2 of the Streets and Highways Code, whichever is applicable. (Ord. 1152, 25 Apr 1978)

10-8-34: **TIME OF PASSING TITLE:** Time of passing title shall be pursuant to Section 66477.3 of the Government Code. (Ord. 1152, 25 Apr 1978)

10-8-35: **DESIGN AND IMPROVEMENT REQUIREMENTS:**

- (A) All design criteria and improvements made or installed in connection with the approval of a tentative parcel map shall conform to the City standards and specification;
- (B) All land divisions shall establish parcels consistent with the zoning regulations applicable to the area where the parcels are located, all parcels created to have an approved access, and shall be consistent with applicable general and specific plans;
- (C) Drainage preservation areas shall be established so as to preserve and protect the natural drainage ways. The natural drainage courses shall be maintained in

the original channel or in a constructed channel designed to accept flows normal to a fifty (50) year storm;

- (D) Utility easements shall be established and be continuations of existing utility easements;
- (E) Land divisions shall be designed so as to protect existing wells and septic systems except for those facilities to be abandoned;
- (F) Obtain an encroachment permit from the City's Engineering Department or the State of California Department of Transportation for easements servicing parcels which front upon publicly maintained road or highway;
- (G) Access to each parcel created must be shown;
- (H) All lots or parcels created by the division of land shall have frontage to an improved street meeting City standards;
- (I) Common driveway, or access easements shall not normally be permitted. However, if the Commission determines that the most logical development of the land requires that lots be created which cannot easily be served by a public street, a private access may be approved. The subdivider shall submit a development plan showing the alignment, width, grade and material specifications of all private improvements, the topography and means of access to each lot, drainage and sewerage of the lots served by such private improvements and a plan satisfactory to the City for ownership and maintenance of said access and the liability for taxes thereon. Construction of these improvements as approved by the City shall be completed prior to occupancy of any buildings on lots served by a private access.
- (J) Flag shaped lots shall not be approved;
- (K) Street rights of way in conformance with Section 10-7-5(A) 3 of the City Code shall be provided to serve all parcels within the land division;
- (L) Grade and Curves: Grade, curves and sign distances shall be subject to approval by the City Engineer, to insure proper drainage and/or safety for vehicles and pedestrians. Grades of streets shall be not less than four-tenths percent (0.4%), nor more than seven percent (7%) on arterial roads, twelve and one-half percent (12 1/2%) on residential collector street, and fifteen percent (15%) on residential streets. Any grade segment in excess of twelve percent (12%) may not exceed five hundred feet (500') in length. At street intersections, property lines at each block shall be rounded by an arc, the radius of which shall not be less than ten feet (10') and shall be concentric with the curb return wherever possible. (Ord. 1152, 25 Apr 1978)

10-8-36: **IMPROVEMENTS:** Any subdivider shall improve, or agree to improve, all streets, highways, alleys, ways, or easements within or adjacent to the proposed division of land as a condition precedent to acceptance thereof and approval of the parcel. Such improvements shall be installed at lines and grades and in accordance with specifications approved by the City Engineer; such improvements shall include:

- (A) Grading and drainage, including storm drains and culverts, necessary to proper use and public safety and designed to conform to sound engineering practices as stated in Title 8, Chapter 7 of the City Code; (Ord. 1152, 25 Apr 1978)

- (B) Concrete curbs, gutters and sidewalks; such improvements shall apply to C, R1-6,000, R1-10,000, RM, BP, and R-2 zones. In lieu of concrete curbs, gutters and sidewalks, a minimum of four feet (4') in width of asphaltic paving shall be provided to serve pedestrian movement and a positive means of drainage control shall be provided as per subparagraph (A) of Section 10-8-36 for R-E, R1-A, and R1-20,000 zones. Location and alignment shall be subject to approval of the Development Services Director; (Ord. 1256, 14 April 1981, amd. Ord. 1654, 25 Jun 2013)
- (C) Street roadway structural section to be per City standards adopted by the City Council;
- (D) Sanitary sewers and public utilities for each lot which shall be made available for each lot in such manner as will alleviate the necessity for disturbing the street pavement, gutter, curb, and sidewalk when service connections are made;
- (E) Street lights as required by City standards as adopted by the City Council;
- (F) Location and construction of fire hydrants as per Fire Department requirements;
- (G) In addition to the minimum improvements required by this Section, the Planning Commission may recommend, and the Council may require, such additional improvements and facilities or such modifications in the standards of minimum improvements as special conditions may cause these bodies to make a special finding of need;
- (H) Before commencing the construction of any improvement required by this Section or the recordation of any map the subdivider shall have plans, profiles, and cross sections prepared by a registered civil engineer, where required by the City Engineer. Such plans, profiles, and cross sections shall be drawn in conformity with standards prescribed by, and to the satisfaction and approval of the City Engineer. After such plans, profiles, and cross sections have been approved and signed by the City Engineer, the subdivider shall file one set of original transparencies with the City Engineer;
- (I) No parcel map shall be presented for approval until the subdivider either completes the required improvements or enters into a contract agreement with the City to complete such improvements within a specified reasonable time after the approval and recordation of the map, such contract agreement to be secured, in such amount as the City Engineer shall estimate and determine will be necessary to complete all the improvements required to be done by the subdivider. If subdivider is required to install improvements which contain supplemental size, capacity or number for the benefit of property not within the proposed division of land or reversion to acreage as a condition precedent to the approval of a map, and thereafter to dedicate such improvements to the public, the subdivider shall be reimbursed, by the terms of the contract agreement that portion of the cost of such improvements equal to the difference between the amount it would have cost the subdivider to install such improvements to serve the proposed division of land only, and the actual cost of such improvements. (Ord. 1152, 25 Apr 1978)

10-8-37: **SECURITIES:** Securities shall be required by the provisions of the Subdivision Map Act of the State of California, section 66499(a) of the Government Code. (Ord. 1236, 9 Oct 1979)

Each improvement security shall be subject to approval and acceptance by the City Attorney and City Engineer.

When a portion of an improvement has been fully completed, the City Engineer may in his discretion authorize a reduction in an improvement security given for faithful performance equal to the estimated cost of the completed portion of the improvement.

Upon the failure of a subdivider to complete an improvement within the time specified in an agreement, the City council may, upon notice in writing of not less than ten (10) days served upon the person, firm or corporation signing the contract or upon notice in writing of not less than twenty (20) days served by registered mail, addressed to the last known address of the person, firm or corporation signing the contract, determine that the improvement work or any part thereof is incomplete and may cause to be forfeited to the City the portion of the sum of money or bonds given for the faithful performance of the work or any cash savings and loan certificates or shares deposited and assigned to assure the faithful performance of the work to complete the improvement work. (Ord. 1152, 25 Apr 1978)

10-8-38: **PROHIBITIONS AND PENALTY:** Prohibitions and penalty shall be pursuant to Section 66499.30 of the Government Code. (Ord. 1152, 25 Apr 1978)

10-8-39: **LOT LINE ADJUSTMENTS:** Section 66412 of the Subdivision Map Act exempts boundary line adjustments from the procedures set forth in this Chapter; however, the City of Placerville must approve the lot line adjustment by resolution. Therefore, the City Council of the City of Placerville hereby sets forth the following procedures for processing and approving lot line adjustments:

In the event that the owners of two (2) or more adjoining parcels desire to modify the location of a common boundary between the two (2) or more parcels in such a manner that no additional parcels are created, the applicant shall only be required to process a lot line adjustment map. The Development Services Director is authorized to review, approve and process the map for recording without further action by the Planning Commission or City Council. The applicant shall pay only the fees for processing a tentative parcel map; all other fees required by this Chapter shall be waived. The Development Services Director shall approve the lot line adjustment provided that the proposed parcels of land meet all City requirements as to (1) area, width and depth; (2) setback requirements; (3) if legal setbacks are existing no lot line adjustments shall be approved which create substandard setbacks. (Ord. 1152, 25 Apr 1978)

10-8-40: **ISSUANCE OF CERTIFICATE OF COMPLIANCE:** The Development Services Director shall prepare a certificate of compliance for said lot line adjustment and one copy shall be sent to each property owner; one copy to the County Assessor, and file one copy with the tentative map. (Ord. 1152, 25 Apr 1978)

10-8-41: **LOT LINE ADJUSTMENT MAP, INFORMATION REQUIRED:**

- (A) North point;
- (B) Scale;
- (C) The location, names and right-of-way width of adjacent streets, highways and alleys;
- (D) Show present and future boundaries of the parcels;
- (E) Location of all existing structures;

- (F) Legal description of each adjusted parcel;
- (G) Size of Map, eighteen inches by twenty-six inches (18" x 26");
- (H) Information as required by Section 10-8-6(B) 14, tentative maps with the exception of contour intervals, source of topography, water supply, and sewage disposal. (Ord. 1152, 25 Apr 1978)

10-8-42: **VIOLATIONS; OFFENSE:** Any person who violates any provision of this Ordinance shall be guilty of a misdemeanor. (Ord. 1152, 25 Apr 1978)

10-8-43: **REVERSION TO ACREAGE:** Reversion to acreage petitions shall be processed in compliance with Chapter 6 of the Subdivision Map Act. Fees to be charged for the processing of said petition shall comply with Sections 10-8-13 and 10-8-14(K). (Ord. 1152, 25 Apr 1978)