

Title 16

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Chapter 16.04

INTRODUCTORY
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Article I

Authority and Purpose

- 16.04.010 Citation--Authority--Site development.

This title shall be known and may be cited as the subdivision regulations of the city and is adopted pursuant to the Subdivision Map Act (Division 2 of Title 7 of the Government Code of the state) as a "local ordinance" as the term is used in the Act and is supplemental to the provisions thereof. All provisions of the Subdivision Map Act and future amendments thereto, not incorporated in this title shall nevertheless apply to all subdivision maps and proceedings under this title. Provisions of this title apply to all development, grading and subdivision projects. (Prior code B 9-1.110)

- 16.04.020 Purpose.

The purpose of this title and the intent of the city in its adoption, is as follows for all site developments and subdivisions:

- A. To provide policies, standards, requirements and procedures to regulate and control the design and improvement of all subdivisions and site development work within the city;
- B. To assist in implementing the objectives, policies and programs of the general plan by insuring that all proposed subdivisions and site developments, together with the provisions for their design and improvement, are consistent with the general plan and all applicable specific plans of the city;
- C. To relate land use intensity and population density to existing developments, street capacity and traffic access, the slope of the natural terrain and the availability of public facilities and utilities and open space;
- D. To provide for the safety and stability of public rights-of-way and of drainage ways;
- E. To provide streets of adequate capacity and dimension for traffic that will utilize them; and to assure maximum safety for pedestrians and vehicular traffic;

F. To provide adequate systems, for water systems, sewage disposal, storm drains, energy systems and other utilities needed for the public welfare and convenience;

G. To prevent land which is actually or potentially dangerous by reason of flood hazard, inundation, proximity to excess noise, inadequate access, inadequate water supply or fire protection, insufficient sewerage facilities, hazardous geological conditions or critical soil conditions from being subdivided or developed for any use or in any manner tending to create an increased detriment to the public health, safety or welfare;

And additionally for subdivisions:

H. To provide lots of sufficient size and appropriate design for the purpose for which they are to be used;

I. To insure adequate access to all proposed subdivisions;

J. To provide sidewalks and all other pedestrian easements, ways, biking paths and access for the safety, convenience and welfare of residents of new developments;

K. To provide adequate sites for the public facilities needed to serve the residents of the new developments;

L. To insure that, insofar as possible, land is subdivided in a manner that will promote the public health, safety and convenience. (Prior code § 9-1.115)

16.04.030 Conformance with general plan and zoning provisions.

A. No land shall be subdivided or developed for any purpose or use or in any manner which is not in conformity with the general plan or uses specifically authorized by the zoning provisions.

B. The type and intensity of land use as shown on the general plan shall determine the types of streets, roads, highways, trails, utilities and public services which shall be provided by the subdivider. (Prior code § 9-1.120)

Article II Definitions

16.04.040 Scope.

The definitions set forth in this article shall be supplementary to the definitions contained in the Subdivision Map Act of the state. For the purposes of this title and the Subdivision Map Act, unless otherwise apparent from the context, certain words and phrases used in this title are defined as set forth in this article. (Prior code § 9-1.210)

16.04.050 Advisory agency.

As used in this title, "advisory agency" means a designated official or an official body charged with the duty of making investigations and reports on the design and improvements of proposed divisions of real property and the imposing of requirements or conditions thereon or having the authority to approve or disapprove maps or site development plans. (Prior code § 9-1.215)

16.04.060 Maps.

A. Final Map. Subject to the provisions of this title and the Subdivision Map Act of the state, a "final map" is a map that delineates the division of land into five or more land, condominium or community apartment parcels with dedications or improvements required.

B. Parcel Map. Subject to the provisions of this title and the Subdivision Map Act of the state, a "parcel map" is a map that delineates the division of land into four or less parcels.

C. Tentative Map-Final Map. A "tentative map-final map" is a map made for the purpose of showing the design and improvement of a proposed subdivision by a final map.

D. Tentative Map-Parcel Map. A "tentative map-parcel map" is a map made for the purpose of showing the design and improvement of a proposed subdivision by a parcel map. (Prior code β 9-1.220)

16.04.070 Streets.

As used in this title:

"Arterial street" means a major thoroughfare street which accommodates major volumes providing a continuous route and connecting high-traffic generation points to freeways and other state and city highways.

"Collector street and industrial collector street" means a street which collects traffic from local streets and interconnects arterial streets and which provides direct access to adjacent properties.

"Cul-de-sac" means a circular termination of a street which provides for vehicular turnaround.

"Local private street" means a local street approved by the planning and zoning commission and/or the council not dedicated to or maintained by, the city.

"Local public street" means a street which serves primarily as a means of direct access to abutting properties. These are predominantly streets in residential neighborhoods designed to provide vehicle access to and from neighborhood residences and to provide for pedestrian movement.

"Public way" means any street, alley, pedestrian way, equestrian or hiking or bike path or other place for public use. (Prior code β 9-1.225)

16.04.080 Utility easements.

As used in this title, "public utility easement (PUE)" or "multi-purpose easement" (MPE) means an easement indicated on a map or described on a separate document which easement may or may not be offered for dedication and acceptance by the city and intended primarily for the installation of sewers, water and storm drainage and uses ancillary to roadways including those private utilities whose services are used by the residents of the city. (Prior code β 9-1.230)

16.04.090 Standard specifications.

As used in this title, "Standard Specifications" means those specifications, plans and details as published in the Placer County Land Development Manual as amended from time to time or as adopted by the city. (Prior code β 9-1.234)

16.04.100 Subdivisions.

As used in this title:

"Agricultural subdivision" means a division of land zoned for agricultural uses.

"Commercial subdivision" means a division of land zoned for commercial uses.

"Industrial subdivision" means a division of land zoned for industrial uses.

"Residential subdivision" means a division of land zoned for residential uses. (Prior code § 9-1.235)

Article III

General Responsibilities

16.04.110 Advisory agency.

A. Tentative Maps-Final Maps. The planning commission shall be the advisory agency for the processing of subdivisions pursuant to the tentative map-final map procedure.

B. Tentative Maps-Parcel Maps and Waived Parcel Maps. The planning commission or the council, in case of referral, shall have final jurisdiction in the review and approval of tentative maps-parcel maps or waived parcel maps.

C. Lot Line Adjustment Maps. The city engineer or the council, in case of referral, shall have final jurisdiction in the review and approval of lot line adjustments.

D. Other site development permits same as subsection B of this section.

E. Developer Agreements. The city council shall have jurisdiction in the adoption of procedures, requirements and fees for consideration and execution of developer agreements. Such fees shall be set by resolution. (Ord. 386, 1992; prior code § 9-1.310)

16.04.120 City engineer.

The city engineer shall be responsible for reporting to the planning commission and the council as to whether the proposed design and improvements are consistent with the regulations contained in this title and shall be responsible further for the supervision and approval of all such improvements. He or she shall have the final jurisdiction in the approval of final maps for the purpose of determining substantial conformance with approved tentative parcel maps. (Prior code § 9-1.315)

16.04.130 Planning director.

The planning director shall be responsible for reporting to the planning commission and the council as to whether the proposed design and improvements are consistent with the general plan and any specific plans or development codes adopted by the city. (Prior code § 9-1.320)

16.04.140 Council.

The council shall have final jurisdiction in the review and approval of final maps and the establishment of standards of design and improvements as a

result of the site development and map review process. The council shall also have jurisdiction as an appellate agency in cases in which appeals to the council are authorized by this title. (Prior code β 9-1.325)

Chapter 16.08

TENTATIVE MAPS

Sections:

- 16.08.010 Environmental reports.
- 16.08.020 Tentative maps required.
- 16.08.030 Information to be submitted.
- 16.08.040 Additional data.
- 16.08.050 Preparation and form.
- 16.08.060 Filing.
- 16.08.070 Notices to school districts.
- 16.08.080 Referrals.
- 16.08.090 Action by the advisory agency.
- 16.08.100 Action by the council.

16.08.010 Environmental reports.

No project shall be approved until an environmental impact analysis is prepared, processed and considered in accordance with the provisions of the California Environmental Quality Act (CEQA) and the state and city environmental regulations and procedures. For the purposes of the Subdivision Map Act of the state, a tentative map shall be deemed to not have been filed until the date of completion of the environmental review process. A tentative map-parcel map may be filed and approved concurrently with the application for and approval of, the environmental impact analysis and requirements. (Prior code β 9-1.410)

16.08.020 Tentative maps required.

A tentative map shall be required for every subdivision and shall be filed with the planning director and be prepared in accordance with the provisions of this chapter and the Subdivision Map Act of the state. Tentative maps shall be divided into two categories:

- A. Tentative maps-final maps; and
- B. Tentative maps-parcel maps.

(Prior code β 9-1.415)

16.08.030 Information to be submitted.

A. Tentative Maps-Final Maps. The following information shall appear on a tentative map for a final map:

- 1. The tract number or other description according to the county recorder;
- 2. The names, addresses and telephone numbers of the record owners, subdividers and the civil engineer or land surveyor who prepared the map;

3. The boundaries of the subdivision with sufficient information to locate the property: existing contour lines at intervals of not more than five feet; the limits of all grading and proposed grading of slopes shall be indicated; and contours shall extend beyond the tract boundaries to show the drainage conditions on surrounding properties;

4. The location, width and names of all existing streets or other public rights-of-way in or adjacent to the tract;

5. Existing buildings shall be accurately located, with distances between the structures to be retained and notations of the structures to be removed;

6. Railroad rights-of-way, easements or other important features, such as political subdivision lines, watercourses or other physical features;

7. The approximate location and general description of trees having a diameter of six inches or more;

8. The existing storm and sanitary sewers, culverts or other underground structures within the boundaries of the tract and immediately adjacent thereto and the pipe sizes, grades and locations shall be shown;

9. The true north point, dimensional and graphic, scale and date;

10. The layout, numbers and approximate dimensions of the proposed lots;

11. The locations, widths and approximate grades and elevations of all proposed streets;

12. The location and width of all easements proposed for utility purposes;

13. The size, slope and location of the proposed sanitary sewer, storm drain and water main facilities;

14. The proposed names for all the streets;

15. A statement of the existing and proposed zoning and the use of the property and a certificate on the map signed by the owners agreeing to the filing of such map and agreeing to comply with the provisions of this chapter and the Subdivision Map Act of the state as they apply to the processing and approval of such map; and

16. A preliminary grading plan.

B. Tentative Maps-Parcel Maps. The same information as set forth in subsection A of this section shall appear on a tentative map for a parcel map, unless portions of such information are waived in writing by the planning director. (Prior code B 9-1.420)

16.08.040 Additional data.

A preliminary soils investigation and report by a registered civil engineer specializing in soils engineering shall accompany all tentative maps. This requirement may be waived by the city engineer where the map is a tentative map for a parcel map. If the subdivision is within a special studied zone established by the state, a geological report prepared by a registered engineering geologist complying with the requirements of the Alquist/Priolo Act shall be submitted. The city engineer and the planning director may require other information in order to evaluate the map for conformance with city policies, including the adopted general plan. A legal description and preliminary title report of the property to be subdivided shall also be submitted. (Prior code B 9-1.425)

16.08.050 Preparation and form.

The scale of the map shall not be a larger ratio than one inch equals one hundred (100) feet. If necessary to provide the proper scale, more than one sheet may be used, but the relation of the several sheets shall be clearly shown on each sheet. No sheet shall exceed twenty-four (24) inches in width and thirty-six (36) inches in length. (Prior code β 9-1.430)

16.08.060 Filing.

The subdivider shall file the number of copies of the tentative map as specified by the planning director. The tentative map shall not be considered as being filed unless it complies with all the provisions of this chapter and the drawings, statements and other data required to accompany the tentative map have been submitted in a form acceptable to the planning director. (Prior code β 9-1.435)

16.08.070 Notices to school districts.

Within ten (10) days after the filing of a tentative map, the clerk of the planning commission shall send a notice of the filing of such map to the governing board of any elementary, high school or unified school district within the boundaries of which the subdivision is proposed. Such notice shall also contain all information as may be required by Section 66455.7 of the Government Code of the state. (Prior code β 9-1.440)

16.08.080 Referrals.

The clerk of the planning commission shall transmit copies of the tentative map and other applicable data to other public and private agencies which may be affected by the proposed subdivision for a report and recommendations to the planning commission. (Prior code β 9-1.445)

16.08.090 Action by the advisory agency.

A. Tentative Map-Final Map Process. Within the period prescribed by the Subdivision Map Act of the state, the advisory agency shall consider the tentative map, the accompanying drawings, statements and other data, the reports and recommendations of the city engineer and the planning director and the evidence and testimony introduced at its meeting and shall recommend to the council the approval, conditional approval or disapproval of the tentative map.

B. Tentative Map-Parcel Map, Waived Parcel Map and Boundary Line Adjustment Processes.

1. Within the period of time prescribed by the Subdivision Map Act of the state, the advisory agency and/or approval authority shall consider the tentative map for a parcel map, waived parcel map or boundary line adjustment and the accompanying drawings, statements and other data, including the recommendations of the planning director and shall approve, conditionally approve or disapprove the map.

2. At least ten (10) days prior to the advisory agency meeting, a written notice of the time and place thereof and a general description of the location of the proposed subdivision shall be mailed to the subdivider and to all property owners within three hundred (300) feet of the proposed subdivision and

shall be published in the Colfax Record at least (10) days before the hearing. The names and addresses of such owners as shown on the latest equalized county assessment roll shall be furnished by the subdivider. Such written notice shall be posted on utility poles or similar locations on the streets or roads abutting the proposed subdivision and on streets leading to the proposed subdivision which are within three hundred (300) feet of the subdivision. Any person interested in or affected by the proposed subdivision may be heard. An affidavit of posting shall be filed by the subdivider with the city ten (10) days prior to the hearing time.

3. Any interested person adversely affected by the decision of the advisory agency and/or approval authority may file an appeal with the council. Any such appeal shall be filed with the city clerk within fifteen (15) days after the date of the action appealed from. The hearing on the appeal shall be held within thirty (30) days after the filing of the appeal and the notice of such hearing date shall be renoticed in the same manner as the initial hearing. Lot line adjustments shall not require compliance with the notice requirements set forth in this section. (Prior code β 9-1.450)

16.08.100 Action by the council.

The council, as the approval authority and as an appellate review body, shall act upon tentative maps in the manner prescribed by the Subdivision Map Act of the state and by this chapter. (Prior code β 9-1.455)

Chapter 16.12

VESTING TENTATIVE MAPS

Sections:

- 16.12.010 Citation and authority.
- 16.12.020 Purpose and intent.
- 16.12.030 Consistency.
- 16.12.040 Definitions.
- 16.12.050 Application.
- 16.12.060 Filing and processing.
- 16.12.070 Fees.
- 16.12.080 Expiration.
- 16.12.090 Vesting on approval of vesting tentative map.
- 16.12.100 Development inconsistent with zoning--Conditional approval.
- 16.12.110 Application inconsistent with current policies.
- 16.12.120 Vesting tentative map amendments.

16.12.010 Citation and authority.

This chapter is enacted pursuant to the authority granted by Chapter 4.5 (commencing with Section 66498.1) of Division 2 of Title 7 of the Government Code of the state (hereinafter referred to as the Vesting Tentative Map Statute). (Ord. 387 β 1 (part), 1992: prior code β 9-1.2901)

16.12.020 Purpose and intent.

It is the purpose of this chapter to establish procedures necessary for the implementation of the Vesting Tentative Map Statute and to supplement the provisions of the Subdivision Map Act. Except as otherwise set forth herein, all provisions of this title and Title 17 of this code shall apply to this chapter. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2902)

16.12.030 Consistency.

No land shall be subdivided and developed pursuant to a vesting tentative map for any purpose which is inconsistent with the general plan and any applicable specific plan or not permitted by Title 17 or other applicable provisions of this code. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2903)

16.12.040 Definitions.

A "vesting tentative map" means a "tentative map" for any subdivisions, as defined in this chapter, that shall have printed conspicuously on its face the words "Vesting Tentative Map" at the time that an application is filed with the city and is thereafter processed in accordance with the provisions hereof. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2904)

16.12.050 Application.

A. This chapter shall apply to residential and nonresidential developments. Whenever a provision of the Subdivision Map Act, as implemented and supplemented by the city, requires the filing of a tentative map or tentative parcel map, a vesting tentative map may instead be filed in accordance with the provisions hereof.

B. If a subdivider does not seek the rights conferred by the Vesting Tentative Map Statute, the filing of a vesting tentative map shall not be a prerequisite to any approval for any proposed subdivision, permit for construction or work preparatory to construction. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2905)

16.12.060 Filing and processing.

A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports and shall be processed in the same manner as set forth elsewhere in this title for a tentative map, except as hereinafter provided:

A. At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words "Vesting Tentative Map."

B. At the time a vesting tentative map is filed, a subdivider shall also supply the following information, if applicable:

1. Height, size and location of building(s) and parking;
2. Preliminary plans for engineered sewer, water, storm drain and street details, approved by the city engineer in compliance with city ordinances;
3. Information on the uses to which the buildings will be put;
4. Traffic generation and volumes, geological studies, stormwater generation and impact information, any other evidence of compliance with CEQA

and methods proposed to mitigate any significant environmental effects below a level of significance;

5. Preliminary plans for engineered street improvements plans approved by the city engineer;
6. Detailed grading plans;
7. Typical architectural plans approved by the planning commission;
8. Any other studies normally deferred through final map recording or application for building permit;
9. Rezone application, if required;
10. Application for a general plan amendment, if required;
11. Location and sizes of trees to remain and trees to be removed;
12. Detailed landscaping plan, including irrigation system; and
13. Signage details.

C. At the time a vesting tentative map is filed for a single-family dwelling, the information to be supplied pursuant to this section shall exclude subsections (B)(1), (3), (11) and (13) of this section. (Ord. 387 § 1 (part), 1992: prior code § 9-1.2906)

16.12.070 Fees.

Upon filing a vesting tentative map, the subdivider shall pay the fees as set by resolution of the city council for the filing and processing of a vesting tentative map. (Ord. 387 § 1 (part), 1992: prior code § 9-1.2907)

16.12.080 Expiration.

The approval or conditional approval of a vesting tentative map shall expire at the end of the same time period and shall be subject to the same extensions, established by this title for the expiration of the approval or conditional approval of a tentative map, except that the rights conferred by a vesting tentative map shall not expire until one year after the recording date of the final map and as further provided in Government Code Section 66452.6 (g). (Ord. 387 § 1 (part), 1992: prior code § 9-1.2908)

16.12.090 Vesting on approval of vesting tentative map.

A. The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards described in Government Code Section 66474.2. However, if Section 66474.2 of the Government Code is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards in effect at the time of the vesting tentative map is approved or conditionally approved.

B. Notwithstanding subsection A of this section, a permit, approval, extension or entitlement may be made conditional or denied if any of the following are determined:

1. A failure to do so would place the residents of the subdivision or the immediate community or both, in a condition dangerous to their health or safety or both;

2. The condition or denial is required in order to comply with state or federal law.

C. The rights referred to herein shall expire if a final map is not approved prior to the expiration of the vesting tentative map as provided in Section 16.12.080 of this chapter. If the final map is approved, these rights shall last for the following periods of time:

1. An initial time period of one year beyond the recording of the final map. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this initial time period shall begin for each phase when the final map for that phase is recorded;

2. The initial time period set forth in subsection (C)(1) of this section shall be automatically extended by any time used for processing a complete application for a grading permit or for design or architectural review, if such processing exceeds thirty (30) days from the date the complete application is filed, as determined by the building official;

3. A subdivider may apply for a one year extension at any time before the initial time period set forth in subsection (C)(1) of this section expires. If the extension is denied, the subdivider may appeal the denial to the city council within fifteen (15) days;

4. If the subdivider submits a complete application for a building permit during the periods of time specified in subsections (C)(1) through (C)(3) of this section, the rights referred to herein shall continue until the expiration of that permit or any extension of that permit. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2909)

16.12.100 Development inconsistent with zoning--Conditional approval.

Whenever a subdivider files a vesting tentative map for a subdivision whose intended development is inconsistent with the general plan and/or the zoning ordinance in existence at that time, that inconsistency shall be noted on the map. The city shall deny such a vesting tentative map or approve it conditioned on the subdivider or his or her designee obtaining the necessary changes in the general plan and zoning ordinance to eliminate the inconsistency. If the changes in the general plan and zoning ordinance are obtained, the approved or conditionally approved vesting tentative map shall, notwithstanding Section 16.12.090 (A) of this chapter, confer the vested right to proceed with the development in substantial compliance with the change in the general plan and zoning ordinance and the map, as approved. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2910)

16.12.110 Application inconsistent with current policies.

Notwithstanding any provisions of this chapter, a property owner or his or her designee may seek approvals or permits for development which depart from the ordinances, policies and standards set forth in Sections 16.12.090(A) and 16.12.100 of this chapter and local agencies may grant approvals or issue permits to the extent that the departures are authorized under applicable law. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2911)

16.12.120 Vesting tentative map amendments.

If the ordinances, policies or standards described in Section 16.12.090(A) and (B) of this chapter are changed subsequent to the approval or conditional approval of a vesting tentative map, the subdivider or assignee, at any time prior to the expiration of the vesting tentative map pursuant to Section 16.12.090 (C) of this chapter, may apply for an amendment to the vesting tentative map to secure a vested right to proceed with the changed ordinances, policies or standards. An application shall clearly specify the changed ordinances, policies or standards for which the amendment is sought. (Ord. 387 B 1 (part), 1992: prior code B 9-1.2912)

Chapter 16.16

PARCEL MAPS

Sections:

- 16.16.010 Parcel maps required.
- 16.16.020 Time extensions.
- 16.16.030 Preparation and form.
- 16.16.040 Certificates for acceptance.
- 16.16.050 Additional data.
- 16.16.060 Waivers.

16.16.010 Parcel maps required.

The tentative map-parcel process shall apply to subdivisions as described in the Subdivision Map Act of the state, including subdivisions of up to sixty (60) acres and all other subdivisions for which a final map or parcel map is not otherwise required by the Subdivision Map Act of the state. (Prior code B 9-1.510)

16.16.020 Time extensions.

An approved tentative map-parcel map shall expire twenty-four (24) months after its approval. The advisory agency may grant extensions of time up to, but not to exceed a total of, one year beyond the twenty-four (24) months allowed for recording a parcel map. (Prior code B 9-1.515)

16.16.030 Preparation and form.

A. The general form and layout of the map, including the size and type of lettering, drafting, location and acknowledgments, shall be determined by the city engineer.

B. The exterior boundary of the land within the subdivision shall be designated by a one-sixteenth inch solid black line.

C. The scale of the map shall be one inch equals twenty (20) feet, one inch equals forty (40) feet or one inch equals fifty (50) feet unless otherwise permitted by the city engineer.

D. All dimensions shall be shown in feet and hundredths or thousandths of a foot.

E. If more than two sheets are necessary to show the entire subdivision, an index map shall be included on sheet No. 1.

F. The parcel map number, city and council, scale and north point, name of the engineer, date and sheet number shall be shown on each sheet if applicable.

G. A title designated as sheet No. 1 of the parcel map shall be provided, except, where the size of a subdivision permits, in lieu of a separate title sheet, the information required to be shown thereon may be shown on the same sheet if applicable.

H. Upon the recordation of the parcel map by the county recorder, the subdivider shall be responsible to provide the city engineer with a reproducible copy on either tracing cloth or three mil polyester base film. Other items as provided in the Subdivision Map Act or project conditions of approval. (Prior code β 9-1.520)

16.16.040 Certificates for acceptance.

Offers of dedication may be made either by separate document or by dedication on the parcel map. If made on the parcel map, the following certificate shall appear on the parcel map:

The city does accept on behalf of the public all parcels of land as offered for dedication for public use in conformity with the terms of the offer of dedication

(City Manager) or (Mayor)

(Prior code β 9-1.525)

16.16.050 Additional data.

The parcel map shall substantially conform to the tentative map as approved or conditionally approved, by the advisory agency and shall contain or be accompanied by, such additional information as may be required by the city engineer, including:

A. All required survey data and information;

B. All lots and parcels intended for sale or lease reserved for private purposes, with dimensions, boundaries and watercourses clearly shown and defined with each parcel identified by number;

C. The location and widths of streets, alleys, pedestrian ways and other easements and portions thereof, dedicated or offered for dedication to the city, including the recording references on easements which are existing of record;

D. All limitations on rights of access to and from the streets from lots or other parcels of land;

E. The guarantee of title or a letter from a title company certifying that the signatures of all persons whose consent is necessary to pass clear title to the land being subdivided and all acknowledgments thereto appear and are correctly shown on the final map, both as to consents for the making thereof and the affidavit of dedication;

F. If a field survey is made, the engineer or surveyor shall furnish to the city engineer boundary closure sheets;

G. Plans, specifications and applicable permits for the construction and installation of improvements which have been approved by the city engineer and on which security has been posted to guarantee the installation of such improvements;

H. Any city or district boundary line crossing or contiguous to the subdivision shall be clearly designated to determine its relative location to all parcels and lots; and

I. Adjacent subdivisions or ownerships of record. (Prior code β 9-1.530)

16.16.060 Waivers.

The requirement for filing a parcel map may be waived by the advisory agency or the legislative body if their findings show that the proposed land division complies with all of the requirements of this chapter as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of this chapter. In any case, where the requirement for a parcel map is waived pursuant to the provisions of this section, a tentative map may still be required. (Prior code β 9-1.535)

Chapter 16.20

LOT LINE ADJUSTMENT MAPS

Sections:

16.20.010 Lot line adjustment maps required.

16.20.020 Preparation and form.

16.20.030 Time.

16.20.010 Lot line adjustment maps required.

A lot line adjustment map shall be filed with all applications for lot line adjustments. (Prior code β 9-1.610)

16.20.020 Preparation and form.

Maps for lot line adjustments shall show the following information:

A. The general form and layout shall be as determined by the city engineer;

B. The names, addresses and telephone numbers of the record owners and the assessor's parcel numbers assigned to the parcel;

C. The boundaries of the lots, both existing and proposed, with sufficient information to locate the property;

D. The location and names of all existing streets or other public rights-of-way in or adjacent to the tract;

- E. The existing buildings, the distances between the structures to be retained and notations of the structures to be removed;
 - F. The railroad rights-of-way, easements or other important features, such as political subdivision lines, watercourses or other physical features;
 - G. The approximate location of general description of trees in excess of six inches in diameter;
 - H. The true north point, dimensional and graphic, scale and date;
 - I. The layout, numbers and dimensions of the lots involved;
 - J. The location and width of all proposed easements for utility purposes;
- and
- K. A certificate of the map signed by the owners agreeing to the map and agreeing to comply with the provisions of this chapter and the Subdivision Map Act of the state as they apply to the processing and approval of the lot line adjustment map. (Prior code β 9-1.615)

16.20.030 Time.

A lot line adjustment approval shall be valid for one year and, if the revised lots are not a matter of record within such time, the approval shall expire. (Prior code β 9-1.620)

Chapter 16.24

FINAL MAPS

Sections:

- 16.24.010 Time extensions.
- 16.24.020 Preparation and form.
- 16.24.030 Information to appear on certificate sheets.
- 16.24.040 Information to appear on final maps.
- 16.24.050 Statements, documents and other data to accompany final maps.

16.24.010 Time extensions.

An approved tentative map-final map shall expire twenty-four (24) months after its approval. The council may grant extensions according to the provisions of the Subdivision Map Act. (Prior code β 9-1.710)

16.24.020 Preparation and form.

- A. The scale of the map shall be one inch equals fifty (50) feet, unless otherwise permitted by the city engineer.
- B. All dimensions shall be shown in feet and hundredths of a foot and lots shall designate the square footage thereon. The boundary shall close to one one-hundredth of a foot.
- C. If more than two sheets are necessary to show the entire subdivision an index map shall be included on sheet No. 2.

D. The basis of bearing and legend shall be shown on sheet No. 2 and the tract number, scale and north point, date, engineer and sheet number shall be shown on each sheet. Tract designations shall be allowable with tract numbers.

E. A certificate sheet designated as sheet No. 1 of the final map shall be provided, except that where the size of the subdivision permits, the information required to be shown thereon may be shown on the same sheet as the map of the subdivision.

F. Upon the recordation of the final map by the county recorder, the subdivider shall be responsible to provide the city engineer with a reproducible copy on either tracing cloth or three mil polyester base film. (Prior code β 9-1.715)

16.24.030 Information to appear on certificate sheets.

The following information shall appear on the certificate sheet:

A. The tract number, designation (if desired), city and county where located, date, engineer and sheet number;

B. Below the title shall be a subtitle consisting of a description of all property being subdivided by reference to such map or maps of the property shown thereon as shall have been last previously filed or recorded with the county recorder's office or shall have been last previously filed with the county clerk pursuant to a final judgment in any action in partition or shall have been previously filed in the office of the county recorder under the authority of the Subdivision Map Act of the state or by reference to any vacated area with the number of the ordinance vacating the area;

C. References to tracts and subdivisions in the description shall be worded identically with the original records and the references to books and pages of record shall be complete; and

D. The certificate sheet shall contain those certificates required by the Subdivision Map Act of the state. The form of the certificates shall be approved by the city engineer. (Prior code β 9-1.720)

16.24.040 Information to appear on final maps.

The final map shall substantially conform to the tentative map as conditionally approved by the city. The following information shall appear on a final map:

A. The exterior boundary of the land within the subdivision shall be designated by a one-sixteenth inch solid black line;

B. All survey data and information for ties to the California Coordinate System and basic of bearing;

C. All lots or parcels intended for sale, lease or financing or reserved for private purposes and all parcels offered for dedication to the city for any purpose, with all dimensions, boundaries and courses clearly shown and defined in each case. Boundary, lot and street dimensions shall show the total of all partial dimensions for all courses and curves;

D. All lots shall be numbered consecutively throughout the subdivision. Only parcels offered for dedication, other than for streets or easements, shall be designated by letters. Each numbered lot shall be shown entirely on only one sheet. The final map shall show the location and width of all streets, alleys,

pedestrian ways and hiking or biking paths and the location and width of the portion of the existing streets, rights-of-way, easements or other interests in the subdivision;

E. All necessary data, including width and side lines, of all public easements to which lots within the subdivision are subject. Each easement shall be clearly labeled and identified as to its nature and purpose and, if already of record, its reference shall be given. A statement shall be made on the appropriate sheet or sheets of the final map stating the nature of any easement which cannot be located exactly by record data. Such easements shall be denoted by five dashed lines and one solid line;

F. All limitations or rights of ingress or egress to and from streets and lots and other parcels of land;

G. The location, widths and names of streets and the location and widths of alleys, pedestrian ways, equestrian ways, hiking or biking trails, railroad rights-of-way or other rights-of-way adjacent to the subdivision;

H. Any city or district boundary line crossing or contiguous to the subdivision shall be clearly designated to determine its relative location to all parcels and lots;

I. The adjacent subdivisions or ownerships of record; and

J. Other items as provided in the Subdivision Map Act or project conditions of approval. (Prior code β 9-1.725)

16.24.050 Statements, documents and other data to accompany final maps.

The following statements, documents or other data and as many additional copies thereof as may be required by the city engineer, shall accompany the final map:

A. The names, addresses and telephone numbers of the subdivider and the persons preparing the final map;

B. A guarantee of title or letter from a title company certifying that the signatures of all persons whose consent is necessary to pass clear title to the land being subdivided and all acknowledgments thereto, appear and are correctly shown on the certificates and that such certificates are correctly shown on the final map both as to consents for the making thereof and the affidavit of dedication; and C. Closure sheets for lots, boundary lines, streets, easements and monument lines as required by the city engineer. (Prior code β 9-1.730)

Chapter 16.28

CONDOMINIUM AND COMMUNITY APARTMENT AND PLANNED DEVELOPMENT SUBDIVISIONS

Sections:

16.28.010 Intent and purpose.

16.28.020 Definitions.

16.28.030 Tentative maps required.
16.28.040 Additional requirements for conversions.
16.28.050 Standards of development.
16.28.060 Utilities.
16.28.070 Organizational documents.
16.28.080 Information to precede final map submission.
16.28.090 Preparation and form of parcel maps and final maps.

16.28.010 Intent and purpose.

The rules and standards set forth in this chapter shall apply to a subdivision initially created as condominium units or community apartments or planned development; the conversion of an existing multi-family unit to a condominium or community apartment; and the conversion of an existing industrial or commercial building to a condominium. In addition, all such projects shall meet all environmental and zoning laws of the city, including, but not limited to, a minimum land area of one acre for each such project. (Prior code β 9-1.810)

16.28.020 Definitions.

For the purpose of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

"Association" means the person who owns a condominium or right of exclusive occupancy in a community apartment unit.

"Common area" means the entire project, excepting all units therein.

"Community apartment" means an estate in real property consisting of individual interests in common in a parcel or real property and in the improvement therein, coupled with the right of exclusive occupancy for residential purposes of an apartment located thereon.

"Community apartment project" means a community apartment containing two or more apartments to which there is the right of exclusive occupancy for residential purposes.

"Condominium" means an estate in real property consisting of an interest in common in a portion of a parcel of real property, together with a separate interest in space in a residential, industrial or commercial building on such real property, such as an apartment, office or store. A condominium may include in addition a separate interest in other portions of real property. Such estate, with respect to the duration of its enjoyment, may be either:

1. An estate of inheritance or perpetual estate;
2. An estate for life; or
3. An estate for years, such as a leasehold or subleasehold.

"Conversion" means a change in the type of ownership of a parcel or parcels of land, together with the existing attached structures, to that defined as a condominium project or a community apartment project, regardless of the present or prior use of such land or structures and whether improvements have been made or are to be made to such structures.

"Condominium project" means a condominium containing two or more condominiums for residential, commercial or industrial purposes.

"Organizational documents" means the declaration of covenants, conditions and restrictions, articles of incorporation, bylaws and any contract for the maintenance, management or operation of all or any part of a project (commonly called the CC&R's).

"Project" means the entire parcel of real property divided or to be divided, into condominium or community apartments, including all structures thereon.

"Recreational open space" means the open space on the project that complies with all the applicable zoning provisions.

"Unit" means the elements of a condominium that are not owned in common with the owners of other condominiums in the project or an apartment in a community apartment project to which the owner has a right of exclusive occupancy. (Prior code B 9-1.815)

16.28.030 Tentative maps required.

The tentative map shall contain all the information required on a tentative map for any subdivision, plus the following:

- A. The location indicated to the nearest one foot of the perimeter of the building or buildings in relationship to the parcel boundaries;
- B. The estimated square footage of each unit;
- C. The general layout of all common areas;
- D. The general layout and location of all facilities and amenities provided within the common area for the use and enjoyment of the unit owners;
- E. The general layout of all parking areas, spaces and driveways;
- F. The public areas proposed for dedication, the scenic easements proposed and the land or money in lieu of land, for park purposes; and
- G. The tree and landscaping removal or proposed planting. (Prior code B 9-1.820)

16.28.040 Additional requirements for conversions.

The subdivider for a conversion shall include with the tentative map the following additional information:

- A. A report from the building official advising if the dwelling units would be eligible for the issuance of certificates of occupancy and if ineligible, what deficiencies have to be corrected. Prior to the council approval of the final map, all the dwelling units shall have been issued certificates of occupancy;
- B. A report describing the condition of and estimating the remaining useful life of the following elements: central or community heating and air conditioning systems, roofs, paved surfaces, hot water heaters and, where they are reasonably accessible for inspection, other electrical, mechanical and plumbing equipment. The report shall be prepared by a contractor or engineer who is licensed in the element he or she is reviewing;
- C. A report disclosing the amount of the deposit provided by the subdivider and the manner in which it was calculated to defray expenses to be incurred by the association replacing major mechanical and electrical equipment;

D. A structural pest control report prepared by a licensed pest control operator pursuant to Section 8516 of the Business and Professions Code of the state; and

E. The subdivider's proposed program to accommodate the existing tenants of units to be converted, with specific reference to relocation assistance availability of substitute accommodations and the notice of termination of tenancy and a statement of any sale preference to present tenants, together with evidence of each tenant's receipt of a notice complying with the Subdivision Map Act of the state. (Prior code β 9-1.825)

16.28.050 Standards of development.

Except as otherwise provided in this chapter, the standards of the zoning provisions, this code and the general plan, including the housing element thereof if a residential subdivision, shall apply. Parking shall be provided within the project boundaries at no less than two spaces per dwelling unit. (Prior code β 9-1.830)

16.28.060 Utilities.

Each unit shall be separately metered for utility services. Whenever practical, each unit shall be directly connected to a public utility and the owner or occupancy shall be billed directly for each utility service. (Prior code β 9-1.835)

16.28.070 Organizational documents.

There shall be required covenants, conditions and restrictions (CC&R's) and the formation of an association or corporation for the purpose of managing and maintaining the project.

The CC&R's shall state that the city has the right to abate public nuisance conditions in the common area if the association or corporation fails to do so and to assess the costs to the association, corporation or individual unit owners. In order to accomplish this, the CC&R's shall contain the following typical statements:

(a) In the event the Board fails to maintain the exterior portions of the common area so that the owners, lessees and their guests suffer or will suffer, substantial diminution in the enjoyment, use or property value of the project, thereby impairing the health, safety and welfare of the residents of the project, the City of Colfax, by and through its duly authorized officers and employees, shall have the right to enter upon the real property described in Exhibit "A" and to commence and complete such work as is necessary to maintain the exterior portions of the common area. The City shall enter and repair only if, after giving the Board written notice of the Board's failure to maintain the premises, the Board does not commence the correction of such conditions in no more than thirty (30) days from the delivery of the notice and proceed diligently to completion. The Board agrees to pay all expenses incurred by the City of Colfax within thirty (30) days of written demand. Upon failure by the Board to pay within said thirty (30) days, the City of Colfax shall have the right to impose a lien for the proportionate share of such costs against each condominium or community apartment in the project.

(b) It is understood that, by the provisions hereof, the City of Colfax is not required to take any affirmative action and any action undertaken by the City of Colfax shall be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare and to enforce it and the regulations and ordinances and other laws.

(c) It is understood that action or inaction by the City of Colfax, under the provisions hereof, shall not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any provisions of these restrictions or any of the rules, regulations and ordinances of the City or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by any other action.

(d) It is further understood that the remedies available to the City by the provisions of this section or by reason of any other provisions of law shall be cumulative and not exclusive and the maintenance of any particular remedy shall not be a bar to the maintenance of any other remedy.

(e) The City Council of the City of Colfax, at any time, may relinquish its rights and interest in the project as herein set forth by appropriate resolution, any such relinquishment by the City Council shall be effective on the date the resolution is adopted and a copy thereof is placed in the United States mail, postage prepaid, addressed to the Board. The Board shall execute and record a declaration reflecting such relinquishment within ten (10) days after the receipt of a copy of resolution.

(f) The above five paragraphs cannot be amended or terminated without the consent of the Colfax City Council. (Prior code β 9-1.840)

16.28.080 Information to precede final map submission.

The following information shall be submitted for review prior to the submittal of the final map:

A. A copy of the applicant's proposed application for a subdivision permit, in the event a permit is required, from the Department of Real Estate of the state;

B. The proposed sale price of each unit and the terms of any proposed bonus or discount to initial purchasers or present residents;

C. A statement of the proposed monthly maintenance charge for each unit; and

D. A report describing the manner in which the terms of the declaration of restrictions will guarantee responsible maintenance and repair of the common areas, notwithstanding the escalation of costs, emergency repairs and the replacement of major mechanical and electrical equipment. (Prior code β 9-1.845)

16.28.090 Preparation and form of parcel maps and final maps.

A parcel map shall be required for all condominium apartment projects of four or less units. Where five or more condominium or community apartments are being created, a final map will be required. In addition to the other requirements for the certificate sheet, the title shall contain in bold letters an indication that this is a condominium or community apartment or planned development. (Prior code β 9-1.850)

Chapter 16.32

DEDICATIONS AND RESERVATIONS

Sections:

- 16.32.010 Dedications for streets and utilities.
- 16.32.020 Park and recreational facilities.
- 16.32.030 School site dedications.
- 16.32.040 Waivers of direct access to streets.
- 16.32.050 Reservations.

16.32.010 Dedications for streets and utilities.

As a condition of a site development or map approval the developer or subdivider shall dedicate or make an irrevocable offer of dedication of the following:

- A. All parcels of land within the site development or subdivision that are needed for streets, alleys including access rights and abutters' rights, drainage, public utility easements and other public easements;
- B. All parcels of land within the site development or subdivision that are needed for public transportation purposes; and
- C. Public utilities required by the city or other agencies. (Prior code B 9-1.910)

16.32.020 Park and recreational facilities.

As a condition to the approval of a final subdivision map, a portion of such land shall be dedicated for park or recreational purposes or a fee paid in lieu thereof or a combination of both, subject to the provisions of this section.

- A. The land and fees received under this section shall be used for the purpose of providing park and recreational facilities to the residents of the subdivision for which received.
- B. The amount of land to be dedicated or the amount of fees lieu thereof, shall be determined by the standards set forth in this chapter.
 - 1. The land area required for dedication may be up to five percent of the area of the subdivision as determined by the planning commission;
 - 2. The fee required shall be that as set by the most current resolution of the council.
- C. The planning commission, in its findings, may consider the recommendation of the parks and recreation commission relative to the dedication of land and/or fees or both.
- D. Only the payment of fees shall be required for subdivisions containing fifty (50) parcels or less. However, the dedication of land may be required in phased developments when the cumulative total of parcels in all phases may exceed fifty (50) parcels.

E. At the time of the approval of the tentative map, the planning commission shall specify the time within which the development of the park or recreational facilities will be begin.

F. Land or fees required under this section shall be conveyed to the city in trust for the agency designated by the planning commission prior to the approval of the final map. If the final map is not approved, the land or fees shall be returned to the developer.

G. Nothing in this section shall prohibit the public agency from selling or trading the land acquired under the provisions of this section provided the proceeds of such sale or exchange are used in conformance with the provisions of this section and such sale or exchange is reviewed by the planning commission.

H. The allocation between land to be dedicated and/or fees to be paid in lieu thereof and the location of any land to be dedicated shall be determined by the following standards:

1. The park and recreational facilities shall be in accordance with the principles and standards, if any contained in the recreational element of the general plan;

2. The land to be dedicated shall be suitable for the development of park and recreational facilities useful and accessible to the future inhabitants of the subdivision;

3. The dedication of land shall be preferred to the payment of fees; however, the payment of fees or a combination of land and fees shall be considered where suitable park and recreational sites do not exist within the subdivision or when complete or partial payment of fees would better suit the development of park and recreational facilities.

I. Where private park and recreational facilities are provided in a proposed subdivision and such space is privately-owned and maintained by the future residents of the subdivision, such areas may be credited against the amount of land to be dedicated or fees paid in lieu thereof or a combination thereof, up to fifty (50) percent of the amount required provided the private open space will provide a reasonable alternate to the park and recreational facilities otherwise obtainable under this section. Such private open space may not be credited unless the following conditions are met:

1. That yard, court areas, setbacks and other open space areas required to be maintained by the building and zoning regulations shall not be included unless actually developed for use as recreational facilities and areas;

2. The private recreational facilities and areas shall be restricted for park and recreational purposes by covenants, conditions and property within the tract which cannot be defeated or eliminated without the consent of the council. The private ownership and maintenance of recreational facilities and areas shall be provided for in the covenants, conditions and restrictions;

3. That the proposed private facilities and areas are reasonably adaptable for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology and access; and

4. That the proposed facilities are in substantial accordance with the recreational element of the general plan.

J. The provisions of this section shall not apply to the following:

1. Industrial subdivisions; and

2. Condominium projects which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added.

K. If any section, sentence, clause or phrase of this chapter is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this chapter. (Prior code β 9-1.915)

16.32.030 School site dedications.

As a condition of the approval of a final map, a subdivider who develops or completes the development of one or more subdivisions within the local school district shall, within the limitations of the Subdivision Map Act of the state, dedicate to the school district such lands as the council shall deem necessary to assure residents of the subdivision adequate elementary school service. (Prior code β 9-1.920)

16.32.040 Waivers of direct access to streets.

The council or the advisory agency may impose a requirement that any dedication or offer of dedication of a street shall include a waiver of direct access rights to such street from any property shown on a map as abutting thereon and that if the dedication is accepted, such waiver shall become effective in accordance with its provisions. (Prior code β 9-1.925)

16.32.050 Reservations.

At the time of the approval of the tentative map, the council may require the reservation of areas for fire stations, libraries, park and recreational facilities or other public uses, subject to the provisions of the Subdivision Map Act of the state. (Prior code β 9-1.930)

Chapter 16.36

FEES AND REIMBURSEMENTS

Article I

Fees Generally

Sections:

16.36.010 Processing fees.

16.36.020 Bridge crossing and major thoroughfare fees.

16.36.030 Drainage and sewer facilities fees.

16.36.040 Air quality mitigation fees.

Article II

Traffic Mitigation

Fees and Procedures

Sections:

16.36.050 Authority.

- 16.36.060 Purpose and intent.
- 16.36.070 Definition.
- 16.36.080 Streets and intersections identified.
- 16.36.090 Fee calculation.
- 16.36.100 Fee amounts.
- 16.36.110 Review and revision.
- 16.36.120 Traffic mitigation fee fund account.
- 16.36.130 Expenditures.
- 16.36.140 Fund account reports.

Article III

Reimbursements

Sections:

- 16.36.150 Reimbursements

Article I

Fees Generally

- 16.36.010 Processing fees.

Every person submitting a development application, a tentative map, parcel map, lot line adjustment map, improvement plan, zoning request, variance request, time extension or any associated application shall pay for the city's costs of processing and review in accordance with the most current resolution of the council fixing such fees. (Ord. 409 § 1, 1993: prior code § 9-1.1010)

- 16.36.020 Bridge crossing and major thoroughfare fees.

Prior to the filing of any final map or parcel map, the subdivider shall pay or cause to be paid, any fees for defraying the actual or estimated costs of constructing bridges or major thoroughfares when such fees have been established in a manner provided by the Subdivision Map Act of the state. (Prior code § 9-1.1015)

- 16.36.030 Drainage and sewer facilities fees.

Prior to the filing of any final map or parcel map, the subdivider shall pay or cause to be paid, any fees for defraying the actual or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas or sanitary sewer facilities for local sanitary sewer areas established in the manner prescribed by the Subdivision Map Act of the state. (Prior code § 9-1.1020)

- 16.36.040 Air quality mitigation fees.

A. Development applications in which the initial study environmental assessment identifies potentially significant impact(s) on air quality shall require review by and incorporation of conditions of approval of PCAPCD as mitigation measures for air quality impacts.

B. In instances where applications require review by PCAPCD that the applicant shall pay all fees incurred by the city based on Placer County air pollution control district's fee agreement established rate of sixty-two dollars

(\$62.00). In the event, the proposed project requires air quality studies and analyses the applicant shall pay all fees incurred by the city for consulting firms, as well as, PCAPCD review costs of such studies at the rate of sixty-two dollars (\$62.00)/hour and may be modified from time to time by resolution. (Ord. 461 B 2, 2000)

Article II
Traffic Mitigation
Fees and Procedures

16.36.050 Authority.

This traffic mitigation fee (TM fee) is established pursuant to California Government Code, Chapter 5, Section(s) 66000 and Government Code Sections 53077, 54997 and 54998 as amended. The city finds the establishment of a development fee for mitigation of traffic impacts a necessity for community safety, welfare and continued economic viability. Completion of a citywide traffic study and analysis identified impacted streets and intersections and establishes a fee based on these Government Code Sections. (Ord. 457 (part), 1999: prior code B 9-1.1025 (part))

16.36.060 Purpose and intent.

The purpose and intent of the traffic mitigation fee and study(s) provides the nexus of the identified impacts created by development projects and establishes a fee and procedure to provide a portion of the financing for improvements to provide adequate levels of service. The city establishes such fee based on the traffic mitigation fee study completed by David Evans and Associates dated July 14, 1999 (pursuant to the Government Code Sections) incorporated by reference and a part of this chapter. Level of service (LOS) C is the city standard pursuant to the circulation element of the Colfax General Plan 2020. (Ord. 457 (part), 1999: prior code B 9-1.1025 (part))

16.36.070 Definition.

As used in this article:

"Fee" means the amount collected for each peak hour traffic trip created by development projects. "Fee" includes the cost of the traffic mitigation fee study (and review and revisions,) and provide a portion of the funding for costs associated with construction improvements as a mitigation measure for traffic impacts pursuant to the Colfax General Plan 2020. (Ord. 457 (part), 1999: prior code B 9-1.1025.1)

16.36.080 Streets and intersections identified.

The critical intersections are Auburn Street at State Route 174; Auburn Street at I-80 Overpass; Auburn Street at I-80 Westbound Ramps; and Canyon Way at I-80 Overpass, with year 2020 p.m. peak hour intersection conditions at LOS F, utilizing the Caltrans Highway Capacity Manual (HCM) methodology. Improvements to these streets will increase the level of service to LOS B or better. (Ord. 457 (part), 1999: prior code B 9-1.1025.2)

16.36.090 Fee calculation.

The fee calculation is the total cost of improvements (one million forty-eight thousand dollars (\$1,048,000.00)) divided by the total number of trips from projected development (two thousand nine hundred thirty (2,930)) to equal the cost per trip for mitigation improvements (three hundred fifty-eight dollars (\$358.00)); as researched and developed by David Evans and Associates, Inc., Traffic Mitigation Fee Study, dated July 14, 1999. (Ord. 457 (part), 1999: prior code B 9-1.1025.3)

16.36.100 Fee amounts.

A fee is warranted in the amount of three hundred fifty-eight dollars (\$358.00) for each p.m. peak hour trip(s), in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual, current edition for development projects. In instances where the ITE Trip Generation Manual does not list a specified land use, a fee of three hundred fifty-eight dollars (\$358.00) per p.m. peak hour trip is established. This calculation shall be based on estimated peak hour trips for the land use, for a "similar or like use" from the ITE Trip Generation Manual. (Ord. 457 (part), 1999: prior code B 9-1.1025.4)

16.36.110 Review and revision.

The TM fee is based on estimates of project improvements design costs, construction costs, lands acquisition costs and projected development build-out according to the Colfax General Plan 2020, the fee shall be reviewed every two-three years or more often if necessary, but reviewed no less frequently than every five years. (Ord. 457 (part), 1999: prior code B 9-1.1025.5)

16.36.120 Traffic mitigation fee fund account.

Excepting therefrom collection of costs for the traffic mitigation fee study review and revisions, the city shall deposit the fee(s) collected for improvement(s) in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds, except for temporary investments. (Ord. 457 (part), 1999: prior code B 9-1.1025.6)

16.36.130 Expenditures.

The city shall expend those fees solely for the purpose for which the fee is collected; any interest income earned by moneys in the account or fund shall also be deposited in that account or fund and shall be expended only for the purpose of capital facility improvements. (Ord. 457 (part), 1999: prior code B 9-1.1025.7)

16.36.140 Fund account reports.

The city shall within one hundred eighty (180) days after the last day of each fiscal year, make available to the public the following information for the fund account:

- A. The amount of the fee;
- B. The beginning and ending balance of the fund account;
- C. The amount of the fees collected and the interest earned;

D. Identify the date determined that sufficient funds have been collected to complete financing on an incomplete public improvement or staged improvement(s);

E. Identify each public improvement or staged improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement funded with collected fees. (Ord. 457 (part), 1999: prior code B 9-1.1025.8)

Article III

Reimbursements

16.36.150 Reimbursements

The city may impose a requirement that the improvements installed by the developer for the benefit of the project shall contain supplemental sizes, capacity or number for the benefit of property not within the project and that such improvements be dedicated to the city. When the city imposes such a requirement, the city shall enter into an agreement with the developer to reimburse the developer for a pro rata share of the initial costs of constructing such improvements from other benefiting property owners upon the development of real property by such other benefiting owners. In no event shall the city assume or incur any liability of any kind whatsoever in the event of the nonpayment of the pro rata share of development costs from such other benefiting property owners. A reimbursement agreement shall expire after a maximum of ten (10) years. (Prior code B 9-1.1110)

Chapter 16.40

SOILS REPORTS

Sections:

16.40.010 Soils reports.

16.40.010 Soils reports.

A preliminary soils report shall be required for every subdivision. The soils report may be waived if the city engineer makes the finding set forth in the Subdivision Map Act of the state. Under the authority of the Subdivision Map Act the city engineer may require a soils investigation of each lot. (Prior code B 9-1.1210)

Chapter 16.44

SURVEYS AND MONUMENTS

Sections:

16.44.010 Boundary monuments.
16.44.020 Interior monuments.
16.44.030 Monument types.
16.44.040 Monument identification marks.
16.44.050 Replacement of destroyed monuments.
16.44.060 Survey data and information to be shown on final maps and parcel maps.

16.44.010 Boundary monuments.

A. Monuments shall be set or referenced on the exterior boundaries of the subdivision at all corners, angle points, beginnings and ends of curves and at intermediate points not to exceed one thousand (1,000) feet apart. The location of inaccessible points shall be established by ties and shall be noted on the final map or parcel map.

B. If any or all of the boundary monuments are to be set after the filing, of the final map or parcel map with the county recorder, the engineer or surveyor making the survey shall furnish evidence acceptable to the city engineer to substantiate his or her reasons for deferring the setting of such monuments until after filing such map with the county recorder and shall post security as provided in the Subdivision Map Act. (Prior code β 9-1.1315)

16.44.020 Interior monuments.

A. Durable monuments shall be set at all block, lot or parcel corners and angle points at the beginnings and ends of curves within street rights-of-way as directed by the city engineer.

B. If the interior monuments are not set within the period of time specified on the engineer's or surveyor's certificate, the city engineer, by written notice, shall forthwith direct the engineer or surveyor of record to set such monuments within sixty (60) days after the notice and furnish such field notes as were agreed to be set and furnished on the certificate. If the engineer or surveyor fails to comply with such directive after sixty (60) days, the city engineer, without further notice, shall submit a written complaint and request for disciplinary action against such engineer or surveyor to the State Board of Registration for Professional Engineers. Security shall be posted for monuments not set prior to map filing. (Prior code β 9-1.1320)

16.44.030 Monument types.

All boundary monuments and monuments set within existing and proposed city rights-of-way shall be standard city monuments and shall be set to the depth and in the manner prescribed therefor. (Prior code β 9-1.1325)

16.44.040 Monument identification marks.

All monuments set as required by this chapter shall be permanently and visibly marked or tagged with the registration or license number of the engineer or surveyor who signs the engineer's or surveyor's certificate and under whose supervision the survey was made. (Prior code β 9-1.1330)

16.44.050 Replacement of destroyed monuments.

Any monument set as required by this chapter, which monument is disturbed or destroyed before the acceptance of all improvements by the city, shall be replaced by the subdivider's engineer or surveyor. (Prior code B 9-1.1335)

16.44.060 Survey data and information to be shown on final maps and parcel maps.

The following survey data and information shall be shown on each final map or parcel map, based upon a field survey:

A. Stakes, monuments or other evidence found on the ground, together with their precise positions to determine the boundaries of the subdivision;

B. Corners of all adjoining properties, subdivision names and numbers and pages of record or by section, township and range or other proper designation; and

C. Basis of bearings for this survey.
(Prior code B 9-1.1340)

Chapter 16.48

IMPROVEMENTS

Sections:

16.48.010 Improvement requirements.

16.48.020 Agreements for improvements.

16.48.030 Improvement security.

16.48.040 Acceptance of the work.

16.48.010 Improvement requirements.

As a condition of the approval of a map, the subdivider shall install all public improvements required by the city approving body. (Prior code B 9-1.1410)

16.48.020 Agreements for improvements.

An agreement shall be required when map recording occurs prior to completion of required improvements.

A. The agreement may provide for the improvements to be installed in units and it may provide for its termination in whole or in part upon a reversion to acreage of the subdivision or parts thereof.

B. The agreement may provide for the improvements to be installed at a time therein set forth. (Prior code B 9-1.1415)

16.48.030 Improvement security.

A. As a condition for the issuance of a permit or city approval of construction plans, the city may require the deposit of improvement security in sufficient amount deemed necessary by the city to assure faithful performance of the work in the event of default on the part of permittee or, in the case of a subdivision, where the permittee does not proceed with preparation and obtaining the approval of a final map. The security shall be in a form acceptable to the city and be in the amount or ten (10) percent of the cost of site improvements.

B. In the case of subdivisions, the improvement security shall remain in effect until final inspections have been made, all grading work and subdivision improvements have been accepted by the city. A ten (10) percent maintenance bond may be required for a twelve (12) month period for all public improvements.

C. For projects other than subdivisions, the improvements security shall remain in effect until final inspections have been made and all grading work has been accepted by the city.

D. Subdivision and site development improvements required by the city, but not completed prior to recording of the final map or parcel map or issuance of the certificate of occupancy, shall post security in the amount of one hundred ten (110) percent for performance and fifty (50) percent for labor and materials based upon the construction cost of improvements.

E. In addition to the improvement security, the city may also require the deposit of a ten (10) percent maintenance security in sufficient amount deemed necessary by him or her to guarantee and maintain the grading work to assure the proper functioning of drainage systems and adequate erosion and sedimentation control. The maintenance security shall be in a form acceptable to the city and shall remain in effect for a period of one year after the date of acceptance of the improvements as designated in subsections B and C of this section.

F. Any deposit required by the city pursuant to this chapter shall be payable to the city.

G. Upon satisfaction of applicable provisions of this chapter, the improvement and maintenance security deposits will be released. However, upon failure to complete the work, failure to comply with all of the terms of the permit or failure of the completed site to function properly to provide property drainage or erosion and sedimentation control, the city may do the required work or cause it to be done and collect from the permittee or surety all costs incurred thereto, including administrative and inspection costs. Any unused portion of a deposit shall be refunded to the permittee after deduction by the city of the cost of the work.

H. Security may be posted in a form approvable by the city attorney which may include bonding, letter of credit or cash deposit. The city may elect to allow partial release of security upon partial completion of the improvements. (Prior code B 9-1.1420)

16.48.040 Acceptance of the work.

A. Upon the satisfactory completion of all the improvements and other obligations under an agreement, the city shall accept and/or approve the work and discharge the faithful performance security, except for that portion of the security required for a one-year ten (10) percent guarantee and warranty of the work as authorized by the Subdivision Map Act of the state.

B. The labor and material security shall be released as authorized by the Subdivision Map Act of the state. If no outstanding liens exist at the termination of the six-month period, the security shall be released in full.

C. The city, at its option, from time to time, may accept and/or approve those portions of the improvements which have been satisfactorily completed and reduce the obligation of security accordingly. (Prior code B 9-1.1425)

Chapter 16.52

REVERSIONS TO ACREAGE

Sections:

- 16.52.010 Initiation of proceedings by owners.
- 16.52.020 Initiation of proceedings by council.
- 16.52.030 Data for petitions.
- 16.52.040 Fees.
- 16.52.050 Proceedings before the council.
- 16.52.060 Return of fees and deposits--Release of securities.
- 16.52.070 Delivery of final maps.
- 16.52.080 Reversions to acreage by parcel maps.
- 16.52.090 Reversions to acreage by parcel maps--Initiation of proceedings.
- 16.52.100 Reversions to acreage by parcel maps--Fees.
- 16.52.110 Reversions to acreage by parcel maps--Proceedings.
- 16.52.120 Parcel maps.

16.52.010 Initiation of proceedings by owners.

Proceedings to revert subdivided property to acreage may be initiated by a petition of all of the owners of record and shall be in a form prescribed by the city engineer. (Prior code β 9-1.1510)

16.52.020 Initiation of proceedings by council.

The council, at the request of any person or on its own motion, may initiate proceedings to revert property to acreage. The council shall direct the city engineer to obtain the necessary information to initiate and conduct the proceedings. (Prior code β 9-1.1515)

16.52.030 Data for petitions.

Petitioners shall file the following:

- A. Evidence of title to the real property; and
- B. Evidence:
 - 1. Of the consent of all the owners of an interest in the property; or
 - 2. That none of the improvements required to be made have been made within two years after the date the final map was filed for record or within the time allowed by agreement for the completion of the improvements whichever is later; or
 - 3. That no lots shown on the final map or parcel map have been sold within five years after the date such final map or parcel map was filed for record. (Prior code β 9-1.1520)

16.52.040 Fees.

Petitions to revert property to acreage shall be accompanied by a fee equal to the fee for filing a subdivision map. If the proceedings are initiated by the

council, the person who requested the proceedings shall pay the costs incurred by the city. Initiation fees shall not be refundable. (Prior code β 9-1.1525)

16.52.050 Proceedings before the council.

A public hearing shall be held before the council on all final map proceedings for reversions to acreage. Notice of the public hearing shall be given as provided in the Subdivision Map Act of the state. The city engineer may give such other notice as he or she deems necessary or advisable. The council may approve a reversion to acreage only if it makes the findings required by the Subdivision Map Act of the state. The council may require as conditions of the reversion:

- A. That the owners dedicate or offer to dedicate streets or easements; and
- B. The retention of all or a portion of previously paid subdivision fees, deposits or improvement securities if the same are necessary to accomplish the purpose of the Subdivision Map Act of the state or this chapter. (Prior code β 9-1.1530)

16.52.060 Return of fees and deposits--Release of securities.

Except as provided in the Subdivision Map Act of the state, upon the filing of the final map for reversion to acreage with the county recorder, all fees and deposits shall be returned to the subdivider and all improvement securities shall be released by the council. (Prior code β 9-1.1535)

16.52.070 Delivery of final maps.

After the hearing before the council and approval for the reversion, the final map shall be delivered to the county recorder. (Prior code β 9-1.1540)

16.52.080 Reversions to acreage by parcel maps.

Property previously subdivided, consisting of four or less contiguous parcels under the same ownership, may be reverted to acreage pursuant to the following provisions of this chapter. (Prior code β 9-1.1545)

16.52.090 Reversions to acreage by parcel maps--Initiation of proceedings.

Proceedings shall be initiated by a petition of all the owners of the property. The petition shall be on a form prescribed by the city engineer and shall be accompanied by:

- A. Evidence of ownership;
 - B. Evidence of non-use or lack of necessity of any streets or easements to be vacated or abandoned; and
 - C. A parcel map.
- (Prior code β 9-1.1550)

16.52.100 Reversions to acreage by parcel maps--Fees.

The petition shall be accompanied by a fee equal to the fee for filing a tentative map-parcel map, no part of which shall be refundable. (Prior code β 9-1.1555)

16.52.110 Reversions to acreage by parcel maps--Proceedings.

A public hearing shall be held before the council on the petition. Notice thereof shall be given as provided in the Subdivision Map Act of the state. Additional notice may be given as deemed necessary or advisable by the city engineer. The council shall approve the petition if it finds that dedications or offers of dedication to be vacated or abandoned by the reversion are unnecessary for present or future public purposes. (Prior code β 9-1.1560)

16.52.120 Parcel maps.

After the approval of the petition, a parcel map shall be delivered to the county recorder. The parcel map shall have attached thereto a certificate signed and acknowledge by all parties having any record title interest in the property that the parties consent to the preparation and recordation of the parcel map. (Prior code β 9-1.1565)

Chapter 16.56

DESIGN AND IMPROVEMENT STANDARDS

Sections:

16.56.010 Design and improvement standards--Conformance with requirements--
Variance.

16.56.020 Street standards.

16.56.030 Alignment of streets.

16.56.040 Pavement surfaces.

16.56.050 Structural design of pavement.

16.56.060 Trenching and backfilling.

16.56.070 Curbs and gutters.

16.56.080 Sidewalks.

16.56.090 Nonvehicular trails.

16.56.100 Ramps for handicapped persons.

16.56.110 Private street.

16.56.120 Effect of street layout on adjoining property.

16.56.130 Street names.

16.56.140 Street name signs.

16.56.150 Traffic signs.

16.56.160 Mailboxes.

16.56.170 Slope development standards.

16.56.010 Design and improvement standards--Conformance with requirements--
Variance.

A. Lot design and improvement standards for site development and subdivisions shall conform generally to the requirements of the zoning provisions, the Standard Specifications and this chapter.

B. The council or other approval authority shall have the authority to approve a project with lot design and improvement standards at variance with the requirements referred to in this section when the facts and circumstances so warrant. By such approval the special design standards for such project shall prevail. No variance application is required. (Prior code § 9-1.1610)

16.56.020 Street standards.

A. All streets in the R-1-5,000, R-1-10,000, R-M-1, R-M-2, C-R, 1-L and C-H districts shall be constructed in accordance with the following minimum standards:

Two-inch asphaltic concrete on a six-inch aggregate, base, concrete improvements.

B. All streets in the R-1-20,000 district shall be constructed in accordance with the following minimum standards:

Two-inch asphaltic concrete on a six-inch aggregate base, concrete improvements.

C. All streets in the one-acre minimum lot size district shall be constructed in accordance with the following minimum standards:

Two-inch asphaltic concrete on a six-inch aggregate base; aggregate base to be thirty-two (32) feet wide.

D. All streets in the R-1 district larger than one acre lot size and all streets in areas designated A or O shall be constructed in accordance with the following minimum standards:

Two-inch asphaltic concrete on a six-inch aggregate base; aggregate base to be twenty-eight (28) feet wide.

E. Residential cul-de-sacs shall be constructed within a right-of-way having a minimum diameter of eighty (80) feet and seventy (70) foot diameter street from curb to curb with a sidewalk width of five feet adjacent to the curb or meandering nearby.

F. As an alternative to the requirements of this section, the city engineer may give consideration to proposals that have larger setbacks and thereby reduce the width of the pavement. The required setback shall be twenty (20) feet with the next considered increment of twenty (20) feet as a minimum before street width reduction. Where one acre and larger parcels are proposed, a five-foot wide unimproved non-auto path shall be provided.

G. The street standards set forth in this section shall constitute the minimum requirements of the city and may be revised from time to time by resolution of the council or specific project approvals. (Prior code β 9-1.1615)

16.56.030 Alignment of streets.

The alignment of all streets shall conform to those designated on any plan adopted by the council prior to the date of the filing of the tentative map with the planning director or planning and zoning commission. No new street entrance not a direct extension of an existing street may be made within one hundred fifty (150) feet of any existing street as measured between center lines. (Prior code β 9-1.1620)

16.56.040 Pavement surfaces.

All streets shall have an asphaltic-concrete plant-mixed surface. The minimum-thickness of the surface course shall be as determined by the method described in the following section of this chapter. (Prior code β 9-1.1625)

16.56.050 Structural design of pavement.

The structural design of the pavement shall be determined in accordance with the method of design described in the Planning Manual of the California Department of Transportation as currently amended. All local streets and their cul-de-sacs shall have a minimum asphalt-concrete surface thickness of two inches and a minimum aggregate base thickness of six inches. The designated city official shall set traffic index criteria and shall review and approve street structural calculations. (Prior code β 9-1.1630)

16.56.060 Trenching and backfilling.

Trenching, backfilling and pavement replacement shall conform to the Standard Specifications. (Prior code β 9-1.1635)

16.56.070 Curbs and gutters.

Standard portland cement concrete curbs and gutters shall be constructed as required. Vertical face curbs shall be constructed unless otherwise approved for the specific project. (Prior code β 9-1.1640)

16.56.080 Sidewalks.

Sidewalks shall be constructed of portland cement concrete with an aggregate base. (Prior code β 9-1.1645)

16.56.090 Nonvehicular trails.

Where designated by the city, nonvehicular trails shall be constructed and dedicated to the city, including easements as required. (Prior code β 9-1.1646)

16.56.100 Ramps for handicapped persons.

Ramps for handicapped persons shall be provided at each street intersection. (Prior code β 9-1.1650)

16.56.110 Private street.

Private streets, alleys or ways shall not be permitted unless approved by the advisory agency and/or the council and then only under conditions which guarantee the construction and continued maintenance thereof. (Prior code β 9-1.1655)

16.56.120 Effect of street layout on adjoining property.

The street layout shall be designed to provide for the future street design of property adjoining the subdivision. (Prior code β 9-1.1660)

16.56.130 Street names.

Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names may be selected from a master street list maintained by the planning director. (Prior code β 9-1.1665)

16.56.140 Street name signs.

The subdivider shall install regulatory signs and markings as required by the city engineer. (Prior code β 9-1.1670)

16.56.150 Traffic signs.

The subdivider shall install regulatory signs and markings as required by the city engineer. (Prior code β 9-1.1675)

16.56.160 Mailboxes.

Mailboxes shall be located at such locations as required by the postal authority and city engineer. (Prior code β 9-1.1680)

16.56.170 Slope development standards.

The requirements of this section shall apply to all projects which are required elsewhere by this code to be submitted for site plan and architectural review and all tentative, final and parcel maps, but in either case, only those not industrially or commercially zoned. The requirements of this section shall not apply to lone single-family or lone duplex dwelling units or to any project on industrial or commercially zoned parcels.

Development subject to the standards of this section shall meet the following criteria:

A. All newly created lots must have an approved building site on terrain slope of under thirty (30) percent. For purposes of this section, a building site shall be defined as an area sufficient to accommodate main and accessory structures.

B. Slopes over thirty (30) percent will remain in a natural condition except where the city approves the design and location of driveways and roadways, for which there is no practical alternative location or design.

C. Deviations to subsections A and B of this section may be approved by the city with no variance required provided that:

1. The applicant provides a detailed engineered grading plan and cross sections of proposed construction on slopes thirty (30) percent or over;

2. The applicant can mitigate potential impacts of construction on slopes of thirty (30) percent or over to the satisfaction of the city. Impacts include loss of trees, recontouring the land, viewshed of ridgelines, fire safety, erosion and soil stability, road slopes and other factors identified during project review; and

3. The applicant shall provide written analysis of both compliance with and deviation from the city hillside development guidelines.

D. Hillside development guidelines shall be adopted by resolution of the city council. (Ord. 405 B 1, 1993: prior code B 9-1.1685)

Chapter 16.60

WATER SUPPLY AND FIRE PROTECTION

Sections:

16.60.010 Water supply system.

16.60.020 Fire hydrants.

16.60.030 Water services.

16.60.010 Water supply system.

The water supply system shall be constructed in accordance with the Standard Specifications of Placer County water agency. Water mains shall not be less than six inches in diameter when installed as part of an approved "loop system" or a minimum of eight inches when installed as an approved "dead end line." Fire flow shall meet the requirements of the Colfax fire chief or city council. (Prior code B 9-1.1710)

16.60.020 Fire hydrants.

Fire hydrants shall be of such type and shall be installed at such locations as shown on the plans as approved by the fire chief and the city engineer. (Prior code B 9-1.1715)

16.60.030 Water services.

In any subdivision in which water mains and street improvements have been or are to be installed, the subdivider, before paving or otherwise completing the surface of the streets, shall install water service, excluding a water meter, to the back of the curb for each lot designated to receive water service from a water main in the street. (Prior code B 9-1.1720)

Chapter 16.64

SANITARY SEWERS

Sections:

16.64.010 Provision of sanitary sewers.

16.64.020 Standards for the design of septic tanks and leaching fields.

16.64.030 Street sewer mains and house sewer connections.

16.64.010 Provision of sanitary sewers.

The developer shall make adequate provision for the disposal of all sanitary wastes which will originate within the proposed project by connection to the sanitary sewer system of the city or any other public sewer system as approved by the city engineer. If the developer can establish to the satisfaction of the city engineer that it is in the public interest, sewage collection and disposal may be accomplished through the use of septic tanks or a community sewage treatment plant constructed by the developer and operated by the city. The city may require dedication of on-site sewers when extension of service to adjacent properties is anticipated. Sewers and easements shall be extended to property lines where required. (Prior code β 9-1.1810)

16.64.020 Standards for the design of septic tanks and leaching fields.

When septic tanks and leaching fields are approved, the installations shall meet all the requirements specified by the environmental health department of the county and the city engineer. (Prior code β 9-1.1815)

16.64.030 Street sewer mains and house sewer connections.

Street sewer mains and house sewer lines shall be constructed in accordance with the Standard Specifications and shall be designed to meet the following minimum standards:

A. Capacity. House sewer connecting lines shall be designed to carry the flow from contributing areas. Assuming that each single-family unit will contribute three hundred (300) gallons of sanitary waste each twenty-four (24) hours and providing for a peak load of three times the average flow, no sewer main shall be smaller than eight inches in diameter, unless otherwise approved by the city engineer. Capacity for infiltration inflow shall be included. Sewers shall be sized to accommodate upstream watershed area flows where required by the city engineer. An increase in pipe size over the eight-inch diameter minimum may qualify for cost reimbursement.

B. Grades. A minimum grade of forty hundredths percent shall be maintained for all eight-inch or six-inch sewers constructed in subdivisions, unless otherwise approved by the city engineer.

C. Manholes. Manholes shall be provided at all changes in grade and at all changes in direction, but in no case shall be spaced farther apart than four hundred (400) feet center to center, except in situations which justify or require variations from this requirement. Drop manholes shall be provided where the inlet is more than two feet above the invert of the manhole.

D. Materials for Sewer Mains and House Sewers. Sewer mains and house sewers in industrial subdivisions shall be constructed SDR-35 of poly-vinyl chloride sewer pipe or extra strength vitrified clay pipe, unless otherwise approved by the city engineer.

E. House Sewers. The subdivider, unless otherwise approved by the city engineer, shall install a wye branch in the sewer main for each lot in the project and a four-inch connection house sewer shall be constructed of poly-vinyl chloride or vitrified clay pipe unless otherwise approved by the city engineer. The location of all houses sewers shall be clearly marked by the letter "S" at least three inches in height, marked in the curb face. Cleanouts shall be constructed at the property lines of all sewer laterals.

F. Computations. The city engineer may require the submission of computations to indicate compliance with the standards set forth in this section.

G. Costs of Connections to Existing Sewer Mains. The cost of constructing to connect the project sewer mains to the existing city sewer mains shall be borne by the developer.

H. Sewers Along Curves. Sanitary sewers may be installed on horizontal or vertical curves which conform to the curves of the street with the approval of the city engineer. The manholes for such curves shall be installed at locations approved by the city engineer.

I. Pumping stations shall be constructed where required according to standards set by the city engineer. (Prior code β 9-1.1820)

Chapter 16.68

STORM DRAINAGE

Sections:

- 16.68.010 Provision of storm drainage facilities.
- 16.68.020 Existing watercourses.
- 16.68.030 Existing open watercourses.
- 16.68.040 Runoff within the project.
- 16.68.050 Storm water inlets.
- 16.68.060 Drop inlet grates.
- 16.68.070 Storm drain design.
- 16.68.080 Placer County Storm Management Manual adopted.

16.68.010 Provision of storm drainage facilities.

The developer shall provide adequate facilities for carrying storm water originating above and within the project through the project to an adequate storm drainage facility approved by the city engineer. Such facilities shall be constructed in accordance with the Standard Specifications and meet the minimum standards set forth in this chapter. (Prior code β 9-1.1910)

16.68.020 Existing watercourses.

All watercourses shall be carried through the project over a dedicated right-of-way. Where such design flow can be accommodated in an enclosed conduit forty-eight (48) inches or less in diameter, the approving agency may require that the flow be carried in a conduit. All other drainage facilities in the

downstream from the tract shall be enclosed in a conduit to an adequate storm drainage facility approved by the city engineer. Where runoff is increased, impacts to downstream locations shall be studied and identified impacts shall be mitigated. (Prior code β 9-1.1915)

16.68.030 Existing open watercourses.

Where natural watercourses are permitted, the city may require that a roadway access outside the watercourse be provided for the operation of heavy mechanical equipment for cleaning. The grading plan for the proposed roadway access shall be presented with the tentative map. (Prior code β 9-1.1920)

16.68.040 Runoff within the project.

Surface runoff within paved project areas shall be conveyed wherever possible in gutter pans or pipes. Valley gutters shall be allowed only with the specific approval of the city engineer. Concentrated runoff in site areas shall be conveyed in improved swales, ditches, channels or piping. (Prior code β 9-1.1925)

16.68.050 Storm water inlets.

Where surface runoff enters the underground conduits, such entrances shall be through a storm water inlet constructed in accordance with the Standard Specifications. (Prior code β 9-1.1930)

16.68.060 Drop inlet grates.

Drop inlet grates shall conform to standards for bicycle use in all paved areas. (Prior code β 9-1.1935)

16.68.070 Storm drain design.

The storm drain system shall be designed in accordance with the uniform storm drain design standards as developed and adopted by Placer County or the city. (Prior code β 9-1.1940)

16.68.080 Placer County Storm Management Manual adopted.

A. The Placer County Storm Management Manual is adopted by reference and is to be used by the city as the basis for all master drainage plans. The city agrees to submit to flood control district review and all local drainage plans.

B. By adoption of the above manual the city adopts the Placer County drainage standards and policies for implementation of public improvements contained therein, however, the city engineer, in his or her discretion, may accept calculation methods which differ from those contained in the above document that may be more suited for small watersheds. (Prior code β 9-1.1941)

Chapter 16.72

TERRAIN DESIGN
AND GRADING

Sections:

- 16.72.010 Projects requiring permits.
- 16.72.020 Permit--General requirements.
- 16.72.030 Procedures.
- 16.72.040 Plans and specifications.
- 16.72.050 Permit--Specific requirements.
- 16.72.060 Design standards.
- 16.72.070 Enforcement.

16.72.010 Projects requiring permits.

A. Grading Permit Required. Except for the specific exemptions listed hereinafter, no person shall do or permit to be done any grading on any site in the city without a valid permit obtained from the city.

B. Exemptions. The following grading may be done without obtaining a permit. Exemptions from the administrative requirement of obtaining a permit shall not be deemed to be permission to violate any provision of this chapter, which includes among others the compliance with CEQA.

1. Minor projects which have cuts or fills, each of which is less than five feet in vertical depth at its deepest point measured from the existing ground surface and which include all of the following:

- a. Less than two hundred fifty (250) cubic yards of graded material;
- b. The removal, plowing under or burial of less than ten thousand (10,000) square feet of vegetation on slopes ten (10) percent or steeper or any amount of vegetation on slopes flatter than ten (10) percent;
- c. No unstable or erodible slopes are created;
- d. No encroachment onto sewage disposal systems or areas is created;
- e. Are not intended for support of a structure.

2. Grading done by or under the supervision or construction control of a public agency that assumes full responsibility for the work to the extent required by law.

3. Excavations in connection with a building, structure or swimming pool authorized by a valid building permit.

4. Grading necessary for agricultural operations unless such grading will create a cut or fill whose failure could endanger any structure intended for human or animal occupancy or any public road or could obstruct or increase the sediment in any watercourse or drainage conduit.

5. Trenching and grading incidental to the construction or installation of city-approved underground pipe lines, septic tank disposal fields, conduits, electrical or communication facilities and drilling or excavation for approved wells or post holes.

6. Excavations for soil or geological investigations by engineers, geologists or sanitarians.

7. Grading in accordance with plans incorporated in an approved surface mining permit, reclamation plan or sanitary landfill.

8. Maintenance of existing firebreaks and roads to keep the firebreak or road substantially in its original condition.

9. Routine cemetery excavations and fills.

10. Performance of emergency work necessary to protect life or property when an urgent necessity therefor arises. The person performing such emergency work shall notify the director of public works promptly of the problem and work required and shall apply for a permit therefor within ten (10) calendar days after commencing the work.

11. Grading pursuant to a tentative subdivision map and an approved subdivision improvement plan. The approved plan shall replace the grading permit. (Prior code β 9-1.2010)

16.72.020 Permit--General requirements.

A. Grading. No person shall do or permit to be done any grading in such a manner that quantities of dirt, soil, rock, debris or other material substantially in excess of natural levels are washed, eroded or otherwise moved from the site, except as specifically provided for by a permit.

B. Construction in Public Rights-of-Way. No person shall perform any grading work within the right-of-way of a public road or street or within a public easement under the jurisdiction of the city, without prior approval of the city.

C. Hazards. Whenever the building official determines that any grading on private property constitutes a condition which is a hazard to public safety, endangers property, adversely affects the safety, use or stability of adjacent property or an overhead or underground utility or a public way, watercourse or drainage channel or could adversely affect the water quality of any water bodies or watercourses, the owner of the property upon which the condition is located or other person or agent in control of the property, upon receipt of notice in writing from the building official shall, within the period specified therein, obtain a grading permit and conform to the conditions of the permit. The building official may require the submission of plans or soil or geological reports, detailed construction recommendations or other engineering data prior to and in connection with any corrective or proposed work or activity.

D. Planning Commission Approval. Unless a project has previously received planning commission or city council approval of a site development application including a preliminary grading plan, all projects shall receive site plan review by the planning commission which meet an excess the following criteria:

1. Five hundred (500) cubic yards of earthwork;
2. Ten thousand (10,000) square feet of surface area;
3. Grading requiring a permit and which is within twenty (20) feet of a water course within a drainage shed of ten (10) acres or more. (Prior code β 9-1.2015)

16.72.030 Procedures.

A. Filing. Applications for permits shall be filed with the building official on forms furnished by his or her office. Each application shall include a plan checking fee and other fees as required, preliminary or final grading plans and a statement of the intended use of grading work to be done on a site. The building official shall determine whether the application is completed in accordance with provisions of Chapter 16.08 of this title and may require additional information from the applicant before accepting the application as

complete. The applicant shall be notified within five working days if his or her application is deemed incomplete and the requirements for completing the application.

B. Compliance With CEQA. The California Environmental Quality Act (CEQA) may require the preparation of environmental documents concerning a proposed grading project. In such event, the city will be a responsible agency or may function as the lead agency. The building official will advise the applicant as to any additional information required with the permit application.

C. Referral to Other Public Agencies. The building official may refer an application to other interested public agencies for their recommendations.

D. Permit Conditions.

1. No permit shall be granted unless the project conforms with the city general plan, any specific plans adopted thereto and applicable ordinances including the zoning ordinance codified in Title 17 of this code.

2. Where a proposed grading project requires the filing of a tentative map or the intended use requires approval of a discretionary permit, no grading permit shall be granted prior to approval by the applicable planning authority.

3. Clearing of trees six inches diameter at breast height and over is prohibited prior to issuance of the grading permit.

4. The permit shall be limited to work shown on the grading plans as approved. In granting a permit, the city may impose any condition deemed necessary to protect the health, safety and welfare of the public, to prevent the creation of a hazard to public or private property and to assure proper completion of the grading, including but not limited to:

a. Mitigation of adverse environmental impacts as disclosed by any environmental document findings;

b. Improvement of any existing grading to comply with the standards of this chapter;

c. Requirements for fencing or other protection of grading which would otherwise be hazardous;

d. Requirements for dust, erosion, sediment and noise control, hours of operation and season of work, weather conditions, sequence of work, access roads and haul routes;

e. Requirements for safeguarding watercourses, whether natural or manmade, from excessive deposition of sediment or debris in quantities exceeding natural levels;

f. Requirements for safeguarding areas reserved for on-site sewage disposal;

g. Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of flooding can be eliminated or adequately reduced;

h. Requirements for safeguarding existing water wells.

E. Permission of Other Agencies or Owners. No permit shall relieve the permittee of responsibility for securing other permits or approvals required for work which is regulated by any other department or agency of the city or other public agency or for obtaining any easements or authorization for grading on

property not owned by the permittee. Proof of application for applicable public agency permits may be required prior to issuance of grading permit.

F. Location of Property Lines. Whenever the location of a property line or easement or the title thereto is disputed during the application process or during a grading operation, a survey by a licensed land surveyor or civil engineer or resolution of title all at the expense of the applicant may be required by the city.

G. Time Limits.

1. The permittee shall perform and complete all the work required by the permit within time limits specified in the permit. The city may grant additional time for the work.

2. If all the permit work required is not completed within the time limit specified in subsection (G)(1) of this section, no further grading shall be done without renewing the permit. Any revised plan shall be submitted to the city for review and any costs thereof shall be at the applicant's expense.

H. Validity. The issuance of a permit or approval of plans and specifications shall not be construed as an approval of any violation of the provisions of this chapter or of any other applicable laws ordinances, rules or regulations.

I. Appeals. Appeals on decisions pursuant to this chapter shall be made to the grading appeals board in writing, setting forth the specific grounds thereto within fifteen (15) calendar days from the date of such decision. The grading appeals board will consider the appeal and render a decision within twenty-five (25) days after receiving the written appeal. The planning commission shall act as the grading appeals board or city council when appropriate. (Prior code β 9-1.2020)

16.72.040 Plans and specifications.

A. Application--Plans. Two or more complete sets of plans, as determined by the city, including, but not limited to, profiles, cross sections, topographic maps and specifications shall be submitted to the city with each application for a grading permit or when otherwise required by the city for enforcement of any provision of this chapter. At the time of application, the applicant may provide preliminary grading plans. Prior to the issuance of a grading permit the applicant must furnish final grading plans. Preliminary grading plans with appropriate changes and additions thereto may be accepted as final grading plans. When the final grading plans and other required documents have been approved, a grading permit will be issued by the city. The work shall be done in strict compliance with the approved plans and specifications which shall not be changed or altered except in accordance with the provisions of this chapter.

B. Preliminary Grading Plans. Preliminary grading plans provide for review and determination of grading permit requirements prior to approval of final plans and issuance of a grading permit. Precise design at this stage is not required. The plans shall be clearly and legibly drawn and entitled "Preliminary Grading Plan," and shall contain a statement of the purpose of the proposed grading and shall include all of the following:

1. On a map of appropriate scale, but not smaller than one inch equals one hundred (100) feet:

- a. A plan entitled "Preliminary Grading Plan" and the name and signature of preparer and date of preparation;
 - b. A vicinity sketch (not at map scale) indicating the location of the site relative to the principal roads, lakes and watercourses in the area;
 - c. A site plan indicating the site of the work and any proposed divisions of land;
 - d. The complete site boundaries and locations of any easements and rights-of-way traversing and adjacent to the property, appropriately labeled and dimensioned;
 - e. The location of all existing and proposed roads, buildings, wells, pipelines, watercourses, septic systems or areas reserved for on-site sewage disposal and other structures, facilities and features of the site and the location of all improvements on adjacent land within fifty (50) feet of the proposed work;
 - f. Location and nature of known or suspected soil or geologic hazard areas;
 - g. Contour lines of the existing terrain and proposed approximate finished grade at intervals not greater than five feet, showing all topographic features and drainage patterns throughout the area where proposed grading is to occur. The contour lines shall be extended to a minimum of fifty (50) feet beyond the affected area and further if needed to define intercepted drainage and shall be extended a minimum of one hundred (100) feet outside of any future road rights-of-way;
 - h. Approximate location of cut and fill lines and the limits of grading for all the proposed grading work, including borrow and stockpile areas;
 - i. Location, width, direction of flow and approximate location of tops and toes of banks of any watercourses;
 - j. Approximate boundaries of any area with a history of flooding;
 - k. Proposed provisions for storm drainage control and any existing or proposed flood control facilities or septic tank disposal fields or areas reserved for on-site sewage disposal in the vicinity of the grading;
 - l. A conceptual plan for erosion and sediment control including both temporary facilities and long term site stabilization features such as planting or seeding for the area affected by the proposed grading. This requirement may be waived by the city for sites having no slopes greater than five percent unless the large size of the site, its proximity to sensitive areas or other conditions make an erosion or sediment discharge hazard possible;
 - m. North arrow and scale;
 - n. General location and character of vegetation covering the site.
2. Typical cross sections (not less than two) of all existing and proposed graded areas taken at intervals not exceeding two hundred (200) feet and at locations of maximum cuts and fills.
 3. An estimate of the quantities of excavation and fill, including quantities to be moved both on and off site.
 4. The estimated starting and completion dates of grading.

C. Final Grading Plans--Engineer Required. Final grading plans and specifications shall be prepared and signed by a civil engineer, except as otherwise provided herein, on sheets twenty-four (24) by thirty-six (36) inches. The plans shall include the following, in addition all requirements for preliminary grading plans:

1. A title block. Plans shall be entitled "Grading Plan" and state the purpose of the proposed grading and the name of the engineer or firm by whom this plan is prepared.

2. Accurate contour lines at intervals not greater than five feet, showing topographic features and drainage patterns and the configuration of the ground before and after grading, relative to a bench mark established on site.

3. Location, extent and finished surface slopes of all proposed grading and final cut and fill lines.

4. Cross sections, profiles, elevations, dimensions and construction details based on accurate field data.

5. Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, cribbing, dams and other improvements existing or to be constructed, together with supporting calculations and maps as required.

6. Complete construction specifications, including progress schedule of work.

7. A detailed erosion and sediment control plan including specific locations, construction details and supporting calculations for temporary and permanent sediment control structures and facilities.

8. A revegetation plan, including temporary erosion control plantings, permanent slope plantings, replacement of temporary ground cover and irrigation facilities.

9. An estimate of the quantities of excavation and fill.

10. The location of any borrow site or location for disposal of surplus material.

11. A projected schedule of operations, including, as a minimum, the dates of:

a. Commencement of work;

b. Start and finish of rough grading;

c. Completion of drainage facilities;

d. Completion of work in any watercourse;

e. Completion of erosion and sediment control facilities;

f. Completion of hydromulching and other landscaping. If rough grading is proposed between October 15th and May 1st, a more detailed schedule of grading activities and use of erosion and sediment control facilities may be required.

12. Itemized cost estimates of the proposed grading and related work.

13. A complete drainage study may be required.

D. Final Grading Plans--Engineer Not Required. All plans and specifications shall be prepared and signed by a civil engineer except that the building official may waive this requirement if the grading would not endanger the public health, safety or welfare as determined by the building official and would not involve or require any of the following:

1. Cuts and fills with a combined total of one thousand five hundred (1,500) cubic yards or more.
 2. An access road serving five or more existing or potential residences.
 3. A cut or fill that is located so as to cause unduly increased pressure or reduce support upon increased pressure or reduce support upon adjacent structure or property.
 4. The construction of any extensive drainage or sediment control structures, culverts or facilities or substantial alteration of any existing drainage course.
 5. The creation of aggravation of an unstable slope condition.
- E. Modification of Approved Plans.
1. Proposed modifications of an approved final plan shall be submitted to the city for written approval.
 2. All necessary soils and geological information and design details shall accompany any proposed modification.
 3. The modification shall be compatible with any subdivision map or land use requirements.
- F. Seasonal Requirements. Implementation of erosion and sediment control plans shall be based on the season of the year and the stage of construction at forecasted periods of rainfall and heavy storms. Erosion and sediment control plans shall allow for possible changes in construction scheduling, unanticipated field conditions and relatively minor changes in grading. Modifications to plans may be required after initial plan approval.
- G. Distribution and Use of Approved Plans. Two sets of approved plans and specifications shall be retained by the city and one or more sets of approved and dated plans and specifications shall be provided to the applicant or his or her engineer. (Prior code β 9-1.2025)

16.72.050 Permit--Specific requirements.

- A. General. The city will issue a grading permit if final grading plans satisfy the provisions of this chapter and all of the conditions imposed. The city shall identify the provision, requirement or condition which has not been met or performed by the applicant in the event the issuance of a grading permit is denied.
- B. Fees.
1. The schedule of fees and costs shall be those established and adopted by the city council from time to time by resolution or ordinance. Before a permit is issued, the applicant shall deposit with the city cash or a check in a sufficient sum to cover the fee for issuance of the permit, charges for review of plans, specifications and reports, other engineering services, field investigations, necessary inspection or other work and routine laboratory tests of materials and compaction, all in accordance with schedules established and adopted by the council.
 2. No fee shall be required of public agencies.
 3. Public utilities may, at the option of the city, make payment for the above charges as billed by the city instead of by advance deposit as required above.

4. If grading work is done in violation of this chapter or such work is not done in accordance with an approved permit, a fee covering investigation of any violation and inspection and plan checking of work required to correct such violation shall be charged to the violator to cover all actual cost.

C. Geotechnical Investigation Required. A soil or geologic investigation report shall accompany the application in any of the following circumstances:

1. When the proposed grading includes a cut or fill exceeding ten (10) feet in depth at any point, however, for vehicular ways, a soil investigation shall not be required unless the grading includes a proposed cut or fill that exceeds ten (10) feet in depth and the slope of the natural ground exceeds thirty (30) percent.

2. When highly expansive soils are present.

3. In areas of known or suspected geological hazards, including landslide hazards and hazards of ground failure stemming from seismicity induced ground shaking.

D. Investigations.

1. Those portions of the soil or geologic investigation that constitutes "civil engineering" as defined by Section 6734 of the Business and Professions Code of the state shall be conducted by a geotechnical engineer or civil engineer competent to do so. Those portions of the investigation that involve the practice of "geology" as defined by Section 7802 of the Business and Professions Code of the state shall be conducted by an engineering geologist.

2. The investigations shall be based on observations and tests of the material exposed by exploratory borings or excavations and inspections made at appropriate locations. Additional studies may be necessary to evaluate soil and rock strength, the effect of moisture variation on soil, bearing capacity, compressibility, expansiveness, stability and other factors.

E. Reports--General. Any soil or geologic investigation report shall be subject to the approval of and supplemental reports and data may be required by, the city engineer or building official. Recommendations included in the reports and approved by the city shall be incorporated in the final plans and specifications.

F. Soil/Geologic Investigation Report. The soil or geologic investigation report shall contain all of the following as they may be applicable to the subject site:

1. An index map showing the regional setting of the site.

2. A site map showing the topographic features of the site and locations of all soil borings and test excavations.

3. A classification of the soil types (Unified Soil Classification); pertinent laboratory test data; and consequent evaluation regarding the nature distribution and strength of existing soils.

4. A description of any geology of the site and geology of the adjacent areas when pertinent to the site.

5. A suitably scaled map and cross sections showing all identified areas of land slippage.

6. A description of any encountered groundwater or excessive moisture conditions.

7. A description of the soil and geological investigative techniques employed.
 8. A log for each soil boring and test excavation showing elevation at ground level and the depth of each soil or rock strata.
 9. An evaluation of the stability of pertinent natural slopes and recommendations regarding maximum cut and fill slopes of proposed work.
 10. An evaluation of settlement associated with the placement of any fill.
 11. Recommendations for grading procedures and specifications, including methods for excavation and subsequent placement of fill.
 12. Recommendations regarding drainage and erosion control.
 13. Recommendations for mitigation of geologic hazards.
- G. Final Report. Upon completion of rough grading work, in the event a complete record of the work is desired or necessary, the city may require a final geotechnical report that includes, but is not necessarily limited to the following:
1. A complete record of all field and laboratory tests including location and elevation of all field tests.
 2. A professional opinion regarding slope stability, soil bearing capacity and any other pertinent information.
 3. Recommendations regarding foundation design, including soil bearing potential and building restrictions or setbacks from the top or toe of slopes.
 4. A declaration by the geotechnical engineer, civil engineer competent to do so or engineering geologist in the format required by the city that all work was done in substantial accordance with the recommendations contained in the soil or geologic investigation reports as approved and in accordance with the approved plans and specification.
- H. Changed Conditions. Where soil or geologic conditions encountered in the grading operation deviate from that anticipated in the soil and geologic investigation reports or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for the approval of the city.
- I. Special Inspection.
1. As the condition of the permit, the city may require the permittee to provide a private geotechnical engineer or civil engineer competent to do so, to perform continuous inspection work and upon completion of the work to provide a written statement acknowledging that he or she has inspected the work and that in his or her professional judgment the work was performed in accordance with the approved plans and specifications. The permittee shall make his or her own contractual arrangements for such services and be responsible for geotechnical engineer or civil engineer competent to do so shall include, but not be limited to, the following situations:
 - a. During the preparation of a site for the placement of fills which exceed five feet in depth on slopes which exceed ten (10) percent and during the placing of such fills; however, for vehicular pathways, fill placement shall be continuously inspected when fills exceed ten (10) feet in height;
 - b. During the preparation of a site for the placement of any fill and during the placement of such fill which is intended to support any building or structure and the fill exceeds three feet in depth;

c. During the installation of subsurface drainage facilities.

2. Reports filed by the private geotechnical engineer or civil engineer competent to do so regarding special inspection shall state in writing that from his or her personal knowledge the work performed during the period covered by the report has been performed in substantial accordance with the approved plans and specifications.

3. The use of a private geotechnical engineer or civil engineer competent to do so for inspections shall not preclude the city from conducting inspections using his or her or other authorized inspectors as may be necessary.

J. Performance of Work--Inspection. The city may inspect any work done pursuant to a permit under this chapter. No permittee shall be deemed to have complied with this chapter until a final inspection of the work has been made by the city. The permittee shall provide adequate access to the site for inspection during the performance of all work and for a minimum period of one year after acceptance by the city.

K. Other Responsibilities of Permittee. The permittee shall also be responsible for the following:

1. Protection of Utilities. The permittee shall be responsible for the prevention of damage to any public utilities or services.

2. Protection of Adjacent Property. The person(s) doing and causing the grading is responsible for the prevention of damage to adjacent property. No person(s) shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley or other public or private property or easement, without supporting and protecting such property from damage which might result.

3. Advance Notice. The permittee shall notify the city inspector at least twenty-four (24) hours to the start of work.

4. Erosion and Sediment Control. It shall be the responsibility of the permittee to prevent discharge of sediment from the site in quantities greater than before the grading occurred, to any watercourse, drainage system or adjacent property and to protect watercourses and adjacent properties from damage by erosion, flooding or deposition which may result from the permitted grading.

5. Compliance with the provisions of this chapter.

L. Transfer of Permit. No permit issued under this chapter may be transferred or assigned in any manner whatsoever, without the express consent of the city. (Prior code § 9-1.2030)

16.72.060 Design standards.

A. Excavation. Excavations shall be constructed or protected so that they do not endanger life or property.

B. Excavation Slope. The slope of cut surfaces of permanent excavations shall not be steeper than two horizontal to one vertical exclusive of terraces and exclusive of roundings described herein. Steeper slopes will be permitted in competent bedrock provided such slope inclinations are in accordance with recommendations contained in the geotechnical or geological report. The bedding planes or principal joint sets in any formation when dipping towards the cut face shall not be daylighted by the cut slope unless the soils and geologic

investigations contain recommendations for steeper cut slopes. Cut slopes shall be rounded into the existing terrain to produce a contoured transition from cut face to natural ground.

C. Fill Placement. Fills shall be constructed in layers. The loose thickness of each layer of fill material before compaction shall not exceed eight inches. Completed fills shall be stable masses of well integrated material bonded to adjacent materials and to the materials on which they rest. Fills shall be competent to support anticipated loads and be stable at the design slopes shown on the plans. Proper drainage and other appropriate measures shall be taken to ensure the continuing integrity of fills. Earth materials shall be used which have no more than minor amounts of organic substances and have no rock or similar irreducible material with a maximum dimension greater than twelve (12) inches unless otherwise provided in the soils report, inspected by the specifying engineer and certified upon completion of the work.

D. Fill Compaction. All fills shall be compacted throughout their full extent to a minimum of ninety (90) percent of maximum density as determined by appropriate Caltrans standard method or other alternate methods approved by the city. Tests to determine the density of compacted fills shall be made on the basis of not less than one test for each two-foot vertical lift of the fill but not less than one test for each one thousand (1,000) cubic yards of material placed. Additional density tests at a point approximately one foot below the fill slope surface shall be made on the basis of not less than one test for each one thousand (1,000) square feet in slope surface but not less than one test for each ten (10) foot vertical increase of slope height. All tests shall be reasonably uniformly distributed within the fill or fill slope surface. Results of such testing and location of tests shall be presented in the periodic and final reports. Compaction may be less than ninety (90) percent of maximum density, as determined by the above test, within six inches of the slope surface when such surface material is place and compacted by a method acceptable to the city for the planting of the slopes. Compaction of temporary storage fills, to be used for a period of not greater than six months, shall not be required, except where the city determines that compaction is necessary as a safety measure to aid in preventing saturation, sliding or erosion of the fill.

E. Ground Preparation For Fill Placement. The natural ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, top soil and other unsuitable material and where slopes are five horizontal to one vertical or steeper, by benching into competent material in a manner acceptable to the city. The keyway under the toe, if specified, shall be at least ten (10) feet wide.

F. Fill Slopes. The slope of permanent fills shall not be steeper than two horizontal to one vertical exclusive of terraces and exclusive of roundings described herein, unless a soils report supports a steeper slope, but shall not exceed 1.5 horizontal to 1 vertical. The city may require that the fill be constructed with an exposed surface flatter than two horizontal to one vertical or may require such other measures as it deems necessary for stability and safety.

G. Adjacent Structures Protection. Footings which may be affected by any excavation shall be underpinned or otherwise protected against settlement and

shall be protected against lateral movement. Fills or other surcharge loads shall not be placed adjacent to any building or structure unless such building or structure is capable of withstanding the additional loads caused by such fill or surcharge. The rights of coterminous owners shall be as set forth in Section 832 of the Civil Code of the state.

H. Setbacks--General. Unless otherwise recommended in a soil and geologic investigation report, Figures 70-1 and 70-2 on page 769 of the 1985 Uniform Building Code or similar provisions as provided for in adopted successor codes shall be used for establishing setbacks for property boundaries, buildings and structures other than fences and retaining walls.

I. Drainage--General. The drainage structure and devices required by this chapter shall be designed and constructed in accordance with standards herein and criteria authorized by the city.

J. Drainage--Disposal Requirements. All drainage facilities shall be designed to carry surface and subsurface waters to the nearest adequate street, storm drain, natural water course or other juncture and shall be subject to the approval of the city. Drainage areas shall conform to patterns established by the city.

K. Drainage--Water Accumulation. All areas shall be graded and drained so that drainage will not cause erosion or endanger the stability of any cut or fill slope or any building or structure.

L. Drainage Protection of Adjoining Property. When surface drainage is discharged onto any adjoining property, it shall be discharged in such a manner that it will not cause erosion or endanger any cut or fill slope or any building or structure.

M. Terrace Drainage. Terraces at least eight feet in width shall be established at not more than twenty-five (25) feet in height intervals for all cut and fill slopes exceeding thirty (30) feet in height. Where only one terrace is required, it shall be at approximately mid-height. Suitable access shall be provided to permit proper cleaning and maintenance of terraces and terrace drains. Swales or ditches on terraces shall have a minimum depth of one foot, a minimum longitudinal grade of four percent, a maximum longitudinal grade of twelve (12) percent. Down-drains or drainage outlets shall be provided at approximately three hundred (300) foot intervals along the drainage terrace. Down-drains and drainage outlets shall be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal. If the drainage discharges onto natural ground, adequate erosion protection shall be provided.

N. Subsurface Drainage. Cut fill slopes shall be provided with surface and/or subsurface drainage as necessary for stability.

O. Erosion and Sediment Control. The following shall apply to the control of erosion and sediment from grading operations:

1. Grading plans shall be designed with long term erosion and sediment control as a primary consideration.

2. Grading operations during the rainy season shall provide erosion and sediment control measures except upon a clear demonstration, to the satisfaction of the city, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.

3. Should grading be permitted during the rainy season, the smallest practicable area of erodible land shall be exposed at any one time during grading operations and the time of exposure shall be minimized.

4. Natural features, including vegetation, terrain, watercourses and similar resources shall be preserved wherever possible. Limits of grading shall be clearly defined and marked to prevent damage by construction equipment.

5. Permanent vegetation and structures for erosion and sediment control shall be installed as soon as possible.

6. Adequate provision shall be made for long term maintenance of permanent erosion and sediment control structures and vegetation.

7. No topsoil shall be removed from the site unless otherwise directed or approved by the city. Topsoil overburden shall be stockpiled and redistributed where appropriate within the graded area after rough grading to provide a suitable base for seeding and planting. Runoff from the stockpiled area shall be controlled to prevent erosion and resultant sedimentation of receiving water.

8. Runoff shall not be discharged from the site in quantities or at velocities substantially above those which occurred before grading except into drainage facilities whose design has been specifically approved by the city.

9. The permittee shall take reasonable precautions to ensure that vehicles do not track or spill earth materials into public streets and shall immediately remove such materials if this occurs.

P. Emergency Conditions. Should increased sediment discharge occur or become imminent, permittee shall take all necessary steps to control or reduce such discharge. Such steps may include construction of additional facilities or removal or alteration of facilities required by approved erosion and sediment control plans. Facilities removed or altered shall be restored as soon as possible afterward or appropriate changes in the plan shall be immediately requested pursuant to this chapter. The permittee shall take prompt action to resolve emergency problems; otherwise the city may institute abatement proceedings pursuant to this chapter.

Q. Erosion and Sediment Control Plans. Erosion and sediment control plans prepared pursuant to this chapter shall comply with all of the following:

1. The erosion and sediment control plan need not be a separate sheet if all facilities and measures can be shown on the grading sheets without obscuring the clarity of either the grading plan or the erosion and sediment control plan.

2. An erosion and sediment control plan shall be required whenever:

a. The graded portion of the site includes more than ten thousand (10,000) square feet of area having a slope greater than ten (10) percent;

b. There is a significant risk that more than two thousand five hundred (2,500) square feet will be unprotected or inadequately protected from erosion during any portion of the rainy season;

c. Grading will occur within twenty (20) feet of any watercourse;

d. The city determines that the grading will or may pose a significant erosion or sediment discharge hazard for any reason.

3. The applicant shall submit, with his or her erosion and sediment control plans, a detailed cost estimate covering this work.

4. Erosion and sediment control plans shall include an effective revegetation program to stabilize all disturbed areas which will not be

otherwise protected. All such areas where grading has been completed between April 1st and October 15th shall be planted by November 1st. Graded areas completed at other times of the year shall be planted within fifteen (15) days. If revegetation is infeasible or cannot be expected to stabilize an erodible area with assurance during any part of the rainy season and the unstable area exceeds two thousand five hundred (2,500) square feet, additional erosion and sediment control measures or irrigation of planted slopes may be required as appropriate to prevent increased sediment discharge.

5. Erosion and sediment control plans shall be designed to prevent increased discharge of sediment at all stages of grading and development from initial disturbance of the ground to project completion. Every feasible effort shall be made to ensure that site stabilization is permanent. Plans shall indicate the implementation period and the stage of construction where applicable.

6. Erosion and sediment control plans shall comply with the recommendations of any civil engineer, geotechnical engineer, engineering geologist or landscape architect involved in preparation of the grading plans.

7. The structural and hydraulic adequacy of all storm water containment or conveyance facilities shown on the erosion and sediment control plans shall be verified by a civil engineer and he or she shall so attest on the plans. Sufficient calculations and supporting material to demonstrate such adequacy shall accompany the plans when submitted.

8. Erosion and sediment control plans shall be designed to meet anticipated field conditions.

9. Erosion and sediment control plans shall provide for inspection and repair of all erosion and sediment control facilities at the close of each working day during the rainy season and for specific sediment cleanout and vegetation maintenance criteria.

10. Erosion and sediment control plans shall comply with any and all standards and specifications adopted herein for the control of erosion and sedimentation on grading sites. These standards and specifications shall be in general compliance with current Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains published by the High Sierra Resource Conservation District.

R. Vehicular Ways--General. Vehicular ways shall conform to the grading requirements of this chapter.

S. Vehicular Ways--Drainage. Vehicular ways shall be graded and drained in such a manner that will not allow erosion or endanger the stability of any adjacent slope. Surface discharge onto adjoining property shall be controlled in such a manner that it does not cause erosion or endanger existing improvements. Bridges and culverts installed in watercourses shall be approved by the city. (Prior code β 9-1.2035)

16.72.070 Enforcement.

A. Suspension and Revocation of Permit. The issuing city official may suspend or revoke a permit for good cause, subject to appeal to the grading appeals board. However, no work shall be performed pending appeal except as authorized by the city.

B. Corrective Work.

1. Abatement of Unlawfully Created Conditions. Either the city council or the building official may order city crews or authorize contractors to enter private property to immediately abate a hazardous public nuisance.

2. Whenever the following conditions are created by violation of this chapter, they are declared to be in the category of hazardous public nuisance:

a. Where a violation has altered natural drainage patterns and has caused flooding to any downstream property;

b. When a violation results in a condition which creates a drainage alteration such that downstream property may be flooded when weather conditions change and the owner, lessee or licensee of the property on which the violation exists cannot be found; or

c. Whenever a violation results in a hazard, requiring immediate correction for the preservation of the public health, safety or welfare.

3. Whenever the city expends any funds or takes any action, the city shall bill the landowner, lessee or licensee for the costs indicated herein. The costs shall become a lien on the property upon the bill being recorded in the office of the Placer County recorder.

C. Grading Prior to Approval of Improvement Plans. Applications for permits for grading for projects that require a tentative map or the intended use requires approval of a discretionary zoning permit, shall not be granted a grading permit unless the project complies with the provisions of this chapter and the following requirements.

1. Separate grading plan shall be submitted for review and approval by the city engineer. This plan shall conform to the requirements of this chapter and any applicable conditions placed on the project as a result of any formal discretionary permit process. The applicant shall acknowledge that any additional grading or revisions to work necessitated by conflicts discovered during the improvement plan check or subsequent construction will be corrected at the applicant's expense.

2. Revegetation and winterization plan shall be submitted for review and approval by the city engineer. This plan shall include a performance contract with the city which includes a specific schedule for performance of the subject grading, an engineer's estimate of cost for implementing the plan and cash or other approved form of security to insure the timely performance of the plan.

3. Plan check and inspection fee deposit shall be required in the amount of the full plan check fee applicable at the time of submittal and of the full inspection fee at time of grading permit approval.

4. Drainage report shall be required as per this chapter and city requirements.

D. Certification. For subdivision, upon the completion of the grading operations and prior to the acceptance of the tract or the issuance of building permits, the subdivider shall furnish to the city engineer a statement by the soils engineer that the grading was done in accordance with the approved soils report. (Prior code β 9-1.2040)

Chapter 16.76

LOT DESIGN

Sections:

- 16.76.010 Buildable lots.
- 16.76.020 Lot sizes.
- 16.76.030 Lot lines.
- 16.76.040 Public facilities.
- 16.76.050 Large lot subdivision.
- 16.76.060 Block lengths.
- 16.76.070 Slope limitations.

16.76.010 Buildable lots.

All subdivisions should result in the creation of lots which are developable and capable of being built upon without variances. Subdivisions should not create lots which are impractical or impossible to improve because of steepness of terrain, locations of watercourses or other natural physical conditions. All lots or parcels created by the subdivision of land shall have access to a public street or an approved private street. (Prior code β 9-1.2110)

16.76.020 Lot sizes.

Lots shall have such minimum sizes and dimensions as are required by the zoning provisions. Greater lot sizes and dimensions may be required for lots abutting freeways, parkways or major streets, corner lots, lots on approved private streets, lots adjacent to, abutting or fronting upon nonresidential zoned districts and lots abutting creeks or drainage ditches. (Prior code β 9-1.2115)

16.76.030 Lot lines.

The side lines of all lots shall generally be at right angles to the street which the lot faces or radial or approximately radial, if the street is curved. (Prior code β 9-1.2120)

16.76.040 Public facilities.

Due consideration shall be given to the providing of suitable areas for schools, churches, parks, playgrounds and other facilities to be acquired for public use or reserved for the common use of all property owners within the proposed subdivision by covenant in the deeds. (Prior code β 9-1.2125)

16.76.050 Large lot subdivision.

Where a parcel is first subdivided into small farms or acre tracts, the blocks shall be of such size and shape and shall be so divided, as to provide for the opening of major and secondary streets and for the extension and opening of streets and alleys at such intervals as will permit a subsequent division of any parcel into lots of smaller size. (Prior code β 9-1.2130)

16.76.060 Block lengths.

Blocks shall not exceed one thousand two hundred (1,200) feet in length between street lines in standard residential and industrial subdivisions. Block lengths in hill area subdivisions may vary from such standard when approved by the city engineer who shall have consideration to the following factors in granting such approval:

- A. The economic development of the land;
- B. The ability to supply utility services; and
- C. Traffic safety.

(Prior code β 9-1.2135)

16.76.070 Slope limitations.

Lot design on new subdivision maps shall conform to Section 16.56.170 of this title. (Ord. 405 β 2, 1993: prior code β 9-1.2140)

Chapter 16.80

SOLAR ENERGY

Sections:

16.80.010 Natural heating and cooling requirements.

16.80.020 Natural heating requirements.

16.80.030 Natural cooling requirements.

16.80.010 Natural heating and cooling requirements.

All subdivisions requiring a tentative map shall provide for future passive or natural heating or cooling opportunities in the subdivisions to the extent the same may be accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors. The provisions of this chapter shall not reduce densities or the percentage of lot coverage otherwise permitted by any building or structure and shall not apply to condominium projects of existing structures when no new structures are constructed. (Prior code β 9-1.2010)

16.80.020 Natural heating requirements.

Passive or natural heating opportunities in subdivision design shall include, but not be limited to, consideration of the following:

- A. The design of lot size and configuration to permit the orientation of a structure in an east-west alignment for southern exposure;
- B. The local climate;
- C. The contours;
- D. The configuration of the parcel to be divided; and
- E. Other design and improvement requirements. (Prior code β 9-1.2015)

16.80.030 Natural cooling requirements.

Passive or natural cooling opportunities in subdivision design shall include, but not be limited to, consideration of the following:

- A. The design of lot size and configuration to permit the orientation of a structure to take advantage of shade or prevailing winds;
- B. The local climate;
- C. The contours; and
- D. Other design and improvement requirements. (Prior code β 9-1.2020)

Chapter 16.84

MISCELLANEOUS REQUIREMENTS

Sections:

- 16.84.010 Building permits.
- 16.84.020 Certificates of occupancy.
- 16.84.030 Violation--Penalty.

16.84.010 Building permits.

No building permit shall be issued by the building official for any building or improvement other than the improvements required to be constructed as a condition of the approval of a tentative map or parcel map until such time as all fire access and fire protection facilities and improvements required by any tentative subdivision map or parcel map have actually been installed by the developer and approved by the fire chief. (Prior code β 9-1.2310)

16.84.020 Certificates of occupancy.

No certificate of occupancy for any residential, commercial or industrial use shall be issued by the building official until such time as all the improvements required by any tentative subdivision map or parcel map or permit for site development work have actually been installed by the developer, inspected by the city building official and if appropriate, approved by the council. (Prior code β 9-1.2315)

16.84.030 Violation--Penalty.

Any subdivision contrary to the provisions of this title or any violation of the provisions of this title or any offer to sell or contract to sell or any sale contrary to the provisions of this title shall be a misdemeanor and any person, firm, corporation, partnership or copartnership upon conviction thereof, shall be punishable as set forth in Chapter 1.24 of this code; provided, however, the provisions of this section shall not be deemed to bar any legal, equitable or summary remedy to which the city or any other political subdivision or any person, firm, corporation, partnership or copartnership may otherwise be entitled and the city or any other political subdivision or person, firm, corporation, partnership or copartnership may file a suit in the superior court of the county to restrain or enjoin any attempted or proposed subdivision or sale in violation of the provisions of this title. (Prior code β 9-1.2320)

