

Title 16 - SUBDIVISIONS

Chapter 16.04 - INTRODUCTORY PROVISIONS AND DEFINITIONS

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Article I - Authority and Purpose

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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 § 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;

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- 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

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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)

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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 § 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 § 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,

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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 § 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 § 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

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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)

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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 § 9-1.325)