

## Chapter 16.49

### SUBDIVISION DESIGN STANDARDS

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#### **Sec. 16.49.010      Applicability**

All divisions of land, and the lot and parcels resulting there from, shall be subject to the provisions of this Chapter.

#### **Sec. 16.49.020      General**

The size, design, character, grade, location and orientation and configuration of lots within a proposed subdivision and improvements required in connection therewith, shall be consistent with the density and uses authorized for the area by the General Plan or the applicable Specific Plan, whichever is more restrictive.

The density, timing or sequence of development may be restricted by considerations of safety, traffic access or circulation, the slope of the natural terrain, the physical suitability of the site (including soil conditions), the nature or extent of existing development, the availability of public services, or other provisions of the regulations.

All subdivisions shall result in lots which can be used or built upon. No subdivision shall create lots which are impractical for improvement or use due to steepness of terrain, location of watercourses, size, shape, inadequate frontage or access or building area or other physical condition.

**Sec. 16.49.030      Access**

Each lot created shall have legal access from that lot to a public road.

Each minor street providing access to lots within a subdivision shall connect directly or through one or more minor streets to a collector street or major street.

Each route of access to collector streets or major streets and its point of connection therewith shall be adequate to safely accommodate the composition and volume of vehicular traffic generated by the land uses which it serves.

In determining the adequacy of a route of access, the deployment of fire equipment or other services under emergency conditions shall be considered.

A tentative map which makes use of a minor street which passes through a predominately residential neighborhood as a route of access to industrial, commercial or other subdivisions generating traffic which would conflict with the residential character of the neighborhood may be denied.

**Sec. 16.49.040      Existing Streets and Unsubdivided Land**

Streets shall be laid out to conform to the alignment of existing streets in adjoining subdivisions and to the logical continuation of existing streets where the adjoining land is not subdivided.

The realignment of streets in contemplation of the development or use of adjoining property and the provision of streets or dead-end street extensions to facilitate the subdivision of adjoining property may be required.

Permanently dead-ended streets (except cul-de-sacs as defined in these regulations) are prohibited. When a street is temporarily dead-ended a barricade or temporary turning area or temporary connection to another street may be required. Permanent turnarounds may be required at the end of dead-end streets where the future extension of the street is remote.

**Sec. 16.49.050 Provisions for Resubdivision**

Where property is subdivided into lots substantially larger than the minimum size required by these regulations or by the zoning districts in which the subdivision is located, whichever is most restrictive, streets and lots shall be required to be laid out so as to permit future resubdivision in accordance with the provisions of these regulations.

**Sec. 16.49.060 Waiver of Access Rights**

A frontage road, or side-on lots, or other types of limited access layout may be required where a subdivision adjoins or contains an existing or proposed collector or major street. To accomplish the purposes of this section, waivers of vehicular and pedestrian access rights to the collector or major street may be required.

Waivers of vehicular and pedestrian access rights may also be required to prevent a minor or collector street which passes through a predominantly residential neighborhood from being used as a route of access to industrial, commercial or other subdivision generating traffic which would conflict with the residential character of the neighborhood.

**Sec. 16.49.070 Intersections**

Street alignments shall provide for streets entering opposite each other to have their center lines directly opposite as much as possible. Where this is not possible the street shall be offset a sufficient distance to provide for safe traffic movements.

Intersections on a major or collector street shall be kept to a minimum.

All streets shall intersect or intercept each other at right angles.

**Sec. 16.49.080 Minor Streets**

Minor streets shall be so laid out that their use by through traffic will be discouraged.

**Sec. 16.49.090 Cul-De-Sac Streets**

A cul-de-sac street created by the proposed subdivision shall not exceed 500 feet in length. A proposed cul-de-sac may be reduced in length or may be eliminated in order to provide for the efficient circulation of traffic, the future development of the neighborhood street system or the deployment of emergency services.

**Sec. 16.49.100 Right-Of-Way Widths and Improvement Design**

All street and alley rights-of-way and the locations of improvements therein shall be designed to conform to adopted street standards, except where a modification is expressly permitted by Chapter 16.50 (Subdivision Modifications), or where a special

cross-section is required to conform to an adopted planned street line or an applicable Specific Plan.

**Sec. 16.49.110 Minimum Street Widths**

Maps of proposed subdivisions containing streets of less than required width shall be denied.

**Sec. 16.49.120 Grades**

Grades of all streets shall be consistent with adequate surface drainage requirements and the approved grading plan of the proposed subdivision.

**Sec. 16.49.130 Curve Radii**

All curves shall have sufficient length to avoid the appearance of an angle point. Reverse curves shall be connected by tangents of length approved by the Public Works Director. The center line radii of curves shall be as large as possible but not less than the following:

Major streets-----	600 feet
Collector Streets-----	300 feet
Minor Streets-----	200 feet

**Sec. 16.49.140 Street Names**

All streets shall be named. Proposed street names shall be considered in conjunction with the tentative map. The County Surveyor shall consult with the emergency services providers and the Historical Society prior to recommending approval or denial of a requested street name.

**Sec. 16.49.150 Pedestrianways**

Improved pedestrianways not less than ten (1) feet in width may be required where needed for traffic safety for access to schools, playgrounds, shopping facilities, and other community facilities.

**Sec. 16.49.160 Equestrian, Hiking and Biking Trails and Paths**

Equestrian, hiking and biking trails and paths shall be provided in locations established by the General or Specific Plans. Adequate access points for the public, maintenance and emergency vehicles and parking facilities shall be provided as necessary.

**Sec. 16.49.170 Utility Easement**

- A. The minimum width of easements for public or private utilities, sanitary sewers, or water distribution systems shall be ten (10) feet.
- B. Easements for overhead utility lines shall be located at the rear of lots or parcels where practical and along the side of lots or parcel where necessary. Where practical the poles supporting such overhead lines shall not be installed within any street, alley, or easement designated exclusively for drainage purposes.
- C. Underground utility lines may be installed within street rights-of-way or along any lot line. When installed within street rights-of-way, their location and method of installation, insofar as it affects other improvements within the street rights-of-way, shall be subject to the approval of the County Surveyor.

**Sec. 16.49.180 Other Easements**

Easements for storm drains or flood control channels, slope rights and other public uses shall be provided at such locations and to such widths as determined necessary by the Advisory Agency or duly authorized hearing body.

Open space, public access, riverfront recreational and scenic easements shall be provided at such locations and to such widths as are necessary to accomplish the objectives, policies and programs of the General Plan and in accordance with the purposes and policies of these regulations, any other applicable Specific Plan of the county and the requirements of the Subdivision Map Act.

**Sec. 16.49.190 Lot Width and Area**

- A. The size and shape of lots shall be in conformance to any zoning, land use regulation, or ordinance effective in the area; provided, however, that where this Chapter imposes more restrictive standards the requirements of this Chapter shall prevail.
- B. When approved by the Advisory Agency or other duly authorized hearing body, lots or parcels to be used exclusively for, but not limited to, well sites, sewage lift stations, drainage devices, sump pumps and other similar installations and appurtenances, need not meet the minimum lot area, depth-width ratios, or frontage requirements. Such lots or parcels shall be designated on the final map or parcel map for the purpose thereof and be shown as "Not a Building Site".
- C. No lot shall have a depth of greater than three (3) times the average width of the lot; provided, however, that the Advisory Agency or other duly authorized hearing body may approve greater width-depth ratios when necessitated by

topography or other physical conditions, or where property is to be used for commercial or industrial purposes.

- D. The side lines of all lots, so far as possible, shall be at right angles to the center line of the street, or radial, or approximately radial to curved streets.
- E. No lot shall be divided by a Special District or County boundary line.
- F. Building setback lines shall be indicated on the final map or parcel map as required by the County Zoning Code or other appropriate restriction.
- G. Lots having double frontage shall not be permitted, except as otherwise provided herein. In all cases access on one side shall be restricted by proper dedication or legal instrument.
- H. All lots shall be suitable for the purpose for which they are intended.
- I. Flag lots or parcels whose access to the abutting street is provided by a strip or segment which is a part of said lot or parcel may be approved by the Advisory Agency or other duly authorized hearing body when necessitated by topography or other special condition; provided, however, that the main portion of the lot meets the provisions of this Chapter as to length, depth, area and design. In no case shall the access strip be less than twenty (20) feet in width nor greater than three hundred (300) feet in depth and improvements shall be constructed therein to provide an all weather driveway. A flag lot shall not be utilized to provide for water access purposes only.
- J. Any lot or parcel created by a division of land but not shown as a part thereof shall be of such size and shape as to conform to the provisions of the chapter.
- K. No lot or parcel created by a division of land shall be excluded from the boundaries of the division of land for the purpose of avoiding dedication or improvement of any street, drainage, or flood control facility.

**Sec. 16.49.200      Lot Size Compatible with Nearby Lots**

When determined necessary to promote the general welfare, and assure the orderly development of a community, residential lots within a proposed subdivision may be increased in size so as to more closely conform to the size of existing nearby lots; provided, however, that in such cases lots within a proposed subdivision may not be required to be increased in area by more than fifty percent (50%) of the minimum lot area requirement.

**Sec. 16.49.210      Drainage and Water Course**

- A. The subdivider shall provide drainage systems within the division of land to carry storm run-off both tributary to and originating within the division of land. Said drainage systems shall be based on a drainage study performed by a licensed engineer of the State of California when so required by the Public Works Director. Said systems shall be located within drainage easements delineated on the final map or parcel map. Drainage easements shall be offered for dedication. The alignment of drainage easements shall conform to the meanderings of the natural water course or to the alignment approved for the drainage system. Width of drainage easements shall be that required to encompass the natural water course or drainage system and any such additional width necessary to accommodate maintenance equipment as required by the Public Works Director.
- B. Drainage easements shall be provided for all natural watercourses.
- C. Where a division of land causes an increase in and the unnatural concentration of surface waters onto adjacent private and public property the subdivider shall obtain an easement for drainage purposes across such property sufficient in width and improved in a manner adequate to handle the runoff of such surface water to a satisfactory point of disposal. If the owner of such adjacent private property agrees to accept such increased runoff and unnatural concentration of surface water and such agreement has been recorded, the easement referred to herein shall not be necessary.

**Sec. 16.49.220      Open Space Maintenance**

All areas within a subdivision designated or planned as open space or for use for park or recreation purposes shall be either; or

- A. Designated as a separate parcel or parcels and dedicated to the County or Special District for park and recreation purposes; or
- B. Designated as a separate parcel or parcels and maintained as common open space by a homeowners association or similar entity; or
- C. Contained within the various lots of the subdivision and maintained by the owners of such lots.

**Sec. 16.49.230      Protection of Natural Resources**

The configuration of lots and the design of improvements required by this Ordinance shall, to the extent reasonable under the circumstances preserve indigenous natural resources such as, but not limited to, native trees, shrubs, wildlife and their habitat.

### **Sec. 16.49.240 Stream and Lake Access - Planning Director's Report Required**

In any proposed subdivision coming within the provisions of this Chapter, there shall be offered for dedication whatever public access is required for subdivision by Article 3.5 of Chapter 4, sections 66478.1 through 66478.14 of the California Government Code. For such divisions, the Planning Director shall, prior to action by the Advisory Agency or other duly authorized hearing body on the tentative map, conduct an investigation and render to the hearing body a report stating his opinion whether access should be required and, if so, what would constitute reasonable access. The Planning Director's Report shall address the following criteria:

- Fisheries resource of the subject body of water;
- Unique environmental features of the area including, but not limited to: waterfalls, pools, rare or endangered riparian wildlife or plants;
- The amount of pattern of publicly owned properties in the vicinity which allows for reasonable access alternatives;
- Current utilization of the subject site by the public;
- Existing or planned provisions for public access including, but not limited to: campgrounds, resorts, day use areas, and trails;
- Potential for conflict between property owners and the public;
- Topographical and vegetative features which may affect access and public safety both within the affected properties and to adjacent properties.

### **Sec. 16.49.250 Hazardous Areas**

Areas known to be dangerous by reason of geological conditions, unstable sub-surface conditions, groundwater or seepage conditions, flood hazard, periodic inundation, or any other dangerous condition shall not be divided except under restrictions as to the use of all or any part thereof to insure the safety and well-being of the public. In any event the division of such affected properties shall comply with applicable provisions of the Zoning Ordinance.

### **Section 16.49.260 Fire Protection**

In areas where the qualified fire officer is of the opinion there will be a fire hazard to the acreage surrounding the division of land or to the lots or parcels within the division of land, adequate fire protection features, including but not limited to, access roads, fire breaks, and accessibility to sufficient and available water, shall be provided within or without the division of land.