

Town of Fort Jones

Ordinance Summary

NOTICE IS HEREBY GIVEN that on June 8, 2020 the City Council of the Town of Fort Jones, California, adopted **ORDINANCE NO. 2020-2:**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FORT JONES
AMENDING SECTION 17 OF THE FORT JONES MUNICIPAL CODE RELATING TO
THE DEVELOPMENT AND MAINTENANCE OF MANUFACTURED HOME AND
RECREATIONAL VEHICLE PARKS FOR THE TOWN OF FORT JONES**

The purpose of this ordinance is to insure that Manufactured Home and Recreational Vehicle parks meet minimum habitability standards and do not adversely impact surrounding properties.

The City Council passed the ordinance with the following vote:

AYES: Council Members DeCausmaker, Tasem, Garcia, Beckwith, and McFall

NOES: None

ABSTAIN: None

ABSENT: None

A copy of the full text of the ordinance is available at the office of the City Clerk at 11960 East Street, Fort Jones, California 96032. This ordinance will take effect 30 days from the final adoption.



City Clerk

Title 17

SUBDIVISIONS

Chapters:

- 17.04 General Provisions
- 17.08 Definitions
- 17.12 Administration
- 17.16 Tentative Maps
- 17.20 Final Maps
- 17.24 Streets and Highways Design
- 17.28 Lots
- 17.32 Hillside Areas
- 17.36 Improvements
- 17.40 Utilities
- 17.44 Miscellaneous Subdivision Regulations
- 17.48 Exceptions

Chapter 17.04

GENERAL PROVISIONS

Sections:

- 17.04.010 Purpose.
- 17.04.020 Sale or lease of subdivision-- Compliance required.

17.04.010 Purpose. The ordinance codified in this title is enacted for the purpose of adopting subdivision regulations for the city. (Ord. 23-1974 §1, 1974)

17.04.020 Sale or lease of subdivision--Compliance required. It is unlawful for any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity, as a principal, agent or otherwise, to offer to sell, to contract to sell or to lease any subdivision of land, or any part thereof, in the city unless and until all the requirements of this title have been complied with. (Ord. 23-1974 §3, 1974)

Chapter 17.08

DEFINITIONS

Sections:

<u>17.08.010</u>	<u>Generally.</u>
<u>17.08.020</u>	<u>Cross slope.</u>
<u>17.08.030</u>	<u>Cul-de-sac.</u>
<u>17.08.040</u>	<u>Hillside area.</u>
<u>17.08.050</u>	<u>Loop street.</u>
<u>17.08.060</u>	<u>Major street (arterial).</u>
<u>17.08.070</u>	<u>Map act.</u>
<u>17.08.080</u>	<u>Minor streets.</u>
<u>17.08.090</u>	<u>Owner.</u>
<u>17.08.100</u>	<u>Secondary streets (collector).</u>
<u>17.08.110</u>	<u>Street.</u>
<u>17.08.120</u>	<u>Sub divider.</u>
<u>17.08.130</u>	<u>Subdivision.</u>
<u>17.08.140</u>	<u>Thoroughfare.</u>

17.08.010 Generally. For the purpose of this title, the words and phrases set out in this chapter shall have the meanings ascribed to them as follows in this chapter. (Ord. 23-1974 §8(part), 1974)

17.08.020 Cross slope. "Cross slope" means the percentage of the grade across the land measured from the highest point to the lowest point of all of the land within a subdivision. (Ord. 23-1974 §8(a), 1974)

17.08.030 Cul-de-sac. "Cul-de-sac" means a minor street terminating in a turn-around not over five hundred feet in length. (Ord. 23-1974 §8(b), 1974)

17.08.040 Hillside area. "Hillside area," as referred to in this title, means one with an average slope of fifteen percent or more. The standards under Chapter 17.32 apply to all hillside areas with the added provision that areas with a cross slope of forty percent or greater are considered to be extremely rugged and the development of this terrain is limited to lot size types III and IV as defined below:

A. Type I: Lot Area Six Thousand to Ten Thousand Square Feet. A Type I subdivision is one in which the lot size is between six thousand and ten thousand square feet with all of the lots having an area of not less than six thousand square feet. It could be defined as all subdivisions other than those described in Types II, III, and IV below.

B. Type II: Lot Area Ten Thousand Square Feet to Twenty Thousand Square Feet. In this classification are subdivisions in which all lots have an area in excess of ten thousand square feet.

C. Type III: Lot Area Twenty Thousand Square Feet to One Acre. In this classification are subdivisions in which eighty percent of all lots have an area of twenty thousand square feet or over, and the average area of all lots is twenty thousand square feet or over.

D. Type IV: Lot area One Acre or Over. Eighty percent of the lots in this classification shall be one acre or over and the average area of all lots in the subdivision shall be one acre or over. (Ord. 23-1974 §8(c), 1974)

17.08.050---17.08.140

17.08.050 Loop street. "Loop Street" means a minor street, not over one thousand feet in length, which forms a loop and returns to the same street from which it originated or turns into the first street intersecting the street from which the loop street originated. A street forming a connection between two parallel or generally parallel streets shall not be considered a loop street. (Ord. 23-1974 §8(d), 1974)

17.08.060 Major street (arterial). "Major Street " or "Arterial" means a street carrying intracity through traffic or relating several sections or neighborhoods within the city. (Ord. 23-1974 §8(e), 1974)

17.08.070 Map act. "Map act" means the Subdivision Map Act of the state. (Ord. 23-1974 §8(f), 1974)

17.08.080 Minor streets. "Minor streets" means street, which serve only the abutting property. (Ord. 23-1974 §8(g), 1974)

17.08.090 Owner. "Owner" means an individual, firm, association, syndicate, co partnership or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under the ordinance codified in this chapter, and while used in this title in the masculine gender and singular number it means the feminine and neuter gender and the plural number whenever required. (Ord. 23-1974 §8(h), 1974)

17.08.100 Secondary streets (collector). "Secondary streets" or "collector" means street which collect and carry traffic from loop street and cul-de-sacs to arterials and also carry traffic within a particular area of the city. (Ord. 23-1974 §8(i), 1974)

17.08.110 Street. "Street" means an improved traveled way providing the primary access to abutting property. (Ord. 23-1974 §8(j), 1974)

17.08.120 Sub divider. "Sub divider" means any individual, firm, association, syndicate, co partnership, corporation, trust or any other legal entity commencing proceedings under the ordinance codified in this chapter to effect a subdivision of land hereunder for himself or for another, and while used in this title, in the masculine gender and singular number it means and includes the feminine and neuter gender and the plural number whenever required. (Ord. 23-1974 §8(k), 1974)

17.08.130 Subdivision. "Subdivision" means any land, or portion thereof, shown on the last preceding tax roll as a unit or as a contiguous unit which is divided into two or more lots or parcels for the purpose of sale, including sales contracts or long-term land lease, whether immediate or future, by any sub divider. (Ord. 23-1974 §8(l), 1974)

17.08.140 Thoroughfare. "Thoroughfare" means a street carrying intracity or inter-area traffic or relating cities, towns or areas within the county. (Ord. 23-1974 §8(8), 1974)

Chapter 17.12

ADMINISTRATION

Sections:

17.12.010 Powers and duties of city council.

17.12.020 Enforcement.

17.12.030 Title to control license and permit issuing authorities.

17.12.040 Roads, streets, highways and ways previously dedicated to the city.

17.12.010 Powers and duties of city council. The city council shall have all the powers and duties with respect to tentative and final maps, and the procedure relating thereto, which are specified by law and by this title. (Ord. 23-1974 §2, 1974)

17.12.020 Enforcement. It is the duty of the director of public works to enforce the provisions of this title pertaining to the subdivision of land or any part thereof in the city. (Ord. 23-1974 §6, 1974)

17.12.030 Title to control license and permit issuing authorities. All departments, officials and public employees of the city vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title, and any permit or license for uses, buildings or purposes issued in conflict with the provisions of this title shall be null and void. (Ord. 23-1974 §7, 1974)

17.12.040 Roads, Streets, Highways and ways previously dedicated to the city. All provisions of this title relating to roads, streets, highways and ways shall apply to all roads, streets, highways and ways within or along the boundaries of the proposed subdivision, whether or not the title to such roads, streets, highways and ways is presently held by the city by previous dedication or otherwise, and compliance with such provisions of this title shall be at the expense of the sub divider. (Ord. 23-1974 §30, 1974)

Chapter 17.16TENTATIVE MAPSSections:17.16.010 Filing of tentative map for four or less lots.17.16.020 Filing of tentative map for five or more lots.17.16.010 Filing of tentative map for four or less lots.

A. Two copies of the tentative map prepared by a licenses land surveyor or engineer for the proposed subdivision of land into four or less lots shall be filed with the city clerk, together with two copies of the preliminary title report issued by a title company in the name of the owners of the land, issued to or for the benefit and protection of the city. The filing fees for the tentative map shall be the sum of seventy-five dollars.

B. The tentative map referred to in Subsection A of this section shall show the dimensions of the proposed lots or subdivision and any other information deemed necessary by the city council.

C. The city council shall determine whether the proposed subdivision is in conformity with the laws and this title, whether the size and shape of the proposed lots are in general conformance to city requirements and whether all the proposed lots will have proper and sufficient access to a public street. The approval of the city council shall be noted by endorsement on the map. One copy of the approved map shall be retained in the files of the city clerk.

D. Approval of the tentative map shall be deemed sufficient approval and no final map need be submitted; except that, where the proposed subdivision of land into four lots or less: (1) consists of five acres or more of land; or (2) requires, in order to comply with the provisions of this title, a public street opening; or (3) creates a lot more than fourteen thousand square feet in size; the city council shall require the owner of the land or the sub divider to comply with all of the provisions of Section 17.16.020. (Ord. 53-1985 §1, 1985: Ord. 23-1974 §9, 1974)

17.16.020 Filing of tentative map for five or more lots.

A. Filing. Twelve copies of a tentative map prepared by a licensed land surveyor or engineer and the statement of proposed subdivision of any land into five or more lots shall be filed with the city clerk at least fifteen days prior to the meeting of the city council, at which consideration is desired, together with a filing fee of seventy-five dollars.

B. Information required. The tentative map referred to in this section shall contain the following information:

1. The subdivision name or number, date, north point, scale and sufficient description to define the location and boundaries of the proposed subdivision;
2. The name and address of recorded owners of the subdivision;
3. The name and address of the sub divider;
4. The name, business address and number of the registered engineer or licensed surveyor who prepared the map of the subdivision;
5. Elevations or contours at intervals of two feet up to five percent grade, five feet up to ten percent grade and ten feet over ten percent grade to determine slope of the land and the high and low points thereof, unless approval is obtained from the building inspector to allow greater intervals;

6. The locations, names, widths and approximate grades of all roads, streets, highways and ways in the proposed subdivision and along the boundaries thereof;
 7. The location and character of all existing or proposed public utility facilities in the subdivision or on the adjoining and contiguous highways, streets and ways;
 8. The approximate widths, location and purpose of all existing or proposed easements in and contiguous to the proposed subdivision;
 9. The approximate lot layout and approximate dimensions of each lot and each to be numbered;
 10. The outline of any existing buildings to remain in place and their location in relation to existing or proposed streets and lot lines;
 11. The approximate location of all areas subject to inundation or storm water overflow and the location, width and direction of flow of all watercourses;
 12. The typical street sections and details.
- C. Statement Accompanying Map--Information Required. The statement to accompany the tentative map referred to in this section shall contain the following information:
1. The existing use of the property;
 2. The proposed use of the property. If the property is proposed to be used for more than one purpose, the area, lots or lot proposed for each type of use shall be shown on the tentative map;
 3. A statement of the improvements and public utilities, including water supply and sewage disposal, proposed to be made or installed and of the time at which such improvements are proposed to be completed;
 4. The public areas proposed;
 5. The tree planting proposed;
 6. The restrictive covenants proposed;
 7. The justification and reasons for any exceptions to the provisions of this title;
 8. A preliminary title report issued by a title insurance company in the name of the owner of the land, issued to or on behalf of the city for the benefit and protection of the city, showing all parties whose consent is necessary and their interest therein, except where the land embraced in such subdivision is registered under the Land Registration Act (Torrens Act). If the land is so registered a certified copy of the certificate of title shall be furnished.
- D. City Council's Approval.
1. The city council shall determine whether the tentative map is in conformity with the provisions of law and of this title, and within thirty days after the filing of the tentative map shall approve, conditionally approve or disapprove the same and shall report such action direct to the sub divider and shall also transmit to the director of public works a copy of the tentative map, and a memorandum setting forth the action of the city council thereon.
 2. The city council may refuse to approve a tentative map when the only practical use which can be made of the property proposed to be subdivided is a use prohibited by ordinance or law; or, if the property is deemed unhealthful or unfit for human habitation or occupancy by the health officer of the city; or, subject to periodic inundation.
 3. The city council may require the sub divider to make available areas acceptable to the proper agency for parks, playgrounds, schools and other public building sites that will be required. In all cases, the city shall suggest to the sub divider such measures as will make for excellence of residential, commercial or industrial development.
- E. Size of Map. The tentative map referred to in this section shall be eighteen by twenty-six inches in size and to a scale of not less than one inch equals one hundred feet, unless otherwise approved by the city council, and shall be clearly and legibly reproduced. (Ord. 53-1985 §2 1985; Ord. 23-1974 §10, 1974)



ORDINANCE NO. 2020-2

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FORT JONES AMENDING SECTION 17 OF THE FORT JONES MUNICIPAL CODE RELATING TO THE DEVELOPMENT AND MAINTENANCE OF MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS FOR THE TOWN OF FORT JONES

Chapter 17.18 - MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS

Sections:

17.18.080 – Intent

The intent of these regulations is to insure that Manufactured Home and Recreational Vehicle parks meet minimum habitability standards and do not adversely impact surrounding properties.

17.18.081 – Permitted use

A. Subject to use permit and plot plan approved by the Town Council and upon receiving authorization from the Department of Housing and Community Development of the State of California (hereinafter referred to as "HCD"), the Town of Fort Jones (hereinafter referred to as "Town") may take responsibility for enforcement of Parts 2.1 and 2.3 of Division 13 of the California Health and Safety Code, and the provisions of Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2, and related administrative regulations for Manufactured Home (hereinafter "MH") and/or Recreational Vehicle (hereinafter "RV") parks and campgrounds.

B. Manufactured home parks shall be allowed in the MH districts upon the granting of a conditional use permit in accordance with the provisions of this chapter.

17.18.082 – Conflicting Regulations

A. In the event of conflict between any provision of this chapter and any provision of Part 2 and 2.2 of Division 13 of the Health and Safety Code, or the requirements of Housing and Community Development, the state law or regulation shall apply. If the state law or regulation is not controlling, then the more stringent provision or that requiring higher standards shall apply.

17.18.083 – Definitions

A. "Manufactured Home" shall mean a home certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.) on a foundation

system, pursuant to § 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings.

B. "Manufactured Home Park" is a parcel where two (2) or more spaces are rented or leased or held out for rental or lease for single-family residency in manufactured homes.

C. "Recreational Vehicle" is a vehicle as defined in section 18010 of the Health and Safety Code and includes a park trailer, as defined in Section 18009.3 of the Health and Safety Code.

D. "Recreational Vehicle Park" is any manufactured housing community or mobilehome park licensed to allow recreational vehicle spaces on a temporary basis meeting the state requirements and these regulations.

17.18.084 – General Standards

A. No manufactured home park or Recreational Vehicle Park may be established that does not conform to the requirements of Title 25, Chapter 5 of the California Administrative Code, Division 13 of the Health and Safety Code and this code.

B. A manufactured home park shall have a minimum site area of one (1) acres and shall have not less than three thousand (3,000) square feet of area for each MH and/or RV space located on the site.

C. A manufactured home located within a Manufactured Home park shall be on a permanent foundation and subject to all regulations found in Municipal Code 18.08 governing Manufactured Homes within the Town Boundaries.

D. All recreational vehicles within the park shall be kept mobile so that they may be moved within one hour if required.

17.18.085 – Sanitation, Hygiene and Utilities

A. All MH spaces shall be provided as minimum, electrical, potable water and sanitation disposal hook-ups.

B. All RV spaces shall be provided as a minimum, electrical and potable water hookups.

C. All parks under this code are required to have and maintain, as a minimum, one disposal site for the sole use of receiving discharge from recreational vehicle holding tanks and one additional disposal site for every 5 RV spaces or fraction thereof. Said discharge facility shall be located in such a manner as to not present unpleasantness to tenants and neighboring residents.

D. No commercial disposal is allowed in any of the park's disposal sites. A minimum of a \$1,000 fine per incident will be levied on the commercial carrier and the Park owner for each incident.

E. Every recreational vehicle park shall contain one public sanitary facility apportioned on the basis of one facility per 20 vehicle spaces or fraction thereof for each sex. A shower, lavatory and sink shall be provided in a like ratio. Hot and cold running water shall be provided. Toilets shall be water flush type.

F. All utilities and amenities shall be underground

G. One washer and dryer per 20 vehicles or fraction thereof shall be provided.

H. Central trash collection and storage areas shall be provided and screened in each park and maintained by park management. Such areas shall be distributed throughout the park and shall be approved by the Public Works Department. Weekly disposal shall be arranged by management.

I. Fire protection measures shall be provided as approved by the Fort Jones Fire Department.

17.18.086 – Length of Occupancy

Length of occupancy of each recreational vehicle space shall be regulated as follows:

A. Persons occupying vehicles with total hook-up capacity, including sewer, water and electricity, shall not occupy any space in a recreational vehicle for a period exceeding 90 days in any 12-month period, nor shall the cumulative occupancy by such persons of different spaces within the same park exceed a total of 90 days in any 12-month period.

B. Persons occupying vehicles with less than total hook-up capacity shall not occupy any recreational vehicle space for a period exceeding 21 days in any 12-month period, nor shall the cumulative occupancy of such persons of different spaces within the park exceed a total of 21 days in any 12-month period.

C. The park manager (or owner) shall maintain a log of the names of persons and dates of occupancy of spaces. The log shall be made available to a code enforcement officer at any time to insure compliance with these occupancy limits.

D. A Special occupancy permit may be issued by the City Council allowing a recreational vehicle to occupy any portion of the park for more than 21 days. This permit shall be valid from the date of issuance and terminate 30 days post-issuance. Renewal of the special occupancy permit is allowed.

17.18.087 – Recreation spaces

A minimum of one hundred (100) square feet of outdoor or indoor recreation area shall be provided for each manufactured home lot exclusive of required yards or vehicle parking areas. The minimum size for any single outdoor recreation area shall be two thousand five hundred (2,500) square feet.

17.18.088 – Location restrictions

No manufactured home space or dwelling unit shall be located in a front, side or rear yard required of the zoning district within which it may be located.

17.18.089 – Accessory structures

No accessory structure other than a carport, garden structure, storage building, sun or wind shelter shall be erected within a manufactured home space for the use of the occupants of an individual manufactured home.

17.18.090 – Distance from other manufactured homes and accessory structures

The minimum distance between manufactured homes shall be ten (10) feet. The minimum distance between an accessory structure on one site and a manufactured home on an adjacent site shall be ten (10) feet.

17.18.091 – Yards

Not less than five (5) feet of yard adjoining a property line of a manufactured home park shall be landscaped and permanently maintained. The Town Council shall require additional landscaping and fences or walls where necessary to ensure privacy, protect adjoining property, insulate against wind, noise or glare, or screen unsightliness.

16.48.090 – Off-street parking spaces

Not less than two (2) off-street parking spaces shall be provided for each manufactured home space. All areas used for automobile circulation or parking shall be improved as prescribed by the Public Works Department. .

I HEREBY CERTIFY the foregoing ordinance was introduced for first reading at a Regular Meeting of the Town Council of the Town of Fort Jones held the 11th day of May 2020. First reading approved by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Paula Basteyns, City Clerk

Michelle DeCausmaker, Mayor

17.18.089 – Accessory structures

No accessory structure other than a carport, garden structure, storage building, sun or wind shelter shall be erected within a manufactured home space for the use of the occupants of an individual manufactured home.

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I HEREBY CERTIFY the foregoing ordinance was introduced for first reading at a Regular Meeting of the Town Council of the Town of Fort Jones held the 11th day of May 2020.
Second reading conducted and approved on June 8, 2020 by the following vote to wit:

AYES: M. DeCausmaker, K. Tasem, M. Garcia, B. Beckwith, J. McFall

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:



Paula Basteyns, City Clerk



Michelle DeCausmaker, Mayor

Chapter 17.20FINAL MAPSSections:

<u>17.20.010</u>	<u>Conformity to tentative map.</u>
<u>17.20.020</u>	<u>Filing.</u>
<u>17.20.030</u>	<u>Data to be filed with map.</u>
<u>17.20.040</u>	<u>Form.</u>
<u>17.20.050</u>	<u>Key map-- When required.</u>
<u>17.20.060</u>	<u>Information required.</u>
<u>17.20.070</u>	<u>Specific requirements for preparing final map.</u>
<u>17.20.080</u>	<u>Required certificates and acknowledgments.</u>
<u>17.20.090</u>	<u>Certificate as to nonexistence of tax liens.</u>
<u>17.20.100</u>	<u>Bond or deposit required prior to recording.</u>
<u>17.20.110</u>	<u>Approval by city engineer or county surveyor.</u>
<u>17.20.120</u>	<u>Certification by city clerk.</u>
<u>17.20.130</u>	<u>Approval or disapproval by city council.</u>
<u>17.20.140</u>	<u>Print of final map to be filed.</u>

17.20.010 Conformity to tentative map. Within eighteen months after approval or conditional approval of the tentative map, the sub divider shall cause the subdivision, or any part thereof, to be surveyed and a final map thereof prepared in accordance with the tentative map as approved or conditionally approved. (Ord. 23-1974 §11 (a), 1974)

17.20.020 Filing. The tracing and two blue-line or black-line prints of the final map shall be filed with the city engineer, together with a checking fee of fifteen dollars, plus one dollar per lot shown on the final map, which map shall be checked by the office of the city engineer. An extension of time for filing of the final map may be granted by the city council; providing, that written application is made by the sub-divider within eighteen months after action on the tentative map. (Ord. 23-1974 §11 (b), 1974)

17.20.030 Data to be filed with map. At the time of the filing of the final map with the city clerk, the sub-divider shall also file therewith the following:

- A. The current preliminary title report, issued by a title insurance company in the name of the owner of the land, issued to or for the benefit and protection of the city, showing all parties whose consent is necessary of their interests in any dedication or right-of-way, except where the land embraced in such sub-division is registered under the Land Registration Act (Torrens Act). If the land is so registered, a certified copy of the certificate of title shall be furnished;
- B. The instrument prohibiting traffic over the sidelines of a major highway, parkway, street or freeway when and if the same is required under Section 17.44.020. (Ord. 23-1974 §11 (c), 1974)

17.20.040 Form. The final subdivision map shall be clearly and legibly drawn upon drafting film or tracing cloth of good quality. All lines, letters, figures, certifications, acknowledgments and signatures shall be made in black India ink. The map shall be so made and shall be in such condition when filed that good, legible blueprints and negatives can be made there from. The size of the sheets of drafting film or tracing cloth shall be eighteen by twenty-six inches, leaving a margin of one and one half inches at the left edge and one inch at the other three edges of the sheets. The scale of the final map shall be one inch equals one hundred feet, unless a larger, scale is approved by the director of public works. (Ord. 23-1974 §11 (d), 1974)

17.20.050 Key map --When required. When the final map consists of more than two sheets, a key map showing the relation of the sheets shall be placed on sheet one. Every sheet comprising the map shall bear the scale, north point, legend, sheet number and number of sheets comprising the map. (Ord. 23-1974 §11 (e), 1974)

17.20.060 Information required.

- A. Whenever the city engineer has established a system of coordinates, the survey shall be tied into such system. The map shall show clearly what stakes, monuments or other evidence were found on the ground to determine the boundaries of the subdivision. The adjoining corners of all adjoining subdivisions shall be identified by lot and block numbers, subdivision name and place of record or other proper designation..
- B. Sufficient data must be shown to determine readily the bearing and length of each street centerline, lot line, block line and boundary line. Dimensions of lots shall be given as total dimensions, corner to corner, and shall be shown in feet and hundredths of a foot. No ditto marks shall be used. Lots containing one acre or more shall show total acreage to the nearest hundredth. Bearing and lengths of straight lines, and radii and arc length and center angle for all curves as may be necessary to determine the location of the centers of curves and tangent points shall be shown. No lot shall be dimensioned to contain any part of an existing or proposed public right-of-way.
- C. Whenever the city engineer has established the centerline of a street or alley adjacent to or on the proposed subdivision, the data shall be shown on the final map indicating all monuments found and making reference to a field map book or map. If the points were, reset by ties, all course and detail or relocation data used by the city engineer shall be stated.
- D. The map shall show the location and description of all monuments found in making the survey of the subdivision. (Ord. 23-1974 §11 (f), 1974)

17.20.070 Specific requirements for preparing final map. In addition to the other requirements of this chapter, the final map shall be prepared in full compliance with the following requirements:

- A. The final map shall show the line of high water in case the subdivision is adjacent to a stream, channel or any body of water and shall also show any area subject to periodic inundation by water.
- B. The boundary of the subdivision shall be designated by a blue border applied to the reverse side of the tracing and on the face of the blue-line prints. Such border shall not interfere with the legibility of figures or other data.

C. The maps shall show the centerlines and sidelines of all streets, the total width of all streets, the width of the portion being dedicated, the width of the existing dedications and the widths each side of the centerlines; also, the width of railroad rights-of-way appearing on the map.

D. The map shall show the sidelines of all easements to which the lots are subject. The easements must be clearly labeled and identified and if already of record, its recorded reference given. If any easement is not definitely located of record, a statement of such easement must appear on the title sheet. Easements for storm drains, sewers and other purposes shall denoted by fine dotted lines. Building lines shall be indicated by dotted lines of the same width as the lines denoting street boundaries. The width of the easement and the lengths and bearings of the lines thereof and sufficient ties thereto definitely locating the easement with respect of the subdivision must be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificates of dedication.

E. City boundary lines crossing or bounding the subdivision shall be clearly designated and referenced.

F. Lot numbers shall begin with the number "1" and continue consecutively without omission throughout the subdivision, and shall be numbered in a clockwise direction from the upper left corner. North shall be generally up on the map.

G. Block numbers or letters shall begin with the number "1" or "A" continuing consecutively without omission throughout the subdivision. The number or letters shall be solid and of sufficient size and thickness to stand out, shall be so placed as not to obliterate any figure and shall not be enclosed in any design. Each block in its entirety shall be shown on the sheet. Where adjoining blocks appear on separate sheets, the streets adjoining both blocks shall be shown on both sheets complete with centerline and property line data.

H. The map shall also show all other data that is or may be required by law.

I. The final map shall particularly define, delineate and designate all lots intended for sale or reserved for private purposes, all parcels offered for dedication for any purpose, public or private, with all dimensions, boundaries and courses clearly shown and defined in every case. Parcels offered for dedication, but not accepted shall, be designated by letter. (Ord. 23-1974 §11 (g), 1974)

17.20.080 Required certificates and acknowledgments. The following certificates and acknowledgments and all others now or hereafter required by law shall appear on the final map. Such certificates may be combined where appropriate.

A. A certificate signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of the map; provided, however, that the signatures of parties owning the following types of interests may be omitted of their names and the nature of their interests are set forth on the map:

1. Rights-of-way, easements and other interest none of which can ripen into a fee,

2. Rights-of-way, easements or reversions, which by reason of changed conditions, long disuse or laches, appear to be no longer of practical use or vale and which signature it is impossible or impractical to obtain. In this case, a reasonable statement of the circumstances preventing the procurement of the signature shall be set forth on the map,

3. Any subdivision map including land originally patented by the United States or the state, under patent-reserving interest to either or both of these entities may be recorded under the provisions of this chapter without the consent of the United States or the state thereto, or to dedication made thereon;

B. A certificate signed and acknowledged as above offering for dedication all parcels of land shown on the final map and intended for any public use, except those parcels other than streets, which are intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants;

C. A certificate by the civil engineer or licensed surveyor responsible for the survey and final map. The signature of the civil engineer or surveyor, unless accompanied by his seal, must be attested;

D. A certificate for execution by the city engineer;

E. A certificate for execution by the city clerk;

F. A certificate for execution by the county recorder.

(Ord. 23-1974 §11 (h), 1974)

17.20.090 Certificate as to the nonexistence of tax liens. Prior to the filing of the final map with the governing body, the sub divider shall file with the clerk of the board of supervisors of the county in which any part of the subdivision is located a certificate from the official computing redemption's in the county and the city, showing that according to the records of his office, there are no liens against the subdivision or any part thereof for unpaid state, county municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. As to taxes or special assessments collected as taxes not yet payable, the sub divider shall file with the clerk of the board of supervisors mentioned a certificate by each proper officer giving his estimate of the amount of taxes and assessments which are a lien, but which are not yet payable. (Ord. 23-1974 § 11 (i), 1974)

17.20.100 Bond or deposit required prior to recording. Whenever any part of the subdivision is subject to a lien for taxes or special assessments collected as taxes which are not yet payable, the final map shall not be recorded until the owner or sub divider executes and files with the board of supervisors of the county wherein any part of the subdivision is located a good and sufficient bond to be approved by the board and by its terms to inure to the benefit of the county and conditioned upon the payment of all state, county, municipal and local taxes and all special assessments collected as taxes which at the time of the final map is recorded are a lien against the property, but which are not yet payable. In lieu of a bond, a deposit may be made of money or negotiable bonds in the same amount, and of the same kind approved for securing deposits of public money. (Ord. 23-1974 §11 (j), 1974)

17.20.110 Approval by city engineer or county surveyor. Upon receipt of the final map and other data submitted therewith to the city engineer, he shall examine such to determine that the subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of the law and of this title applicable at the time of approval of the tentative map is technically correct. If the city engineer determines that full conformity therewith has not been made, he shall advise the sub divider of the changes or additions that must be made for such purposes and shall afford the sub divider an opportunity to make such changes or additions. If the city engineer determines that full conformity therewith has been made, he shall so

certify on the map and shall transmit the map to the city clerk within thirty days. In the event a subdivision is partly in the city and partly outside the city the county surveyor and the city engineer shall enter into an agreement by and with the consent of their respective governing bodies, providing that the county surveyor may perform the duties prescribed for the city engineer in this section or providing for an apportionment between them of such duties. The county surveyor, when by such agreement all such duties devolve upon him may, after his performance thereof, make the aforesaid certification upon the map and when, by such agreement, the duties are apportioned between the county surveyor and the city engineer, it shall be sufficient, if each shall, after the performance thereof, make a certification on the map, touching the duties performed by each, after which the map shall be transmitted to the city council. (Ord. 23-1974 §11 (k), 1974)

17.20.120 Certification by city clerk. Upon submission of the final map by the city engineer or the county surveyor, the city clerk shall examine the same to determine whether the map conforms with the tentative map and with all changes permitted and all requirements imposed as a condition to this acceptance. If the city clerk determines that the map is in conformity therewith, he shall certify its approval thereon. (Ord. 23-1974 §11 (l), 1974)

17.20.130 Approval or disapproval by city council. At its first regular meeting following certification of the map by the city clerk, the city council shall consider the map, the plan of subdivision and the offers of dedication, which do not meet the requirements of this title. The city council may reject any or all offers of dedication. If the city council shall determine that the map is in conformity with the requirements of this title, it shall approve the map. When the subdivider has filed with the city clerk the agreement and bond or made the deposit described in Section 17.20.100, and when such agreement and bond have been approved by the city attorney, as to form, and by the director of public works as to sufficiency, the city clerk shall transmit the map to the clerk of the county board of supervisors. When all bonds, money or negotiable bonds required under the provisions of this title to secure the payment of taxes and assessments which are a lien on some part of the subdivision, but which are not yet payable, have been deposited with and approved by the board of supervisors, the clerk of the board shall transmit the final map to the county recorder. If the city council determines that the map is not in conformity with the requirements of this title, it shall disapprove the map specifying its reasons therefore and the city clerk shall, in writing, advise the subdivider of such disapproval and the reasons for such disapproval. Within thirty days after the city council has disapproved any map, the subdivider shall conform to all the requirements imposed on him by this title when filing the first final map with the city engineer and the same proceedings shall be had thereon as are prescribed by this title upon the filing of the first final map with the city engineer. No map shall have force or effect until the same has been approved by the city council and no title to any property described in any offer of dedication shall pass until the recordation of the final map. (Ord. 23-1974 §11 (m), 1974)

17.20.140 Print of final map to be filed. At the time of recordation of the final map the sub divider shall file with the city clerk one print of the final map on drafting film or tracing cloth of good quality. Such print shall be an exact reproduction of the final map, as recorded, and shall show thereon the date of recordation, and the book and page of official records wherein recorded. (Ord. 23-1974 §11 (n), 1974)

Chapter 17.24

STREETS AND HIGHWAYS DESIGN

Sections:

- 17.24.010 Conformance.
- 17.24.020 Modification of street and highway design--Requirements for design.
- 17.24.030 Widths of streets and highways.

17.24.010 Conformance.

A. The street and highway design shall conform both in width and alignment to any master plan of streets and highways approved by the city council and right-of-way for any such street or highway indicated on the master plan shall be dedicated.

B. The street and highway design shall conform to any proceedings affecting the subdivision, which may have been initiated by other legally constituted bodies of the city, county or state. If a parcel of land to be subdivided includes a portion of the right-of-way to be acquired for a public freeway or parkway, and the city council determines the boundaries of the right-of-way to be acquired, the sub divider shall either dedicate or withhold from a subdivision all the area included in such right-of-way. (Ord. 23-1974 §12, 1974)

17.24.020 Modification of street and highway design-- Requirements for design. The general design requirement of all streets and highways within the subdivision shall be as set forth in this section; except where topographical conditions, in the opinion of the director of public works, make necessary modifications to one or more of the below-listed requirements, the design as to such modification shall be in accordance with the designs of the director of public works of the city:

- A. All streets shall, as far as practicable, be in alignment with existing adjacent streets by continuations of the centerlines thereof or by adjustments by curves and shall be in general conformity with the streets and highways master plan;
- B. Streets shall be required to intersect one another at right angles or as near to a right angle as practicable in each specific case;
- C. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall extend to the boundaries of the property and the resulting dead-end streets may be approved without a turn-around; provided, the control of access across such dead-end streets shall be vested in the city. In all other cases a turn-around having a minimum radius of fifty feet shall be required;

17.20.020 -----17.24.030

D. Whenever a major street or highway intersects any other street or highway, the property lines at each block corner shall be rounded with a curve having a radius of not less than thirty feet. All other street intersections, the property line at each block corner shall be rounded with a curve having a radius of not less than twenty feet. In either case, a greater curve radius may be required, if streets intersect at other than right angles;

E. The centerline curve radius on all streets and highways shall conform to accepted engineer standards of design and shall be subject to approval by the director of public works but shall not be less than five hundred feet for major streets, three hundred feet for secondary streets and two hundred feet for minor streets;

F. No street or highway shall have a grade of more than twelve percent unless, because of topographical conditions or other exceptional conditions, the director of public works determines that a grade in excess of twelve percent is necessary. No grade shall be less than thirty-hundredths percent;

G. Reserved strips controlling access of public ways or minimizing values for special improvement assessments will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights or both, and in no case, unless the control and disposal of the land comprising such strips is placed definitely within the jurisdiction of the city under conditions approved by the city council. (Ord. 23-1974 §13, 1974)

17.24.030 Widths of streets and highways. Streets and highways not shown on any master street and highway plans or not affected by proceedings initiated by the city council or approved by the city council upon initiation by other legally constituted governmental bodies shall be of less width than those set forth in this chapter. Increases widths may be required where streets are to serve commercial property or where probable traffic conditions warrant such. Approval or determination of street or highway classification shall be made by the council.

A. Thoroughfares. Minimum right-of-way is one hundred twenty feet. Minimum street surface width is sixty-four feet with a minimum division strip of twenty-two feet.

B. Major Streets or Highways. Minimum right-of-way is eighty feet in commercial areas or possible future commercial area, and seventy-six feet in residential areas. Minimum road surface width is sixty-four feet in commercial and residential areas.

C. Secondary and Minor Streets. Minimum right-of-way is fifty-five feet. The city council may require up to sixty feet where a street may become a major street at some future date. Minimum road surface width is forty feet.

D. Loop Streets When Not Over One Thousand Feet in Length. Minimum right-of-way is fifty-four feet. Minimum road surface width is thirty-six feet.

E. One-Way Streets. Minimum right-of-way is forty feet. Minimum road surface width is twenty feet.

F. Two-Level Streets. Right-of-way width is variable. Minimum road surface width is two twenty-foot paved sections with sufficient room for proper slope in between.

G. Cul-de-sac Streets and Service Roads When Not Over Three Hundred Feet in Length. Minimum right-of-way is fifty feet. Minimum road surface width is thirty -six feet. Minimum radius of cul-de-sac is to be fifty feet.

H. Business and Industrial Streets. When not classified as a major street, the minimum right-of-way is sixty-six feet. Minimum road surface width is forty-four feet.

I. Service Roads. Minimum right-of-way is fifty feet. Minimum road surface width is thirty-six feet. (Ord. 23-1974 §14, 1974)

Chapter 17.28

LOTS

Sections:

17.28.010 Subdivisions of one acre or larger.

17.28.020 Lot requirements.

17.28.010 Subdivisions of one acre or larger. Where a parcel is subdivided into lots of one acre or more, the city council may require that the blocks shall be of such size and shape and be so divided into lots as to provide for the extension and opening of streets and alleys at such intervals as will permit a subsequent division of any parcel into lots of normal size. (Ord. 23-1974 §20, 1974)

17.28.020 Lot Requirements.

A. The size and shape of lots shall be in conformance to any zoning regulations effective in the area of the proposed subdivision and shall not be less than the regulations specified therein, but in no case shall any lot have a depth of less than seventy-five feet. The city council may recommend the granting of exceptions to this provision where there are unusual topographic conditions, curved or cul-de-sac streets or other special conditions. In unclassified districts, the city council shall specify the size and shape of all lots.

B. The side lines of all lots, as far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial, if the street is curved.

C. Front building setback lines shall be indicated by "dotted" lines on the subdivision map, as required by the city council.

D. No lot, shall be divided by a city boundary line.

E. Lots without frontage on a dedicated street will not be permitted.

F. Lots, other than corner lots, may front on more than one street only when necessitated by topographic or other unusual conditions.

G. No cut or fill slope shall be steeper than one and one-half to one. (Ord. 23-1974 §23, 1974)

Chapter 17.32

HILLSIDE AREAS

Sections:

17.32.010 Regulations relative to hillside areas.

17.32.010 Regulations relative to hillside areas. Those regulations which shall apply to hillside areas are set forth in the following table:

TABLE 17.32.010

LOT SIZES BY TYPE AND IMPROVEMENTS REQUIRED

Hillside areas ** (Minor street widths)

<u>Lots</u>	<u>Type I</u>	<u>Type II</u>	<u>Type III</u>	<u>Type IV</u>
Area, average min.	6,000 sq.ft.min.	10,000 sq.ft.	20,000 sq. ft.	40,000 sq. ft.
Frontage, minimum	60 ft. except 30 ft at end of cul-de-sac	80 ft. except 40 ft at end of cul-de-sac	100 ft. except at end of cul-de-sac	150 ft. except 75 ft at end of cul-de-sac
Width, average min.	60 feet	80 feet	90 feet	100 feet
<u>Street Design</u>				
R.O.W. width	60 ft. min.	60 ft. min.	50 ft. min.	50 ft. min.
Pavement width	40 ft. or two 20 ft.	40 ft or two 18 ft.	26 ft or two 18 ft.	24 ft
<u>Cul-de-sac or Loop St.</u>				
R.O.W. width	50 ft or 56 ft.	50 ft.	50 ft.	40 ft.
Pavement width	36 ft.	32 ft.	26 ft.	24 ft.
<u>Curb and Gutter</u>				
	Roll Concrete curb and gutter except corners.	Roll Concrete curb and gutter except std. curb at corners	Concrete curb and gutter	Concrete curb and gutter
<u>Slope</u>				
Maximum Cross ** Slope on which this Type is permitted	Up to 20%	Up to 25%	Up to 30% over on approval of P.C.	Up to 40% over on approval of PC

Notes to Table 17.32.010:

- * Twenty percent of the lots in any hillside subdivision (not including lots at end of cul-de-sacs) may have reduced frontage; provided, that such reduction is not below the requirements of the next least restrictive type or classification of subdivision.
- ** Grading restrictions, not more than ten percent of area lot to be left in slope steeper than original ground or steeper than twenty-five percent, whichever is greater.
(Ord. 23-1974 §15, 1974)

Chapter 17.36IMPROVEMENTSSections:

17.36.010	Compliance with title.
17.36.020	Conformity with standard subdivision improvement specifications required.
17.36.030	Plan submission and approval required before work commenced.
17.36.040	Director of public works to be notified before work commenced.
17.36.050	Inspection --Cost.
17.36.060	Utilities to be installed prior to surfacing of streets and alleys.
17.36.070	Agreement and bond for improvements--Execution.
17.36.080	Cash deposits and bond--Manner of release--Extension of time.
17.36.090	Departures and variations.
17.36.100	Streets and highways.
17.36.110	Structures.
17.36.120	Drive approaches.
17.36.130	Sewers.
17.36.140	Storm Drains.
17.36.150	Water mains and fire hydrants.
17.36.160	Street signs.
17.36.170	Permanent monuments.
17.36.180	Bench marks.
17.36.190	Report and map to be filed.
17.36.200	Field notes.

17.36.010 Compliance with title. The sub divider, his engineer and his contractor shall develop plans and complete all improvement work under this section in accordance with the provisions of this title and to the approval of the director of public works. (Ord. 23-1974 §29 (a), 1974)

17.36.020 Conformity with standard subdivision improvement specifications required. All improvements mentioned in this chapter shall conform to those required in the "Standard Subdivision Improvement Specifications" recommended by the director of public works and adopted by the city council, copies of which are on file in the office of the city clerk. (Ord. 23-1974 §29, 1974)

17.36.030 Plan submission and approval required before work commenced. Improvement work shall not be commenced until plans and profiles for such work have been submitted to and approved by the city council. Such plans shall be required before approval of the final maps. All such plans and profiles shall be prepared in accordance with requirements of the director of public works. Duplicate tracings on drafting film shall be filed with the director of public works. (Ord. 23-1974 §29 (c), 1974)

17.36.040 Director of public works to be notified before work commenced.

Improvement work shall not be commenced until the director of public works has been notified in advance, and if work has been discontinued for any reason, it shall not be recontinued until the director of public works has been notified. (Ord. 23-1974 §29(d), 1974)

17.36.050 Inspection--Cost. All required improvements shall be constructed under the inspection of and to the approval of the director of public works. Cost of inspection shall be paid by the sub divider on an hourly basis, but not to exceed two percent of the cost of the improvement work. (Ord. 23-1974 §29(e), 1974)

17.36.060 Utilities to be installed prior to surfacing of streets and alleys.

A. All underground utilities, sanitary sewers and storm drains installed in streets, service roads, alleys or highways shall be constructed prior to the surfacing of such streets, service roads, alleys or highways. Service connections for all underground utilities and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street or alley improvements when service connections thereto are made.

B. All utility distribution facilities (including but not limited to electric, communication and cable television lines) installed in and for the purpose of supplying service to any residential (or commercial) subdivision shall be placed underground, except as follows:

1. Equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts;
2. Metal poles supporting only high voltage wires, switches, transformers and street lights.

C. The sub divider is responsible for complying with the requirements of this chapter and shall make the necessary arrangements with the utility companies involved for the installation of the facilities. The city council may waive the requirement of this chapter if topographical, soil or any other condition make underground installation of the facilities unreasonable or impractical.

D. Industrial subdivisions are excluded from the provisions of this chapter. (Ord. 23-1974 §29 (f), 1974)

17.36.070 Agreement and bond for improvements--Execution.

A. Upon the approval by the city council of the final map, the sub divider shall execute and file an agreement between himself and the city, specifying the period within which he or his agent or contractor shall complete all improvement work to the satisfaction of the director of public works, and providing that if he fails to complete such work within such period the city may complete the same and recover the full cost and expense thereof from the subdivide. The agreement shall also provide for inspection of all improvements by the director of public works on an hourly basis, but not exceed two percent of the cost of the improvement work and reimbursement of the city by the sub divider for the cost of such inspection. Such agreement may also provide:

1. For the construction of the improvements in units;

2. For an extension of time under conditions therein specified;
3. For the termination of the agreement upon the completion of proceedings under an assessment district for the construction of the improvements deemed by the director of public works to be at least the equivalent of the improvements specified in the agreement and required to be constructed by the sub divider; and
4. For progress payment.

B. The sub divider shall also file with the agreement, to assure his full and faithful performance thereof, a bond for each sum as is by the director of public works deemed sufficient to cover the cost of improvements, engineering, inspection and incidental expenses and to cover replacement and repair of existing streets and other improvements damaged in the development of the subdivision. The bond shall be executed by a surety company authorized to transact a surety business in the state and must be satisfactory to and approved by the city attorney as to form and by the director of public works as to sufficiency. In lieu of such bond the sub divider may deposit with the city treasurer:

1. Cash money in an amount fixed as aforesaid by the director of public works; or
2. Certification by a bank or other reputable lending institution that money is being held to cover the costs of the improvements, engineering and inspection, and that it will be released only upon authorization of the director of public works, as in the case of a cash deposit; or
3. Bonds acceptable to the city council.

C. In the event the sub divider fails to complete all improvement work in accordance with the provisions of this title and the city completes the same, or if the sub divider fails to reimburse the city for the cost of inspection, engineering and incidental expenses, and to cover the cost of replacement and repair to existing streets and other improvements damaged in the development of the subdivision, the city shall call on the surety for reimbursement, or shall appropriate from any cash deposits funds for reimbursement. In any such case, if the amount of the surety bond or cash deposit exceeds the cost and expense incurred by the city, it shall release the remainder of the bond or cash deposit, and if the amount of the surety bond, cash deposit or certification is less than the cost and expense incurred by the city, the sub divider shall be liable to the city for such difference. (Ord. 23-1974 §29, 1974)

17.36.080 Cash deposits and bond -- Manner of release -- Extension of time. No extension of time progress payments from cash deposits, or releases of surety bond, cash deposits or certification shall be made, except upon certification of the director of public works that work covered thereby has been satisfactorily completed and upon approval of the city council. (Ord. 23-1974 §29 (h), 1974)

17.36.090 Departures and variations. The sub divider shall install improvements in accordance with the general requirements set forth in this title; provided, that the director of public works may require changes in typical sections and details if unusual conditions arise during construction to warrant such change in the interests of the city; such changes are to be at the expense of the sub divider. (Ord. 23-1974 §29 (i), 1974)

17.36.100 Streets and highways. All streets and highways shall be graded and paved to cross-sections and grades approved by the director of public works. The sub divider shall improve the extension of all subdivision streets, highways or public ways to the intersecting paving line of any county road, city street or state highway. Minimum structural design shall be a double bituminous seal coating. (Ord. 23-1974 §29 (j), 1974)

17.36.110 Structures. Structures shall be installed as deemed necessary by the director of public works for drainage, access or public safety. Such structures shall be placed to grades and shall be of a design approved by the director of public works. (Ord. 23-1974 §29 (k), 1974)

17.36.120 Driveway approaches. There shall be no more than one driveway approach for each fifty feet of lot width at a property line adjacent to a public right-of-way for any lot intended to be developed for single-family or two-family use. A multiple-family lot may have one driveway approach for each fifteen living units, provided that such approaches do not exceed the standard city width and do not occupy more than sixty percent of the property line adjacent to a public right-of-way. In all cases a multiple-family lot may have at least two standard width driveway approaches provided the lot exceeds sixty feet in width. (Ord. 23-1974 §29 (l), 1974)

17.36.130 Sewers. Sanitary sewer facilities connecting with the existing city sewer system shall be installed to curb line to serve each lot and to grades, locations, design and sizes approved by the director of public works. No septic tanks or cesspools shall be permitted. No sewer main shall be less than six inches and with one manhole at each intersection and no more than five hundred feet apart. (Ord 23-1974 §29 (m), 1974)

17.36.140 Storm drains.

A. Storm waters shall be carried in underground systems when the flow requires a forty-eight inch (inside diameter) or less pipeline. The system shall be designed on the basis of criteria for a "ten-year storm", calculated on the basis of practice found to be suitable for a particular area, shall be totally carried in the underground system with the hydraulic gradient in curb inlets maintained at least one foot below the top of the curb.

B. Pipe Size. The minimum size of pipe in the public right-of-way shall be twelve inches.

C. Velocity. All new storm drains shall be designed to maintain a minimum velocity of flow of two feet per second, when flowing one-quarter full.

D. Inlets. Curb inlets shall be installed at intersections and at intermediate points when the gutter flow for the "design storm" exceeds the top of the curb for a minimum grade and when the gutter flow is higher than three inches below the top of curb for fifteen percent grades.

E. Manholes. A standard manhole shall be constructed at all pile intersections, changes in pipe size, abrupt change in horizontal and vertical alignment and at least every four hundred sixty feet for pipes between twelve inches and thirty inches in diameter, seven hundred fifty feet maximum for pipes of thirty-three inches to fifty-nine inches in diameter. (Ord. 23-1974 §29 (n), 1974)

17.36.150 Water mains and fire hydrants. Water mains and fire hydrants shall be designed, laid out, located and installed as directed by the director of public works. (Ord. 23-1974 §29 (o), 1974)

17.36.160 Permanent monuments.

A. Permanent monuments shall be set at all angle and curve points on the exterior boundaries of the subdivision, in all street intersections, at all angle points of street lines and at all curve points, both simple and compound, of street lines. Monuments in street intersections and at angle and curve points in the street lines shall be set on street centerlines, unless otherwise directed by the building inspector; provided, however, that such permanent monuments need not be set at an angle and curve points on the exterior boundaries of the subdivision, when such points are distant four hundred feet or less from another such permanent monument; such distance for four hundred feet or less to be measured along the exterior boundary.

B. A permanent monument shall not be less substantial and enduring than a rich Portland cement concrete post at least six inches in diameter by thirty inches long with a noncorroding metal marker embedded in the top thereof bearing the exact marked point

thereon and otherwise conforming to law. The permanent monument shall be set in ground, upright, with the metal marker two feet below the finished street grade, by excavating a hole and pouring the same full of concrete. When streets are required to be paved, the location of such monument and access thereto shall be given by a suitable concrete or cast-iron sliding sleeve surrounded by a circular cast-iron frame and lid and street surface. In case the monument is not on a street the metal marker shall be set not less than twelve inches below finished grade.

C. The engineer or surveyor shall also set at all corners and at all curve points on lot boundary lines a marker not less substantial and enduring than a steel pin five-eighths of an inch in diameter by eighteen inches long with a noncorroding metal surface approximately one inch in diameter on the head thereof driven flush with the existing ground surface and marked at the exact point.

D. Whenever lot corners are adjacent to existing concrete sidewalks or sidewalks to be constructed as part of the improvements, brass pins driven into the sidewalk on lot lines in a manner acceptable to the director of public works may be installed in lieu of steel pins on the front corners. (Ord. 23-1974 §29 (q), 1974)

17.36.180 Bench marks.

A. Permanent elevation bench, marks of a type approved by the director of public works and referred to the city datum shall be set at each street intersection in the curb return or other location approved by the building inspector.

B. Any monument or bench, mark required by this section that is disturbed or destroyed before acceptance of all improvements shall be replaced by the subdivider.

C. Monuments and bench, marks shall be set before acceptance of the improvements by the city council, unless exception is recommended by the director of public works and approved by the city council. (Ord. 23-1974 §29 (r), 1974)

17.36.190 Report and map to be filed. A map showing all subdivision improvements as built shall be filed with the director of public works upon completion of the improvements, together with a final written report on all such improvements. (Ord. 23-1974 §29 (s), 1974)

17.36.200 Field notes. Complete field notes, in a form satisfactory to the director of public works showing references, ties, locations, elevations and other necessary data relating to monuments and bench marks set in accordance with the requirements of this chapter, shall be submitted to the director of public works to be retained by the city as a permanent record. (Ord. 23-1974 §29 (t), 1974)

Chapter 17.40
UTILITIES

Sections:

- 17.40.010 Easements.
17.40.020 Underground utilities.

17.40.010 Easements.

A. The sub divider shall grant easements not less than ten feet in width for public utility, sanitary sewer and drainage purposes wherever necessary; provided, that easements of lesser width may be allowed with concurrence of public utilities and the director of public works when the easements may be accomplished by easements of lesser widths; and provided further, that in such determination the director of public works shall prescribe the width of such easements. Easements for overhead wire lines shall be provided at the rear of all lots, except where alleys are available, and in contiguous locations to permit anchorage, line continuity, ingress and egress. Easements shall be dedicated for the purpose of installing utilities, planting strips and for such other public purposes as may be ordered or directed by the city council.

B. The sub divider shall submit a layout showing easements proposed for public utilities to the public utility servicing the substation. Prior to approval of the final map the sub divider shall obtain a letter from the public utility stating that the easements are adequate. A copy of the letter or letters shall be filed with the city council. (Ord. 23-1974 §21, 1974)

17.40.020 Underground utilities.

A. All utility distribution facilities (including but not limited to electric, communication and cable television lines) installed in and for the purpose of supplying service to any residential (or commercial) subdivision shall be placed underground, except as follows:

1. Equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts;
2. Metal poles supporting only high-voltage wires, switches, transformers and street lights.

B. The sub divider is responsible for complying with the requirements of this section and shall make the necessary arrangements with the utility companies involved for the installation of the facilities. The city council may waive the requirements of this section if topographical, soil, or any other conditions make underground installation of the facilities unreasonable or impractical.

C. Industrial subdivisions are excluded from the provisions of this section. (Ord. 23-1974 §22, 1974)

Chapter 17.44

MISCELLANEOUS SUBDIVISION REGULATIONS

Sections:

- 17.44.010 Service roads and off-street parking.
- 17.44.020 Nonaccess and planting strips.
- 17.44.030 Width of alleys in lots proposed for commercial or industrial usage.
- 17.44.040 Street names.
- 17.44.050 Walkways.
- 17.44.060 Storm and surface water drainage.
- 17.44.070 Consideration of subdivision in relation to master plan of city.
- 17.44.080 Deed restrictions.
- 17.44.090 Land subject to inundation.

17.44.010 Service roads and off-street parking. When any lots proposed for commercial usage front on any major or secondary street or highway, the sub divider shall be required to dedicate and improve a service road to provide ingress and egress to and from the lots, or in lieu thereof, if approved by the city council, the sub divider may dedicate for public use and improve an area approved by the city council and adjacent to such lots for off-street parking purposes. When the front of any lots proposed for residential usage front on any freeway, state highway or parkway, the sub divider shall dedicate and improve a service road at the front of the lots, unless such is already existent as a part of such freeway or parkway. In addition to any requirement for a service road, the city council may require off-street parking areas for all lots proposed for commercial use. (Ord. 23-1974 §16, 1974)

17.44.020 Nonaccess and planting strips. When the rear of any lot borders nay major or secondary street, highway or parkway, the sub divider may be required to execute and deliver to the city an instrument, deemed sufficient by the city attorney, prohibiting the right of ingress and egress to the rear of such lots across the side lines of such street or highways. When the rear of any lots, border any freeway, state highway or parkway, the sub divider may be required to dedicate and improve a planting strip adjacent to such parkway or freeway. (Ord. 23-1974 §17, 1974)

17.44.030 Width of alleys in lots proposed for commercial or industrial usage. When any lots are proposed for commercial or industrial usage, alleys at least thirty feet in width shall be required at the rear thereof with adequate ingress and egress for truck traffic. (Ord 23-1974 §18, 174)

17.44.040 Street names. All street names shall be approved by the city council. (Ord. 23-1974 §19, 1974)

17.44.050 Walkways. The sub divider may be required to dedicate and improve walkways across long blocks or to provide access to schools, parks or other public areas. (Ord. 23-1974 §24, 1974)

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17.44.060 Storm and surface water drainage. The sub divider shall, subject to riparian rights, dedicate a right-of-way for storm drainage purposes conforming substantially with the lines of any natural watercourse, channel, stream or creek that traverses the subdivision, or at the option of the sub divider, provide by dedication further and sufficient easements or construction, or both, to dispose of such surface and storm waters. (Ord. 23-1974 §25, 1974)

17.44.070 Consideration of subdivision in relation to master plan of city. In all respects, the subdivision will be considered in relation to the master plan of the city, or any part thereof, or preliminary plans made in anticipation thereof. (Ord. 23-1974 §26, 1974)

17.44.080 Deed restrictions. A copy of the deed restrictions applicable to the subdivision shall be filed with the city council at the time of filing the final map. (Ord. 23-1974 §27, 1974)

17.44.090 Land subject to inundation. If any portion of any land within the boundaries shown on any such final map is subject to overflow, inundation or flood hazard by storm waters, such fact and such portion shall be clearly shown on the final map. Further, an adequate storm drainage system shall be provided, and if fill is used in the flood areas, it shall be a minimum of ten feet above the ten-year high water. (Ord. 23-1974 §28, 1974)

Chapter 17.48

EXCEPTIONS

Sections:

- 17.48.010 Exceptions to title--Application.
- 17.48.020 Action of city council on exceptions.

17.48.010 Exceptions to title--Application. The city council may grant conditional exceptions to any of the requirements and regulations set forth in this title. Application, for any such, exception shall, be made by a certified petition of the sub divider, stating fully the grounds of the application and the facts relied upon by the petitioner. The petition shall be filed with the tentative map of the subdivision. In order for the property referred to in the petition to come within the provisions of this section, it is necessary, that the city council finds the following facts with respect thereto:

- A. That there are special circumstances or conditions affecting the property;
 - B. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
 - C. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.
- (Ord. 23-1974 §4, 1974)

17.48.020 Action of city council on exceptions. In granting the exceptions referred to in Section 17.48.010, the city council shall secure substantially the objectives of the regulations to which the exceptions are granted, as to light, air and the public health, safety, convenience and general welfare. (Ord 23-1974 §5, 1974)

