

**PLACER COUNTY LAND DEVELOPMENT MANUAL  
SECTION 1**

**GENERAL REQUIREMENTS**

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**SEC. 1.01 PURPOSE**

The requirements included in this Land Development Manual are adopted for the purpose of establishing minimum standards for the design and construction of development improvements. These standards shall apply to and regulate all improvements to be dedicated to the public and/or accepted by the County for operation and maintenance as well as improvements constructed in accordance with an agreement entered into between the County and a Developer/Subdivider, including such improvements as may be associated with entitlements approved by the County. These standards shall apply to regulate and guide the design and preparation of plans and specifications for construction of streets, highways, drainage, sewerage, street lighting, water supply facilities, and related public improvements and to set guidelines for all private works which involve grading, drainage, trees and related improvements.

It will be the policy of the Department of Public Works and the Facility Services Department to adhere to these Standards. However, if in the opinion of the Private Engineer, the design criteria cannot be followed as contained herein, due to unique characteristics of the project, the Department(s) will consider alternate solutions substantiated by appropriate data. All such requests for exceptions shall be submitted as outlined in Section 1.05.

**SEC. 1.03 DEFINITIONS**

The intent and meaning of the terms that are used in this Land Development Manual shall be as defined in this Manual, or in the General Specifications, or in the County Ordinances.

**Agency** - Tahoe Regional Planning Agency (TRPA)

**Board** - Placer County Board of Supervisors

**County** - County of Placer

**Department** - Placer County Department of Public Works and/or Facility Services Department

**PLACER COUNTY LAND DEVELOPMENT MANUAL  
SECTION 1**

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**SEC. 1.03 (Continued)**

**Developer/Subdivider** - A person, firm, corporation, partnership, association, or agent thereof who causes land to be divided into a subdivision for himself or for others.

**Director** - The Placer County Director of Public Works or his duly authorized representative acting within the scope of his authority and representing the County and/or the Placer County Director of Facility Services or his duly authorized representative acting within the scope of his authority and representing the County.

**Engineer** - The Director of Public Works, Director of Facility Services, County Engineer, County Surveyor, and their duly authorized representatives acting within the scope of their authority. In this manual **Engineer** shall refer to the appropriate County representative.

**General Specifications** - The directions, provisions, and requirements contained in the most recent edition of the General Specifications of the County of Placer and revisions thereto.

**Health Department** - Placer County Health Department

**Hearing Body** - Hearing body refers to the County designated body, such as the Board of Supervisors, Planning Commission, Zoning Administrator, Parcel Review Committee, etc., which has the authority to approve a discretionary land development project.

**Land Development Manual** - The official Land Development Manual of the County of Placer, including those portions of the Placer County Codes contained therein.

**Manual** - The Placer County Land Development Manual.

**Private Engineer** - Any person or persons, firm, partnership or corporation legally authorized to practice Civil Engineering in the State of California, who prepares or submits improvement plans and specifications to the Department of Public Works, and/or who represents the developer/subdivider during planning, design or construction of an improvement project or land development project.

**PLACER COUNTY LAND DEVELOPMENT MANUAL  
SECTION 1**

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**SEC. 1.03 (Continued)**

**Special Provisions** - The Special Provisions shall contain a reference to each item of work and specific clauses setting forth conditions or requirements peculiar to the work and supplementary to the General Specifications.

**State** - The State of California

**State Standard Plans** - Most recent edition of the Standard Plans of the California Department of Transportation, including all revisions.

**State Standard Specifications** - Most recent edition of the Standard Specifications of the California Department of Transportation, including all revisions.

**SEC 1.05 EXCEPTIONS TO REQUIREMENTS OUTLINED IN THIS MANUAL**

The Engineer shall have the authority to request additional information not outlined in this manual for any project when further clarification is required and for special designs.

When, in the opinion of the Private Engineer, the criteria outlined in this manual cannot be followed, due to unique characteristics of the project, exceptions may be granted by the Engineer. Requests for such exceptions must be in writing to the Engineer. This request must include specifically what the exception is for, the reasons and justification for granting the exceptions, the proposed alternative and supporting documentation substantiating such as alternative. All exceptions can only be granted in writing from the Engineer in a document separate from approved plans.