

Date: 8/5/25

Board Action Item

To: Board of Directors

From: Planning and Compliance Department

Re: Approval for Rule Revision for PC.9.5 Dock Application

Background

Rule revision regarding the removal of “Registered Civil Engineer” and maintaining the requirement of a Licensed Land Surveyor” for all property line verifications. Property line verifications is required for all new structures, pools, utility placement to keep these improvements out of the setbacks, per PC.3.1 that no improvement/structure is to be allowed in the defined setback area and that area to be kept free from improvements.

It is within the ACC purview to ensure that the setback requirements per **PC.3.1** are maintained, by establishing property lines by a licensed land surveyor and the placement of monuments depicting the property line in question.

Research showed:

The shift in California’s policy—restricting land surveying authority to only those Civil Engineers licensed before **January 1, 1982**—was driven by a few key factors:

1. **Public protection and specialization:** As land development became more complex, the state recognized that surveying required its own specialized expertise. By requiring a separate Professional Land Surveyor (PLS) license, California ensured that only those with dedicated training and experience in boundary law, mapping, and geodetic science could legally perform land surveys.
2. **Clarifying professional roles:** Before 1982, Civil Engineers had broad authority, including land surveying. But this overlap sometimes led to confusion or disputes over professional responsibilities. The change helped clearly delineate the scope of practice between Civil Engineers and Land Surveyors, reducing liability issues and improving accountability.
3. **Regulatory modernization:** The update aligned California with national trends emphasizing professional licensure based on demonstrated competency. It also responded to concerns about the aging surveyor workforce and the need to maintain high standards as infrastructure and property development surged in the late 20th century.

So, while Civil Engineers still perform **engineering surveying** (like construction staking or topographic mapping for design), **boundary surveys and legal property descriptions** now fall squarely under the PLS domain—unless the engineer was grandfathered in.

Fiscal Impact

Fine:

Recommendation

It is recommended that the Board of Directors approve a 28-day reading for a rule revision for PC.5.13, as attached.

Cheryl Mitchell

Senior Planning and Compliance Manager

ACC Rule Revision

Current Rule:

PC.9.5 Dock Application Requirements - Plans must show the placement of all proposed structures and be adequately dimensioned so the installation can be checked for accuracy of location. Application requirements are:

- Site plans must be prepared and signed/ stamped by a registered civil engineer or licensed surveyor, drawn to scale, and must say what the scale is. Plans need to show only the rear of the property with emphasis on the rear property line location and the dock.
- The plan must show side and rear property lines as well as those of adjoining properties.
- The plan must also show other docks with distances and all other structures on both sides of the applicant's lot (i.e., seawall, gazebo, etc.). For docks in coves, distance to the dock(s) across the cove must be shown.
- Dock and ramp drawing must show size, openings, a ramp labeled fixed or adjustable, ramp wedge labeled (if needed) with degrees, metal cable tie hookups or strong arm, and canopy and /or lift (if applicable).
- The plan must show the low water contour at **1372-foot mean sea level (msl)** of the lake floor. The innermost point of the dock closest to the shoreline, usually the header, can encroach no farther out than the **1372-foot msl**.

NOTE: Fixed ramps are mounted to a seawall, retaining wall, or support posts. Adjustable ramps usually have wheels and are mounted on tracks near the shoreline. Adjustable ramps are designed to move in or out from the shoreline depending on the water level. For high water, move the dock in. For low water, move the dock out.

Current Rule (Redlined):

PC.9.5 Dock Application Requirements - Plans must show the placement of all proposed structures and be adequately dimensioned so the installation can be checked for accuracy of location. Application requirements are:

- Site plans must be prepared and signed ~~and~~ stamped by a ~~registered civil engineer or licensed~~ **land** surveyor, drawn to scale, and must say what the scale is. Plans need to show only the rear of the property with emphasis on the rear property line location and the dock.
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Proposed Change:

PC.9.5 Dock Application Requirements - Plans must show the placement of all proposed structures and be adequately dimensioned so the installation can be checked for accuracy of location. Application requirements are:

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Fine: Guidance only. No fine associated with this rule.

Justification: It has been brought to our attention that a civil engineer licensed after **January 1, 1982**, can offer land surveying work incidental to his or her civil engineering practice, provided all the land surveying work is performed by, or under the direction of, a licensed land surveyor or licensed civil engineer legally authorized to perform land surveying. It has been decided due to the that only Licensed Land Surveyors will be accepted for property line verifications and setback requirements.