

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



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TO: Board of Supervisors

FROM: Pierre Rivas, Principal Planner *PR*

DATE: January 14, 2009

RE: Z08-0021 / PD08-0012 / TM08-1472 / Indian Creek Ranch Subdivision

For clarification of the Planning Commission recommendation and to address oversight, staff is recommending that the Board consider the following additional conditions and condition modification explained herein.

1. The lot identified as APN 327-080-04 comprising 7.13 acres is noted on the tentative map as a "Remainder parcel." Section 66424.6 of the Subdivision Map Act allows a subdivider to designate as a remainder that portion which is not divided for the purpose of sale, lease, or financing. Therefore, the following condition is recommended:

*A notice of restriction shall be recorded and a note placed on the map stating that no development permits shall be issued on that parcel designated as a "Remainder Parcel," identified as Assessor's Parcel Number 327-080-04, until such time as a certificate of compliance, a parcel map or final map is recorded.*

2. Assessor's Parcel Number 327-020-10 was inadvertently shown on the tentative map as Lot 75. This parcel is not a part of the map. The parcel is being rezoned to add the – Planned Development zoning overlay and is a part of the Development Plan for purposes of placement of an emergency gate. The parcel is a part of the Sundance Trail Zone of Benefit. Therefore, the following condition is recommended:

*Lot 75, also identified as Assessor's Parcel Number 327-020-10, as shown on the tentative map, shall be removed from the final map submittal. Said parcel is a part of the Development Plan for purposes of approving the emergency entry gate*

*from Road "A" to Sundance Trail. Future development of said parcel that is consistent with the RE-5 zone district shall be considered consistent with the official Development Plan.*

3. The Planning Commission recommended approval of Exhibit P *Conceptual Open Space Rezoning* (copy attached) which shows the open space areas to be rezoned to Open Space-Planned Development. The rezoning of the Indian Creek Ranch project site will occur prior to the recording of the final map(s). Should minor deviations with respect to the approved tentative map, the official zoning map shall be adjusted if necessary to match the future property boundaries.

*The recordation of the final map(s) will set the zone district boundaries to match the lot lines established consistent with the official Development Plan and as approximately shown in Exhibit P: Proposed Zoning Exhibit. Any deviation in zone district boundaries by more than 50 feet shall require Planning Commission recommendation and Board of Supervisors approval prior to map recordation.*

Boundary line adjustments made following the tentative map submittal merged lots and changed Assessor's parcel numbers. *Table 1. Existing and Proposed Zoning*, Page 3 of staff report is revised below for reference. This table references the current Assessor's Parcel Numbers and indicates the rezoning to OS-PD.

**Table 1. Existing and Proposed Zoning**

Assessor's Parcel No.	Total Acreage	Existing Zoning	Proposed Zoning
327-060-03	1.87	A	RE-5-PD & OS-PD
327-060-04	2.5	A	RE-5-PD & OS-PD
327-060-10	146.7	A	RE-5-PD & OS-PD
327-060-08	6.05	A	OS-PD
	<b>157.12</b>		
327-060-12	9.09	R3A	R3A-PD & OS-PD
327-060-11	5.01	R3A	OS-PD
	<b>14.10</b>		
327-020-10	5.02	RE-5	RE-5-PD
327-080-04	7.13	A	R3A

4. The Commission recommended that an interior road be permitted to maintain a minimum width of 24 feet provided that no parking is permitted. Both Planning Services and DOT staff are in support of reducing the road width as a means of reducing grading and speeds. Condition 47 is recommended to be revised as follows:

47. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

<b>Table 1</b>					
<b>ROAD NAME</b>	<b>DESIGN STANDARD PLAN</b>	<b>ROAD WIDTH* / SHOULDER WIDTH</b>	<b>RIGHT OF WAY**</b>	<b>DESIGN SPEED</b>	<b>EXCEPTIONS/ NOTES</b>
Sundance Trail (Offsite)	Modified Std Plan 101B (3" AC over 8" AB Min.)	20/1 ft	50ft	25 mph	No curb, gutter, or sidewalk, road width is measured Edge of Pavement (EP) to EP. Improvements shall be from Road "A" to El Dorado Road
Road A	Modified Std Plan 101B (3" AC over 8" AB Min.)	28 24 ft – 20 ft at dam crossing /2)	50ft	25 mph	No curb, gutter, or sidewalk, road width is measured EP to EP. Modified width due to existing constraints. <u>No parking permitted.</u>
Road B, C, D, E, F, G	Modified Std Plan 101B (3" AC over 8" AB Min.)	28 24 ft/2	40ft	25 mph	No curb, gutter, or sidewalk, road width is measured EP to EP. <u>No parking permitted.</u>
Echo Lane Offsite (onsite)	Modified Std Plan 101B (3" AC over 8" AB Min.)	28ft	60ft	25 mph	No curb, gutter, or sidewalk, road width is measured EP to EP. Improvements shall be from Road "A" to El Dorado Road

\* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

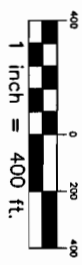
\*\* Non-exclusive road and public utility easements included

**Exhibit P- Conceptual Open Space Rezoning**



**Legend**

- PROPOSED ZONING: OS-PD
- PROPOSED ZONING: RE-5-FD
- PROPOSED ZONING: R3-A-PD
- PROPOSED ZONING: R3-A



**Project Location:**  
 Echo Lane  
 Diamond Springs, CA 95619  
 El Dorado County

**Indian Creek Ranch**

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**PROPOSED ZONING EXHIBIT**

**CARTLTON**  
 ENGINEERING, INC.  
 10000 S. 200TH ST., SUITE 1700  
 FEDERAL WAY, WA 98003

FIGURE  
**X2**

PROJECT: 5391-05-02  
 DATE: 12/10/08  
 CHECKED BY: [Signature]