



Legislation Details (With Text)

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Title: Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F20-0006) for Indian Creek Ranch, creating a total of 13 large lots for financing purposes, ranging in size from 3.83 acres to 42.64 acres, on property identified by Assessor's Parcel Numbers 327-060-003, 327-060-004, 327-060-008, 327-060-010, 327-060-011, 327-060-012 and 327-080-004, located on the north side of Echo Lane, approximately 500 feet west of the intersection with Sayoma Lane, in the Placerville area, and staff recommending the Board approve Large Lot Final Map TM-F20-0006 for Indian Creek Ranch (Attachment B, Exhibit F). (Supervisorial District 4)

FUNDING: Developer-Funded Subdivision Improvements.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Monumenting Bond, 2. B - Exhibits A-I

Date	Ver.	Action By	Action	Result
5/18/2021	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F20-0006) for Indian Creek Ranch, creating a total of 13 large lots for financing purposes, ranging in size from 3.83 acres to 42.64 acres, on property identified by Assessor's Parcel Numbers 327-060-003, 327-060-004, 327-060-008, 327-060-010, 327-060-011, 327-060-012 and 327-080-004, located on the north side of Echo Lane, approximately 500 feet west of the intersection with Sayoma Lane, in the Placerville area, and staff recommending the Board approve Large Lot Final Map TM-F20-0006 for Indian Creek Ranch (Attachment B, Exhibit F). (Supervisorial District 4)

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DISCUSSION / BACKGROUND

The Indian Creek Ranch Large Lot Final Map would create a total of 13 large lots for financing purposes (Attachment B, Exhibit F). The Indian Creek Ranch Tentative Map (TM08-1472-E) was approved by the Planning Commission on May 26, 2016 (Attachment B, Exhibit G). The map expires on August 3, 2022.

Staff has reviewed the Large Lot Final Map for compliance with the tentative map conditions of approval and noted that all applicable conditions have been satisfied (Attachment B, Exhibit I). Affected agencies/departments, including the Department of Transportation, the Environmental Management Division and the County Surveyor's Office, have reviewed, verified compliance with applicable conditions, and recommended approval of the Large Lot Final Map as proposed.

Environmental Review: The review of the Final Map is a ministerial process and is Statutorily Exempt from environmental review under Section 15268(b)(3) of the CEQA Guidelines.

EXHIBITS (Attachment B)

Exhibit A - Location Map

Exhibit B - Vicinity Map

Exhibit C - Site Aerial Photo

Exhibit D - Assessor's Parcel Map

Exhibit E - Rezone Ordinance No. 4809

Exhibit F - Final Map

Exhibit G - Approved Tentative Map

Exhibit H - DOT Conditions Conformance Memo

Exhibit I - Conditions of Approval Conformance Report

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Department of Transportation, Environmental Management Division and the County Surveyor's Office.

CAO RECOMMENDATION

Approve as recommended

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. The Subdivision improvements are funded by Echo Lane Investors, LLC., the owner and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance and Economic Development. This project aligns with the Economic Development goals of the County's Strategic Plan, as it would facilitate future small lot final maps with the goal of creating additional housing in fulfillment of the County's General Plan Housing Element, and provide property tax revenue and sales tax revenue from new residents.

CONTACT

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Planning and Building Department