



Legislation Details (With Text)

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On agenda: 10/11/2022 **Final action:** 10/11/2022

Title: Planning and Building Department, Planning Division, submitting for approval of a Final Map for the Indian Creek Ranch Subdivision (TM08-1472) for Indian Creek Ranch Unit 1 (TM-F22-0001), creating a total of four (4) residential lots, and three (3) lettered lots, on property identified as Assessor's Parcel Number 327-320-001 (Attachment C, Exhibit A) located on the north side of Echo Lane, approximately 0.06 miles west of the intersection with Sayoma Lane in the Placerville area (Attachment C, Exhibit B), and recommending the Board take the following actions:
1) Approve the Final Map (TM-F22-0001) for Indian Creek Ranch Unit 1 (Attachment C, Exhibit C); and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisory District 4).

FUNDING: Developer-Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Agreement to Make Subdivision Improvements, 3. C - Exhibits A-F TM-F22-0001 Indian Creek Ranch Unit 1, 4. D - COA Conformance Verification Indian Creek Ranch Unit 1 Final Map, 5. Executed Agreement 22-55023

Date	Ver.	Action By	Action	Result
10/11/2022	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of a Final Map for the Indian Creek Ranch Subdivision (TM08-1472) for Indian Creek Ranch Unit 1 (TM-F22-0001), creating a total of four (4) residential lots, and three (3) lettered lots, on property identified as Assessor's Parcel Number 327-320-001 (Attachment C, Exhibit A) located on the north side of Echo Lane, approximately 0.06 miles west of the intersection with Sayoma Lane in the Placerville area (Attachment C, Exhibit B), and recommending the Board take the following actions:
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FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

Indian Creek Ranch Unit 1 Final Map would create a total of four (4) residential lots ranging in size from 1.071 acres to 2.242 acres in size, and three (3) lettered lots (Attachment C, Exhibit C). The final map is based on the 74 lot and eleven (11) open space lots Indian Creek Ranch Tentative Subdivision Map approved by the Board of Supervisors on February 3, 2009 (Legistar No. 09-0052, Item No. 23). Subsequent applications filed include a request for a Time Extension (TM08-1472-E) approved by the Planning Commission on May 26, 2016, which extended the map to February 3,

2021. A Large Lot Final Map (TM-F20-0006) was approved by the Board of Supervisors on May 18, 2021 (Legistar No. 21-0699, Item No. 21) for the purposes of financing and phasing the development. Subsequent final maps for the remaining portions of the Indian Creek Ranch Subdivision Map will be processed under separate applications. An automatic extension of 18 months for covid relief pursuant to California Government Code § 65914.5 extends the expiration for map recordation to August 3, 2022.

As noted in the Conditions of Approval Conformance Verification (Attachment D), verifies compliance of the final map with the tentative map Conditions of Approval. Affected agencies/departments, including County Department of Transportation (DOT), County Surveyor's Office and Diamond Springs - El Dorado Fire Protection District, have reviewed, verified compliance with the Conditions, and recommended approval of the Final Map.

Improvement Agreements and Bonds: The applicant has submitted an Agreement to Make Subdivision Improvements (Attachment B) and cash deposits in lieu of bonds pursuant to Section 120.16.050 of the County Code. DOT has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and cash deposits for the Indian Creek Ranch Unit 1 subdivision.

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDU's) for water and wastewater to serve four (4) residential lots (Attachment C, Exhibit E).

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 California Environmental Quality Act (CEQA) Guidelines.

EXHIBITS (Attachment C)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Indian Creek Ranch Unit 1

Exhibit D - Approved Indian Creek Ranch Tentative Map (TM08-1472)

Exhibit E - Indian Creek Ranch Unit 1 Meter Award Letter

Exhibit F - Verification of Indian Creek Ranch Unit 1 Final Map Conformance to Conditions of Approval

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, DOT, Surveyor's Office, and the Diamond Springs - El Dorado Fire Protection District.

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. The Subdivision improvements are funded by Indian Creek Ranch the owner and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on one (1) original copy of the Subdivision Improvement Agreement.
- 2) Clerk of the Board to provide one (1) copy of the fully executed Subdivision Improvement Agreement to the Department of Transportation, Attention: Lindsay Tallman.

STRATEGIC PLAN COMPONENT

Economic Development: This project aligns with the Economic Development goals of the County's Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element, and provide property tax revenue and sales tax revenue from new residents.

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department