



## Legislation Text

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**File #:** 21-0699, **Version:** 1

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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). (Supervisory District 4)

**FUNDING:** Developer-Funded Subdivision Improvements.

### **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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