



## City of Placerville

Development Services Department

3101 Center Street, Placerville, CA 95667

Planning (530) 642-5252 · Building (530) 642-5240 · Engineering (530) 642-5250

October 17, 2017

John V. Briggs  
Capitol Consultants, Inc.  
7601 Chatsworth Circle  
Elk Grove, CA 95757

**COPY**

**SUBJECT:** Approval of Map Extension -Tentative Subdivision Map 08-04-E  
Ray Lawyer Commercial Subdivision  
APN 325-300-35

Dear Mr. Briggs:

I, Development Services Director, Pierre Rivas, after providing public notice has considered the six year extension request to the previously approved project known as TSM08-04 – Ray Lawyer Commercial Subdivision, take the following action in regard to TSM08-04-E:

I. I find that:

- a. Pursuant to CEQA Section 15162(b), it has been determined that no subsequent negative declaration is required because there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including: (1) substantial changes to the project which would require major revisions to the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous negative declaration due to the involvement of new significant environmental effects; or (3) a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous mitigated negative declaration was adopted, shows the project will (a) have one or more significant effects not discussed in the previous negative declaration.

Tentative Subdivision Map (TSM) 08-04-E is an extension request to a previously approved TSM08-04 for which a mitigated negative declaration was approved by the City Council on October 26, 2010. TSM08-04-E was reviewed against the environmental analysis presented in the mitigated negative declaration. It was determined that the project does not involve any substantial changes in circumstances that result in a new significant impact or significant impacts that are substantially more severe than those previously disclosed in the mitigated negative declaration. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than effects shown in the negative declaration. Further, there is not new information of substantial importance showing: (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or (ii) that mitigation measures or alternatives considerably

different from those analyzed in the mitigated negative declaration would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measures or alternatives.

b. Make the following General Plan Findings of Consistency:

(1) This request is consistent with Land Use Element, Goal A which states "to provide for orderly development within well defined urban boundaries" and Land Use Policy 1 which states "the City shall give infill development of vacant lands within the City limits priority over development in areas to be annexed whenever feasible."

(2) This request is consistent with the purpose of the commercial General Plan land use designation in that it will provide commercial opportunities to serve the residents of the community, is designated in a well-defined and well designated area and will create conditions conducive to convenient and desirable environments for customers and employees.

(3) This request is consistent with Land Use Element, Goal C which states "to protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors" and Policy 4 therein which states "the City shall encourage the establishment of new commercial businesses in Placerville that provide services currently not being provided in the Placerville area, create jobs appropriate to the skills of the local labor force, and broaden the revenue base of the City of Placerville."

c. The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, City Hall, 3101 Center Street, Placerville, CA, 95667.

d. The request for extension of the approved tentative subdivision map complies with Section 66452.6(e) of the California Government Code Section 66452.6(e) (Subdivision Map Act).

The California Government Code Section 66452.6(e) of the Subdivision Map Act, allows the subdivider to file an application to the City's advisory agency (Development Services Department) to request an extension of the tentative subdivision map for a period or periods not exceeding a total of six years. The applicant is requesting a time extension of a total of six years. The request for extension and City processing fees were submitted on September 13, 2017 and deemed complete on September 28, 2017, prior to the expiration date of TSM08-04 on October 26, 2017. The six-year time extension request complies with Government Code Section 66452.6(e).

II. I hereby conditionally approve the extension of Tentative Subdivision Map (TSM) 08-04-E for six (6) years from October 26, 2017, regarding Assessor Parcel Number 325-300-35, City of Placerville, El Dorado County, State of California. Conditions of Approval of record are contained in Exhibit A attached herein,

**TPM08-04-E shall therefore expire on October 26, 2023** if no appeal is filed. No additional extension requests for this tentative map would be authorized under Government Code.

This action, or any component thereof, may be appealed to the Placerville Planning Commission within fifteen (15) days effective from the approval date on a form that may be obtained from the Development Services Department, or the City website at: [www.cityofplacerville.org](http://www.cityofplacerville.org). A \$400.00 fee shall accompany any appeal.

The Applicant/Owner must pay the costs of processing the final project documents, including any costs expended over and above the initial development fees.

Please retain this letter for your records. No letter will be sent to you in the future regarding the expiration of TSM08-04-E. If you have any questions regarding this letter, please contact the Planning Division at (530) 642-5252.

Sincerely,

*Pierre Rivas*

Pierre Rivas, Director  
Development Services Department

Enclosure: Conditions of Approval of record

Cc: Ron Briggs

