

City of Placerville Development Services Department

MAP AMENDMENT FOR PARCEL & SUBDIVISION MAPS

PURPOSE

Title 10, Chapter 8, Section 22 of City Code, "Correction and Amendment of Parcel Maps", and Section 66469 and Section 66470 of the Subdivision Map Act, provides for the modification of recorded final and parcel maps.

REQUIRED FINDINGS

In addition to those amendments authorized by Section 66469 and 66470 of the Subdivision Map Act, a final map or a parcel map which has been recorded in the office of the county recorder, may be modified by a certificate of correction or amending map upon the approving authority's (of the original tentative map) determination that the following findings can be made concerning the modification (Section 66472.1):

- A. That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary.
- B. That the modifications proposed did not impose any additional burden on the present fee owner of the property.
- C. That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.
- D. That the map as modified conforms to the provisions of section 66474 of the Government Code.

PROCESS

- 1. Applicant/agent prepares all required submittal information, makes an appointment, and submits the application to the Development Services Department.
- 2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation.
- 3. Staff report is prepared and hearing is scheduled with the Planning Commission or City Council, as applicable.
- 4. Project and public hearing is noticed in the local newspaper.
- 5. Applicant receives the staff report prior to the public hearing which includes staff recommendation.
- 6. Public hearing is conducted where a decision is made.
- 7. Decision made by the Planning Commission may be appealed by either the applicant or affected party within ten (10) calendar days after decision. Decision made by the City Council is final.
- 8. After approval and after the ten-day appeal period, the applicant will be required to file an amended map or "certificate of correction" with the County Surveyor's Office.

TIMING

Steps 1 through 3 are typically completed within 60 days. Most applications will reach the public hearing (Step 6) within three months. Step 8, recordation of amended map or certificate of correction is dependent on the applicant filing the necessary documents with the County Surveyor's Office.

HEARING

The map amendment application for a subdivision map is heard by the approving authority of the original tentative map. The hearing is given public notice in a local newspaper and also by mailing notice to all owners within 500 feet of the applicant's property.

APPEALS

The decision of the Planning Commission may be appealed to the City Council by either the applicant or the affected neighbors. Said appeal must be made within ten (10) working days from date of decision and filed with the Planning Department and appeal fee paid. If an appeal is made, the matter is heard at a public hearing of the Board of Supervisors with notice given as described above.

FEES

Current application and revision fees may be obtained by contacting the Planning Department at (530) 642-5252 or by accessing the Development Services Department online fee schedule at https://www.cityofplacerville.org/Planning_Division_Fees_Application_and_Processes.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the City can still approve your application and issue necessary permits. However, City approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact the Planning Division. You may also call the Planning Division at (530) 642-5252 for general assistance.

APPOINTMENT

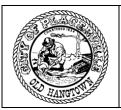
Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information and documentation completed before your appointment. Appointments are generally made within 48 hours of your call to the Planning Division at (530) 642-5252.

REQUIRED SUBMITTAL INFORMATION

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Map Amendment for Parcel & Subdivision Maps

application will	be c on t	mation must be provided with all applications. If all the information is not provided, the leemed incomplete and will not be accepted. For your convenience, please use the check the left to be sure you have all the required information. All plans and maps MUST be
FORMS AND MA Applicant City	APS	REQUIRED Check ()
	1)	Application Form and Agreement for Payment of Processing Fees, completed and signed.
	2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
	3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
	4)	A copy of official Assessor's map, showing the property outlined in red.
	5)	An 8 $\%$ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
	6)	Provide name, mailing address and phone number of all property owners and their agents.
	7)	Ten (10) copies of the proposed map amendment, folded to 8% " x 11".
	8)	Narrative of requested amendment, including supporting documentation, if applicable.
	9)	Name and address of Homeowners' Association, or other road maintenance entity if it exists in the project area.



CITY OF PLACERVILLE PLANNING APPLICATION

Date:	
Zoning:	GP:
File No:	
Filing Fee (PZ):	
Filing Fee (EN):_	
Receipt No:	

REQUEST FOR: □ Annexation □ Boundary Line Adjustment □ Certifica □ Environmental Assessment □ Environmental Impact Re □ General Plan Consistency □ Historic District Review □ □ Minor Deviation □ Planned Development □ Preliminar □ Site Plan Review □ Temporary Commercial Coach □ T □ Tentative Subdivision Map □ Variance □ Zone Change DESCRIPTION:	pport □Final Subdivision Map □General Plan Amendment □Landscape Plan Review □Map Amendment □Merger y Plan Review □Sign Package Review/ Amendment □Emporary Use Permit □Tentative Parcel Map
ITEMS ABOVE THIS LII ***********************************	NE FOR OFFICE USE ONLY
City Ordinance #1577 established a Fee & Service Charge	System. In some cases, project review will require the services of perform. In these cases, the applicant shall pay the direct cost of
PROJECT APPLICANT	APPLICANT'S REPRESENTATIVE (if different)
NAME:	NAME:
MAILING ADDRESS:	MAILING ADDRESS:
PHONE:	PHONE:
EMAIL:	EMAIL:
PROPERTY OWNER(S)	
NAME:	PHONE:
MAILING ADDRESS:	
EMAIL:	
SURVEYOR, ENGINEER, ARCHITECT, OR OWNER NAME: MAILING ADDRESS:	PHONE:
EMAIL:	
DESCRIPTION OF PROPERTY (Attach legal deed description of PROPERTY ADDRESS	
STREET ADDRESS:	
ASSESSOR'S PARCEL NO.(S):	
Above described property was acquired by owner on	Month Day Year

CITY OF PLACERVILLE

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252

	ons or Restrictions (CC&Rs), concerning use are elopment requirements that were placed on the said restrictions expire.	
required findings of fact, are in all resp	nd information contained in this application, inects true and correct. I understand that all proper in the event that the lines and monuments are nonsibility.	ty lines must be shown on the drawings
	ment Code §65105, planning agency personnel my project. These entries, examinations, and sur to the possession thereof.	
sufficient factual evidence at the hear request; that the findings of fact furni	est is subsequently contested, the burden will being to support this request; that the evidence as shed by me are adequate, and further that all st regard may result in the request being set aside t my expense.	dequately justifies the granting of the ructures or improvements are properly
liability for damage or claims for dama from the direct or indirect operations of other person acting on his behalf which officers, agents, employees and represent the PROPERTY OWNER'S activities in claims for damages suffered or alleg	shall hold the CITY, its officers, agents, employ ge for personal injury, including death, and claim f the PROPERTY OWNER or those of his contra relate to this project. PROPERTY OWNER agreentatives from actions for damages caused or all n connection with the project. This hold harmles ed to have been suffered by reason of the op- prepared, supplies or approved plans or specificate	as for property damage which may arise actor, subcontractor, agent, employee or ees to and shall defend the CITY and its eged to have been caused by reason of a greement applies to all damages and erations referred to in this paragraph
PROPERTY OWNER further agrees to challenging the validity of PROPERTY	o indemnify, hold harmless, pay all costs and pro Y OWNER'S project.	ovide a defense for CITY in any action
Applicant's Signature	Printed Name of Applicant(s)	Date
As owner of the property involved in the me as a property owner.	nis request, I have read and understood the compl	lete application and its consequences to
Signature of Property Owner	Printed Name of Property Owner	Date
Signature of Property Owner	Printed Name of Property Owner	Date
to the issuance of a Certificate of Occ conditions imposed by the Planning Co	rville Municipal Code prohibits the occupancy of supancy by the Building Division AND the commission or City Council UNLESS a satisfactor pletion. VIOLATIONS may result in prosecution	pletion of all zoning requirements and y performance bond or other acceptable
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sent to the Applicant and Owner. Notice documents will be sent to the mailing	Report will be prepared for applications requiring ces and Staff Reports will be sent via email if adaddresses provided on this form. Please list below any alternate instructions for sending these mate	ldresses have been provided; if not, the wany alternate or additional recipients