



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667
Planning (530) 642-5252 · Building (530) 642-5240 · Code Compliance (530) 642-5240

NOTICE OF PENDING ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES

NOTICE IS HEREBY GIVEN that on April 25, 2022, the Director of Development Services of the City of Placerville, is considering the project described below and will approve, conditionally approve, or disapprove the project request on or after this date. Please address all written communications to the office of the Development Services, 3101 Center Street, Placerville, CA 95667, or by email at: pv.planning@gmail.com. All written communications must be received by Development Services no later than April 20, 2022, at 5:00 p.m.

Owner: DLLM, LP

Project File No.: TSM05-01-E5 – Cottonwood Park Subdivision Map - Phase 4 and Phase 6

Assessor's Parcel Nos.: 002-051-027, 002-071-033, 002-071-034

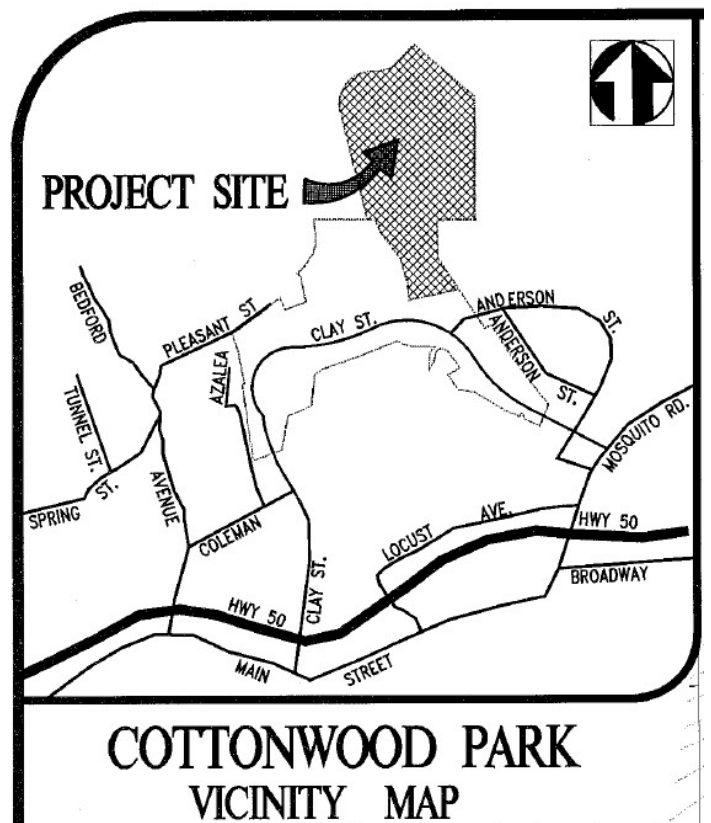
Environmental Status: Previously Approved Mitigated Negative Declaration adopted by City Council on March 28, 2006 (SCH#2006012114)

Project Description: Property owner request for a two (2) year extension (TSM05-01-E5) to previously approved Tentative Subdivision Map (TSM) 05-01 on October 26, 2010, to allow the division of three parcels totaling approximately 6.2 acres into two phases: Phase 4 would contain 19 single-family residential parcels, and Phase 6 would contain 20 single-family residential parcels. The two year extension request if approved would extend the expiration of TSM05-01-E5 from April 26, 2022 to April 26, 2024. TSM05-01-E5 would not be eligible under the Subdivision Map Act for additional time extensions after April 26, 2024.

Location: The northern end of Constellation Avenue, approximately 100 feet north from its intersection with Clay Street; adjacent and south of Roddan Court and Poverty Hill Drive.

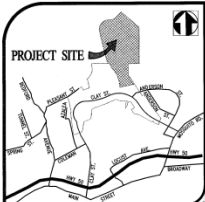
Project files may be viewed at the Development Services Department, City Hall, during business hours of Monday through Friday, 8:00 a.m. to 5:00 p.m.

Within fifteen (15) calendar days after the decision is made, the applicant (or any interested party) may appeal in writing the Development Services' decision to the Planning Commission. A \$400.00 appeal fee must accompany said appeal. Should you have any questions concerning this matter, please contact this office at (530) 642-5252.

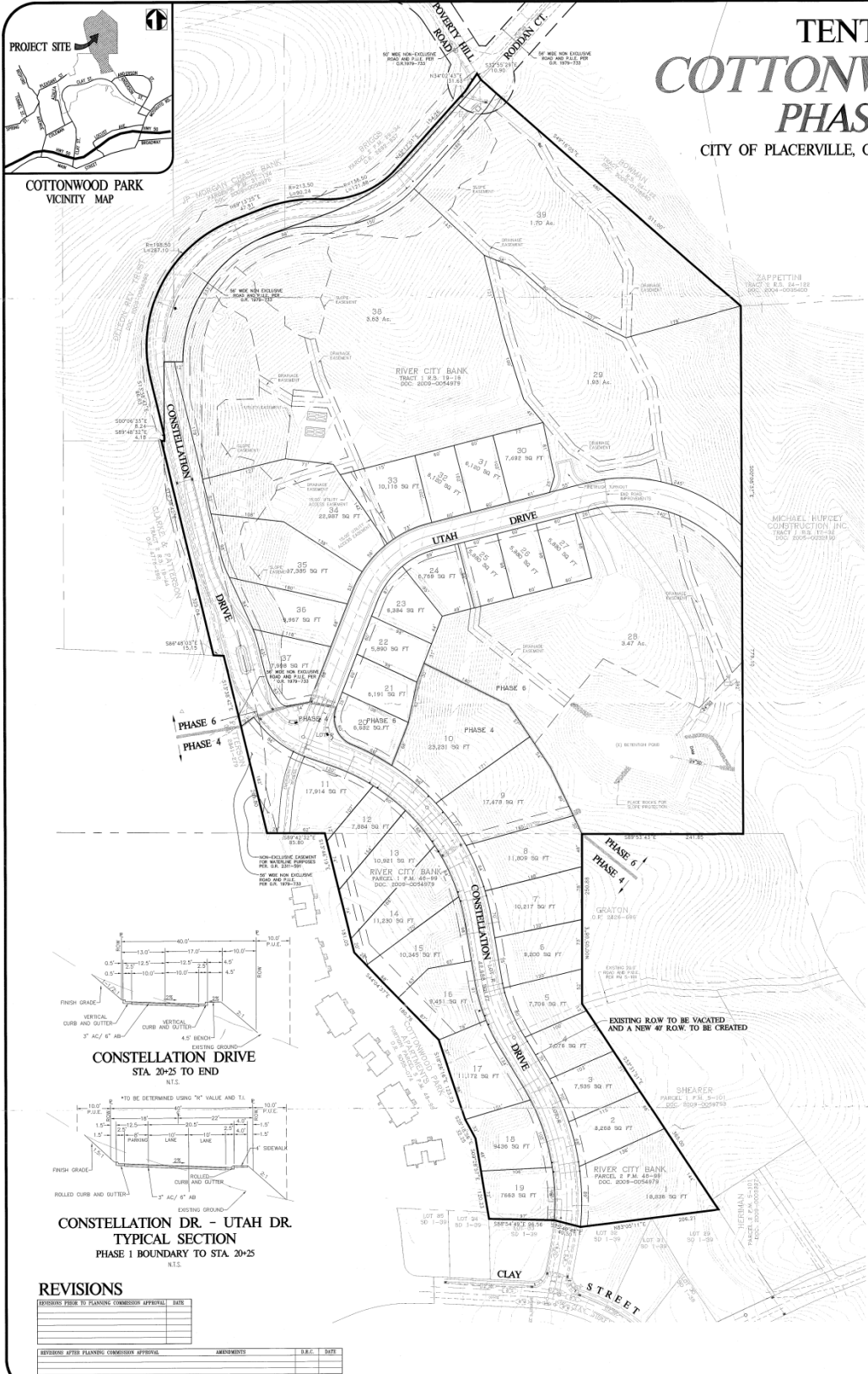
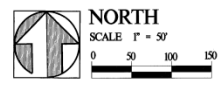


TENTATIVE MAP COTTONWOOD PARK PHASE 4 & 6

CITY OF PLACERVILLE, COUNTY OF EL DORADO, CALIFORNIA



COTTONWOOD PARK
VICINITY MAP



NOTES

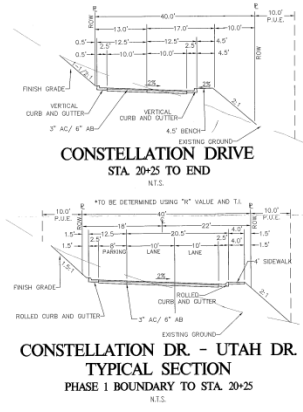
- DEVELOPER:** RIVER CITY BANK
2405 NORTON PARK DRIVE SUITE 100
SACRAMENTO, CA 95833
PHONE: (916) 567-2840 FAX: (916) 567-2779
- ENGINEER:** PATTERSON DEVELOPMENT
6010 MERCHANISE WAY
DIAMOND SPRINGS, CA 95619
PHONE: (530) 626-3746 FAX: (530) 626-8972
- SCALE OF MAPS:** SEE BAR SCALES EACH SHEET
CONTOUR INTERVAL: 2 OR 10 FEET
SOURCE OF TOPO: FIELD SURVEY
SECTION/TOWNSHIP AND RANGE: POR. SEC. 7 AND 8, T.10N., R.11E.
ASSESSORS' PARCEL NUMBER: 02-051-27, 02-071-33 AND 34
- PHASE 4:**
EXISTING ZONING: R1-6,000
ACREAGE: 6.22 ACRES
MIN. PARCEL SIZE: 7,663 SF (gross)
PROPOSED USE: 19 SINGLE FAMILY LOTS
PROPOSED SETBACKS: 20' FRONT, 20' REAR, 5' SIDES
- UTILITIES:** WATER: CITY OF PLACERVILLE
SANITARY SEWER: CITY OF PLACERVILLE
ELECTRIC: PACIFIC GAS AND ELECTRIC
GAS: PRIVATE
TELEPHONE: PACIFIC BELL
- FIRE PROTECTION:** EL DORADO COUNTY FIRE DISTRICT
SCHOOLS: PLACERVILLE UNION AND EL DORADO HIGH SCH.
- PHASE 6:**
EXISTING ZONING: PLANNED UNIT DEVELOPMENT
ACREAGE: 16.02 ACRES
MIN. PARCEL SIZE: 5,880 SF (gross)
PROPOSED USE: 20 SINGLE FAMILY LOTS & 1 LOT A FOR UTILITIES
PROPOSED SETBACKS: 20' FRONT, 20' REAR, 5' SIDES
- UTILITIES:** WATER: CITY OF PLACERVILLE
SANITARY SEWER: CITY OF PLACERVILLE
ELECTRIC: PACIFIC GAS AND ELECTRIC
GAS: PRIVATE
TELEPHONE: PACIFIC BELL
- FIRE PROTECTION:** EL DORADO COUNTY FIRE DISTRICT
SCHOOLS: PLACERVILLE UNION AND EL DORADO HIGH SCH.
- DATE PRINTED:** JUNE 28, 2010

LEGEND

- SUBDIVISION BOUNDARY (AFTER ADJUSTMENT)
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE

APPROVALS

CITY ENGINEER	
DATE: _____	APPROVAL: _____
DATE: _____	CONDITIONAL APPROVAL: _____
DATE: _____	DISAPPROVAL: _____
PLANNING COMMISSION	
DATE: _____	APPROVAL: _____
DATE: _____	CONDITIONAL APPROVAL: _____
DATE: _____	DISAPPROVAL: _____
CITY COUNCIL	
DATE: 10-26-2010	APPROVAL: <i>[Signature]</i>
DATE: _____	CONDITIONAL APPROVAL: _____
DATE: _____	DISAPPROVAL: _____



REVISIONS

REVISION	DATE	BY	DATE