

City Manager's Report
August 27, 2013 City Council Meeting
Prepared by: Andrew Painter *ASD*



Item #: *10.1*

Subject: Marshall Medical Center Campus – General Plan Amendment (GPA) 2012-03; Zone Change (ZC) 2012-04; Environmental Assessment (EA) 2012-04; Conditional Use Permit (CUP) 2012-02; Site Plan Review (SPR) 2012-04

On August 13, 2013, the City Council continued the subject project to its meeting of August 27, 2013 due to lack of a quorum to hear the project.

On August 14, 2013 Staff discovered while comparing the City's General Plan Land Use and Zoning Maps from the early 1990s to the Geographic Information Systems (GIS) maps created for the City in 2006, the portion of APN 051-120-19 located in Subarea 3 lying westerly of the centerline of Washington Street is designated Medium Density Residential land use and zoned R1-6. The City Manager's Report of August 13, 2013 and the prepared Mitigated Negative Declaration (MND) / Initial Study (IS) for this project reflected the GIS map designations for this westerly portion of APN 051-120-19 as Low Density Residential land use and R1-20 zoning. The official designations for this parcel are the land use and zoning shown on the City maps created and adopted by City Council during the 1990s.

The proposed General Plan Amendment Resolution and the proposed Zone Change Ordinance have been changed to reflect the existing land use and zoning for APN 051-120-19. They are included with Exhibit A.

Errata sheets are included with Exhibit B addressing the revisions to the August 13, 2013 City Manager's Report for this project and the MND and IS. These changes are clarifications. They do not involve additional parcels. They also do not result in changes to the intent of the applicant to amend the land use designation and zoning district to Business Professional. In addition, these revisions do not change the conclusions of the MND or make any changes to required mitigation measures. Therefore, recirculation of this project and public notice are determined to be not necessary.

The changes are shown as underline and ~~strikethrough~~ on the relevant pages of the City Manager's Report and MND and IS.

M. Cleve Morris
 M. Cleve Morris, City Manager

Pierre Rivas
 Pierre Rivas, Director of Development Services

Attachments

Exhibit A:

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING THE GENERAL PLAN LAND USE MAP FOR THE CITY OF PLACERVILLE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING THE CITY OF PLACERVILLE ZONING MAP FROM R1-6,000, SINGLE-FAMILY RESIDENTIAL (R1-6) TO BP, BUSINESS PROFESSIONAL (BP) FOR THE MARSHALL MEDICAL CENTER CAMPUS AND ENVIRONS ZONE CHANGE 2012-04 (ZC 2012-04) ASSESSOR PARCEL NUMBERS 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01 AND THE PORTION OF ASSESSOR PARCEL NUMBER 051-120-19 LYING WESTERLY OF THE CENTERLINE OF WASHINGTON STREET

Exhibit B: Errata Sheets

B-1: City Manager's Report, August 13, 2013 City Council Meeting

B-2: Mitigated Negative Declaration / Initial Study

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING
THE GENERAL PLAN LAND USE MAP FOR THE CITY OF PLACERVILLE
(GENERAL PLAN AMENDMENT 2012-03)**

WHEREAS, an application has been received from Marshall Medical Center, Owner, to consider a General Plan Amendment 2012-03, Zone Change 2012-04, Conditional Use Permit 2012-02 and Site Plan Review 2012-04 for a project titled, Marshall Medical Center Campus and Environs, consisting of approximately ± 9.14 acres, located in south central Placerville, California. APNs 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01, and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street.

WHEREAS, the site's current General Plan Land Use Designation is Medium Density Residential (MDR); and,

WHEREAS, the site's current Zoning Designation is Single-Family Residential (R1-6,000); and,

WHEREAS, a General Plan Land Use Diagram Amendment is proposed by the applicants to change the Land Use Designation of lots within the project site to Business and Professional (BP) as identified in the amended General Plan Land Use Diagram attached to this Resolution as Exhibit A; and,

WHEREAS, a Mitigated Negative Declaration has been prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and,

WHEREAS, the Placerville Planning Commission held a duly noticed public hearing on July 16, 2013 to consider Staff recommendations, receive public testimony, and deliberate regarding its recommendation to the City Council; and the Planning Commission voted to forward a recommendation to City Council to approve the proposed General Plan Land Use Map amendment; and,

WHEREAS, the Placerville City Council, at a duly noticed Public Hearing held on August 13, 2013, studied and considered General Plan Amendment 2012-03, Zone Change 2012-04, Conditional Use Permit 2012-02 and Site Plan Review 2012-04 for the Marshall Medical Center request, after first considering the Planning Commission's recommendations and considering the Mitigated Negative Declaration for the project, and

NOW, THEREFORE, BE IT RESOLVED that the Placerville City Council makes the following findings and determinations with respect to the proposed Mitigated Negative Declaration and General Plan Land Use Map Amendment:

SECTION 1. Findings.

The City Council of the City of Placerville hereby finds:

1. On the basis of the whole record before the City Council, including Staff's report, application materials, public comment and the Initial Study/Mitigated Negative Declaration prepared for the project, there is no substantial evidence that the project will have a significant effect on the environment.
2. The Initial Study /Mitigated Negative Declaration prepared for the project reflects the City's independent judgment and analysis.
3. The General Plan Amendment 2012-03 and Zone Change 2012-04 requests were evaluated by the El Dorado County Airport Land Use Commission on November 6, 2012 and found to be compatible with the Placerville Airport Land Use Compatibility Plan.
4. The General Plan Amendment 2012-03 is consistent with the City of Placerville General Plan Land Use Element in that it would promote the development of institutional uses that are conveniently located and compatible with their surrounding areas.

SECTION 2. Mitigated Negative Declaration Adoption.

The City Council of the City of Placerville hereby adopts the Mitigated Negative Declaration prepared for General Plan Amendment 2012-03, Zone Change 2012-04, Conditional Use Permit 2012-02 and Site Plan Review 2012-04, otherwise known as Environmental Assessment 2012-04.

SECTION 3. General Plan Land Use Map Amendment Approval.

The City Council of the City of Placerville does hereby authorize an amendment to the City's General Plan Land Use Map for APNs 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01, and the portion of APN 051-120-19 lying westerly of

the centerline of Washington Street from Medium Density Residential (MDR) to Business and Professional (BP), as shown on Exhibit A that is attached, incorporated herein by reference.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on August 27, 2013, by Councilmember _____ who moved its adoption. The motion was seconded by Councilmember _____. The motion passed by the following vote:

AYES:

NOES:

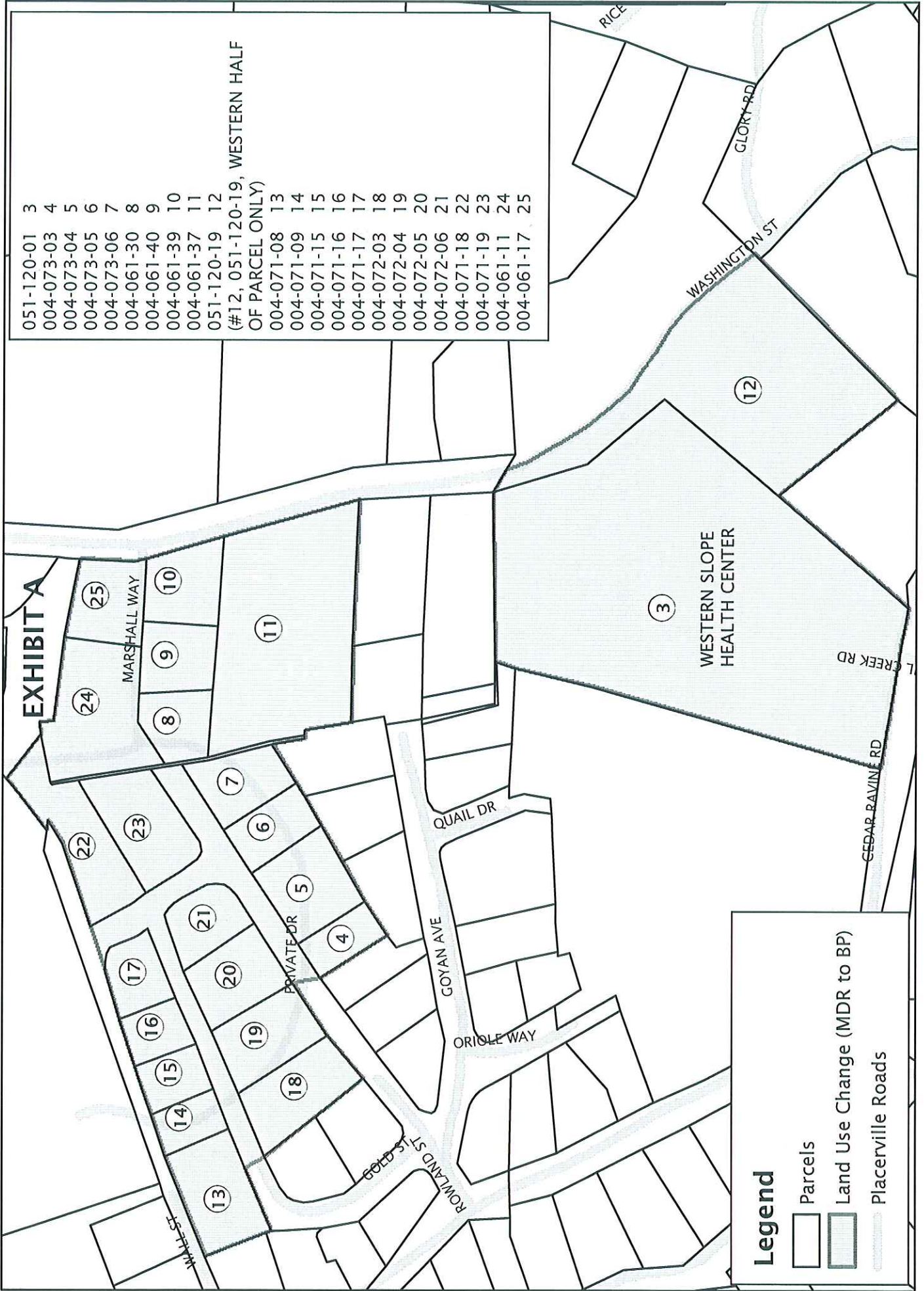
ABSENT:

ABSTAIN:

Attest:

Mayor Wendy Thomas

City Clerk Susan Zito



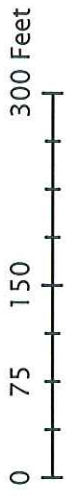
051-120-01	3
004-073-03	4
004-073-04	5
004-073-05	6
004-073-06	7
004-061-30	8
004-061-40	9
004-061-39	10
004-061-37	11
051-120-19	12
(#12, 051-120-19, WESTERN HALF OF PARCEL ONLY)	
004-071-08	13
004-071-09	14
004-071-15	15
004-071-16	16
004-071-17	17
004-072-03	18
004-072-04	19
004-072-05	20
004-072-06	21
004-071-18	22
004-071-19	23
004-061-11	24
004-061-17	25

Legend

- Parcels
- Land Use Change (MDR to BP)
- Placerville Roads



GENERAL PLAN AMENDMENT 2012-03



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING THE CITY OF PLACERVILLE ZONING MAP FROM R1-6,000, SINGLE-FAMILY RESIDENTIAL (R1-6) TO BP, BUSINESS PROFESSIONAL (BP) FOR THE MARSHALL MEDICAL CENTER CAMPUS AND ENVIRONS ZONE CHANGE 2012-04 (ZC 2012-04) ASSESSOR PARCEL NUMBERS 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01 AND THE PORTION OF ASSESSOR PARCEL NUMBER 051-120-19 LYING WESTERLY OF THE CENTERLINE OF WASHINGTON STREET

WHEREAS, the Development Services Department of the City of Placerville received an application from Marshall Medical Center (herein referred to as the Applicant) on July 25, 2012, and further amended on July 8, 2012 for General Plan Amendment 2012-03, Zone Change 2012-04, Conditional Use Permit 2012-02 and Site Plan Review 2012-04 for a project titled, Marshall Medical Center Campus and Environs; and,

WHEREAS, Zone Change 2012-04 is located on real property in the incorporated portions of the City of Placerville more particularly described as Assessor Parcel Numbers (APNs) : 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01 and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street; and,

WHEREAS, the Applicant is requesting to change the zoning designation for APNs 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street, owned by Marshall Medical Center, from R1-6,000, Single-Family Residential (R1-6) to BP, Business Professional (BP); and,

WHEREAS, the Development Services Department of the City of Placerville is requesting to change the zoning designation for APN 051-120-01, owned by 3280 Washington Street, LLC, from R1-6,000, Single-Family Residential (R1-6) to BP, Business Professional (BP) for zoning and land use continuity with the adjacent portion of APN 051-120-19 that is part of the Applicant's request; and,

WHEREAS, before considering the zone change for the project site the City Council considered the information contained in Staff's report for the project; and,

WHEREAS, the Planning Commission considered the Applicant and Staff's requests at a public hearing on July 16, 2013 and recommended the City Council approve the Marshall Medical Center Campus and Environs project; and

WHEREAS, the City Council of the City of Placerville held a duly notice public hearing on August 27, 2013 to consider information presented by Staff, information presented by the Applicant, and public testimony presented at the public hearing; and

WHEREAS, before considering approval of the project the City Council considered and then adopted the Mitigated Negative Declaration (Environmental Assessment 2012-04) prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACERVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Authority.

The purpose of the Ordinance is to amend the City of Placerville Zoning Map for APNs: 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01 and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street, as shown on Exhibit A that is attached, incorporated herein by reference.

SECTION 2. Zoning Map Amendment Approval

1. Amend the Zoning Map for APNs: 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01 and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street from R1-6,000, Single-Family Residential (R1-6) to BP, Business Professional (BP). Said properties are shown on Exhibit A.

The Ordinance was introduced at a regular meeting of the City Council of the City of Placerville on August 27, 2013 by Councilmember _____, and it was read for the first time. The Ordinance was read for the second time on September 10, 2013 and introduced by Councilmember _____. The motion passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Susan Zito, City Clerk

Mayor Wendy Thomas



051-120-01 3
 004-073-03 4
 004-073-04 5
 004-073-05 6
 004-073-06 7
 004-061-30 8
 004-061-40 9
 004-061-39 10
 004-061-37 11
 051-120-19 12
 (#12, 051-120-19, WESTERN HALF OF PARCEL ONLY)

EXHIBIT A

Legend

-  Zoning Change (R1-6 to BP)
-  Parcels
-  Placerville Roads

ZONE CHANGE 2012-04

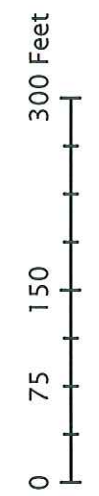


Exhibit B: Errata Sheets

B-1: City Manager's Report, August 13, 2013 City Council Meeting

City Manager's Report
August 13, 2013 City Council Meeting
Prepared By: Andrew Painter, City Planner
Item No.



Subject:

Marshall Medical Center Campus - General Plan Amendment (GPA) 2012-03;
Zone Change (ZC) 2012-04; Environmental Assessment (EA) 2012-04; Conditional Use
Permit (CUP) 2012-02; Site Plan Review (SPR) 2012-04:

- I. Adopt Staff's report, including all exhibits and figures as part of the public record;
- II. Make the following findings with respect to the Mitigated Negative Declaration (EA 2012-02) prepared for the project and adopt the Mitigated Negative Declaration (EA 2012-02) and Mitigation Monitoring Plan prepared for the project:
 1. On the basis of the whole record before the City Council, including Staff's report, application materials, public comment and the Initial Study prepared for the project, there is no substantial evidence that the project will have a significant effect on the environment.
 2. The Mitigated Negative Declaration prepared for the project reflects the City's independent judgment and analysis.
- III. Make the following findings with respect to General Plan Amendment (GPA) 2012-03 and Zone Change (ZC) 2012-04:
 1. The GPA 2012-03 and ZC 2012-04 requests were evaluated by the El Dorado County Airport Land Use Commission on November 6, 2012 and found to be compatible with the Placerville Airport Land Use Compatibility Plan.
 2. The request is consistent with the City of Placerville General Plan Land Use Element in that it would promote the development of institutional uses that are conveniently located and compatible with their surrounding areas.
- IV. Adopt a resolution approving GPA 2012-03 involving the request for a General Plan Land Use Map Amendment from Medium Density Residential and ~~Low Density Residential~~ to Business and Professional consisting of approximately ± 9.14 acres, located in south central Placerville, California involving Assessor's Parcel Numbers (APNs): 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-

39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01, and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street.

V. Introduce and waive the first reading of an ordinance involving changing the Zoning Map designation from R1-6 Single-Family Residential Zones, to BP, Business Professional Zone, for the following APNs: 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, and 051-120-01, and, ~~changing the Zoning Map for~~ the portion of APN 051-120-19 lying westerly of the centerline of Washington Street. ~~from R1-20 Single-Family Residential Zone to BP, Business Professional.~~

VI. Make the following findings with respect to Conditional Use Permit 2012-02 and Site Plan Review 2012-04:

1. The requests are consistent with Policy 3 of Goal E of the Land Use Element and Policy 1 of Goal H of the Community Design Element, in that the parking lot use and related Washington Street frontage improvement design, along with the mitigation measures incorporated into the project ensure that the request will not be detrimental to surrounding properties.
2. The requests are consistent with Policy 1 of Goal G of the General Plan Public Services and Facilities Element, in that by project approval the City supports the continued provision of full range medical services at Marshall Hospital and the expansion of its facilities.
3. The requests are consistent with Goal F, and Policies 3 and 5 of Goal F of the General Plan Transportation Element, in that sidewalk construction on the west side of Washington Street through the project area will connect the major pedestrian destinations of Marshall Medical Center and the Western Slope Health Center.
4. The requests were evaluated by the El Dorado County Airport Land Use Commission on November 6, 2012 and found to be compatible with the Placerville Airport Land Use Compatibility Plan, therefore the request is consistent with Policy 2 of Goal H of the General Plan Transportation Element.
5. The proposed parking is deemed essential and desirable to the public convenience and welfare and is in harmony with the various elements and objectives of the City of Placerville General Plan.
6. The request, its design features, including landscape and vehicular and non-motorized components, has been considered under the criteria set

center catering to senior citizens, and the Church of Jesus Christ of Latter-Day Saints. East and west of the MMC campus are single-family residences.

Project Description

The project site is comprised of Subareas 1, 2, 3 and 4. These subareas are shown on **Figure 1**.

Site photos, MMC applications, project narrative, site plans and other details for the proposed project are provided as **Exhibit A**.

General Plan Amendment and Zone Change

The project would amend the City of Placerville General Plan Land Use and Zoning Map designations for Assessor's Parcel Numbers (APNs) 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-19 within Subarea 1, APN 051-120-01 in Subarea 2, and the portion of APN 051-120-19 located in Subarea 3 lying westerly of the centerline of Washington Street, from ~~Low Density Residential and Medium Density Residential land use respectively~~, and R1-6,000 and ~~R1-20,000~~ zoning to Business and Professional land use and BP, Business Professional zoning. The portion of Subarea 3 lying easterly of the centerline of Washington Street would retain the ~~Medium~~ Low Density Residential land use and R1-20,000 zoning. All except APN 051-120-01 (3280 Washington Street), located in Subarea 2, are owned by Marshall Medical Center (MMC). The City included APN 051-120-01 in the general plan land use and zoning designation amendment for land use continuity with the adjoining Subarea 3 after City Staff contacted the owner of APN 051-120-01 and the neighboring Church of Jesus Christ of Latter-Day Saints Church (APN 004-101-15), 3275 Cedar Ravine Road, to gauge their interest in including their properties in the general plan land use and zoning designation amendments. The Church stated they were not interested. The owner of APN 051-120-01 stated they would like their property re-designated and rezoned.

Parcel locations along with existing and proposed land use and zoning designations are shown on the Applicant's **Sheet EX-9** and **Sheet EX-10** of **Exhibit A**.

Parking Lot Facility

Subarea 3 contains a 2.5 acre parcel, APN 051-120-19 (3292 Washington Street), on which MMC would demolish one 1,244-square-foot single-family residence, then grade, construct, landscape and operate a 51-space parking lot facility for MMC employees. The Applicant's Site Plan, **Sheets C-3 through C-7, and Sheets E1.1, PH1.1, L1.1, L2.1, L3.1** of **Exhibit A** detail the layout, materials, grading, circulation, drainage, landscaping and lighting for the parking lot facility.

Recommendation

In light of the analysis above and the analysis provided in the Initial Study, Staff respectfully requests that City Council:

- I. Adopt Staff's report, including all exhibits and figures as part of the public record;
- II. Make the following findings with respect to the Mitigated Negative Declaration (EA 2012-02) prepared for the project and adopt the Mitigated Negative Declaration (EA 2012-02) and Mitigation Monitoring Plan prepared for the project:
 1. On the basis of the whole record before the City Council, including Staff's report, application materials, public comment and the Initial Study prepared for the project, there is no substantial evidence that the project will have a significant effect on the environment.
 2. The Mitigated Negative Declaration prepared for the project reflects the City's independent judgment and analysis.
- III. Make the following findings with respect to General Plan Amendment (GPA) 2012-03 and Zone Change (ZC) 2012-04:
 1. The GPA 2012-03 and ZC 2012-04 requests were evaluated by the El Dorado County Airport Land Use Commission on November 6, 2012 and found to be compatible with the Placerville Airport Land Use Compatibility Plan.
 2. The request is consistent with the City of Placerville General Plan Land Use Element in that it would promote the development of institutional uses that are conveniently located and compatible with their surrounding areas.
- IV. Adopt a resolution approving GPA 2012-03 involving the request for a General Plan Land Use Map Amendment from Medium Density Residential and ~~Low Density Residential~~ to Business and Professional consisting of approximately ± 9.14 acres, located in south central Placerville, California involving Assessor's Parcel Numbers (APNs): 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01, and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street.
- V. Introduce and waive the first reading of an ordinance involving changing the Zoning Map designation from R1-6 Single-Family Residential Zones, to BP,

Business Professional Zone, for the following APNs: 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-073-03, 004-073-04, 004-073-05, 004-073-06, and 051-120-01, and, ~~changing the Zoning Map for the portion of APN 051-120-19 lying westerly of the centerline of Washington Street. from R1-20 Single Family Residential Zone to BP, Business Professional.~~

- VI. Make the following findings with respect to Conditional Use Permit 2012-02 and Site Plan Review 2012-04:
1. The requests are consistent with Policy 3 of Goal E of the Land Use Element and Policy 1 of Goal H of the Community Design Element, in that the parking lot use and related Washington Street frontage improvement design, along with the mitigation measures incorporated into the project ensure that the request will not be detrimental to surrounding properties.
 2. The requests are consistent with Policy 1 of Goal G of the General Plan Public Services and Facilities Element, in that by project approval the City supports the continued provision of full range medical services at Marshall Hospital and the expansion of its facilities.
 3. The requests are consistent with Goal F, and Policies 3 and 5 of Goal F of the General Plan Transportation Element, in that sidewalk construction on the west side of Washington Street through the project area will connect the major pedestrian destinations of Marshall Medical Center and the Western Slope Health Center.
 4. The requests were evaluated by the El Dorado County Airport Land Use Commission on November 6, 2012 and found to be compatible with the Placerville Airport Land Use Compatibility Plan, therefore the request is consistent with Policy 2 of Goal H of the General Plan Transportation Element.
 5. The proposed parking is deemed essential and desirable to the public convenience and welfare and is in harmony with the various elements and objectives of the City of Placerville General Plan.
 6. The request, its design features, including landscape and vehicular and non-motorized components, has been considered under the criteria set forth in Section 10-4-9: Site Plan Review of the Placerville Zoning Ordinance and found to be compatible.
- VII. Conditionally approve Conditional Use Permit 2012-02 and Site Plan Review 2012-04, subject to the conditions of approval contained in Staff's report as **Exhibit E**.

Exhibit B: Errata Sheets

B-2: Mitigated Negative Declaration/ Initial Study

MITIGATED NEGATIVE DECLARATION

FILE: General Plan Amendment 2012-03, Zone Change 2012-04, Conditional Use Permit 2012-02, Site Plan Review 2012-04, and Notice of Intent to Adopt a Mitigated Negative Declaration (Environmental Assessment 2012-02)

PROJECT NAME: Marshall Medical Center Campus & Environs

NAME OF APPLICANT: Marshall Medical Center

ASSESSOR'S PARCEL NO.: 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01 and 051-120-19

SECTION: 17 T: 10N R: 11E

LOCATION: Washington Street near Cedar Ravine Road in south central Placerville.

- GENERAL PLAN AMENDMENT: FROM:** Low Density and Medium Density Residential
TO: Business and Professional
- REZONING: FROM:** R1-6,000 and R1-20,000 **TO:** Business Professional
- CONDITIONAL USE PERMIT TO ALLOW:** The operation of a fifty-one (51) space parking lot facility for Marshall Medical Center employees
- SITE PLAN REVIEW:** Grading, landscaping, lighting, drainage for the parking lot facility, plus road widening and street frontage improvements of road widening plus curb, gutter and sidewalk and driveway encroachments that would be installed along the west side of Washington Street within the project site.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and City of Placerville Guidelines for the Implementation of CEQA, the City Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Development Services Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this negative declaration/mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by the CITY OF PLACERVILLE. A copy of the project specifications is on file at the City of Placerville Development Services Department, 3101 Center Street, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Placerville City Council on August 13 27, 2013.

City Clerk

(Revised July 22, 2013)



AMENDED INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Project Title: Marshall Medical Center Campus & Environs
GPA 2012-03, ZC 2012-04, CUP 2012-02,
SPR 2012-04, EA 2012-02

Lead Agency Name and Address: City of Placerville
Development Services Department
3101 Center Street
Placerville, CA 95667

Contact Person and Phone Number: Andrew Painter, City Planner — (530) 642-5252

Project Applicant's Name and Address: Marshall Medical Center
1100 Marshall Way
Placerville, CA 95667

Project Applicant's Agent Name and Address: Dana Rice, Director of Construction & Engineering
Marshall Medical Center
1100 Marshall Way
Placerville, CA 95667

Project Location: The project site is comprised of three subareas, Subarea 1, 2 and 3 that are defined as follows and shown as Figure 1:

Subarea 1: Contains APNs that make up the Marshall Medical Center campus. These APNs are: 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06.

Subarea 2: Contains one parcel not owned by Marshall Medical Center, APNs 051-120-01. This parcel has address of 3280 Washington Street. Is owned by 3280 Washington St LLC and contains the Western Slope Health Center hospital. The subarea also includes the Washington Street street frontages at 3266 Washington Street, APN 004-061-27, owned by William L. Urquhart, and 3260 Washington Street, APN 004-061-15, owned by Phyllis Short.

Subarea 3: Located immediately adjacent and south of Subarea 2. Subarea 3 contains a 2.5 acre parcel on which Marshall Medical Center would develop and operate a parking lot use for Medical Center employees on the portion of this parcel lying westerly of the centerline of Washington Street. APN 051-120-19.

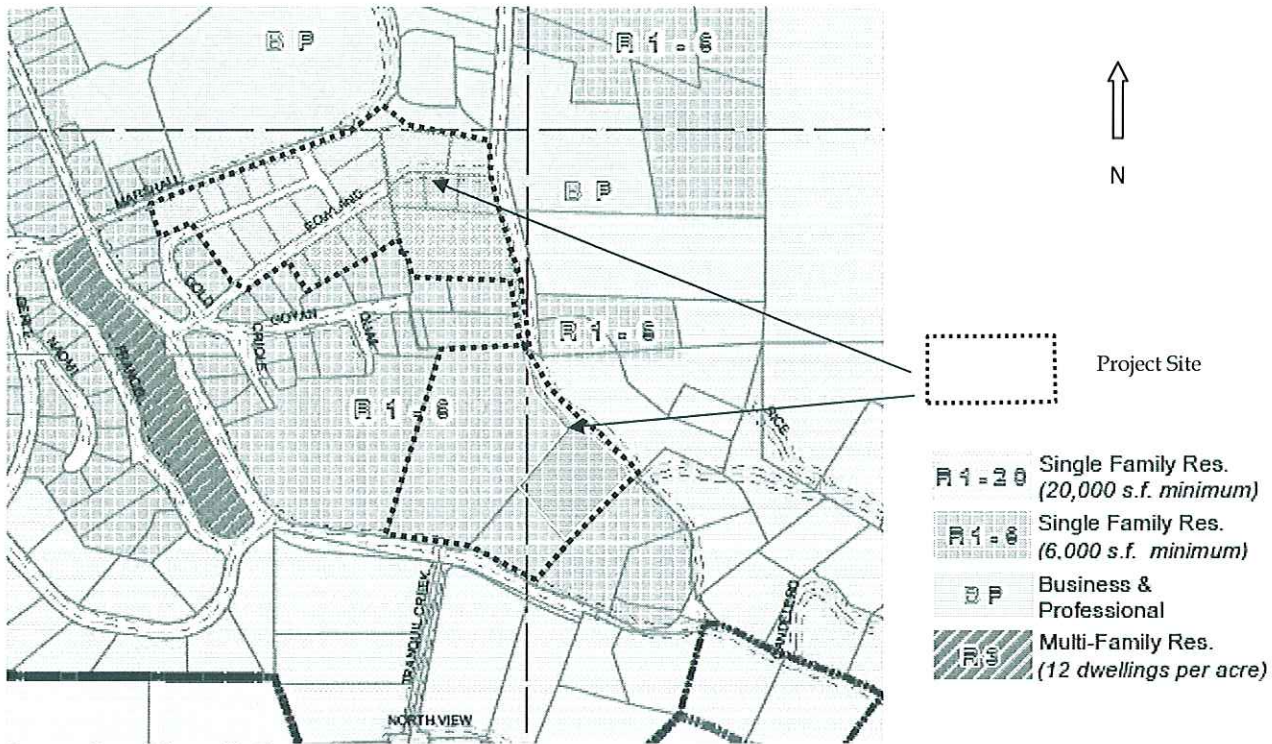
Subarea 4: Contains one parcel, APN 051-120-21. The parcel has the address of 3295 Cedar Ravine Road. The parcel is owned by Carla Kingsley Trust and contains a single-family residence and accessory structure.

General Plan Designations: ~~Low-Density Residential,~~ Medium Density Residential

Zoning: ~~R1-20,000 (Single-Family Residential, 20,000 square-foot minimum parcel),~~
R1-6,000 (Single-Family Residential, 6,000 square-foot minimum parcel)

Proposed General Plan Designation: Business and Professional

Proposed Zoning: BP, Business Professional



Source: City of Placerville Zoning Map

Description of Project:

The project would amend the general plan land use and zoning designations for the Assessor's Parcel Numbers (APN) provided under the "Project Location" within Subarea 1, APN 051-120-01 in Subarea 2, and the portion of APN 051-120-19 located in Subarea 3 lying westerly of the centerline of Washington Street, from Low Density Residential and Medium Density Residential land use respectively, and R1-6,000 and R1-20,000 zoning to Business and Professional land use and BP, Business Professional zoning. The portion of Subarea 3 lying easterly of the centerline of Washington Street would retain the Medium Density Residential land use and R1-20,000 zoning. All except APN 051-120-01 (3280 Washington Street), located in Subarea 2, are owned by Marshall Medical Center (MMC). The City included APN 051-120-01 in the general plan land use and zoning designation amendment for land use continuity with the adjoining Subarea 3. the 2.5 acre parcel, APN 051-120-19 (3292 Washington Street) that MMC would demolish one 1,244 square foot single-family residence, grade, construct, landscape and operate a 51 space parking lot facility for MMC employees.

City staff contacted the owner of APN 051-120-01 and the neighboring Church of Jesus Christ of Latter-Day Saints Church (APN 004-101-15), 3275 Cedar Ravine Road, to gauge their interest in including their properties in the general plan land use and zoning designation amendments. Both responded. The Church stated they were not interested. The owner of APN 051-120-01 stated they would like their property re-designated.

Subarea 3 contains the a 2.5 acre parcel, APN 051-120-19 (3292 Washington Street) that MMC would demolish one 1,244 square foot single-family residence, then grade, construct, landscape and operate a 51 space parking lot facility for MMC employees.

In addition, street frontage improvements of road widening to twenty-four feet (24') of asphaltic concrete pavement, plus curb, gutter and a 4.5' in width sidewalk would be installed along the west side of Washington Street an approximate six hundred lineal feet (600') length, consistent with City Street Standards. Road widening would add approximately two to four feet (2-4') of additional pavement depending on the location. These improvements would include the 3292 Washington Street parcel frontage with the parking lot construction, and the Washington Street parcel frontages of 3280 Washington Street (APN 051-120-01), 3266 Washington Street (APN 004-061-27) and 3260 Washington Street (APN 004-061-15). The project would also construct new driveways for the parcels at 3280, 3266 and 3260 Washington Street and their onsite uses. To accommodate the proposed street frontage improvements, the granting of additional Washington Street right of way is proposed. Existing right of way is variable in width along the project's Washington Street frontage. New right of way dedication would be fifty feet (50'),