



"Placerville, a Unique Historical Past Forging into a Golden Future"

Planning Commission Staff Report

Meeting Date: April 5, 2022

Prepared By: Pierre Rivas, Development Services Director

Case File: Variance (VAR) 22-01

Request: Consider a request to allow a 3.0 foot side-yard setback where 10 feet is required in the Business Professional-Historic (BP-H) Zone District (City Code Section 10-5-8(D)), for the construction of a concrete pad for installation of heating, ventilation, and air conditioning (HVAC) unit.

Summary Recommendation: Staff recommends approval of the request with the findings and conditions of approval herein.

Owner/ Applicant: Marshall Medical Center

Location: 1000 Fowler Way, located at the terminus of Fowler Way, approximately 500 feet northwest of its intersection with Marshall Way (See Attachment 1). Assessor's Parcel Number: 004-051-039, comprising 1.886 acres

Zoning: Business Professional – Historic District (BP – H)

Note: The parcel is partially within the Historic District. The proposed location of the HVAC unit is not located within the Historic District.

General Plan: Business Professional (BP)

AUTHORITY FOR APPLICATION: New construction encroaching into setback areas requires approval of a variance application by the Planning Commission pursuant to Sections 10-3-1(C) and 10-3-5 of the Zoning Ordinance. With a minimum side yard setback of 10 feet, Planning Commission approval is required to authorize a side yard setback of 3 feet from the property line.

BACKGROUND AND REQUEST:

Yards are generally defined as follows:

Front Yard: Area between any contiguous street right of way and a line drawn parallel thereto at such distance therefrom as specified in this Ordinance for any zone, and extending between side parcel lines.

Rear Yard: Area between the rear parcel line and a line drawn parallel thereto at such distance therefrom as specified in this Ordinance for any zone and extending between side parcel lines.

Side Yard: Area between each side parcel line and a line drawn parallel thereto at such distance therefrom as specified in this Ordinance for any zone.

The current owner, Marshall Medical Center, have submitted a building permit application to the City Building Division to place a 5'-6" wide by 8' long HVAC unit on a concrete pad to serve the new cardiac rehab clinic. The unit is to be located 3' from the property line along the side of the existing building within the side yard. Refer to the Applicant Submittal Package (Attachment 2) that contains a thorough description and exhibits of the property and the request.

Variance approval is necessary for the proposed construction that would encroach into the side yard setback of the parcel. In order to approve any variance, the Planning Commission must make the following findings:

That the granting of the request would not constitute a special privilege not enjoyed by others in the vicinity; the granting will not be detrimental to the public health, safety, convenience and welfare; and, that the granting of the variance would not injure property or improvements in the vicinity of the site.

Based upon the description of this request and exhibits relating thereto, the Commission can make findings to justify the granting of the variance. Among the unusual circumstances that apply to the property include the 30% slope and the multi-story developed nature of the site as shown in the Applicant Submittal Package (Attachment 2). The topography is such that the adjacent property is not accessible at this location and the HVAC unit will not be visible from the street or neighbors. The adjoining use is a parking lot. These circumstances confirm that this request would not be a grant of special use or privilege not enjoyed by others in the vicinity and under the same zoning designation.

ENVIRONMENTAL ASSESSMENT

This request is categorically exempt from environmental review pursuant to Section 15305(a) of the California Quality Act Guidelines, in that it involves minor alterations (set back variance) in land use limitations not resulting in the creation of a new parcel.

CONCLUSION AND RECOMMENDATION

As described above, this request would not create additional impact upon public services, facilities, or any additional impact upon the neighborhood or surrounding uses.

Staff recommends that the Planning Commission take the following action:

- I. Adopt the Staff Report as part of the public record.

II. Make the following findings:

- (a) The project is categorically exempt from environmental review according to Section 15305(a) of the Environmental Quality Act Guidelines, in that the request involves a setback variance not resulting in the creation of a new parcel.
- (b) Due to the existing built nature of the site and surrounding area, as demonstrated in the analysis of staff report and the applicants application, Attachment 2, the granting of this request does not constitute a special privilege not enjoyed by others in the vicinity and zone in which the property is located.
- (c) Due to project site topography, and proximity of proposed construction to neighboring properties that are demonstrated and described in staff's report and attachments, the granting of this request will not be detrimental to the public health, safety, convenience and welfare, nor injurious to properties and improvements in the vicinity of the subject site.

III. Approve Variance 22-01, subject to the following conditions of approval:

- 1. These conditions and requirements shall apply to Variance 22-01, a request by Marshall Medical Center for a setback variance that allows a 3.0 foot side-yard setback where 10 feet is required for the installation of a concrete pad for placement of an HVAC unit.
- 2. Approval is granted for the Variance request described in the application dated March 11, 2022, and staff's report and exhibits dated April 5, 2022, except as modified by the conditions of approval.
- 3. The permit shall apply only to the installation of an HVAC unit at this location at 1000 Fowler Way, Assessor's Parcel Number 004-051-039, regardless of any change of ownership, and may not be transferred to another parcel.
- 4. These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.
- 5. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.

Attachments:

- 1. Location Map
- 2. Applicant Submittal Package

ATTACHMENT 1 - LOCATION MAP



ATTACHMENT 2 - Application

	CITY OF PLACERVILLE PLANNING APPLICATION	Date: <u>3-11-22</u>
		Zoning: <u>BP</u> GP: <u>BP</u>
		File No: <u>VAR 22-01</u>
		Filing Fee (PZ) <u>\$500.00</u>
		Filing Fee (EN) <u>16008</u>
		Receipt No: <u>16008</u>

REQUEST FOR:

- ☐ Annexation ☐ Boundary Line Adjustment ☐ Certificate of Compliance ☐ Conditional Use Permit
☐ Environmental Assessment ☐ Environmental Impact Report ☐ Final Subdivision Map ☐ General Plan Amendment
☐ General Plan Consistency ☐ Historic District Review ☐ Landscape Plan Review ☐ Map Amendment ☐ Merger
☐ Minor Deviation ☐ Planned Development ☐ Preliminary Plan Review ☐ Sign Package Review / Amendment
☐ Site Plan Review ☐ Temporary Commercial Coach ☐ Temporary Use Permit ☐ Tentative Parcel Map
☐ Tentative Subdivision Map ☒ Variance ☐ Zone Change

DESCRIPTION:

Installation of HVAC equipment with reduced setback from property line. Existing zoning requires 10 foot setback. Due to topography and existing conditions, this variance request proposes a 3' setback.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Craig Ganes
MAILING ADDRESS 1100 Marshall Way
Placerville, CA 95667
PHONE 530-626-2896
EMAIL cganest@marshallmedical.org

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Marshall Medical Center PHONE 530-626-2896
MAILING ADDRESS 1100 Marshall Way, Placerville, CA 95667
EMAIL ADDRESS cganest@marshallmedical.org

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME _____ PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

See attached

DESCRIPTION OF PROPERTY (Attach legal deed description)

Lot 1 as shown in Parcel Map, Book 22, Page 34, Official Records, El Dorado County
STREET ADDRESS 1000 Fowler Way, Placerville, CA
ASSESSOR'S PARCEL NO.(S) 004-051-39

Above described property was acquired by owner on

Month April Day 15th Year 2020

**CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252**

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by **subdivision** tract developers. Give date said restrictions expire.

N/A

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.


Applicant's Signature

Craig Ganes
Printed Name of Applicant(s)

3/8/22
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.


Signature of Property Owner

Siri Nelson
Printed Name of Property Owner

3/9/22
Date

Signature of Property Owner

Printed Name of Property Owner

Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

File Number: _____

Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: Marshall Medical Center - HVAC Variance 2022

City: Placerville

Name of Owner: Marshall Medical Center Telephone: 622-1441

Address: 1100 Marshall Way, Placerville, CA 95667

Name of Architect, Engineer or Designer: Warren Consulting Engineers, Inc.

Address: 1117 Windfield Way, Suite 110, EDH, CA 95762 Telephone: 916-985-1870

Project Location: 1000 Fowler Way, Placerville, CA 95667

Assessor's Parcel Number(s): 004-051-39

General Plan Designation: BP/H, Zone Map 3

Zoning: BP/H, Zone Map 3

Property size

Gross (sq. ft./acre): 82,150 Sq. Ft. (1.886 Acres)

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : Same

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: HVAC Unit installation for existing building
2. What is the number of units/parcels proposed? 1 (No Change)
3. What is the gross number of units per acre? N/A
4. Site Size: 8' x 6'
5. Square footage of each use: N/A - HVAC on existing building only
6. Number of floors of construction: N/A - HVAC on existing building only
7. Amount of off-street parking provided: N/A - HVAC on existing building only
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations. N/A - HVAC on existing building only, sketch provided.
9. Proposed scheduling: Propose Construction Spring 2022
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A - HVAC on existing building only

12. If industrial, indicate type, estimated employment per shift, and loading facilities
N/A - HVAC on existing building only

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A - HVAC on existing building only

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: Variance - HVAC Setback

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. N/A - HVAC on existing building only

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. N/A - HVAC on existing building only

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity. <u>little to no difference in noise levels from unit install at 10' setback.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more. <u>Existing Development</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. _____
N/A - HVAC on existing building only.

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. _____
Residential, single family. No special plants or animals.

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)
50 0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% 50 Over 35
32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? No
If yes, please explain: _____
33. Describe the amount of cut and fill necessary for the project: N/A

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. N/A
35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: 1200 Feet - Hangtown Creek
36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No, N/A
37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No, N/A
38. Does the project area contain any wet meadows, marshes or other perennially wet areas? No, N/A If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: Trees and grasses
40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? None, N/A

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes?
(Hydrant, pond, etc.): Hydrants, City Water System
42. What is the distance to the nearest fire station? 2,800 feet
43. Will the project create any dead-end roads greater than 300 feet in length? No
44. Will the project involve the burning of any material, including brush, trees and construction materials? No

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? No
46. What types of noise would be created by the establishment of this land use, both during and after construction? Typical medical office type noises, HVAC equipment likely the loudest noise to emanate from this area.

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? No.

WATER QUALITY

48. What is the proposed water source: EID ☒ City of Placerville Well Other
49. What is the water use? (residential, agricultural, industrial or commercial): Commercial
Med. Office

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? No
- If yes, what is the regulatory identification number: _____
- Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): No

SEWAGE

53. What is the proposed method of sewage disposal? N/A
Septic System ☒ City Sewer Other: _____
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No - HVAC installation on existing building only.
56. Will the project reduce or restrict access to public lands, parks or any public facilities? No
57. Will the project change the L.O.S. on any existing roads? No

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? No
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No, HVAC work on existing facility only
60. Will the project require the extension of existing public utility lines? No If So, identify and give distances: _____

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No, HVAC work on existing facility only
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? No
64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: N/A

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

3/8/22
Date

Craig Jones
Signature

CITY OF PLACERVILLE, CALIFORNIA
APPLICATION FOR VARIANCE

To: Planning Commission and /or City Council

Variance No. _____

Date: _____

Hearing Date: _____

I hereby request a Variance from the provisions of the Zoning Ordinance, and submit the following information:

Applicant: Craig Ganes Telephone: 530-626-2896 Email: cganesh @marshallmedical.org

Mailing Address: 1100 Marshall Way, Placerville, CA 95667

I am: _____ the recorded owner of the subject property _____ purchasing the property

X _____ agent authorized by the owner _____ lessee of the property

Request Permission to: Place a mechanical equipment pad 3' from Marshall Medical Center's property line.

on land situated at 1000 Fowler Way, Placerville, CA 95667

(address)

located on the X north _____ south _____ east _____ west side of said street between Marshall Way

(cross street)

and Thompson Way in the Business Professional zone.

(cross street)

Assessor's Parcel No: 004-051-39

The description of this subject property is:

Lot 1 as shown in parcel map, book 22,
page 34, official records, El Dorado County

(Lot and Tract)

State justification for request, to include the following: (attach additional sheets if needed)

- (1) What are the special circumstances applicable to the property involved, including size, shape, topography, location or surroundings which cause the strict application of the zoning ordinance to deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification:

The building was constructed to the minimum distance requirement of 10' to the adjacent property to the north. We are requesting permission to place a 5'-6" wide by 8' long mechanical pad within 3' of the property line for placement of an HVAC unit to service the new cardiac rehab clinic. The topography is such that the adjacent property is not accessible at this location and the mechanical equipment will not be visible from the street or neighbors.

- (2) Why is the requested variance necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same vicinity and zone:

The neighboring immediate adjacent property to the north is not accessible due to topography and this request will not impact any uses of that property

(3) Why will the granting of the variance not be detrimental to the public health, safety, convenience and welfare or injurious to property or improvements in the vicinity in which the property is located:

The granting of this variance will be beneficial to the public health, allowing placement of a mechanical unit required for the relocation of a cardiac rehab clinic to a new location more suited for patient care. The variance will also not be detrimental to public safety, convenience, or welfare, nor injurious to property improvements in the vicinity, as the topography in the location of the variance request is not accessible for use for any other purpose.

(4) Why will the granting of the variance not be contrary to the objectives of the zoning ordinance and the General Plan:

The granting of this variance will support the objectives of the zoning ordinance and General Plan by allowing the use of land that isn't accessible for other uses to be used for a mechanical equipment pad to service a relocated cardiac rehab clinic into a new space more suitable for patient care.

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The variance shall become effective and be issued eleven (11) calendar days after the Planning Commission granted the permit unless an appeal has been filed, in which case the variance shall not be issued until the granting of the permit is affirmed on appeal.

I hereby certify that all of the information in this application is, to the best of my knowledge and belief, true and correctly represented and that I have read and understood Title 10, Chapter 10, Section 5 (Variances) of the Placerville Zoning Ordinance.

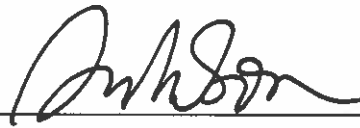


(Signature of Applicant)

Craig Ganes

Applicant Name (print)

Address: 1100 Marshall Way, Placerville, CA 95667



(signature of Property Owner)

Siri Nelson

Property Owner's Name (print):

Address: 1100 Marshall Way, Placerville, CA 95667

DO NOT WRITE BELOW THIS LINE

Final Action By:

 Planning Commission

 DENY

 APPROVED SUBJECT TO CONDITIONS

 City Council

 DENY

 APPROVED SUBJECT TO CONDITIONS

PV-229497-CI

DESCRIPTION

All that certain real property situated in the City of Placerville, County of El Dorado, State of California, more particularly described as follows:

Lot 2, as shown on that certain Parcel Map filed November 20, 1978 in the office of the County Recorder of said County in Book 22 of Parcel Maps, Page 34.

Assessor's Parcel No. 004-051-039-000



BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AND IS BASED UPON FIXED MONUMENTS AND RECORD BEARINGS.

REFERENCES

FOWLER SUBDIVISION
UNIT NO. 1 (30 C-4)

LEGEND

- SET BY REBAR WITH 1/2" ALUM. TOP STAMPED R.C.E. 22180 - 1978
- FOUND BY C.I.P. STAMPED AS SHOWN
- ⊙ FOUND AS SHOWN
- COMPUTATION POINT - NOTHING FOUND NOTHING SET

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF NED T. BAKER ON AUGUST 15, 1978. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

W.W. Furtwangler
W.W. FURTWANGLER R.C.E. 22180

22-34

PARCEL MAP

PORTION LOT 28, BLOCK 20

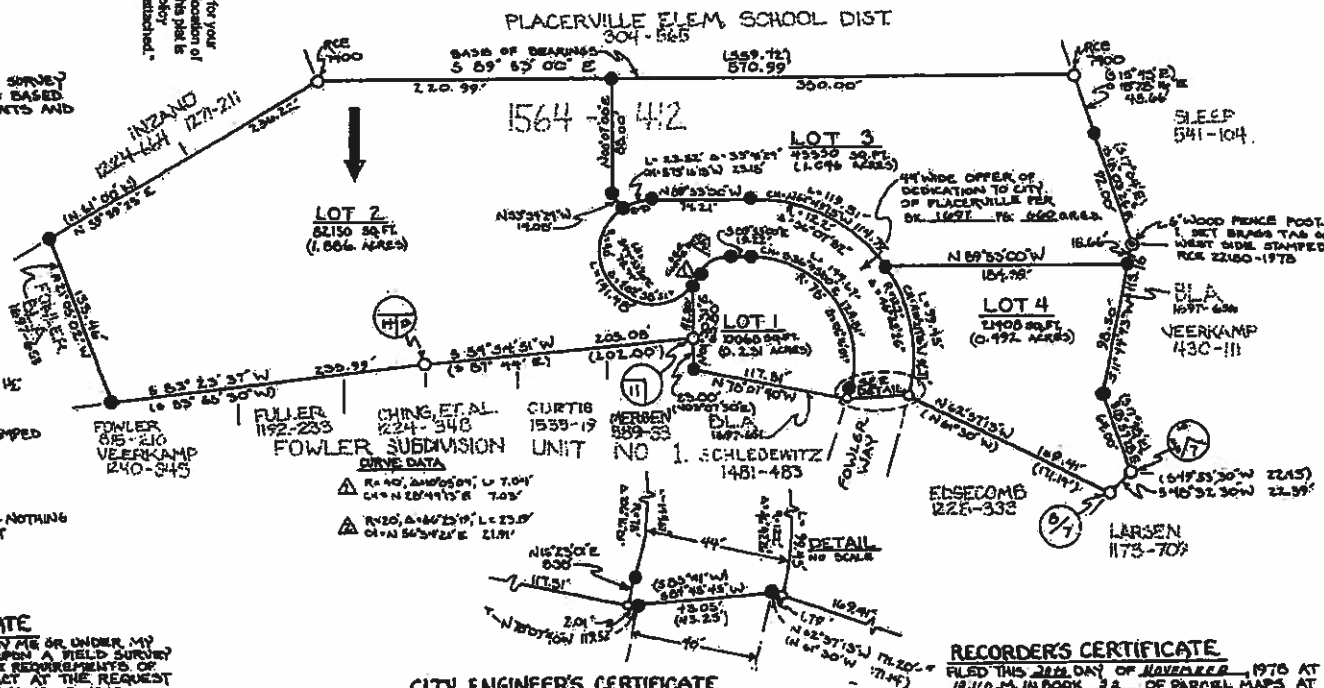
CITY OF PLACERVILLE

COUNTY OF EL DORADO, CALIFORNIA

FURTWANGLER ENGINEERING

SEPTEMBER 1978

SCALE 1"=50'



CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED NOVEMBER 20, 1978

Michael W. Foster
MICHAEL W. FOSTER R.C.E. 25647
CITY ENGINEER
CITY OF PLACERVILLE

RECORDER'S CERTIFICATE

FILED THIS 22ND DAY OF NOVEMBER 1978 AT PLACERVILLE IN BOOK 32 OF PARCEL MAPS AT PAGE 34 AT THE REQUEST OF NED T. BAKER DOCUMENT NO. 58823

JAMES W. Sweeney
JAMES W. SWEENEY
RECORDER
COUNTY OF EL DORADO

BY Barry Pears 22-
DEPUTY

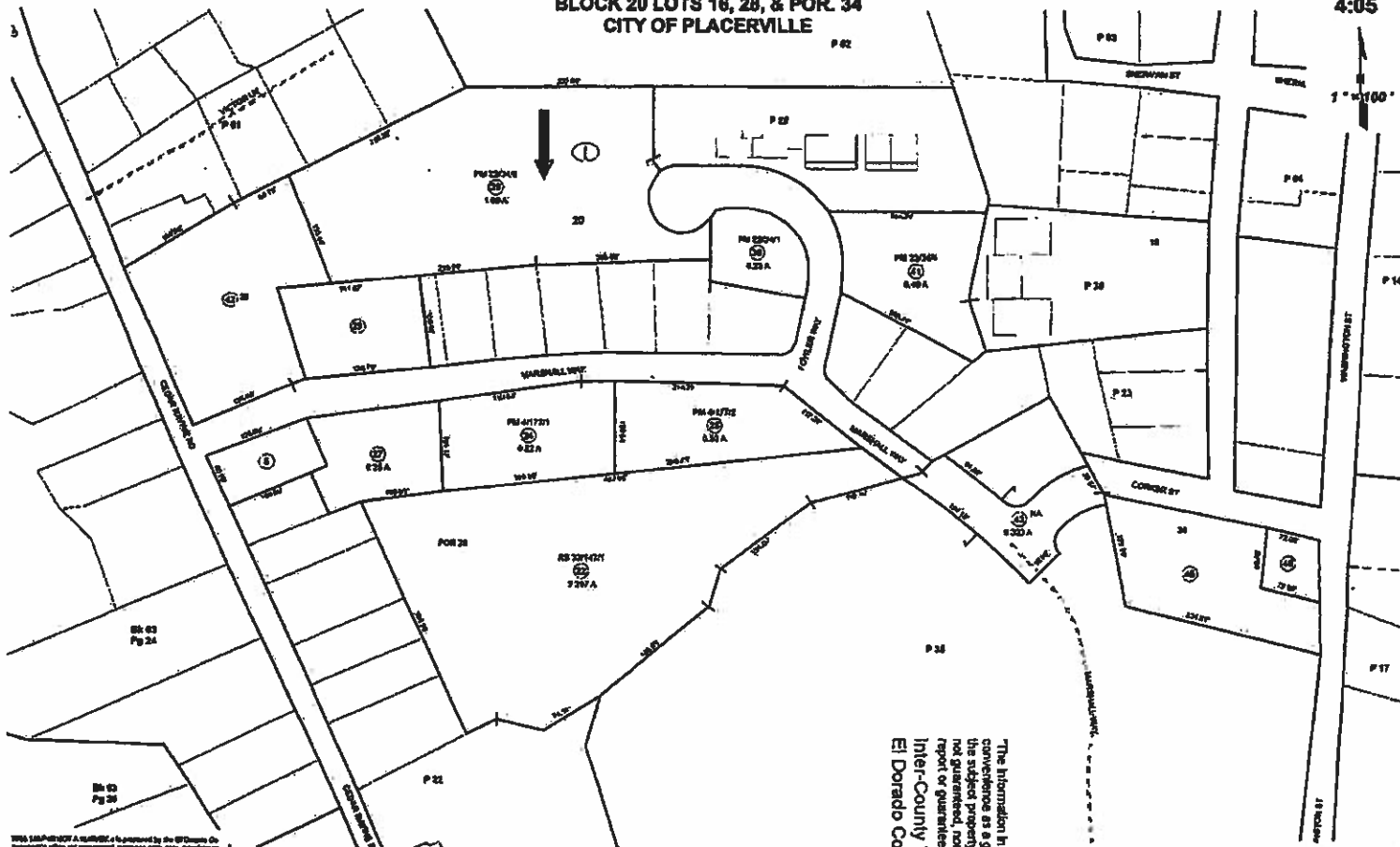
EXISTING ASSessor's PARCEL No. 4-05-26

TENTATIVE MAP No. 17-18

APPROVED 7-15-77

**BLOCK 20 LOTS 16, 28, & POR. 34
CITY OF PLACERVILLE**

4:05



THIS MAP AND ANY ATTACHMENTS ARE PREPARED BY THE CITY OF PLACERVILLE. THE CITY OF PLACERVILLE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PLACERVILLE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Acres are Estimates

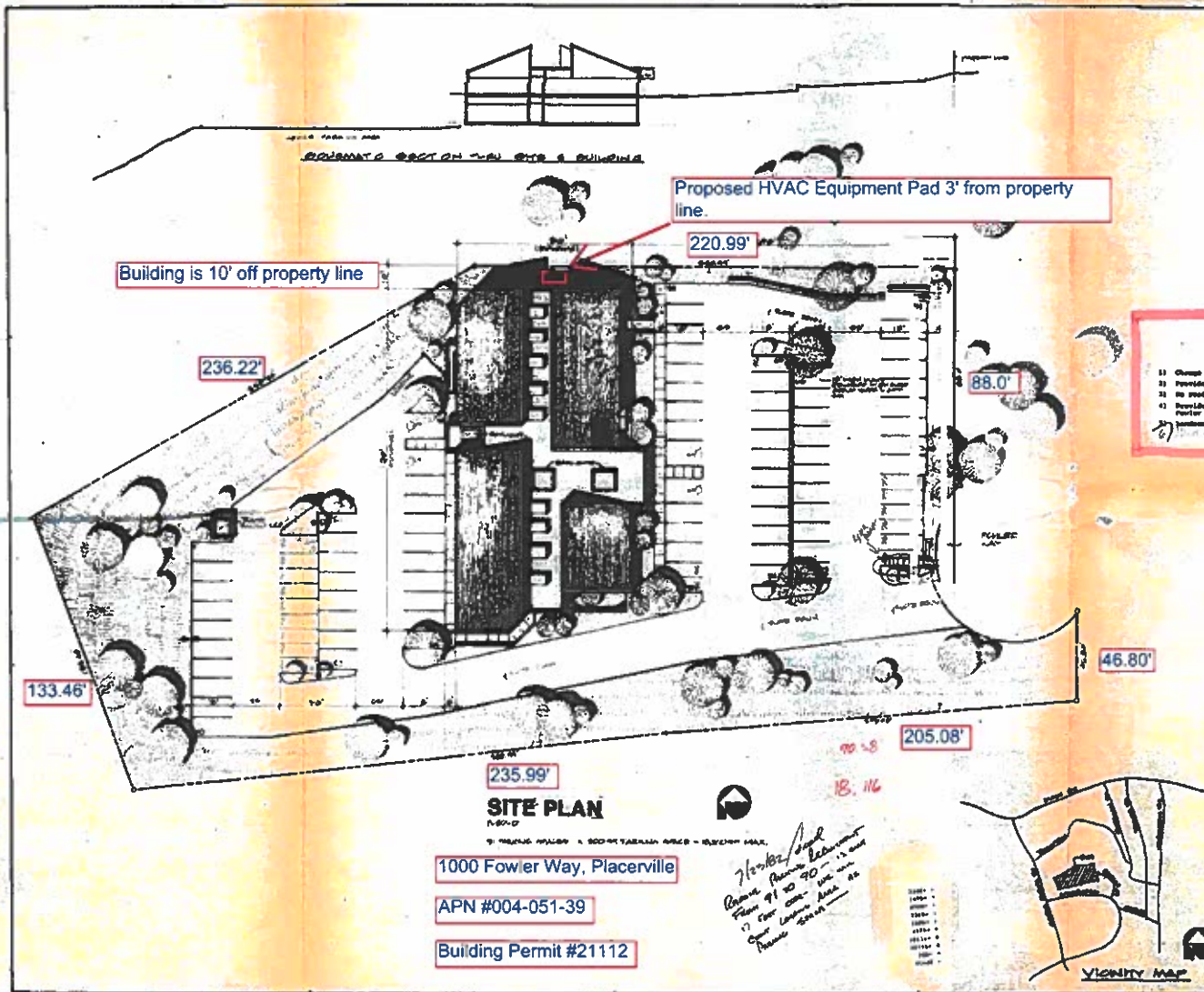
Adjusted Map/Parcel Boundary Data Set
Adopted by the Board of Supervisors in October
November, 2013. Parcel Boundary Map in Office

The information in this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy report or guarantee to which it may be attached.

Inter-County Title Co. of
El Dorado County

Rev. Jun 30, 2014

Assessor's Map Bl. 004, Pg. 05
County of El Dorado, CA



GROUP - ARCHITECTURE & PLANNING
 1500 N. MAIN ST. SUITE 100
 PLACERVILLE, CALIF. 95367

- Comments on Remarks*
- 1) Change the plan so only 10' setback and square are shown.
 - 2) Provide proper setbacks for each parking space.
 - 3) No roof equipment will be visible.
 - 4) Provide a pedestrian walkway between the building and parking lot.
- 7/15/82/Spd

MARSHALL MEDICAL BUILDING
 PLACERVILLE CALIFORNIA

SPR 81-03

PROJECT NUMBER: 50-40
 DATE: 1-10-82
 REVISIONS:

1

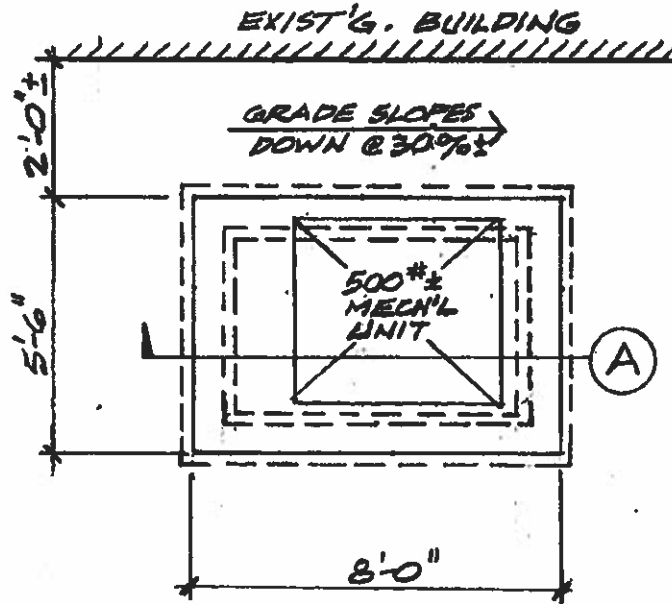




BAILEY & ASSOC. STRUCTURAL ENGINEERS
P.O. BOX 305 · GARDEN VALLEY, CA 95633 · (530)333-1444

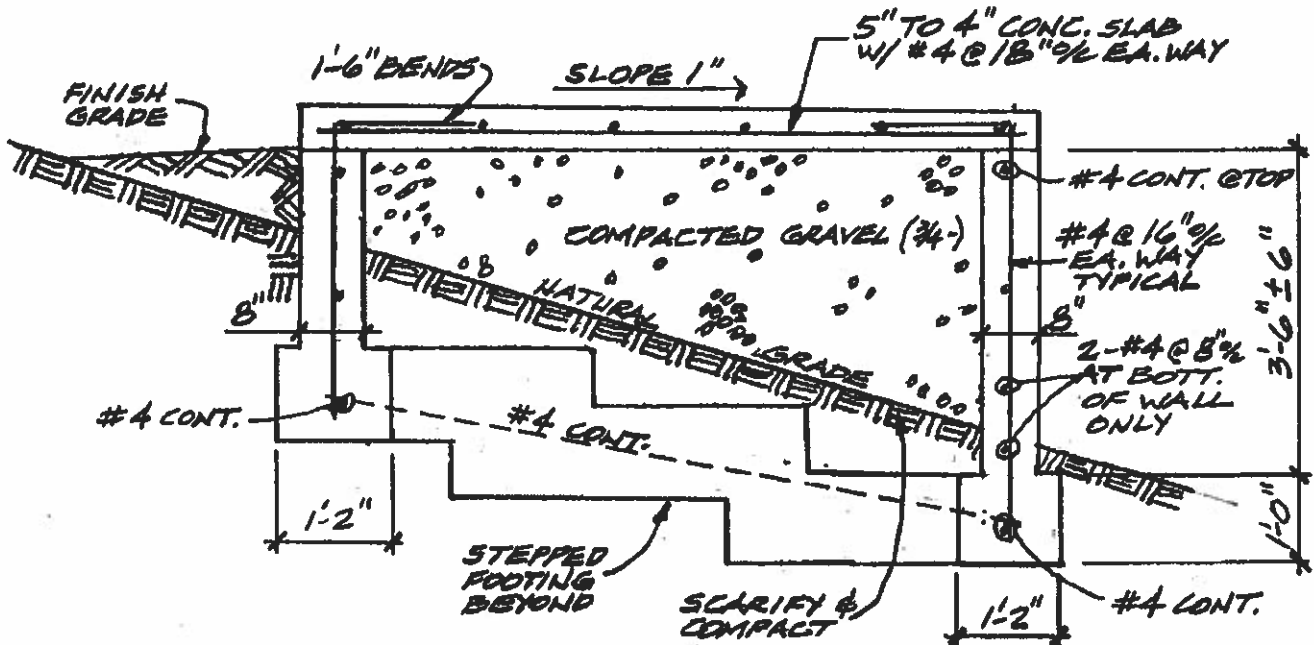
CLIENT CARTER-KELLY CONSTRUCTION DATE 11-19-21 BY RCB PROJECT NO. UU-236
PROJECT MECHANICAL EQUIPMENT PAD SHEET 1 OF 2
LOCATION 1000 FOWLER WAY PLACERVILLE, CA. REV. 12-6-21

MECHANICAL EQUIPMENT PAD



PLAN FOR EQUIPMENT PAD

1/4" = 1'-0"

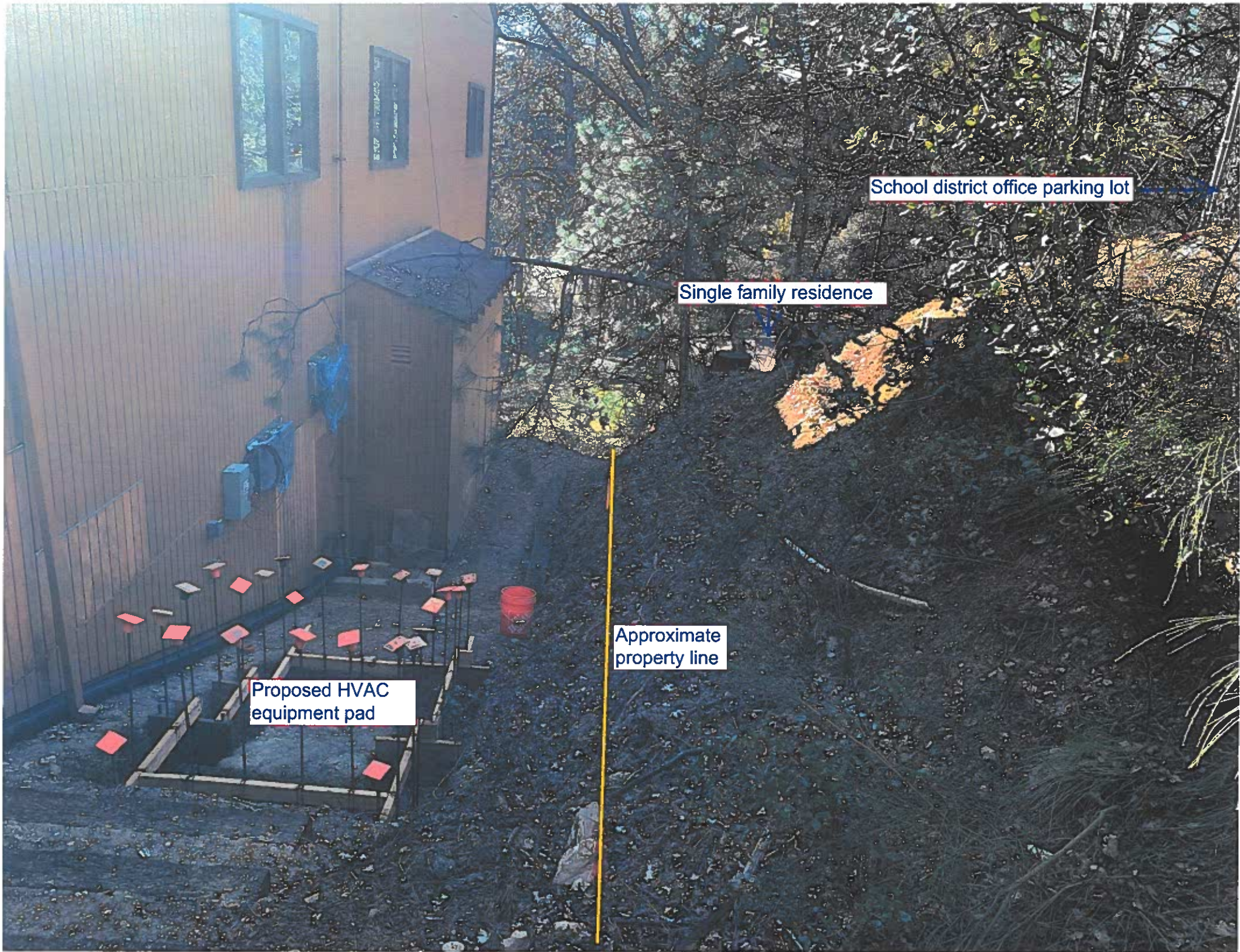


SECTION

A

1/2" = 1'-0"





School district office parking lot

Single family residence

Approximate
property line

Proposed HVAC
equipment pad