



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667

DRAFT CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: September 15, 2026
PROJECT NAME: Western Slope Health Center
PROJECT NUMBER: SPR26-01
DESCRIPTION: Consideration of a Site Plan Review application for the placement of an approximately 740 SF administrative/storage trailer (portable modular structure) on the existing Western Slope Health Center site in the BP (Business-Professional) zone. The trailer is proposed for storage and supplemental administrative office space for existing staffing (no increase in staff count). The request includes related site plan details addressing setbacks, parking, and utility connection.
OWNER: 3280 Washington Street, LLC
APPLICANT: Rosebud Holdings, LLC
LOCATION: 3280 Washington Street
ASSESSOR'S PARCEL NUMBER(S); 051-120-056

Note: Any conditions revised at the hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the department originating the condition.

STANDARD CONDITIONS

1. The permit for the above-referenced Site Plan Review consists of all Conditions of Approval herein.
2. The Project Site shall be maintained in accordance with these Conditions of Approval.
3. Site Plan Review Expiration. The approval of the Site Plan Review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. The Planning Commission may grant a one-year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to the project when granting the extension

4. The use hereby permitted is for the modifications and operation of storage and office uses located in a trailer at 3280 Washington Street.
5. The permittee shall defend, indemnify, and hold harmless the City of Placerville, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Placerville or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Placerville, its advisory agencies, appeal boards, or legislative body concerning SPR 26-01. The City of Placerville will promptly notify the permittee of any such claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the permittee or fails to cooperate fully, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
6. This approval is subject to the City of Placerville Zoning Ordinance Chapter 10-4-9 (Site Plan Review) and is subject to all timing requirements therein.
7. This site plan review approval authorizes the addition of a 744 sq ft trailer.
8. The uses and improvements authorized pursuant to this approval shall comply with all applicable provisions of the Placerville City Code, Zoning Ordinance, and all other applicable local, state, and federal regulations. The development and operation of the premises shall conform substantially with the approved site plan (Attachment A), unless otherwise amended by these conditions.
9. The applicant/permittee shall be responsible for securing all necessary permits and approvals from other City departments and outside agencies.
10. Any new use, modification, expansion, or activities not authorized under this Site Plan Review shall require a new application and approval by the Planning Commission.
11. The additional building area of 740 square feet at the TIM rate of \$11.03/SF (\$8,162.20) is due now since the building is in place.
12. The plans say that the plumbing connections for the toilet room will be to the "existing". If "existing" means existing building, there would not be additional sewer and water connection fees and connection would be a building/plumbing issue. If "existing" means existing sewer and/or water mains in the area, then plans will need to be submitted to engineering and additional fees will be due.

OPERATIONAL CONDITIONS

13. Submit three complete construction copies of the proposed building plans. The building should be designed to meet all the 2025 California Building, Plumbing, Mechanical, Fire Codes, and accessibility requirements.
14. All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.

ENFORCEMENT

15. This Site Plan Review may be revoked or modified by the Planning Commission for violation of any condition of approval or for other good cause following a public hearing.
16. Failure to comply with any condition of approval shall constitute a violation of the Placerville Municipal Code and may result in enforcement action, including fines, permit revocation, or other remedies available to the City.

END OF CONDITIONS