



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667

DRAFT CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: September 15, 2026
PROJECT NAME: Ruthhaven Congregate Living Health Facility
PROJECT NUMBER: CUP07-01R1
DESCRIPTION: Consideration of a request to amend Conditional Use Permit (CUP) 07-01 to allow the property to reestablish the previous use as a residential care facility to allow a 9-bed congregate living health facility, tenant improvements and parking lot improvements, in the Single Family Residential - 20,000 sq. ft. minimum (R1-20) zone located on a 0.58-acre parcel located at 1364 Ruthhaven Road (APN 049-340-041). Categorically Exempt from CEQA Guidelines Section 15061(b)(3) (Common Sense) & 15301 (Existing Facilities).
OWNER: The Wise Path, LLC
APPLICANT: Isabel Molina
LOCATION: 1364 Ruthhaven Road
ASSESSOR'S PARCEL NUMBER(S); 049-340-041

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 Conditional Use Permit consists of all Conditions of Approval herein.
2. The Project Site shall be maintained in accordance with these Conditions of Approval.
3. The use hereby permitted is for the operation of a residential care facility (congregate care) within the existing building located at 1364 Ruthhaven Road. No new exterior construction or major exterior alterations to the existing building are authorized under this approval.
4. 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 CUP 07-01R1. 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.

5. This approval is subject to the City of Placerville Zoning Ordinance Chapter 10-3 (Conditional Use Permits and Variances) and is subject to all timing requirements therein.
6. 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.
7. The applicant/permittee shall be responsible for securing all necessary permits and approvals from other City departments and outside agencies.
8. Any new use, modification, expansion, or activities not authorized under this Conditional Use Permit shall require a new application and approval by the Planning Commission.

OPERATIONAL CONDITIONS

9. Maximum occupancy for events shall not exceed 250 persons at any one time, consistent with prior approvals (CUP 01-01).

ENFORCEMENT

10. This Conditional Use Permit 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.
11. 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.

ENGINEERING

12. Regarding the proposed parking lot layout shown on the Site Plan (Sheet A1.0), Engineering has the following comments:
 - a. In Accordance with Section 10-4-4 of the City Code:

- i. (C) 3. Each parking stall shall have a minimum size of nine feet by eighteen feet (9'x18') when free of obstructions such as columns or walls, and ten by eighteen feet (10'x18') where columns or walls are located adjacent to the space.
 - o The Site Plan does not show the length of the proposed parking spaces.
 - o Parking spaces 1-4 are shown as parallel parking spaces, and parking spaces 5-10 are shown as angled spaces.
 - o Wheel stops are typically not recommended for parallel parking spaces.
- ii. (C) 4. Parking aisles shall have a minimum width of twelve feet (12') when stalls are parallel to the aisle or up to an angle of forty degrees (40°); seventeen feet (17') when stalls are at an angle between forty degrees (40°) and seventy degrees (70°); and twenty-four feet (24') when stalls are at an angle between seventy degrees (70°) and ninety degrees (90°).
 - o The Site Plan does not show the width of all parking drive aisles.
 - o It is not clear if the aisles adjacent to the parking areas are intended for one-way or two-way access. It will be difficult for drivers to exit either of the parking areas without backing all the way out to the main driveway due to the angle of the spaces.
- iii. (D) 1. Each driveway, parking stall, loading berth; all parking lots; new and used vehicle sales lots; except those serving one-family dwellings, shall be graded, drained, and surfaced with a minimum of two inches (2") of asphaltic concrete over four inches (4") of aggregate base, as per city standards
 - o The Site Plan does not show the proposed parking lot pavement section.
- b. The van-accessible parking space must be 8 feet wide and run the full length of the parking space. The required 18 ft parking space length is not confirmed on the Site Plan.
- c. The El Dorado County Fire Protection District shall review and approve the proposed parking lot configuration.
- d. The Site Plan shows a proposed 3-foot retaining wall. Please note that any wall with 4 feet or greater retained wall height (measured from the bottom of footing to the top of wall) or walls shorter than 4 feet supporting a surcharge will require complete construction design details prepared by a California Registered Civil Engineer.

13. Improvement plans shall be submitted to the Development Services Department for the site improvements for review, approval and issuance of a Construction Permit. Improvement plans shall conform to the City Code and all City standards and shall be approved by the El Dorado County Fire Protection District, the Development Services Director, and City Engineer.
14. All proposed grading shall conform to the Uniform Building Code, City Grading Ordinance, and all other relevant laws, rules and regulations governing grading in the City of Placerville. Prior to commencing any grading of 50 or more cubic yards or two feet in cut/fill, the applicant may need to obtain a separate grading permit from the Engineering Department if the level of detail needed to comply with the Grading Ordinance cannot be shown on the Improvement Plans.
15. An Encroachment Permit shall be obtained for any work within the City right-of-way or work with City facilities/utilities.
16. New and existing ADA curb ramps and parking spaces shall be constructed or modified to meet current ADA standards.
17. Improvement plans shall show all existing utilities.
18. Parking lot and site drainage shall be accounted for. At the time of improvement plans, drainage calculations demonstrating no increase in runoff over pre-project/existing conditions will be required. On-site detention/retention may be necessary. The improvement plans shall include all necessary drainage facilities.
19. Proposed storm drain inlets shall be marked "Do Not Dump. Drains to Creek" or similar using permanent methods such as stamped concrete or flush marker cast into the concrete.
20. In accordance with the City's MS4 permit requirements (Water Quality Order No. 2013-0001-DWQ, General Permit No. CAS000004) with the Central Valley Regional Water Quality Control Board, the Engineering Department hereby requires the applicant to comply with City Code Section 7-15-14. The improvement plans shall include an erosion and sediment control plan with Best Management Practices. Low Impact Development measures will also be required.

END OF CONDITIONS