



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667

DRAFT CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: July 15, 2025
PROJECT NAME: Thompson House
PROJECT NUMBER: GPA25-01, ZC25-01 & CUP25-04
DESCRIPTION: A request to amend the Placerville General Plan Map, changing the 1.01 acre property from Business and Professional (BP) to High Density Residential (HDR), amend the Placerville Zoning from Business and Professional (BP) to Medium Density Multi-Family Residential (MDR), and a Conditional Use Permit to re-establish the residential use.
APPLICANT: Sean Manwaring & Jacob Rigoli
LOCATION: 3062 Cedar Ravine Road
ASSESSOR'S PARCEL NUMBER(S); 003-241-067

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 and property consists of all Conditions of Approval herein.
2. The Project Site shall be maintained in accordance with CUP25-04 conditions of approval.
3. The use hereby permitted is for the re-establishment of a single-family residence at 3062 Cedar Ravine Road, within the proposed Medium Density Multi-Family Residential (R3) zone.
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 General Plan Amendment GPA25-01, Zone Change ZC25-01, and Conditional Use Permit CUP25-04. The City of Placerville will promptly notify the permittee of any such claim, action, or proceeding against the City of Placerville and will cooperate fully in the defense. If the City fails to promptly notify the permittee of any such claim,

action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Placerville.

5. This approval is subject to the City of Placerville Code Chapter 10-3-6 Conditional Use Permits and is subject to timing specified in Sections (E) Conditional Use Permit Time Limits.
6. The uses entitled pursuant to the permit shall comply with the Placerville City Code and all other applicable City of Placerville ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
7. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, and any other necessary departments or agencies.
8. Any new use, modification or expansion of the use, or activities not authorized under this Conditional Use Permit, shall be subject to the review and approval of a new conditional use permit and City of Placerville City Code Section 10-4-10 (Historical Buildings in the City).