



**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: 8-26-2020
 Zoning: C GP: 2
 File No: CUP 20-02
 Filing Fee (PZ) \$700.00
 Filing Fee (EN) _____
 Receipt No: 3991

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: Use of building, yard, and parking lot
for a Montessori preschool serving children ages
18 weeks to 6 years.

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 Kid's Town Preschool Inc
 MAILING ADDRESS 3400 Robin Ln #7
Cameron Park, Ca 95682
 PHONE 916-337-5015
 EMAIL kidstownmontessori@yahoo.com

APPLICANT'S REPRESENTATIVE (if different)

NAME Resa Aldrich
 MAILING ADDRESS 4400 Fawn St
Shingle Springs, Ca 95682
 PHONE 916-337-5015
 EMAIL kidstownmontessori@yahoo.com

PROPERTY OWNER(S)

NAME Shirley Lumsden PHONE 530-306-0271
 MAILING ADDRESS 7009 Marks Dr. Placerville, Ca 95667
 EMAIL ADDRESS _____

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

NAME Jon Westphal PHONE 530-677-9840
 MAILING ADDRESS 6960 Guild Creek Rd. Shingle Springs Ca 95682
 EMAIL ADDRESS jon@jnwarchitect.com
 have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 1163 Placerville Dr. Placerville, Ca 95667
 ASSESSOR'S PARCEL NO.(S) 325-120-033
 Above described property was acquired by owner on _____
 Month Day Year 1960's

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.

None

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.

Resa Aldrich
Applicant's Signature

Resa Aldrich
Printed Name of Applicant(s)

8/26/20
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.

Shirley K. Lumsden
Signature of Property Owner

Shirley K. Lumsden
Printed Name of Property Owner

8-26-20
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.

RECEIVED

AUG 26 2020

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT

File Number: CUP 20-02

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: Kid's Town Preschool

City: Placerville, Ca 95682

Name of Owner: Shirley Lumsden - Property Owner Telephone: _____

Address: 163 Placerville Dr

Name of Architect, Engineer or Designer: Jon Westphal

Address: 6960 Gildcreek Rd Shingle Springs Telephone: 530-1677-9840

Project Location: 163 Placerville Dr. Placerville, Ca 95667

Assessor's Parcel Number(s): 32512033100

General Plan Designation: Commercial

Zoning: Commercial - C

Property size

Gross (sq. ft./acre): 0.46 acre

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): 0.3 acre

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

B. PROJECT DESCRIPTION

1. Type of project and description: Childcare/Preschool
2. What is the number of units/parcels proposed? 1
3. What is the gross number of units per acre? 1
4. Site Size: 1750 sq ft building, 1000 sq ft yard
5. Square footage of each use: 1750
6. Number of floors of construction: 1
7. Amount of off-street parking provided: 10
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.
9. Proposed scheduling: 7:30a - 5:30p

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: _____
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: City oriented - 1750 sqft
-
12. If industrial, indicate type, estimated employment per shift, and loading facilities
-
13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: _____
14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: Conditional Use for child care
15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. Drop off/Pick Up traffic from 7:30-9a and 4-5:30p.
16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

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 patters. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Site on filled land or on slope of 10 percent or more. | <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.).
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)
28. Is this project part of a larger project or series of projects.

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. _____

One 1750 sq ft building with backyard to be used for child care.

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 and commercial properties

surround the building on all sides.

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)
 ___ 0 to 10% ___ 11 to 15% ___ 16 to 20% ___ 21 to 29% ___ 30 to 35% ___ 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? _____
 If yes, please explain: _____
33. Describe the amount of cut and fill necessary for the project: _____

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. no
35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: miles away, Weber 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
37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? no
38. Does the project area contain any wet meadows, marshes or other perennially wet areas? no 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: landscape trees only
40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? none

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):
500 feet
42. What is the distance to the nearest fire station? 2 miles
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? children playing

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

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

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

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

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: none

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.

8/24/20
Date

Reen Aldrich
Signature

CD-021-P
01.17

For Kid's Town Preschool Inc.

Conditional Use Permit Questionnaire:

1. El Dorado County, including Placerville, is very impacted when it comes to programs meeting the needs of quality care for our youngest children. This Program will provide 26 additional spots for young children to learn and be care for by qualified individuals. Please see attached letter from Choices for Children regarding the need for Childcare.
2. Measurements of both indoor space and outdoor space by State Licensing have determined this building/yard to be adequate to serve 26 children.
3. Placerville Drive is a large, main road providing access to many retail and office buildings. This preschool will not increase traffic such that this street will be impacted. Our main hours of traffic will be between 7:30a-9:00a and 4:00p-5:30p, *MONDAY - FRIDAY.*
4. Montessori programs are known for their attention to curb appeal and aesthetically pleasing nature. This program intends to improve the property and cause no harm to the health, safety, and general welfare of the property. Given that the property was previously used for Bail Bonds, we feel this will be an upgrade for our community.

Please see attached letters from clients, future clients and local childcare agencies for recommendations on this project.

I, Reza Aldrich, hereby acknowledge that the above information is true and correct.

Reza Aldrich
Applicant Signature

8/26/20
Date

Reza Aldrich
Applicant Printed Name

APPEAL PROCEDURE: Any applicant or person claiming to be directly and adversely affected by any action of the Planning Commission may, within ten (10) days after said action, file a written appeal along with the appropriate fee, with the City Clerk for transmittal to the City Council. Said appeal shall stay the issuance of any permits in connection with the action, pending the decision of the City Council. Upon the receipt of an appeal, the City Council shall, after receiving a report from the Planning Commission, and after at least one (1) Public Hearing, render a decision sustaining, amending, or overruling the Planning Commission action.

I, Resa Aldrich, am speaking on behalf of Kid's Town Montessori Preschool in the proposal of our second location at 163 Placerville Drive.

To tell you a little about myself, I have 20 years of experience in the child care industry and have successfully occupied my current location at 3460 Robin Lane Cameron Park for 12 years. My inspiration to expand was led by my 6 month waiting list in all 3 age groups (infants, toddlers, and preschool) year after year. The impacted child care industry in El Dorado County has motivated me to meet the needs and demands of the public, as well as the demographics of Placerville and its surrounding areas.

163 Placerville Dr. is a prime location for child care due to its accessibility from Hwy 50, its central location of Placerville, its safe distance from the street as well as its compliance to building code. I currently have several clients that live and work in Placerville that will be relieved to have a shorter commute to their school.

I would like to address some of the potential concerns that may arise from the nearby neighbors. First, is the neighboring driveway that may be used as an exit. After researching the road, it has been determined that this road is included in the parcel located at 163 Placerville Dr. Next is the noise level of the children playing outside during our 9am- 4pm recess hours. My dearest concern is the Sunset Knoll neighbor approximately 60 feet from our yard. The playground is set down below a retaining wall of castle wall blocks and dirt. I believe this will help contain the noise that the children will make while playing. Our

maximum number of children licensed to be on the yard at one time is 12.

My next potential concern to the nearby neighbors is traffic. This location is licensed for a maximum of 26 children ages 0-5 years old. Several of my current families have multiple children being dropped off at one time. The approximate amount of time each vehicle will be on grounds is 3-5 min with the highest traffic times being 7:30am- 9am drop off and 4pm-5:30pm pick up. Our staffing on an average day would be approximately 3-4 teachers. It is Kid's Town's goal to continue to provide exceptional child care for our local families, essential workers, and first responders in El Dorado County. We will be using rolling trash cans like those used by the neighbors for garbage containment and therefore will not need a dumpster or dumpster containment.



www.choices4children.org

Resource & Referral Program
Child Care Subsidy Program
Child Care Food Program
Training & Resource Development

May 23, 2019

To Whom It May Concern,

Choices for Children is the local Child Care Resource & Referral agency for El Dorado County. Our mission is to enrich children's lives through innovative support, education and enhance family services. Our programs put families at the center of a community of support services. Our primary function is to help parents select quality childcare which helps to keep them working. We have struggled to have enough providers to refer parents to, especially in El Dorado County. The lack of infant care has been an on-going issue for many years. Currently, if a parent wants a referral to a Center Based Infant Care program, we would have no programs to refer. With more than 50% of our requests for referrals being specifically for infant care, we are actively recruiting more providers to help fill the need.

Having a new Child Care Center open in El Dorado County with infant and/or preschool slots would be a wise investment in our community both economically and educationally. Should you have a need for additional information please do not hesitate to contact me.

Sincerely,

Jennifer Lawrence

Director

www.choicesforchildren.org

South Lake Tahoe Office
1029 Takela Drive, Suite 1
South Lake Tahoe, CA 96150
Phone: 530-541-5848
Fax: 530-541-1376

Cameron Park Office
3161 Cameron Park Drive, Suite 101
Cameron Park, CA 95682
Phone: 530-676-0707
Fax: 530-676-8416

Markleeville Office
100 Foothill Rd., Suite D-6
Markleeville, CA 96120
Phone: 530-694-2129
Fax: 530-694-1889

Special use permit narrative

From: wyattnbarry (wyattnbarry@gmail.com)

To: kidstownmontessori@yahoo.com

Date: Wednesday, August 19, 2020, 05:01 PM PDT

I Resa Aldrich am Speaking on behalf of Kids Town Montessori Preschool in the proposal of our up and coming second location at 163 Placerville Drive.

To tell you a little about myself, I have 20 years of experience in the child care industry and have successfully occupied my current location at 3460 Robin Lane Cameron Park for 12 years. My inspiration to expand was led by my 6 month out waiting list in all 3 age groups (infants, toddlers, and preschool) year after year. The impacted child care industry in El Dorado county has motivated me to meet the needs and demands of the public, as well as the demographics of Placerville and it's surrounding areas.

163 Placerville Dr is a prime location for child care due to its accessibility from Hwy 50, it's central location of Placerville, it's safe distance from the street as well as its compliance to building code. I currently have several clients that live and work in Placerville that will be relieved to have a shorter commute to their school.

I would like to address some of the potential concerns that may arise from the near by neighbors. First is the neighboring driveway that may be used as an evacuation route for fire exit only. Next is the noise level, of the children playing outside during our 9am- 4pm recess hours. My dearest concern is the ___ Sunset Knoll neighbor approximately 60 feet from our yard. I will take noise dampening precautions to our shared fence line as well as limit the distance children will be from your property line with inner perimeter fencing. Our maximum number of children licensed to be on the yard at one time is 12.

My next potential concern to the near by neighbors is traffic. This location is licensed for a maximum of 26 children ages 0-5 years old. Several of my current families have multiple children being dropped off at one time. The approximate amount of time each vehicle will be on grounds is 3-5 min with the highest traffic times being 7am- 9am drop off and 4pm-6pm pick up. Our staffing on an average day would be approximately 3-4 teachers. Here at Kids Town it is our goal to continue to provide exceptional child care for our local families, essential workers, and first responders in El Dorado County.

Sent from my Verizon, Samsung Galaxy smartphone

August 23, 2020

To Whom It May Concern:

It is with great pleasure that I recommend Kid's Town Montessori to anyone looking for quality childcare and preschool. My two children started at Kid's Town in 2017 when they were 2 years and 4 months, respectively. I had toured several in-home and center type facilities as well as met with several individual providers from Placerville to Pollock Pines prior to touring Kid's Town. Unfortunately, there was not an available facility in these areas that I felt okay with leaving my children at for various reasons so I expanded my search and found Kid's Town.

I had a positive experience with Kid's Town from the first time I called to ask about a tour and as soon as I walked in the door I knew this was going to be the perfect place for my children. Every staff person was very friendly and open to answering all my questions. I never felt rushed or felt like I was bothering staff with my questions.

Kid's Town is a very well-run facility. The facility is always clean and tidy and very welcoming. The pride of ownership really shines from this facility. At my initial visit I could tell the staff all actually cared about children and wanted to help them learn and grow. This was the first place I truly felt I would not worry about my children while I was at work.

One of the most impressive things to me was how willing Kid's Town was and is to meet my children's needs. They did not make my infant follow a schedule to match other children; they fed him and put him down for naps at the schedule I requested. This is not always the case at childcare facilities and was not the case at several other facilities I toured. I have never felt like I have had to sacrifice any of my parenting desires to fit the requirements at Kid's Town.

My children are now 5 and 3 years old, respectively and have been at Kid's Town for the last 3 years, with my youngest now in Kindergarten. Over this time I have had experience with each room (infant, toddler, and now preschool) and my children have thrived in every room. My children are excelling at every milestone and are learning so many new things that I know come from their time at Kid's Town. The daily structure, routine, and learning environments they provide, have only enhanced my love of Kid's Town. Kid's Town has set my now kindergartner up for success with transitioning to kindergarten. In these first few weeks of kindergarten, he has been doing work that he has already done in preschool. I consider this an incredibly positive thing about Kid's Town.

Kid's Town is a fantastic facility; it is always clean; my children are always safe and protected. Everyone at Kid's Town has become an extension of my parenting family and I could not ask for anything more in a childcare facility for my children. A second Kid's Town location would be a huge asset to the Placerville area and community as quality childcare in this area is hard to find.

If you have any additional questions, or would like any information, please do not hesitate to call me at (530) 306-9767 or email me at jen.rimoldi@icloud.com.

Sincerely,



Jennifer Rimoldi

Mountain Democrat

PLACERVILLE, CALIFORNIA



Active coronavirus cases dropping in El Dorado County.



11 students and teacher quarantined



Infants Violeta, Dylan and Westley, left to right, spend five days a week with a caretaker at Happy Kids Daycare and Preschool in Shingle Springs. Care for babies like these is becoming hard to come by in El Dorado County. Democrat photo by Mackenzie Myers

News

County facing 'crisis-level' lack of infant care

By **Mackenzie Myers**

There's a reason parents are on waitlists across the county for infant child care: nearly 3,100 babies are vying for 265 spots, thanks to a shortage of space and caretakers.

The data came from the El Dorado County Early Care and Education Planning Council's annual update before the Board of Supervisors. But this year's presentation on May 15 was underscored by the shortage of infant care which council coordinator Elizabeth Blakemore said has become "crisis-level."

A perfect storm

The shortage stems from several factors, according to Blakemore: an improved economy means more parents are working full-time. Industry standards mandate one child care provider can only handle three to four infants at once. An aging population means many at-home caretakers — roughly 30 percent within El Dorado County — are no longer in business. Providers face tougher licensing requirements for low pay. And the work — involving constant supervision and attention — isn't for everyone.

"It's hard work," Blakemore said. "They don't get the respect they want and they don't get the compensation they want. Many of these jobs are in competition with In-N-Out up the street."

The industry's low profit margin stems from an expensive operation. Between formula, diapers, food, replacing toys and other consumable items, plus staffing costs and overhead, it can be challenging to make ends meet.

The waiting game

Cost is an additional challenge for parents, as well. Even when openings are available, child care often eats up 20 to 50 percent of county families' incomes, Blakemore said.

Jayme Cant, a mother of two from Cameron Park, receives assistance with her child care costs but said she would pay about \$2,000 a month otherwise for both her kids. Her 3-year-old son stays at Happy Kids during the day, but Cant works nights because there isn't an opening for her infant daughter.

"Trying to find daycare and the amount of money that people have to pay for people to watch their kids for a few hours, that's a lot of money," Cant said. "It all adds up."

According to Trish Roberts with Happy Kids Child Care Center in Shingle Springs, the infant room has one caretaker who supervises up to three children at a time. As of last week, Roberts said 60 parents were on the waitlist and the next spot will likely open up a year from now.

"Some (parents) are in shock, some aren't interested anymore and some get on the list because they know there's not many other options," Roberts said, adding that a quarter of those on the waitlist have signed up a child they're still expecting.

It takes a village

Blakemore and her team started looking at potential solutions last September when they'd sifted through the data. While Blakemore acknowledged some parts of the state are passing ballot measures and creating taxes to help ease the financial burdens of child care, she's working with Choices for Children, a resource and advocacy group, to see what can be done.

One campaign has encouraged small child care centers to expand their operations, while a second encourages stay-at-home parents to take on an extra child or two from another parent wishing to return to work.

According to Rene Line with Choices for Children, there hasn't been any commitment from parents willing to provide care for another child, but there has been increased interest. Line said compensation would be worked out between parents, except in cases when care is subsidized for low-income families. Providers would need CPR, first aid training and a background check to be on the group's referral list.

Since these qualifications and the licensing process takes two to three months, Line expects the campaign will need some time to gain traction.

"We're not expecting results for a few months, but there's an increase in interest, an increase in phone calls which gives us hope," Line said.

The long run

Blakemore said the issue is up against a social perspective that parents and families are responsible for finding their own child care and that if parents can't afford children, they shouldn't have them.

But with an aging demographic, Blakemore said children and young families are necessary to maintain the area's economic future, especially if residents want their own children to come back and raise a family here someday.

Businesses won't want to settle in an area where potential employees may have to move away or may not be able to work because they're taking care of children, she pointed out.

"When children are in full-time care, parents are generally working," she said. "When parents have reliable childcare, they're more reliable employees and more productive employees."

Printed in the May 23, 2018 edition on page A1 | Published on May 23, 2018 |

Tags: [AL featured](#), [printed](#)

Last Modified on May 23, 2018 at 12:02 pm

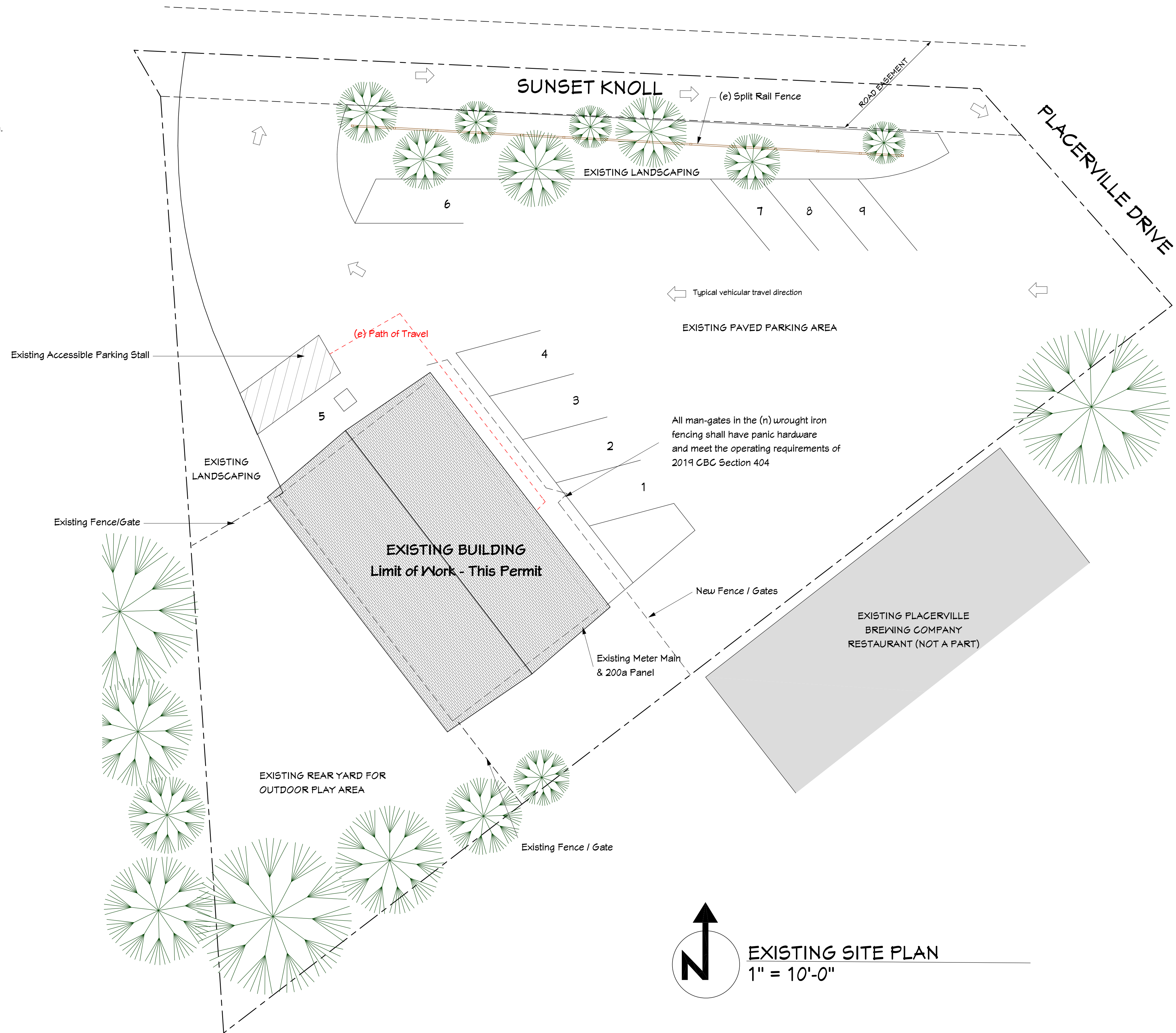
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GENERAL SITE PLAN NOTES

1. All parking stalls are min. 9' wide x 10' deep.
2. No trash enclosure is proposed. A wheeled cart should be all that is needed.
3. The existing road easement for Sunset Knoll is split along the north property line.
4. Existing path of travel meets the following code requirements-
 - CBC11B-403.3 - Running slope does not exceed 1:20
 - Cross slope does not exceed 1:48
 - CBC11B-303.3 - There are no changes in level in the route shown.
 - The existing walking surface is flush with the asphalt parking area.



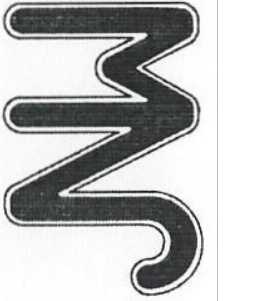
EXISTING SITE PLAN
1" = 10'-0"

SEE REFERENCE SITE PLAN - SHEET A2 FOR ADDITIONAL INFORMATION.

Revision Table	No.	Date	By	Check #1	Check #2	Check #3
1	7/10/20					
2	8/4/20					
3	9/2/20					



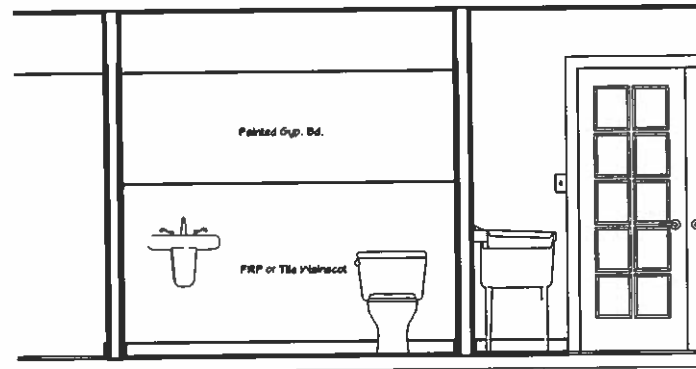
Jon N. Westphal - Architect
6960 Gild Creek Road
Shingle Springs, California 95682
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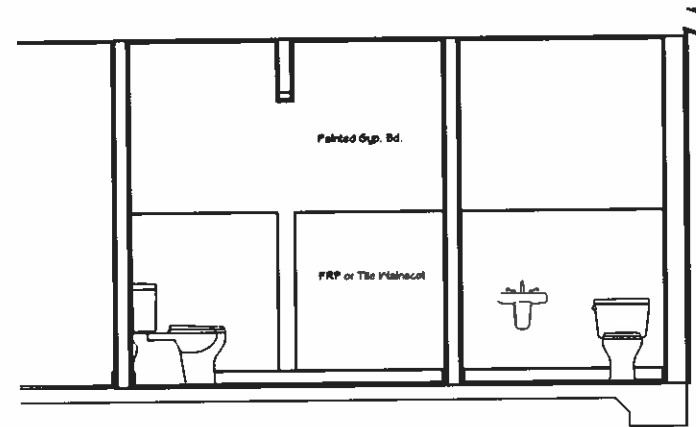
SITE PLAN

A BUILDING REMODEL FOR
Kids Town Montessori
163 Placerville Drive
Placerville, California 95667

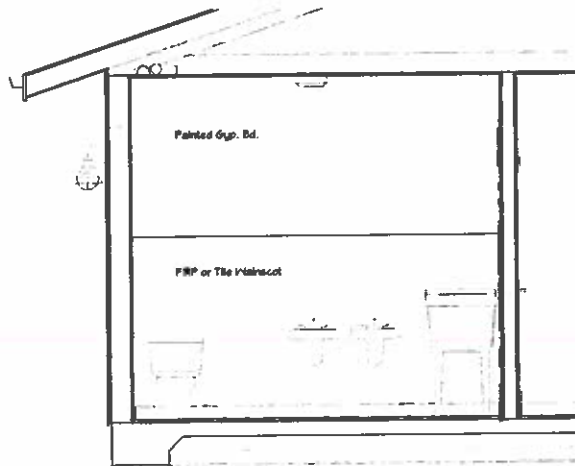
FILE NO: 2003Base
DATE: 9/2/2020
SHEET NO: A-3



Interior Elevation 'A'



Interior Elevation 'B'



Interior Elevation 'C'

Mounting Heights

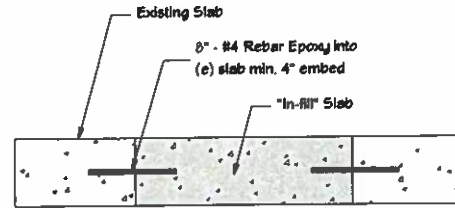
- Toilet & Sink in Elevation 'A' shall be mounted per the Accessibility Standards shown on sheets ADA1-6
- Toilets & Sinks in Elevations 'B' & 'C' shall be mounted for children's use as follows:
 - The location of the toilet measured from the side wall to the centerline should be between 12"-16"
 - The height of water closets should be between 11"-11" to the top of the seat
 - The outlet of the toilet paper dispensers should not be mounted lower than 14" and no higher than 19"
 - The top of the gripping surface at grab bars for children should be mounted between 16"-21" a.f.f. (refer ADA section 609.4)
 - A parallel approach shall be permitted at lavatories and sinks used primarily by children 5 years and younger
 - A knee clearance of 24" (instead of 27") a.f.f. minimum is permitted for children 6 to 12 years old

INTERIOR ELEVATIONS

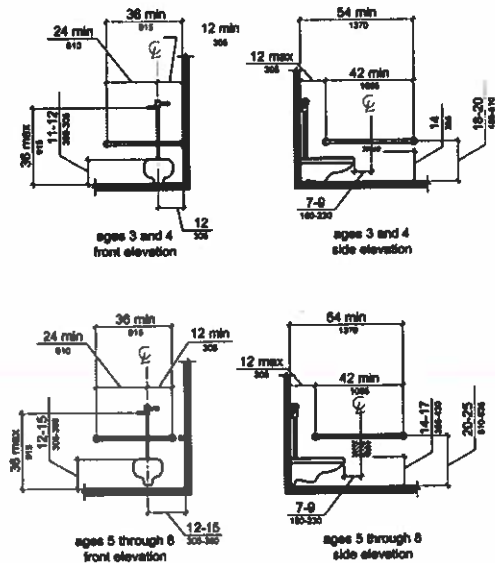
1/2" = 1'-0"

PLUMBING NOTES

- PROVIDE MIXING VALVES (TMV-1) AT ALL SINKS OR WATER HEATER TO ENSURE MAXIMUM 120°F AT SINK.
- PROVIDE TRAP PRIMERS AT ALL FLOOR DRAIN LOCATIONS.
- ENSURE 1/4" PER FOOT SLOPE FOR SANITARY SEWER PIPING.
- PROVIDE CLEANOUTS AT ALL LAVATORIES, HAND SINKS AND URINALS.
- FLOORS SHALL BE SLOPED TO FLOOR DRAINS PER CPC 418.5
- HOT WATER DELIVERED TO THE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F. WATER HEATER THERMOSTAT CANNOT BE USED AS AN ACCEPTABLE CONTROL PROVISION.
- NEW WATER CLOSETS SHALL NOT EXCEED A MAXIMUM WATER FLOW RATE OF 1.20 GALLONS PER FLUSH.
- NEW LAVATORY FAUCETS SHALL NOT EXCEED A MAXIMUM WATER FLOW RATE OF 0.50 GALLONS PER MINUTE @ 60PSI.
- NEW KITCHEN FAUCETS SHALL NOT EXCEED A MAXIMUM WATER FLOW RATE OF 1.80 GALLONS PER MINUTE @ 60PSI.



SLAB IN-FILL DETAIL
No Scale



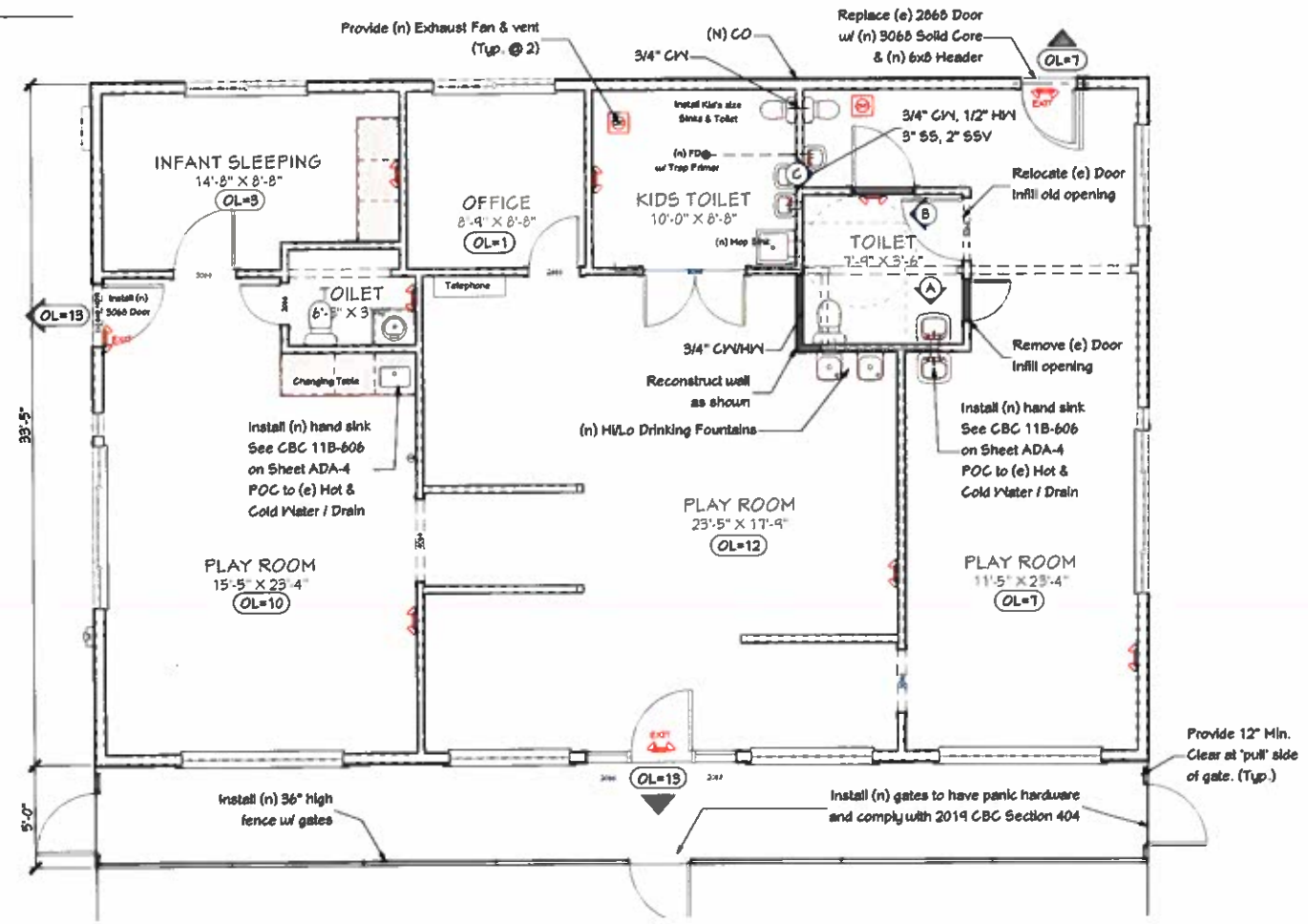
ELECTRICAL NOTES

- PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL ROOMS WHERE CHILDREN WILL BE PRESENT PER C.E.C. 406.12(3)
- ALL EMERGENCY EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE RATED CAPACITY BATTERY UNDER FULL LOAD.
- PROVIDE EMERGENCY EXIT LIGHTS WHERE SHOWN BELOW. PROVIDE EXIT LIGHTS AT LOCATIONS INDICATED.

MECHANICAL NOTES

- PROVIDE MINIMUM EXHAUST FOR KID'S TOILET = 100 CFM.
- PROVIDE MINIMUM EXHAUST FOR PLAYROOM TOILET = 50 CFM.
- MINIMUM OUTSIDE AIR TO PROVIDE = 245 CFM.
- EXISTING HVAC SYSTEM TO BE RE-BALANCED FOR CHANGE IN USE.
- VERIFY EXHAUST FANS IN TOILET ROOMS HAVE A MIN. 50 CFM EXHAUST RATE PER CMC TABLE 409.1.
- PROVIDE CARBON MONOXIDE DETECTORS IN ALL CLASSROOMS.
 - CARBON MONOXIDE DETECTORS SHALL COMPLY WITH THE FOLLOWING:
 - THEY SHALL BE LISTED IN ACCORDANCE WITH UL 2034
 - THEY SHALL BE POWERED PRIMARILY WITH BUILDING POWER AND HAVE BATTERY BACKUP.
 - WIRING SHALL BE PERMANENT AND WITHOUT DISCONNECTING MEANS OTHER THAN FOR OVER-CURRENT PROTECTION.
 - IF COMBINATION MONOXIDE/SMOKE ALARMS ARE USED, THEY SHALL BE LISTED IN ACCORDANCE WITH UL 2034 & UL 217.

RECEIVED
AUG 26 2020
CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.



PROPOSED FLOOR PLAN
1/4" = 1'-0"
Total Occupant Load = 33 Occupants

Revision	Date
1	11/10/20
2	11/10/20
3	11/10/20
4	11/10/20



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PROPOSED FLOOR PLAN

A BUILDING REMODEL FOR
Kids Town Montessori
163 Placerville Drive
Placerville, California 95667

FILE NO:	2009Base
DATE:	8/1/2020
SHEET NO:	A-4

163 Placerville Drive, Placerville, CA

Distance Aerial



**Newmark
Knight Frank**



163 PLACERVILLE DRIVE

0.05 Miles - 264 Feet

0.02 Miles - 106 Feet

0.06 Miles - 317 Feet

0.04 Miles - 211 Feet

0.04 Miles - 211 Feet

0.05 Miles - 317 Feet

Winter Lane

Winter Court

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