

Attachment B

Conditions of Approval - CUP 20-02

1. Approve CUP20-02, located at 163 Placerville Drive, APN 325-120-033, involving the operation of a child care center, within the Commercial Zone (C).

Approval is based upon the analysis provided in staff's September 15, 2020 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:

- Planning and Conditional Use Permit Application, including narrative, received August 26, 2020;
 - Site Plan dated September 2, 2020, prepared by Jon Westphal, received September 3, 2020, and
 - Floor dated August 4, 2020, prepared by Jon Westphal, received August 26, 2020.
2. CUP20-02 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case CUP20-02 shall not be issued until the granting of the permit is affirmed on appeal.
 3. CUP20-02 shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless the authorized use is carried on. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
 4. CUP20-02 shall apply only to the address specified, regardless of any change of ownership, but may not be transferred to another parcel.
 5. CUP20-02 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.
 6. Comply with all requirements of the Placerville City Code (PCC), including the Placerville Zoning Code (PZC).
 7. Any proposed future change to the use or modification to the application beyond what is authorized under CUP20-02 shall be submitted to the Development Services Department for a determination of appropriate procedures.
 8. CUP20-02 shall conform to the Conditions herein, all applicable regulations of the Placerville Zoning Ordinance and Placerville Municipal Code.
 9. The operation of the child day care center shall be in full compliance with and subject to all licensing requirements of the State of California and any applicable Federal law. If the Development Services Director finds evidence that the operation of the facility is not in compliance with State or Federal licensing requirements, they may refer this Conditional Use Permit to the Planning Commission for review. If, upon such review, the Commission finds noncompliance with State or Federal licensing requirements, the Commission may modify or revoke the Conditional Use Permit.

10. CUP20-02 may be revoked, amended or suspended by the Planning Commission under the provisions of PZC 10-3-6(D).
11. The child care center business shall not constitute a public nuisance as defined under PCC 1-4-3 and PCC 7-8-1.
12. The outdoor play area located west of the preschool / child care center building on the site shall not be in use before 9:00 A.M.
13. The number of children served on-site at this location shall not exceed 26.
14. Site access and exit for CUP20-02 shall be as shown on the Site Plan provided in Attachment A of Staff's report. Vehicle access into the site shall be by paved driveway encroachment from Placerville Drive, adjacent and east of the site. Parking provided using angled vehicle parking stalls. Circulation within the parking area shall be single-vehicle aisle, with traffic flow circulation through the site from east to the west, then north onto the private road Sunset Knoll located within the project parcel before exiting onto Placerville Drive.
15. The parking areas at the site shall be maintained to comply with City Parking and Loading requirements under PZC 10-4-4. Vehicle circulation within the site shall be marked and maintained with directional arrows on the paved surface to ensure the safe and efficient flow of vehicles as authorized under CUP20-02. Parking shall only be allowed where authorized under the approved CUP20-02 Site Plan.
16. There must be no pressure washing of parking or loading areas, trash storage area, or building site, unless the city approves a collection system to keep water from entering the storm drain.
17. A refuse receptacle/or cart shall be kept on the project site for the collection of CUP20-02 of solid waste. This includes wheeled bin receptacles authorized by the City under franchise agreement with a solid waste collection service.

Should a dumpster be necessary to accommodate the preschool / child care center's operational waste generation, the CUP holder shall submit plans to the Development Services Department for its approval as to its proposed location, construction materials and screening necessary to comply with the California Building Code and the City of Placerville Development Guide.
18. Any proposed change to the allowed use of a child day care center shall be first reviewed by the Planning Division, who shall determine appropriate procedures for compliance with City and State regulations and requirements.
19. Applicant shall submit a landscape exhibit to staff for approval showing the landscape area between the parking area and Sunset Knoll located on the project site along with the location within the landscape area of all pine and oak trees.
20. Applicant shall remove the invasive, non-native, Tree of Heaven (*Ailanthus altissima*) from within the site.

21. A City Construction Permit shall be obtained, all fees paid, all work inspected and successfully finalized by City Staff before the Certificate of Occupancy would be issued by the City.
22. The applicant shall meet all requirements of the currently adopted edition of the California Building and Fire Code, in effect at time of the building permit application.
23. Prior to issuance of a Certificate of Occupancy, a Landscape Maintenance Agreement between the City and the property owner shall be recorded. Agreement will specify that landscaping on the site shall be maintained in a viable and healthy condition; that landscaping areas are to be kept free of litter and diseased or dead plants; and, diseased, dead, damaged and/or disfigured plants shall be replaced as deemed necessary by the Development Services Department.
24. The applicant shall submit a separate application for a building sign permit at the City's Development Services Department. No banners or other temporary signs shall be permitted unless they conform to the City's sign ordinance.