

**Attachment A**

**Applicant Submittal Package**



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 8/31/20
Zoning: GP
File No: CUP 20-03 Amended to SPR 880
Filing Fee (PZ) 700.00
Filing Fee (EN)
Receipt No: 4139

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: REQUEST TO OPERATE A DAYCARE CENTER FOR UP TO 36 CHILDREN, AGES 6 WEEKS TO 5 YEARS OF AGE WITHIN AN EXISTING COMMERCIAL BUILDING AND SITE.

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 GILINDA HAVERSON
MAILING ADDRESS 1808 21A RD.
PLACERVILLE, CA 95667
PHONE (530) 417-2220
EMAIL team.haverson24@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME
MAILING ADDRESS
PHONE
EMAIL

PROPERTY OWNER(S)

NAME Jesus M. Dominguez PHONE 916 396-5561
MAILING ADDRESS 3164 Dyer way PLACERVILLE CA 95667
EMAIL ADDRESS CENTURY BMDGUEZ PT 412100.COM

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

NAME
PHONE
MAILING ADDRESS
EMAIL ADDRESS

have notified the mortgage holder, which is:

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 2869 COLD SPRINGS ROAD
ASSESSOR'S PARCEL NO.(S) 323:440:13
Above described property was acquired by owner on 05 29 2013
Month Day Year

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AUG 31 2020

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.

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.

Gilinda Haverson  
Applicant's Signature

GILINDA HAVERSON  
Printed Name of Applicant(s)

8/28/20  
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

Jose M. Dominguez  
Signature of Property Owner

JOSE M DOMINGUEZ  
Printed Name of Property Owner

08/08/20  
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.

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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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# **Buzy Beez Childcare**

**License #093623299**

**Who:** My name is Gilinda Haverson and along with my business partner, Shannon Roberts, own Buzy Beez Childcare. We, including our staff of five others, are a group of Early Childhood Education teachers that have been working together for many years and have witnessed first-hand the need in our community for quality care for infants, toddlers, and preschoolers. Combined, we have 70+ years of teaching experience in early childhood settings. All of us are mothers, have a passion for working with children, and realize the value of high quality early childhood education. A child's first five years of life have the most important impact in their growth and development. Within our team, we possess Bachelor Degrees in ECE and Social Development, Associate Degrees with an emphasis in ECE, many units of ECE from various colleges and universities, Site Supervisor Permits, and countless hours of continuing professional development. We are dedicated individuals that want to create an environment where all children can succeed along with meeting the needs of our community.

**What:** Buzy Beez Childcare is a high quality preschool and childcare program that serves the needs of many working families in our community. Our primary goal is to meet the need of our community which is in desperate demand for high quality care for infants, toddlers, and preschoolers. New parents and growing families are constantly searching in El Dorado County for places where they can feel comfortable leaving their precious little ones. An environment where children can feel safe, secure and loved. A second home where parents can have complete peace of mind and where all children feel welcomed and valued. With an estimated population of 185,000 and growing, El Dorado County is in constant need of high quality early childhood education programs.

Our mission is to provide a safe, stimulating and caring environment for children ages 6 weeks to 5 years. A fun and loving place to learn and grow for each age group. Our focus is to provide an educational experience; promoting social, emotional, physical and cognitive development. We want to have a caring school environment that supports positive relationships and respectful interactions. We want to provide a center that allows children to learn by doing, using a variety of modalities. We want the children in our care to be engaged; having experiences with individual play, small group learning centers, and large group activities. We want to be able to provide an enriching and balanced curriculum. Each child's best interest and development would be our top priority. We have a warm and friendly staff that try to take advantage of every teachable moment and inspire a lifelong commitment of learning. We want to offer children the care, comfort, fun, and safety that they deserve. We will always have a high commitment to the families we will serve; striving to give parents complete peace of mind while being an example to our community of a quality childcare center.

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**AUG 31 2020**

**CITY OF PLACERVILLE  
DEVELOPMENT SERVICES DEPT.**

**Where:** Currently we lease a property just down the street on Cold Springs Road. The owner has decided to sell and we are not looking to buy at this time. We serve 28 families in our community with quality childcare and they are counting on us to find a new place quickly. We feel this property at 2869 Cold Springs Road would be a good fit for our business and an all-around easy move for us as well as the families we currently serve. The owner of this property has given us a 5-year lease with an option to renew for 2 additional 3-year terms and first right of refusal in the event that the owner wishes to sell the property. We plan to stay at this location for quite a long time. This location is ideal for a childcare center. It is centrally located in El Dorado County with easy access to Highway 50.

**Why:** As previously stated, the age group that we serve is in high demand for quality care in El Dorado County. We are a preferred site of Choices for Children and are constantly receiving referral calls from families seeking care for their children. There are few sites in our area that serve infants and we are one of them. We are considered to be an "Essential Business" and have remained open during this recent pandemic to serve the needs of families in our community. Please consider us for this Conditional Use Permit so that we can continue providing quality childcare now and in the future.

#### **Common Questions:**

**What will be the hours of operation?** Buzy Beez Childcare will be open from 6:30am to 6:00pm, Monday through Friday. There will be no childcare offered on the weekends or overnight stay.

**How many people will be there at a time?** We will be a small center, licensed for 36 children. Their ages will range from 6 weeks to 5 years old. Our staff will also be limited, normally using 4-6 teachers & aides at any given time to keep in regulations with state licensing. On occasion, parents may choose to stay for a short visit.

**Will there be events?** Very rarely will there be an event held after hours or on a weekend. Typically holiday parties will be held during business hours, but there may be an occasional event such as an Open House or Graduation that will require attendance at other times.

**Is there enough parking?** Yes. This property has ample parking space, even more than we would need. Parents arrive to drop-off and pick-up at staggered times as to not cause traffic congestion. Also families do not stay for an extended amount of time.

**Do children make noise?** Definitely yes. Most of it being laughter due to joyful outdoor play. Occasionally there might be an outburst of defiance or discomfort due to a childhood disagreement or accidental injury, but those situations will be handled by professional early childhood educators. The children will only be outdoors for a limited time and staggered throughout the day. Most of their day is spent indoors receiving quality care and enjoying learning through play.

**Will the children be safe?** The health and safety of the children in our care at Buzy Beez Childcare is a top priority. Parents/Guardians will be responsible for the safety of their own children while walking to and from the facility. Children will be signed in to our facility upon arrival, and then will be signed out upon departure. Identification is checked for anyone new picking up a child and only allowed with written or verbal permission from the parent/guardian. Each staff member is fully qualified by state licensing requirements and are certified in CPR and First Aid. Children will be monitored daily for any health concerns and will be sent home if they become ill during the day. All members of our staff have worked in the ECE field for many years and have been trained in proper ways to supervise children. We hold monthly fire drills and lockdown drills so that staff and children are adequately prepared in case of an emergency. We also have an emergency evacuation plan in place if there was a need to relocate. A clipboard of daily attendance is kept readily available to all staff members and head counts are taken at all transitions times. Our outdoor play areas are fenced and in compliance with state licensing regulations. We regularly clean and disinfect toys, furniture, play equipment (indoor and outdoor), as well as the rest of the facility.

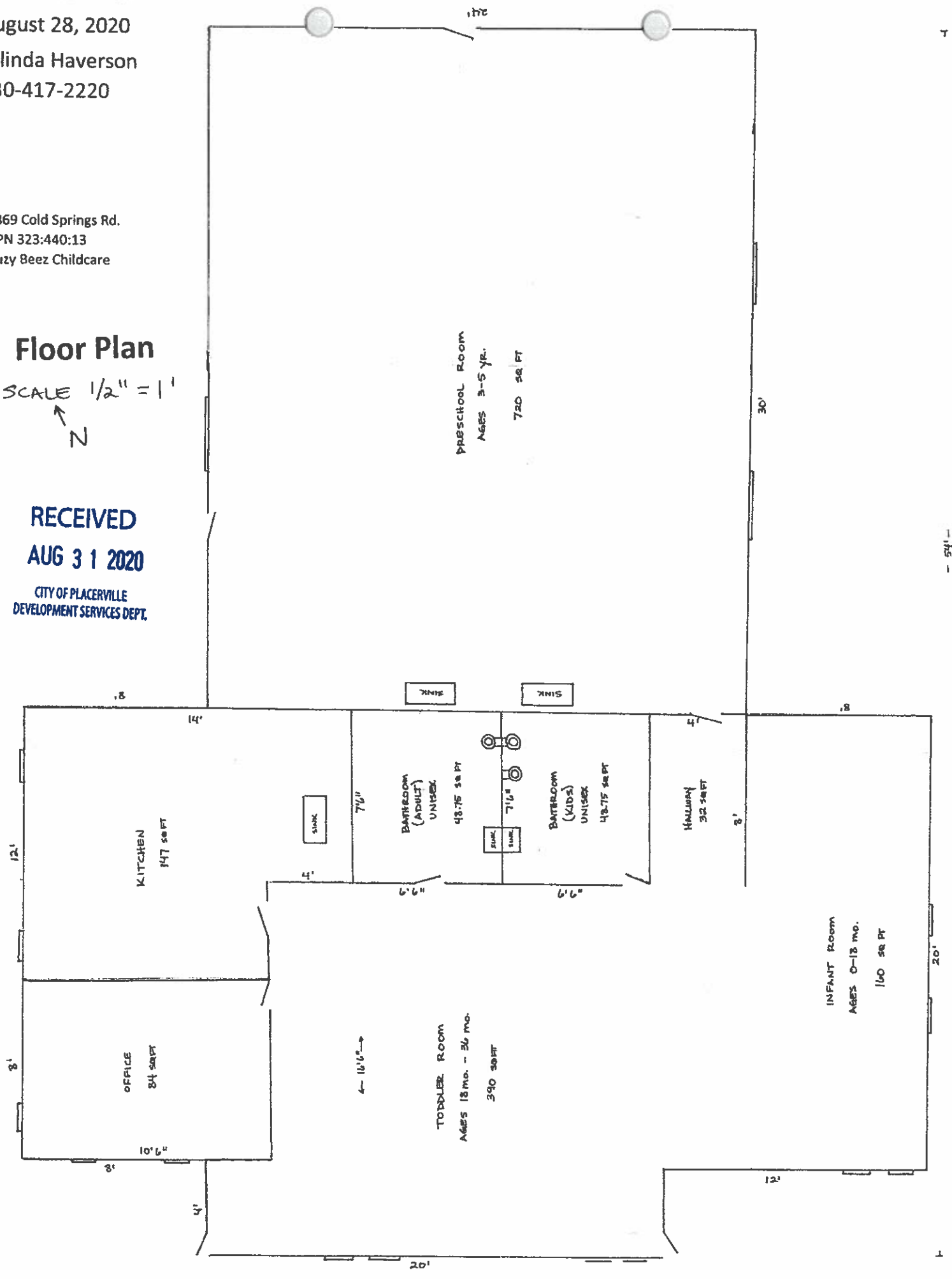
**Are there planned improvements?** Yes. We plan to add another outdoor playground in the dirt area to the right of the building. This will allow for more natural outdoor play experiences with dirt, water, trees, plants, rocks and sand. We plan to include a garden area to this space also.

August 28, 2020  
Gilinda Haverson  
530-417-2220

2869 Cold Springs Rd.  
APN 323:440:13  
Buzy Beez Childcare

**Floor Plan**  
SCALE 1/2" = 1'  
N

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CITY OF PLACERVILLE  
DEVELOPMENT SERVICES DEPT.



APPROX. 1 ACRE LOT

# Site Plan

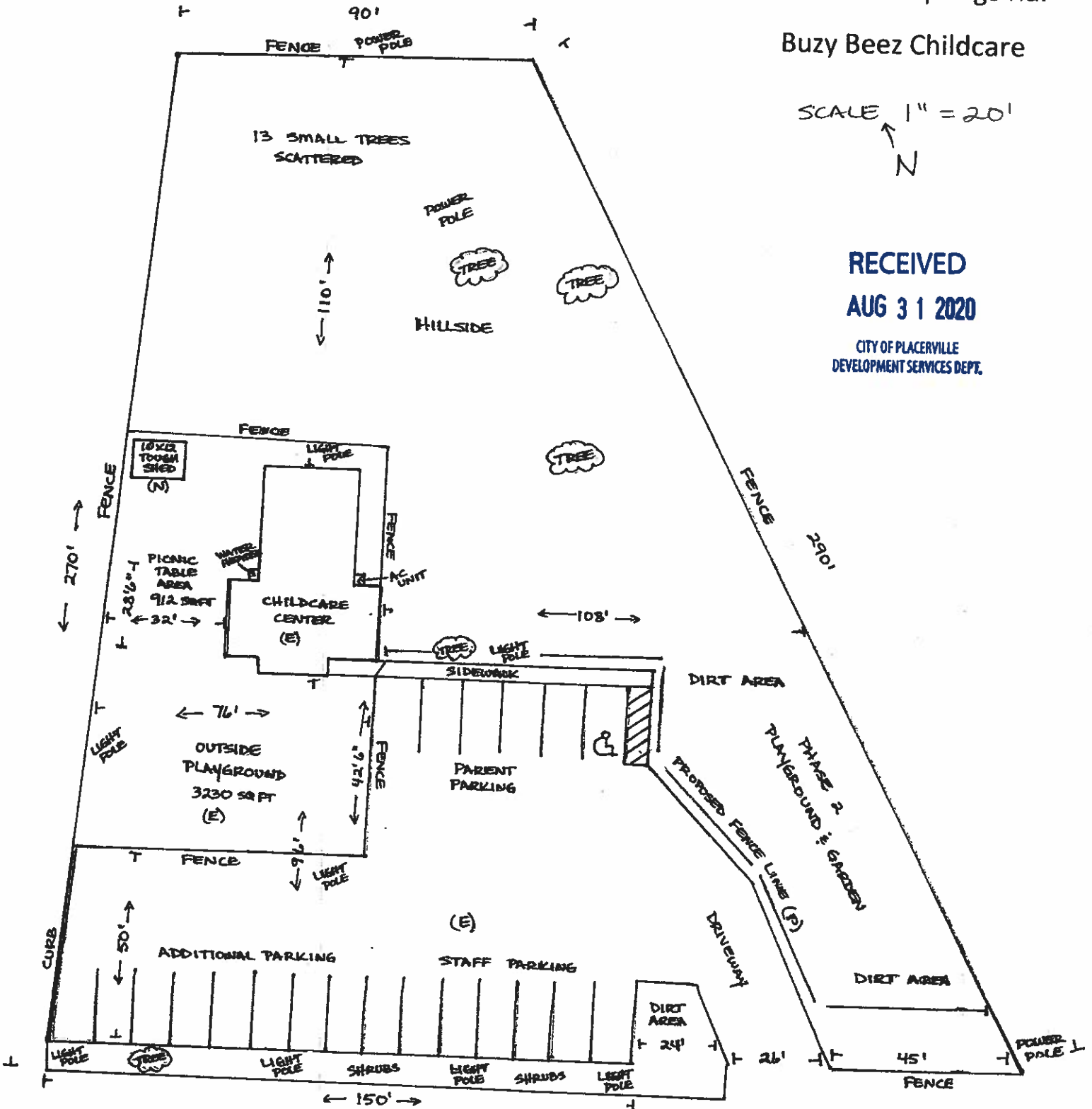
2869 Cold Springs Rd.

Buzy Beez Childcare

SCALE 1" = 20'  
N

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AUG 31 2020

CITY OF PLACERVILLE  
DEVELOPMENT SERVICES DEPT.



3 way stop

COLD SPRINGS ROAD

TO PLACERVILLE →





**City of Placerville  
Development Services  
Department**

**CONDITIONAL USE PERMIT  
APPLICATION PACKET**

**FILING INSTRUCTIONS:** Complete application must be received by the Planning Division no later than sixty (60) days prior to the next scheduled Planning Commission meeting.

**PROCESSING PROCEDURE:** Use Permit applications are reviewed during a public hearing by the Planning Commission in accordance with the Development Code, Title 16, Chapter 16.76, and unless otherwise advised by the planning department, applicants or their authorized representatives are required to attend the meeting to present their project to the commission. A copy of the agenda and staff report will be mailed no later than seventy-two (72) hours prior to the commission meeting.

**POSTING REQUIREMENTS:** See attached, *City of Placerville Policy For Posting Properties For Development Projects*

**APPLICATION SUBMITTAL REQUIREMENTS:** Unless otherwise determined by the Planning Division, an application for a use permit must include the following:  
Application and preliminary environmental assessment fees

**Applications and Fees**

- Completion of the Planning Application Form
- Fees

**Plans and Exhibits**

- Site Plan, accurately drawn to scale. Include the following:
  - General location/vicinity map of proposed site in relation to major streets and adjacent properties.
  - Scale, north arrow and date.
  - Name and phone number of person preparing plan. A licensed architect, landscape architect and/or civil engineer should wet stamp and sign off final plans as appropriate.
  - All property lines with distances, including existing and proposed easements.
  - All existing features on the site including topography, any structures, street frontage improvements (i.e. curbs, gutters, sidewalks, edge of paving), utilities, power poles, easements, parking areas, trees, creeks, etc. and name of adjoining streets, or right-of-way easements and nearest cross street.
  - Identify any structures, utilities or trees (location and species) to be removed.
  - Locations and dimensions of proposed uses, including all buildings, accessory structures, driveways, parking spaces, service or loading areas, trash enclosures, outdoor storage, seating or use areas, fencing, landscape areas, mechanical equipment/control panels.
  - Include distance from all structures to property lines.

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- Floor Plan, accurately drawn to scale:
  - Proposed interior use of building.
  - Include total square footage of any areas proposed for different uses (i.e. retail, customer service, storage, office, manufacturing, etc.).
  
- Existing and Proposed Elevations, accurately drawn to scale, if exterior building modifications are proposed.
  
- Submission requirements:
  - Fifteen (15) <sup>10</sup>copies of the following at 24" x 36" folded to 9" x 12" (unless otherwise directed by Department staff):
    - Site Plan
    - Floor Plan
    - Existing and Proposed Elevations
  - One (1) reduced copy of the required plans and exhibits to accompany full-size plans
  - PDF of Exhibits: High quality PDF files of all exhibits is required. Files may be submitted on disc with the planning application or may be emailed to the Department.
  - Environmental Checklist (complete)
  - Additional studies (traffic, sewer, water, etc. as required by Department staff).
  - Completion of the following as to how your request conforms to the following questionnaire. Use additional pages as necessary:

**CONDITIONAL USE PERMIT QUESTIONNAIRE:**

1. That such use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.
 

WITH AN ESTIMATED POPULATION OF 185,000 AND

GROWING, EL DORADO COUNTY IS IN CONSTANT

NEED OF HIGH QUALITY EARLY CHILDHOOD

EDUCATION PROGRAMS. PARENTS OF VERY YOUNG

CHILDREN OFTEN FACE CHALLENGES WHEN LOOKING

FOR CHILDCARE DUE TO THE SHORTAGE OF CENTERS

IN PLACERVILLE AND SURROUNDING AREAS. THE

FACILITY THAT WE ARE ASKING TO PERMIT WAS A

CHILDCARE CENTER IN THE PAST AND IS CONVENIENTLY

LOCATED NEAR HIGHWAY 50.

2. That the site for the intended use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

THIS SITE IS ADEQUATE IN SIZE AND SHAPE FOR A  
CHILDCARE FACILITY. THE BUILDING SQUARE FOOTAGE  
AREA IS MORE THAN ENOUGH FOR THE 36 CHILDREN  
WE WILL BE LICENSED FOR. THERE IS A FENCED AREA  
THAT WE WOULD BE ABLE TO TURN INTO OUR OUTDOOR  
PLAY AREA EASILY. STAND-ALONE PLAY EQUIPMENT  
WILL BE USED AS WELL AS PROTECTIVE PADDING TO  
ENSURE SAFETY. THIS FACILITY WAS ONCE USED AS  
A CHILDCARE CENTER AND WITH MINIMAL CHANGES,  
CAN ONCE AGAIN BE TURNED INTO A HIGH QUALITY  
EARLY EDUCATION PROGRAM TO SERVE OUR COMMUNITY.

3. That the granting of such Conditional Use Permit and the proposed use of the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.

OUR PROPOSED USE OF THIS FACILITY WILL NOT  
INCREASE TRAFFIC IN THE AREA. THE PROPERTY  
IS ON A MAIN ROAD AND NEAR OTHER HIGH TRAFFIC  
BUSINESSES SUCH AS DMV, GREEN VALLEY MORTUARY,  
AND COLD SPRINGS COMMUNITY CHURCH. OUR  
EXISTING BUSINESS IS ONLY A HALF MILE DOWN  
THE SAME ROAD SO WE WOULDN'T BE A NEW  
FACTOR IN TRAFFIC FLOW. CURRENT PARENT DROP-  
OFF AND PICK-UP TIMES ARE STAGGERED AND ONLY  
REQUIRE A FEW MINUTES OF PARKING.

4. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

IF THIS PERMIT IS GRANTED, IT WOULD BE A GREAT  
BENEFIT TO THE GENERAL WELFARE OF OUR COMMUNITY.  
THIS WILL INCREASE THE HEALTH, SAFETY, CARE,  
AND EDUCATION TO OUR YOUNGEST COMMUNITY  
MEMBERS. WE ARE A GROUP OF HIGHLY QUALIFIED  
EARLY CHILDHOOD EDUCATION TEACHERS THAT TAKE  
PRIDE IN PROVIDING CHILDREN AND FAMILIES WITH  
THE HIGHEST QUALITY CARE AND EDUCATION. A CHILD'S  
FIRST FIVE YEARS OF LIFE HAVE THE MOST IMPORTANT  
IMPACT IN THEIR GROWTH AND DEVELOPMENT. OUR SMALL  
COMMUNITY IS IN HIGH DEMAND FOR QUALITY CARE FOR  
INFANTS, TODDLERS AND PRESCHOOLERS.

I, GILINDA HAVERSON, hereby acknowledge that the above information is true and correct.

Gilinda Haverson

Applicant Signature

8/28/20

Date

**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.