



PLANNING AND BUILDING DEPARTMENT

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NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of Design Review DR20-0009 for the Bean Barn in the Cameron Park, CA area submitted by Angela Copeland.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.50.040 B (Staff-level Review with Public Notice), the applicant is seeking approval by the Planning and Building Department Director for Design Review DR20-0009 to allow the construction and operation of a 360-square-foot commercial building with standard site improvements for the operation of a drive-thru only coffee shop.

The 0.61-acre property is located on the southeast corner of the intersection between Cameron Park Drive and Mira Loma Drive in the Cameron Park area, and is identified by Assessor's Parcel Number (APN) 083-132-001, has a Zoning Designation of Limited Commercial within a Community Design Review Overlay (CL-DC), and a General Plan Land Use Designation of Commercial (C).

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 (New Construction of Small Structures) stating that, "Class Three consists of construction and location of limited numbers of new, small facilities or structures including, but not limited to: (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500-square-feet in floor area." According to Zoning Code Section 130.52.030 B – Review Authority, Procedure, and CEQA, "The approval of a Design Review Permit is a ministerial project pursuant to CEQA, when in compliance with adopted Design Standards. The Design Review process shall be limited to consideration of compliance with established standards, provided that the use

proposed for the project site is an allowed use within the zone.” Approval of the Design Review would allow for the construction and operation of a 360-square-foot drive-thru only coffee shop on a currently undeveloped commercially zoned parcel, and therefore qualifies for the exemption.

The Staff Report, project materials, and proposed Director Determination for Design Review DR20-0009 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.50.040 B (Staff-level Review with Public Notice), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval December 8, 2021 ending at 5pm on December 22, 2021. Any questions regarding the project may be directed to Project Planner, Matthew Aselage, at (530) 621-5977/ matthew.aselage@edcgov.us

COUNTY OF EL DORADO
CHRIS PERRY, Interim Director
Planning and Building Department
December 8, 2021