



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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#### BUILDING

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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 a Staff Level Design Review Permit, DR22-0001, Dutch Bros Coffee House and Drive-Through** submitted by Cole Valley Partners- Braden Bernards.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review Permit, DR22-0001 to allow a 950-square-foot commercial building including site improvements for the operation of a drive-through coffee shop. Proposed project improvements include: the demolition of an existing vacant 5,842 square foot restaurant, the construction of a 950-square-foot drive-through coffee shop with a drive-through that accommodates 26 vehicles. Attached to the building are a mixture of painted cement plaster, brick veneer, and stone veneer as well as three (3) wall-signs: two (2) Dutch Bros Coffee windmill logos and one (1) Dutch Bros Coffee sign. There would be three (3) menu order board signs: two (2) on the north side of the building for the drive-through and one (1) for the walk-up window on the south side as well as four (4) drive-through menu order signs. There are 13 parking stalls and new landscaping throughout.

The 0.87-acre property is located on the east side of Cameron Park Drive, approximately 525 feet south from the intersection with Coach Lane, in the Cameron Park Community Region, in the Cameron Park area, Supervisorial District 2, and is identified by Assessor's Parcel Number 109-212-005, has a Zoning Designation of Community Commercial within Design Review Community Combining Zone, and a General Plan land use designation of Commercial.

California Environmental Quality Act (CEQA) Determination: Staff has determined the project to be Categorical Exempt pursuant to Section 15302, Replacement or Reconstruction.

The Staff Report, project materials, and proposed Director Determination for Design Review Permit, DR22-0001, 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:

<http://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 130.52.030 (Design Review Permit), and review of the above referenced project has been completed and tentatively approved by the Planning Division, 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 February 03, 2023 ending at 5pm on February 16, 2023. Any questions regarding the project may be directed to Project Planner, Jon Philip Mijat, at (530) 621-5993/[jon.mijat@edcgov.us](mailto:jon.mijat@edcgov.us).

COUNTY OF EL DORADO  
KAREN L. GARNER, Director  
Planning and Building Department  
February 03, 2023