

File Number: DR-A22-0001
Date Received: 2/10/2022

Receipt No.: R 37306
Amount: \$239.00

APPEAL FORM

(For more information, see Section 130.52.090 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Angela Copeland - The Bean Barn

ADDRESS P.O. Box 632, Diamond Springs, CA 95619

DAYTIME TELEPHONE 530-919-1069

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT Lebeck Engineering, Inc. - Eric Alliguie, P.E.

ADDRESS 3430 Robin Lane Bldg #2, Cameron Park, CA 95682

DAYTIME TELEPHONE 530-677-4080

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

We are hereby appealing the Planning Commission denial of Design Review Permit DR20-0009 that took place on 2022/01/27.

The planning commission denied the project based on zoning code 130.40.140.D.4 - Pedestrian Access & Crossings and the project not having a walkway from the primary entrance onto the site.

We have updated the project Site Plan to include a walkway from Mira Loma onto & through the site to the proposed building.

DATE OF ACTION BEING APPEALED 1/27/2022

Signature Acopeland

Date 2/9/2022

DR-A22-0001 Exhibit A: Appeal Form, DR-A22-0001

Sec. 130.52.090 - Appeals.

Any decision by the review authority of original jurisdiction may be appealed by the applicant or any other affected party, as follows:

- A. An appeal must be filed within 10 working days from the decision by the review authority by completing the appeal form and submitting said form together with the applicable fee, as established by resolution of the Board, to the Department. The appellant shall clearly identify on the appeal form the specific reasons for the appeal and the relief requested.
- B. The hearing body for the appeal shall consider all issues raised by the appellant and may consider other relevant issues related to the project being appealed. The hearing body for the appeal shall be as follows:
 1. All decisions of the Director are appealable to the Commission and then to the Board.
 2. All decisions of the Zoning Administrator and the Commission are appealable to the Board.
 3. All decisions of the Board are final.
- C. The hearing on an appeal shall be set no more than 30 days from receipt of a completed appeal form and fee. If the Board meeting is canceled for any reason on the date on which the appeal would normally be heard, the appeal shall be heard on the first available regularly-scheduled meeting following the canceled meeting date. The 30-day time limitation may be extended by mutual consent of the appellant(s), the applicant, if different from the appellant, and the appeals body. Once the date and time for the hearing is established the hearing may be continued only by such mutual consent.
- D. In any appeal action brought in compliance with this Section, the appellant(s) may withdraw the appeal, with prejudice, at any time prior to the commencement of the public hearing. For the purposes of this Section, the public hearing shall be deemed commenced upon the taking of any evidence, including reports from staff.
- E. Upon the filing of an appeal, the Commission or the Board shall render its decision on the appeal within 60 days.
- F. No person shall seek judicial review of a County decision on a planning permit or other matter in compliance with this Title until all appeals to the Commission and Board have been first exhausted in compliance with this Section.



Cash Register Receipt

County of El Dorado

Receipt Number
R37306

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$239.00
DR-A22-0001	Address: 3408 MIRA LOMA DR	APN: 083132001	\$239.00
APPEALS FEES			\$239.00
ALL APPEALS	3720200 0240	0	\$239.00
TOTAL FEES PAID BY RECEIPT:R37306			\$239.00

Date Paid: Thursday, February 10, 2022

Paid By: Angela Copeland

Cashier: MAAZ

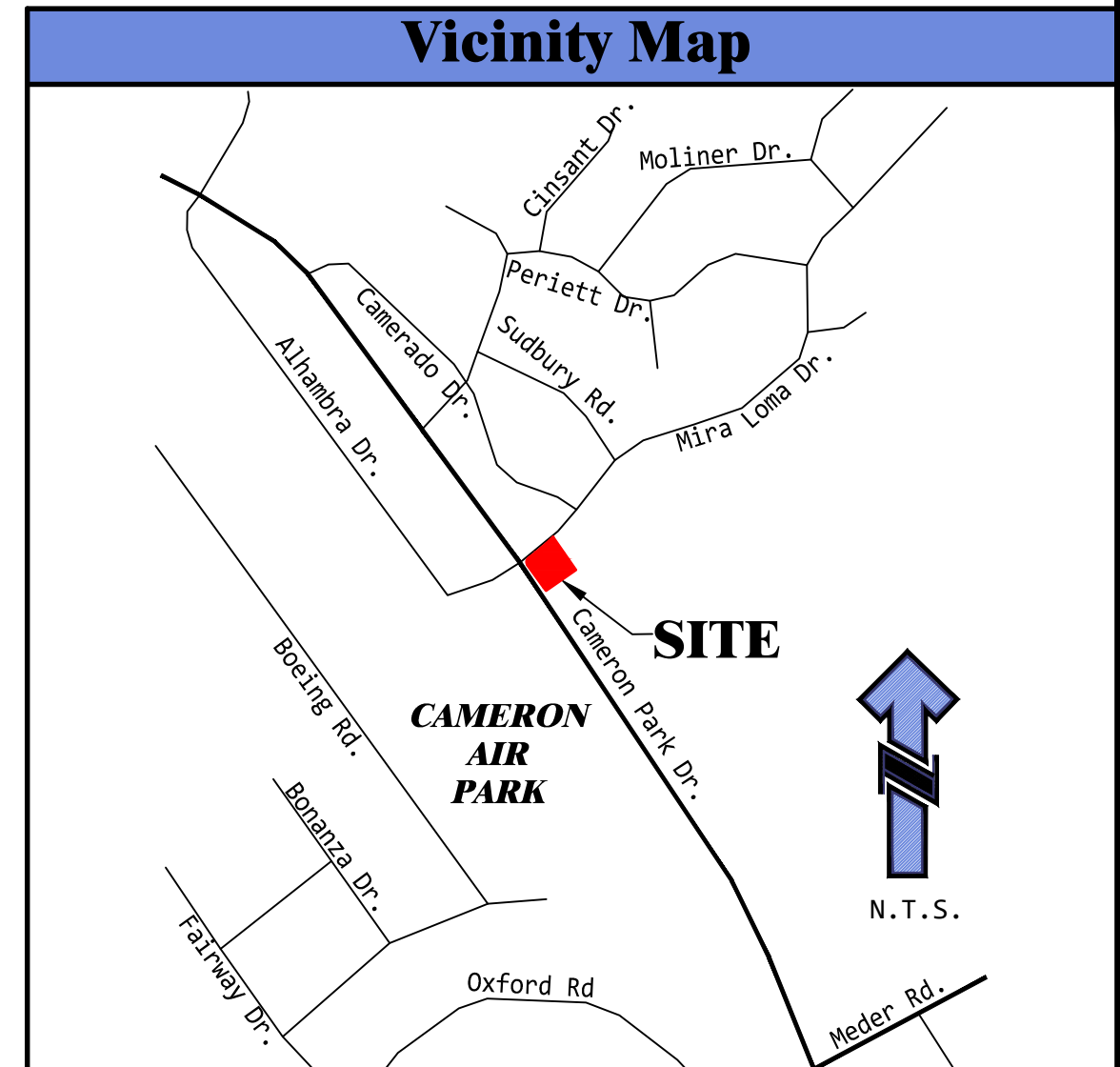
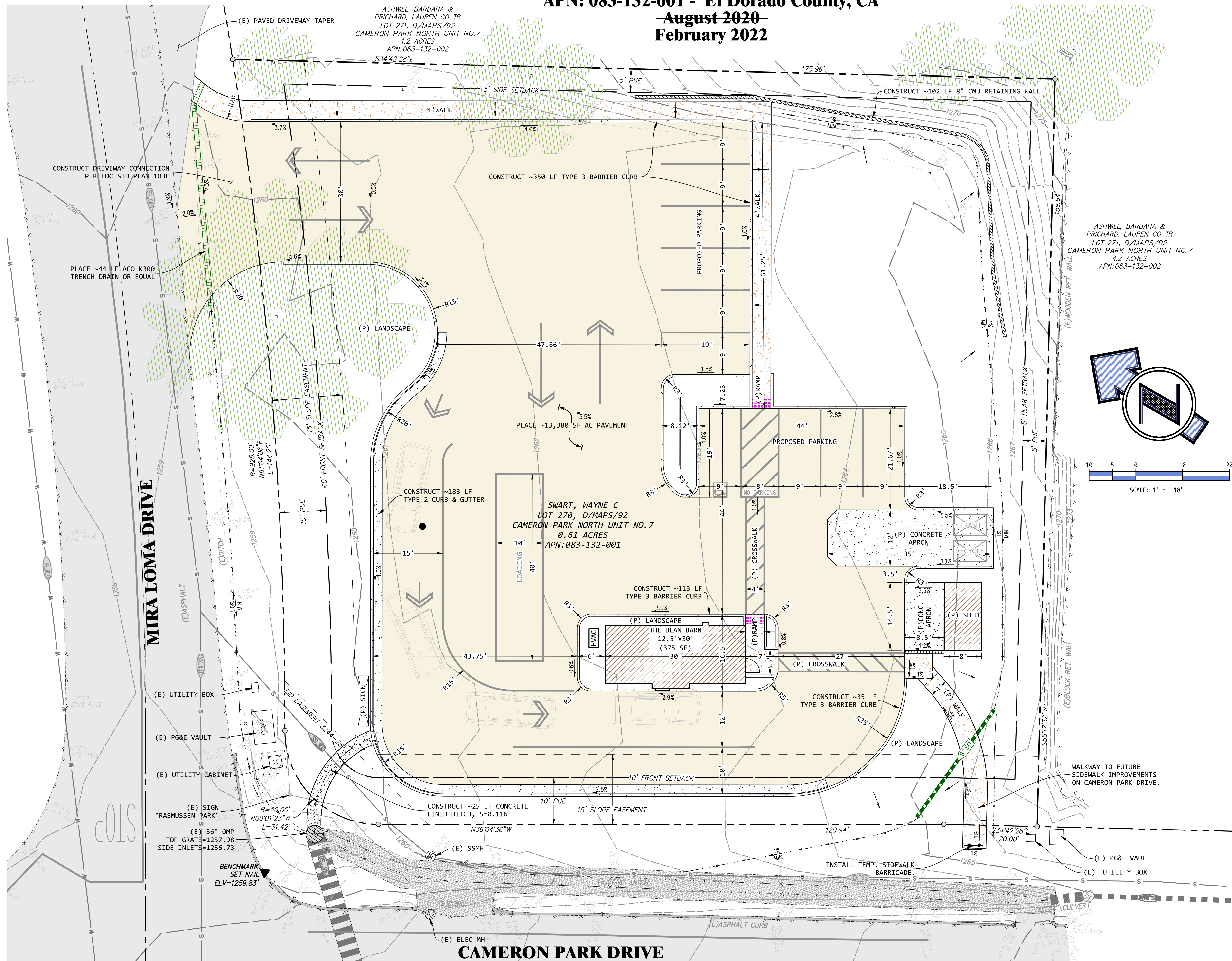
Pay Method: CHK-PLACERVILLE 1161

You can check the status of your case/permit/project using our online portal etrakit <https://edc-trk.aspgov.com/etrakit/>

Your local Fire District may have its' own series of inspection requirements for your permit/project. Please contact them for further information. Fire District inspections (where required) must be approved prior to calling for a frame and final inspection through the building department.

Due to the large number of structures destroyed in the Caldor Fire, it is anticipated that there will be a large number of applications for building permits in the burn area after fire debris and hazardous materials have been cleaned up. Building permits in the Caldor Fire area will not be issued until after a property has been cleared of fire debris and hazardous materials as a result of the Caldor Fire. Even if a property has been cleared of fire debris and hazardous materials or never had any fire debris and hazardous materials, it does not mean that there are no other health hazards or dangers on the property, including dangers resulting from fire-damaged or hazard trees. Property owners and residents must do their own investigation to determine whether there are any other health hazards or dangers on the property. The issuance of a building permit for the property does not accomplish this task. A building permit is a ministerial action requiring only limited review by the County to ensure that the structure meets all applicable building standards. In most zones, an individual is allowed by right to construct a residence after receiving a building permit that only requires conformity to building standards. The building permit is issued based on information supplied by the applicant without independent investigation by the County of the property or potential health hazards or dangers. Given the limited scope of enforcement, it is not possible for the County to identify potential health hazards or dangers that are not directly associated with the permitted structure. The applicant is in a position to inspect the property, identify potential health hazards or dangers, and tailor the application to avoid any potential health hazards or dangers.

Preliminary Site Plan For
The Bean Barn
 3408 Mira Loma Drive, Cameron Park, CA
 APN: 083-132-001 - El Dorado County, CA
 August 2020
 February 2022



Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOT. OF WALL AT FG	LP	PROPANE
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUB. UTILITY ESMT.
(E)	EXISTING	R	RADIUS
EDC	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Parking Stall Count

PROPOSED PARKING SPACES	9
PROPOSED HDPC PARKING SPACES	1
TOTAL PARKING STALLS	10

Project Data

OWNER	WAYNE C. SWART 4081 DEER VALLEY ROAD RESCUE, CA 95672 Ph: 530-677-1871
APPLICANT	THE BEAN BARN ANGELA COPELAND, PRESIDENT P.O. BOX 632 DIAMOND SPRINGS, CA 95619 PH: 530-919-1069 BEANBARN1@YAHOO.COM
ENGINEER	 LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE	1" = 10'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY A.R. DIVERS P.L.S.
SECTION, TOWNSHIP & RANGE	POR. SECS. 27, 28, 33, & 34 T.9E, R.9E. M.D.M. & POR. LOT 258 AIR PARK ESTATES
PARCEL ADDRESS	3408 MIRA LOMA DRIVE, CAMERON PARK, CA
ASSESSOR'S PARCEL NUMBER	083-132-001
PRESENT ZONING	CL-DC
PROPOSED ZONING	CL-DC
TOTAL AREA	0.61± ACRES
TOTAL# OF PARCELS	1 PARCEL
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION	NOVEMBER 2020
PROJECT#	20-115
PLANNING SERVICES DIVISION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	

The Bean Barn
 Preliminary Site Plan

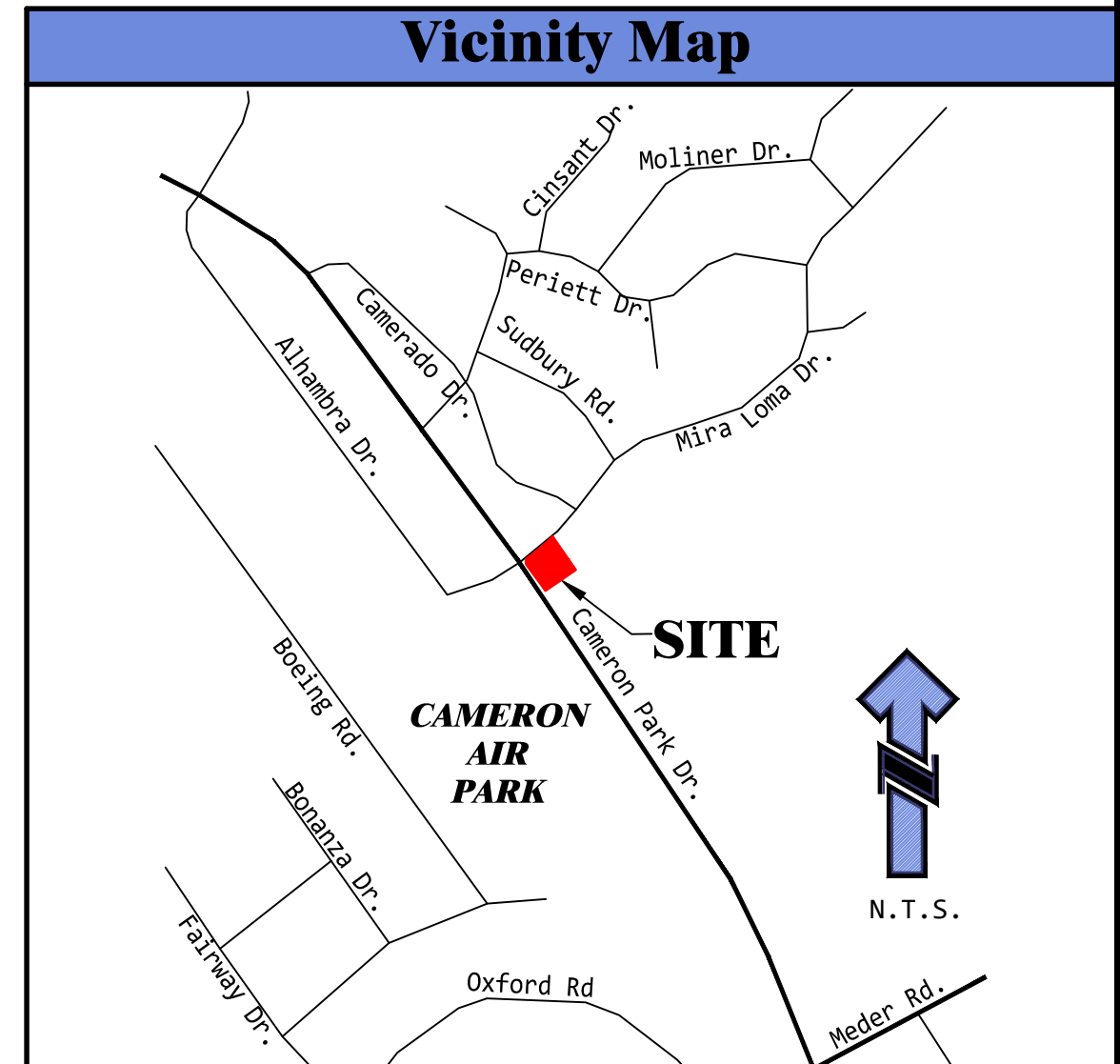
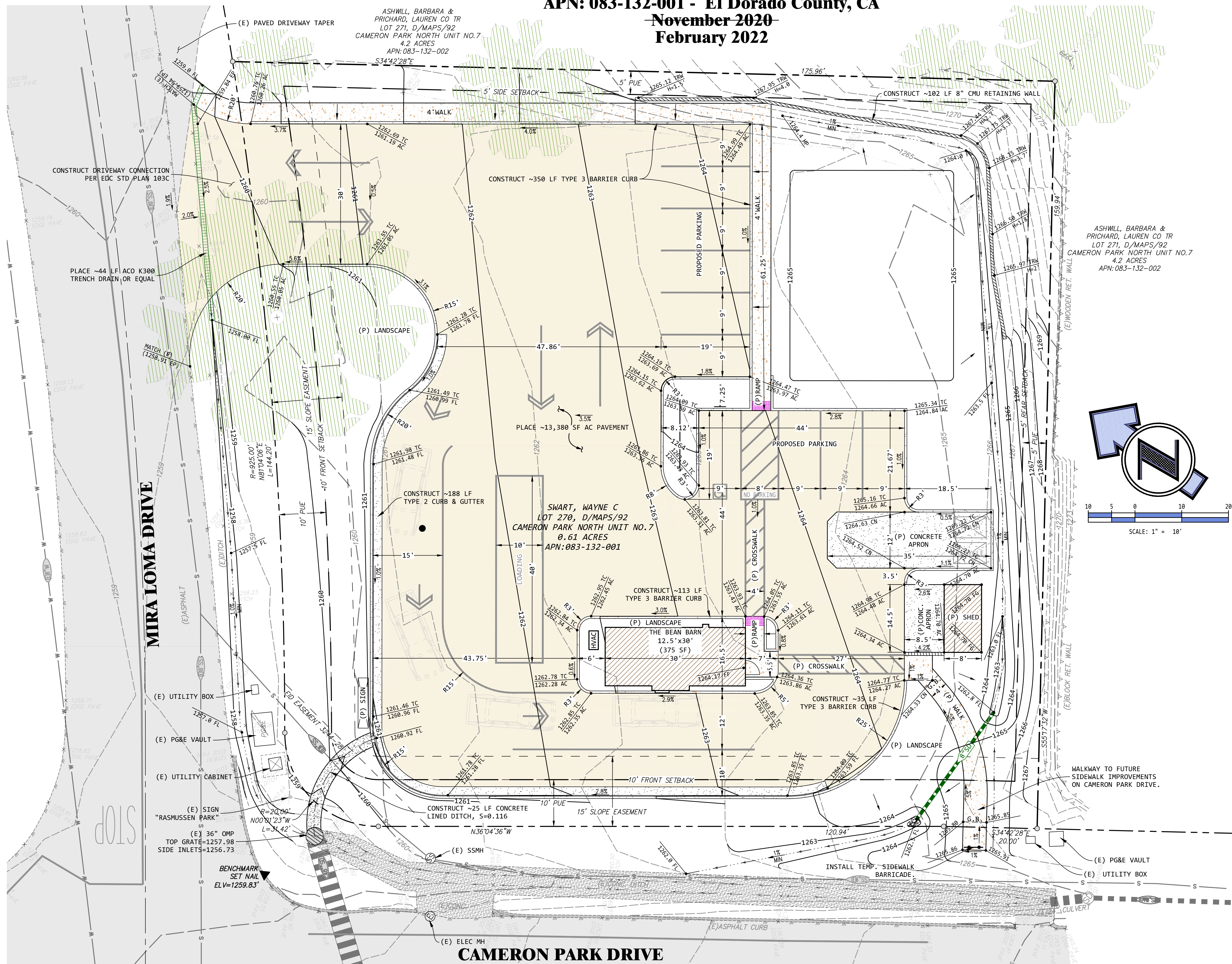
S1

SHEET NO.

Preliminary Grading & Drainage Plan For

The Bean Barn

3408 Mira Loma Drive, Cameron Park, CA
 APN: 083-132-001 - El Dorado County, CA
~~November 2020~~
 February 2022



Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOT. OF WALL AT FG	LP	PROPANE
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUB. UTILITY ESMT.
(E)	EXISTING	R	RADIUS
EDC	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Earthwork Calculation

EMBANKMENT (FILL)		33 C.Y.
EXCAVATION (CUT)	573 C.Y.	
LESS 10% SHRINKAGE & LOSS	57 C.Y.	
TOTAL CUT	516 C.Y.	
SITE TOTAL	EXPORT	483 C.Y.

Note: Earthwork calculation are approximate and may vary upon characteristics of the soil and/or contractors methodology.

Project Data

OWNER	WAYNE C. SMART 4081 DEER VALLEY ROAD RESCUE, CA 95672 Ph: 530-677-1871
APPLICANT	THE BEAN BARN ANGELA COPELAND, PRESIDENT P.O. BOX 632 DIAMOND SPRINGS, CA 95619 PH: 530-919-1069 BEANBARN1@YAHOO.COM
ENGINEER	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE	1" = 10'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY A.R. DIVERS P.L.S.
SECTION, TOWNSHIP & RANGE	POR. SECS. 27, 28, 33, & 34 T.9E, R.9E M.D.M. & POR. LOT 258 AIR PARK ESTATES
PARCEL ADDRESS	3408 MIRA LOMA DRIVE, CAMERON PARK, CA
ASSESSOR'S PARCEL NUMBER	083-132-001
PRESENT ZONING	CL-DC
PROPOSED ZONING	CL-DC
TOTAL AREA	0.61 ACRES
TOTAL# OF PARCELS	1 PARCEL
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION	NOVEMBER 2020
PROJECT#:	20-115

The Bean Barn

Preliminary Grading & Drainage Plan

G1