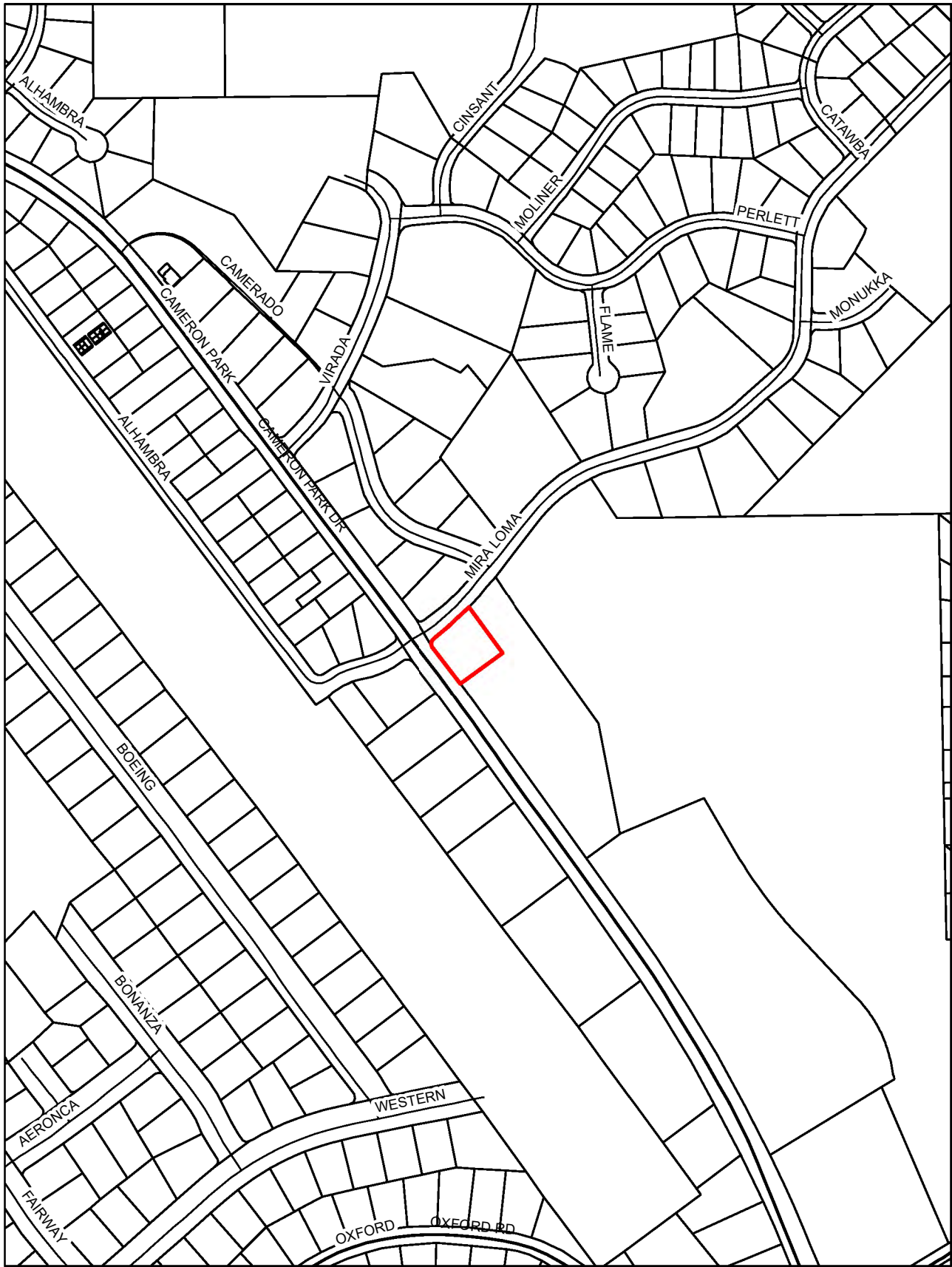
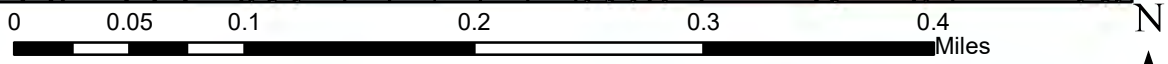
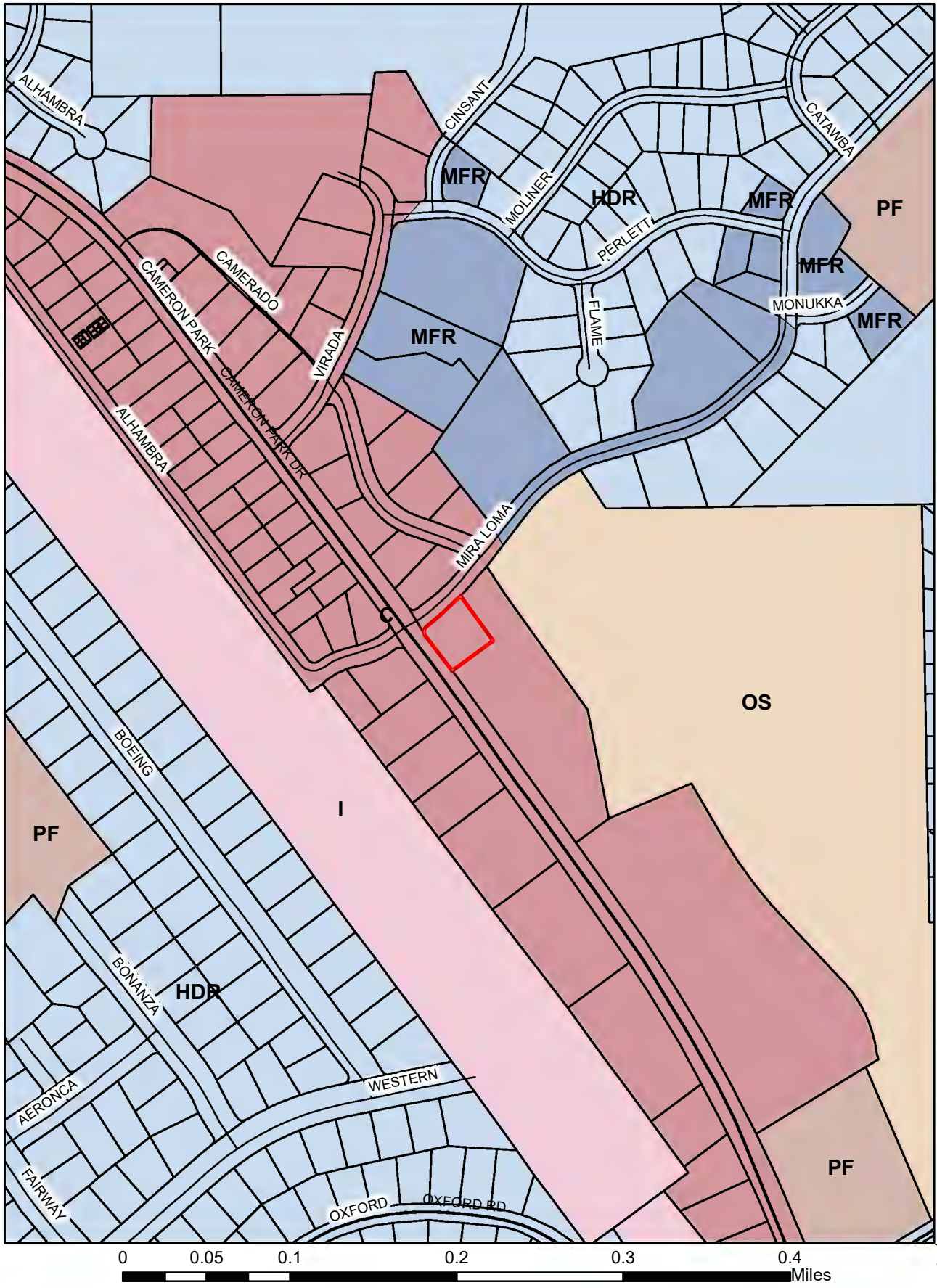




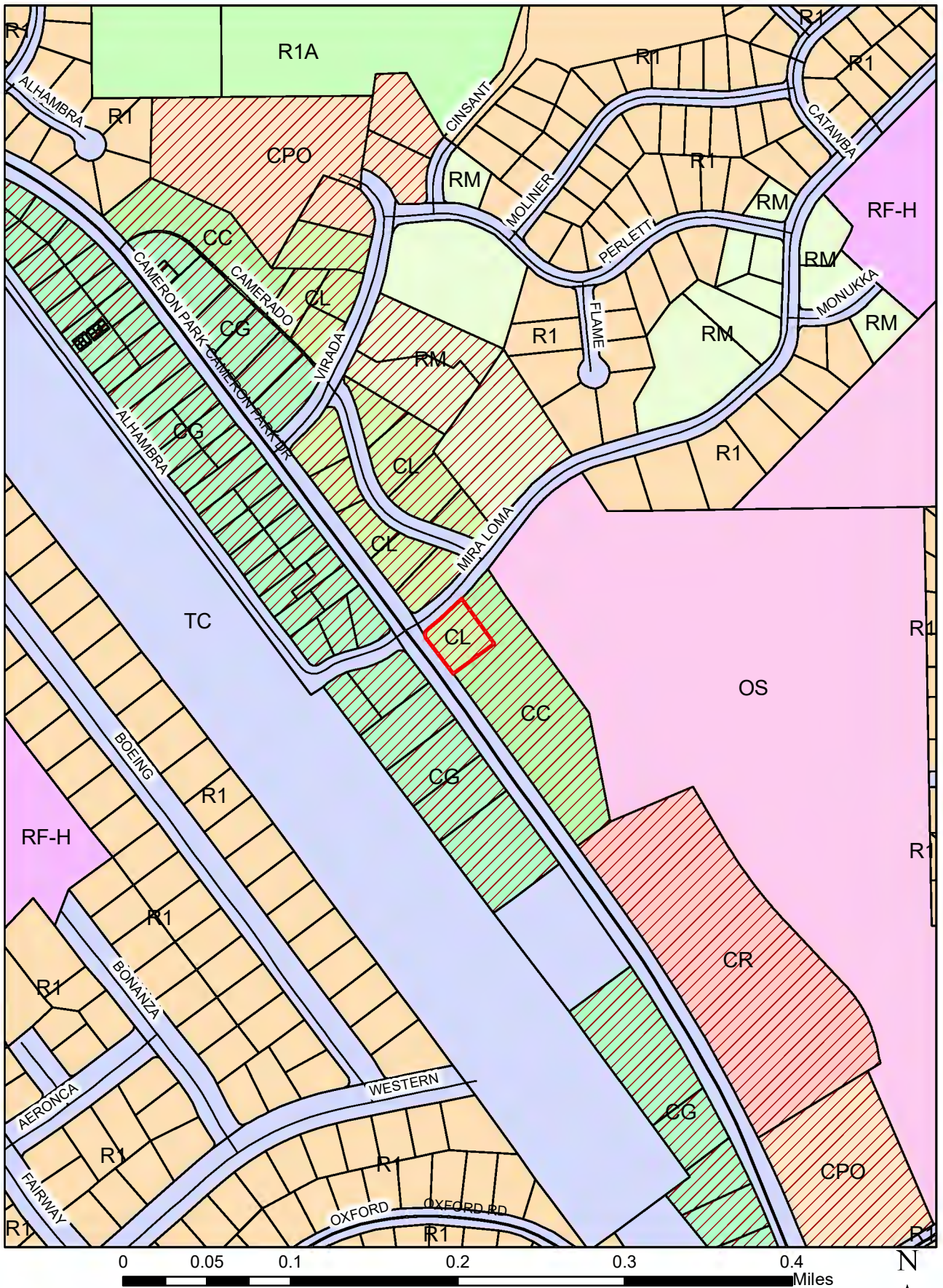
DR20-0009 Exhibit A: Location/Vicinity Map



DR20-0009 Exhibit B: Assessor's Parcel Map



DR20-0009 Exhibit C: General Plan Land Use Designation Map



DR20-0009 Exhibit D: Zoning Map



DR20-0009 Exhibit E: Existing Site Aerial Map

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



Abbreviations

EDM	BACK OF SIDEWALK	LF	LEFT
EM	"END" OF WALL AT PG	LVS	PROPANE
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAO	PAVED PAD
CR	CURB RETURN	PVG	PARKING
D	DEGREE OF CURVE	PP	POLE POLE
DC	DROP INLET	P-E	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUB - UTILITY ESM.
(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	ST	STORAGE
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HOUSING	TC	TOP OF CURB ELEV.
FL	FLOORLINE	TM	TOP OF MALL
GA	GAS ARCHER	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
GP	GRID POINT	WL	WATER LINE
IP	INLET POLE	WC	WATER SERVICE

Parking Stall Count

PROPOSED PARKING SPACES	4
PROPOSED HOOP PARKING SPACES	1
TOTAL PARKING STALLS	5

Project Data

OWNER: WAINE C. SWARTT
 8855 DEER VALLEY ROAD
 REDDING, CA 96002
 PH: 530-677-1871

APPLICANT: THE BEAN BARN
 ANGELA COPLAND, PRESIDENT
 P.O. BOX 632
 CLARKSON SPRINGS, CA 95619
 PH: 530-919-2809
 BEANBARNPERIOD.COM

ENGINEER: I.F.F.E.D.K.
 ENGINEERING INC.
 2000 PETERSON LANE, SUITE 100
 CLARKSON SPRINGS, CA 95619
 PH: 530-919-2809

SCALE: 1" = 30'

CONTOUR INTERVAL: 1'

SOURCE OF TOPOGRAPHY: FIELD TOPOGRAPHY BY A.E. DIVERS P.L.L.C.

SECTION, TOWNSHIP & RANGE: PAR. SEC. 27, 28, 29, & 30 T. 26, R. 26, S. 26, M.D.N. & POR. LOT 258 A28 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: 0.552 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/DATE: _____

BOARD OF SUPERVISORS:

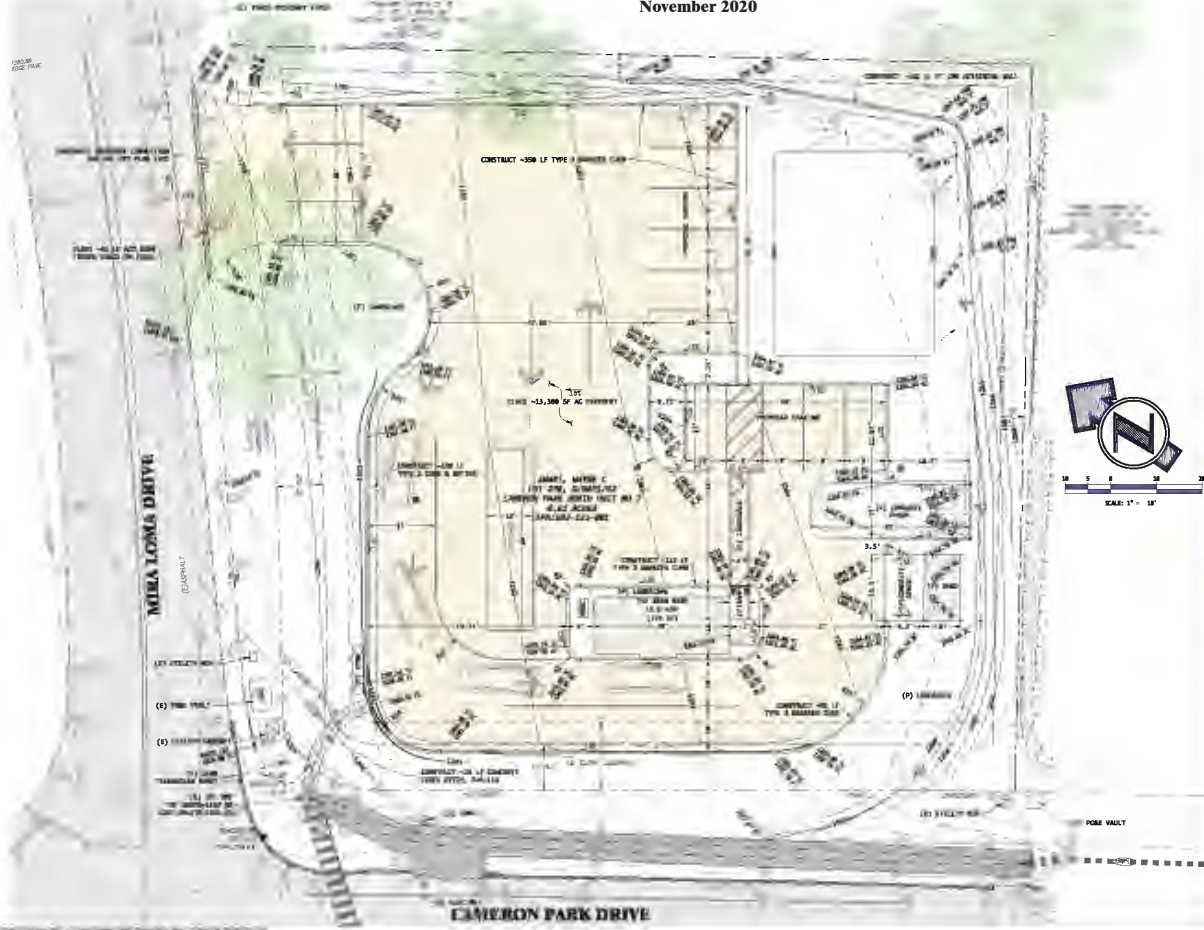
APPROVAL/DATE: _____

The Bean Barn
 Preliminary Site Plan

DIST. NO. **S1**

DR20-009 Exhibit F: Site Plan

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



Abbreviations

BSM	BACK OF SIDEWALK	LF	LEFT
BM	POST. OF WALL AT FG	LPS	PROPOSE
CB	CHORD BEARING	CP	PROPOSED
CL	CHORD LENGTH	FG	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DD	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUB. UTILITY ESMT.
EX	EXISTING	R	RADIUS
EOC	EL DORADO COUNTY	RM	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SS	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FM	FACE FOOTING	TC	TOP OF CURB LEVEL
FL	FLOWLINE	TM	TOP OF WALL
GA	GRADE ABOVE	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
GP	POST POINT	WK	WALL LIMIT
IP	INSET POLE	WC	WATER SERVICE

Earthwork Calculation

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

Project Data

OWNER: WAYNE C. SULLIVAN
 4881 DEER VALLEY ROAD
 REDWOOD, CA 95922
 PH: 530-677-1873

APPLICANT: THE BEAN BARN
 ANGELA COPPELAND, PRESIDENT
 P.O. BOX 614
 DIAMOND SPRINGS, CA 95619
 PH: 530-928-3800
 BEANBARN@YAHOO.COM

ENGINEER: [Logo]

SCALE: 1" = 10'

CONTOUR INTERVAL: 1'

SOURCE OF TOPOGRAPHY: FIELD TOPOGRAPHY BY A.R. OSWEEK P.L.S.

SECTION, TOWNSHIP & RANGE: POB. SECS. 27, 28, 33, & 34 T. 9N. R. 9E. P.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: CC-DC

PROPOSED ZONING: CC-DC

TOTAL AREA: 0.614 ACRES

TOTAL OF PARCELS: 1 PARCEL

WATER SUPPLY: ETD

SEWER TREATMENT: TDD

PROPOSED FIRE PROTECTION: CAMERON PARK FIRE DEPARTMENT

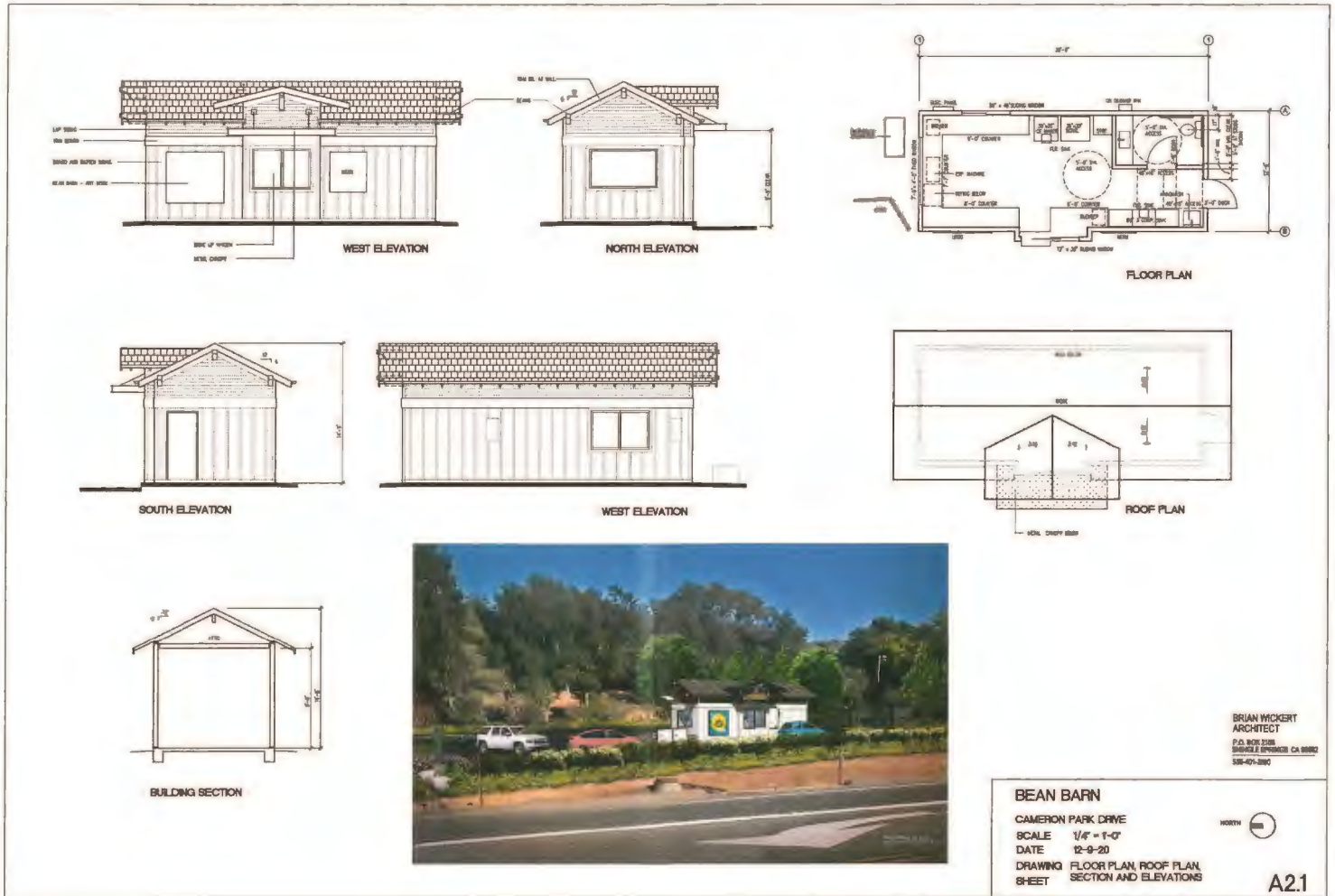
DATE OF PREPARATION: NOVEMBER 2020

PROJECT#: DR-115

The Bean Barn
Preliminary Grading & Drainage Plan

SHEET NO. **G1**

DR20-0009 Exhibit G: Grading and Drainage Plan



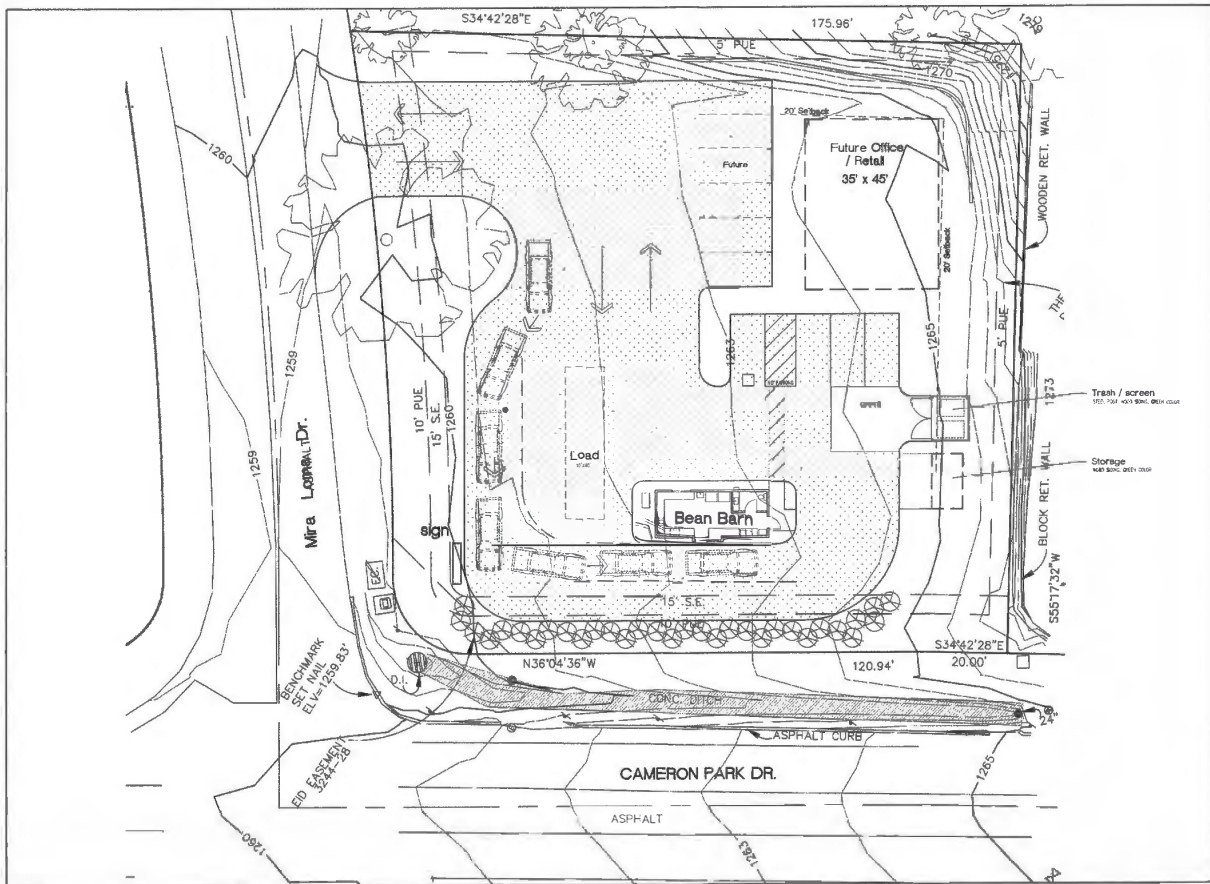
BRIAN WICKERT
 ARCHITECT
 P.O. BOX 2388
 SAN DIEGO, CA 92182
 619-451-2800

BEAN BARN
 CAMERON PARK DRIVE
 SCALE 1/8" = 1'-0"
 DATE 12-9-20
 DRAWING FLOOR PLAN, ROOF PLAN,
 SECTION AND ELEVATIONS
 SHEET



A2.1

DR20-0009 Exhibit H: Exterior Elevations and Interior Floor Plan



BRIAN WICKERT, ARCHITECT
 P.O. BOX 2108
 SHINGO SPRINGS, CA 95682
 PH. 530-401-3390

Angela Copeland

Bean Barn
 Cameron Park

The Bean Barn, Inc.

SITE PLAN

SCALE 1"=10'-0"
 DATE 12-9-20

SHT A1.1

DR20-0009 Exhibit I: Stacking Lane Site Plan

MEETING DATE: February 22, 2021
FILE NO.: DR 20-0009
PROJECT: THE BEAN BARN
APPLICANT: Angela Copeland, Applicant

DESIGN REVIEW COMMITTEE COMMENTS

Cameron Park Pollock Pines Staff Review

Major Issue: The primary structure is relatively small, and there is another structure (storage) indicated on the site. Both structures should be of similar design, with earth-tone colors and brick or other natural materials used around the base of the buildings, as a wainscot, to be more in keeping with a rural setting and nearby commercial structures. Recommendation: Combine shed and trash enclosure to reduce a “disjointed” appearance of the project. Another option may be considered by re-siting the trash enclosure.

Setbacks:
Landscaping along property lines must be at least 10’ in depth.

Landscaping and Existing Growth:

Landscaping shall cover all portions of the property where not needed for structures, parking, and vehicular access ways. Landscaping, such as shrubs that grow to about 4 feet high, should be installed along Cameron Park Drive to shield vehicles queuing to get coffee. In addition, trees should be planted along Cameron Park Drive and Mira Loma as well as within the interior of the project.

Fencing:
No fencing was shown on plans presented to the DRC. All fencing along this major street must be attractive (e.g. no use of wire, chain-link, etc.) Low brick pillars separated with ornamental iron would be permissible. Fencing, if used around the portion of the property designated for a future office building, should also be attractive, especially because completion of a subsequent project could likely occur in over a decade.

Mail Boxes:
Only attractive letter boxes may be used rather than off-the-shelf tin-appearing boxes.

Signs:
Provide a sign program that includes one sign on the face of the building facing Cameron Park Drive and a free-standing, attractive monument sign that incorporates natural materials and that has space for both the coffee shop and the future office building. It must take into consideration the placement of future lighting standards and landscaping and not obscure motorists’ vision of on-coming vehicular traffic, bicyclists, and pedestrians.

Lighting:
Lighting must be adequate to illuminate the property, but light standards shall not exceed 20 feet in height to minimize glare onto adjacent properties. Lighting must be shut down during non-operating hours, except for low, small lights behind structures hours to deter trespassing or vandalism.

Parking:
Landscaped end caps must be installed to separate parking from the travel ways. Recommend not paving for future office / retail building. Consider adding outdoor seating area for potential pedestrian customers.

Trash Areas:
See note above under “Major Issue.”

Vehicular Access:

No comment.

Siding Or Exterior:

Incorporate natural materials around base of structures. Board and batten and horizontal lap siding shown is acceptable. Applicant stated that the white color shown in the rendering is not accurate to the actual tan color proposed.

Colors:

Incorporate earth-tone colors into the color palette. No color palette was presented. Recommend requesting color palette for CPDRC review.

Roofing Materials:

Consider using standing seam metal roofing to complement the proposed design.

Air Conditioning:

Screen ground mounted equipment with landscaping.

Roof-Mounted Items:

Given the proposed design and small stature of the building, roof mounted items shall be discouraged. Any roof-mounted items shall not be visible from the adjacent streets.

