



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

---

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

### **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the County of El Dorado, as lead agency, has prepared a Negative Declaration (ND) for the below referenced Project. The Draft ND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft ND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

**LEAD AGENCY:** County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

**CONTACT:** County Planner: Bianca Dinkler, 530-621-5875

**PROJECT:** Design Review Permit DR21-0005/Barsotti Warehouse & Office

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number 109-240-030, consisting of 15.43 acres, is located on the west side of Business Drive, approximately 0.25 mile north of the intersection with Dividend Drive, in the community of Shingle Springs, Supervisorial District 2.

**PROJECT DESCRIPTION:** A Staff Level Design Review to allow the construction and operation of a new 22,800 square foot warehouse/office for Barsotti Juice Company located in the Barnett Ranch Business Park. The scope of work would occur on the southern 7.8-acre portion of the 15.43-acre parcel. The warehouse portion of the building would represent the majority of square footage at approximately 21,233 square feet, and the office areas would be approximately 1,567 square feet total and includes the main office, a smaller office, lobby area, accounting room, file storage room, two restrooms, server room, break room, and janitor closet. Additional site improvements include 20 standard 9-ft x 18-ft parking spaces, two ADA parking spaces, one EVA parking space, six truck loading/unloading stalls, and trash enclosures. New 6-foot chain link fencing would be installed to secure the perimeter of the developed area (not the entire parcel). Project signage would be building signage only identifying the address. Landscaping is designed to utilize drought-tolerant species and would be consistent with the County's Model Water Efficiency Model (MWELo) program. Proposed lighting would be building lighting with wall luminaires designed to be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Access to the project site is from Business Drive. This portion of Business Drive is not a County-maintained roadway and an encroachment permit is not required. Proposed grading would occur at the project entrance driveway, warehouse/office building pad, on-site circulation isles, an open area to the north of the warehouse/office building, and stormwater improvements. A Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID) was included with requirements for improvements to connect to public water/sewer. Electricity/utilities would be provided by connecting to PG&E. The project would have approximately 12 employees. Business hours would be from 7am-5pm.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft ND set forth in CEQA for this project is **20** days, beginning **August 20, 2021**, and ending **September 8, 2021**. Any written comments must be received within the public review period. Copies of the Draft ND for this project may be reviewed and/or obtained in 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/> by typing the first word of the project name in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Bianca Dinkler, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: [planning@edcgov.us](mailto:planning@edcgov.us)

**PUBLIC HEARING:** This Staff Level Design Review Permit is subject to a Planning and Building Department Director approval and no public hearing is required.

COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
TIFFANY SCHMID, Director  
August 20, 2021