



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: October 25, 2021 Agenda Date: October 28, 2021

To: Planning Commissioners

From: Bianca Dinkler, Associate Planner

Subject: Appeal Filed, DR-A21-0003, of Staff Level Approval of Design Review Permit, DR21-0005 (Barsotti Warehouse and Office)

Recommendation

Based on analysis of Design Review Permit, DR21-0005, staff recommends the Planning Commission deny the Appeal and uphold the Staff Level approval of Design Review Permit DR21-0005.

Background

A Design Review Permit, DR21-0005, was submitted on April 1, 2021 for a request to allow the construction and operation of a new 22,800 square foot warehouse and office for the Barsotti Juice Company. Project includes associated improvements for landscaping, lighting and parking. The 15.43-acre property is located on the west side of Business Drive, approximately 0.25 mile north of the intersection with Dividend Drive, in Shingle Springs, in the Barnett Ranch Business Park. The parcel is Assessor's Parcel Number (APN) 109-240-030, has a Zoning Designation of Industrial Light within Design Review Community Combining Zone (IL-DC), and a General Plan land use designation of Industrial (I). In accordance with the California Environmental Quality Act (CEQA) Guidelines, Planning staff prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project and based on the Initial Study, a Negative Declaration has been prepared.

The project was processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.52.030 (Design Review Permit), and tentatively approved, 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. As stated in the Public Notice, the decision to approve the project may be appealed to the Zoning Administrator 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 September 15, 2021 ending at 5pm on September 28, 2021.

Appeal Filed

On September 27, 2021 an appeal was timely filed by William Wilde. The main concerns are noise associated with the daily functions of the warehouse and office, landscaping buffer between the warehouse/office and the adjacent residential neighborhood, usage of Shingle

Lime Mine Road, and a general request that future development on parcels in the Barnett Business Park adjacent to the residentially zoned properties should require a public hearing, and not Planning Director-Staff Level review. Pursuant to Zoning Code 130.52.090 - Appeals, a Planning Director-Staff Level decision is appealable to the Planning Commission. The appeal, DR-A21-0003, is scheduled for the October 28, 2021 Planning Commission.

Group Meeting

On October 12, 2021 staff conducted a meeting with the applicants, the appellants, and additional residents of the adjacent neighborhood, in an effort to resolve the appellants concerns. Productive ideas were exchanged however a clear resolution has not been achieved as of today's date; therefore, the appeal will proceed as filed.

Staff Conclusion

Planning staff reviewed the Design Review Permit, DR21-0005, and determined it to be in conformance with established County regulations and Design Review considerations including setbacks, lighting, parking, and landscaping. The subject parcel is zoned Light Industrial (IL), which allows warehouse and office. The standard setbacks for IL zoning are 10-foot front, 5-foot sides, and 5-foot rear. The proposed building is approximately 290-feet from the west side property line. A Preliminary Landscape Plan was included with the project and is designed to comply with established landscape guidelines and the County's MWELo program. As shown in the Staff Report, Condition of Approval (COA) No. 2 requires Planning Services to review a Final Landscape Plan prior to issuance of a Building Permit to ensure compliance. Based on this analysis, staff recommends the Planning Commission deny the Appeal and uphold the Staff Level approval. The Planning Commission could direct staff to enhance the COA as needed.

Enclosures: (2 pages total)

Appeal Form, DR-A21-0003 (1 page)
La Colina Landscape Estimate Provided by Applicant (1 page)

File Number: DR-A21-0003
Date Received: 9/27/21

Receipt No.: R34548
Amount: \$239-

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 William Wilde
ADDRESS 3586 Lariat Loop, Shingle Springs, CA 95682
DAYTIME TELEPHONE 530-651-4369

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

AGENT _____
ADDRESS _____
DAYTIME TELEPHONE _____

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.)


Action Being Appealed: Staff Level Design Review DR21-0005

Reasons for Appeal:

General failure of review to consider impacts on adjacent residences as required by County ordinance including but not limited to: Noise, project and cumulative impacts of use of Shingle Lime Mine Road, lack of restrictions on use of road (const./operation) Landscaping not provided along Shingle Lime Mine Rd which may be required by previous conditions of approval including subdivision.

Smaller fonts on some documents were illegible-no response from Planning Department

DATE OF ACTION BEING APPEALED September 25, 2021


Signature

9/27/2021
Date

RECEIVED
PLANNING DEPARTMENT
2021 SEP 27 PM 12:34



296 Argo Drive Diamond Springs, CA 95619 (530) 409-3485

LANDSCAPE PROPOSAL

Submitted to:

Name: D.G. Granade
Street: 4420 Business Drive
City: Shingle Springs, CA 95682
Phone: (530) 677-7484

We hereby propose to furnish the materials and perform the labor necessary for the completion of:
PROJECT: Barsotti Office and Warehouse Tree Addition in Shingle Springs, CA

1. Installation of 35 - 15 gallon Sequoia Aptos
Blue trees or similar. Includes trees, holes, amendment, drip irrigation, poles and labor.(Cost (\$9,750.00)

OR
2. Installation of 35 - 24" box Sequoia Aptos
Blue trees or similar. Includes trees, holes, amendment, drip irrigation, poles and labor
(Cost (\$18,250.00).
3. 90 Day maintenance period once job is deemed finished.

All material is guaranteed to be as specified above or in plans, and the above work is to be performed in accordance with the specifications submitted and to be completed in a substantial workmanlike manner for the sum of: **(\$ 9,750.00 OR \$18,250.00)**

With payments to be made as follows: 10% at commencement, progress payment until finished.
Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above estimate.

Respectfully Submitted: Jose A. Lua

Date: October 20, 2021
Lic. # : 721921

* This proposal may be with drawn if not accepted within (60) days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date: _____