

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
DIRECTOR
STAFF REPORT**



Date: September 15, 2021

Staff: Bianca Dinkler

STAFF LEVEL DESIGN REVIEW PERMIT

FILE NUMBER: DR21-0005/Barsotti Warehouse and Office

APPLICANT: Doug Granade

PROPERTY OWNER: Barsotti Family LLC

REQUEST: A Staff Level Design Review Permit, DR21-0005, to allow the construction and operation of a new 22,800 square foot warehouse and office for Barsotti Juice Company. Project includes associated improvements for landscaping, lighting and parking. The project is located within the Barnett Ranch Business Park.

LOCATION: On the west side of Business Drive, approximately 0.25 mile north of the intersection with Dividend Drive, in the Shingle Springs area, Supervisorial District 2 (Exhibits A, B).

APNs: 109-240-030 (Exhibit C)

ACREAGE: 15.43 acres

GENERAL PLAN: Industrial (I) (Exhibit D)

ZONING: Industrial Light within Design Review Community Combining Zone (IL-DC) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Proposed Negative Declaration - Initial Study (Exhibit T)

RECOMMENDATION: Staff recommends the Planning and Building Department Director take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Design Review Permit DR21-0005 based on the Findings and subject to the Conditions of Approval (COA) as presented herein.

EXECUTIVE SUMMARY

A Staff Level Design Review Permit, DR21-0005, 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 project is located within the Barnett Ranch Business Park. (Exhibits F, G, H, I and J).

EXISTING CONDITIONS/SITE CHARACTERISTICS

Site Description: The project site is a 7.8-acre portion of a 15.43-acre parcel located at an elevation of 1,426 to 1,436 feet above mean sea level. A Botanical Survey was prepared for the project by Sycamore Environmental Consultants on November 1, 2019 (Exhibit R). The site is predominantly flat and previously disturbed by grading and spoils pile stockpiling. Vegetation on-site is ruderal/disturbed and annual California grassland. There is open canopy mixed oak woodland at the northwest corner (no development is proposed in that area). Old Mill Creek crosses Shingle Lime Mine Road but does not occur on the property. There is no chaparral in the Biological Study Area (BSA). Proposed grading would occur at the project entrance for a new driveway, the warehouse/office building pad, on-site circulation isles, an open area north of the warehouse/office, and for stormwater improvements. Stormwater would be treated by vegetative swales and a detention basin to be located at the southwestern corner of the parcel. As shown on Record of Survey R/S 27/23/1, there is a 60-ft non-exclusive road and public utilities easement along the western property line, and a 30-ft non-exclusive road and public utilities easement at the northern property line. The proposed location of the new warehouse and office building are outside of these easements. Based on review of the Botanical Survey, the Biological Study Area (BSA) does not contain chaparral or oak woodland habitats that typically provide habitat for Pine Hill Plants. No special-status plants were found. The project would be subject to paying the Mitigation Area 1 fee at time of building permit. No further analysis was recommended in the Botanical Survey summary.

Adjacent Land Uses:

	Zoning:	General Plan:	Improvements:
Site:	Industrial Light with Design Review Community Combining Zone (IL-DC)	Industrial (I)	Undeveloped land
North:	IL-DC	I	Undeveloped land
East:	IL-DC	I	McClone Construction Company

South:	IL-DC	I	Undeveloped land
West:	Residential Estate, Five-acre (RE-5)	Low Density Residential (LDR)	Residential uses

PROJECT DESCRIPTION

A Staff Level Design Review Permit, DR21-0005, to allow the construction and operation of a 22,800 square foot warehouse and office for the Barsotti Juice Company. The project includes associated improvements for landscaping, lighting, and parking. The scope of work would occur on the southern 7.8-acres 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. Site improvements include 20 standard 9-ft x 18-ft parking spaces, two Americans with Disabilities Act (ADA) parking spaces, one Electric Vehicle Approved (EVA) parking space, six truck loading/unloading stalls, and trash enclosures. New 6-ft 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. The proposed lighting would include building lighting with wall luminaire, designed to be consistent with Zoning Ordinance Chapter 130.34 (Outdoor Lighting) 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 at the intersection with Trade Way. 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. There would be five types of surface paving used: Type 1 (3” AB on compacted subgrade), Type 2 (3” AC over 6” AB on compacted subgrade), Type 3 (8” PCC with #4 bars at 12” O.C.E.W. over 6” AB on compacted subgrade), Type 4 (4” PCC with #3 bars at 24” O.C.E.W. over 4” AB on compacted subgrade), and Type 5 (8” Class II AB on compacted subgrade). For utilities 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 service. The project would have approximately 12 employees. Business hour operations would be from 7:00am-5:00pm.

ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including: Policy 2.2.1.2 (Industrial Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 2.8.1.1 (project lighting), Policies TC-Xa through TC-Xi (Transportation and Circulation Element), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.7.1.1 (adequate emergency water

supply, storage, conveyance facilities, and access for fire protection), and Policy 7.4.2.8 (biological resources). Further analysis of each policy is discussed in the Findings section below. **Zoning Ordinance Consistency:** Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Zoning Ordinance. The project parcel is zoned IL-DC and the project has been analyzed in accordance with all applicable development standards for this zone district. As conditioned the project will conform to the required parking lot standards, landscaping, signage, and other applicable development standards as shown below, and more fully described in the Findings.

Community Design Standards: In addition to meeting the Zoning Ordinance standards, the site layout and improvements for the project are consistent with the Lighting, Landscaping and Irrigation Standards, and Parking and Loading Standards in the Community Design Guidelines as adopted by the County Board of Supervisors in December 2015.

Building Design: The building elevations and design are shown in the Building Elevations (Exhibit G) which include the perimeter elevations, conceptual roof plan/parapets, details of the building materials, architectural theme, heights, and paint colors. The Barsotti Juice Company warehouse/office would be constructed of a steel building in reflective white, sandstone, and burnished slate.

Lighting: The project lighting is shown in the Lighting Plans (Exhibit I). The proposed lighting would include building lighting with wall luminaire, designed to be consistent with Zoning Ordinance Chapter 130.34 (Outdoor Lighting) to be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

Landscaping: As shown in the Landscape Plans (Exhibit H), the project would install drought-tolerant plant species that comply with the Landscaping and Irrigation Standards contained in the Community Design Standards, as well as with the County's MWELo.

Parking: As shown in the Site Plans (Exhibit F), the project would provide 20 standard 9-ft x 18-ft parking spaces, two ADA parking spaces, one EVA parking space, and six truck loading/unloading stalls, which meets the parking requirements of Zoning Ordinance Section 130.35.030 (Off-street Parking and Loading Requirements), which requires 1 space per 1,000 square feet of indoor storage area. The total size of the building is 22,800 square feet and applying the 1 space per 1000 square feet ratio for industrial indoor storage would require 23 total parking spaces. The project provides 23 parking spaces and is therefore consistent with the parking requirements.

Public water/sewer service: The EID reviewed the project an FIL dated October 7, 2019 (Exhibit N) outlining required improvements for connecting to public water/sewer services by EID. The FIL is considered valid for a period of three years. The applicant shall be responsible for completing all required on-site and off-site water and sewer infrastructure improvements and required documentation to the satisfaction of EID and the Fire District, including dedication of easements and demonstration of required fire flow as needed, as detailed in the FIL. If facility improvement plans are not submitted to EID within the valid period of the letter, a new FIL shall be required.

Storm water: The project was reviewed by the County Stormwater Coordinator - West Slope, and the California Water Regional Quality Control Board. The County provided formal comments stating that the County is subject to the State of CA Phase II MS4 (Municipal Separate Storm Sewer System) Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as a "Regulated" project under the MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 5,000 sf or more of impervious surface. Regulated Projects are required to provide treatment of stormwater from the 85th percentile/24-hour storm event prior to the water leaving the site or entering a waterbody. An Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board. The CGP requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). These requirements have been incorporated as COA. (Exhibit K).

Staff Analysis and Conclusion: The proposed project is designed to be consistent with all applicable requirements for a Design Review Permit as discussed in the analysis above, and as contained in the COA and Findings in the staff report.

PROJECT COMMENTS AND COA

The project was distributed to all applicable local and state agencies for review and comment. Comments were received from the EID, the County's Stormwater Coordinator West Slope, Air Quality Management District (AQMD), County Environmental Management Department, County Surveyor's Office, County Department of Transportation, PG&E, and United Auburn Indian Community. All agencies that recommended conditions have been incorporated into the project, as applicable.

PUBLIC NOTICE

No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed with a public notification range of 1,000-ft and a legal advertisement was published in applicable local newspapers. No physical sign posting is required for Design Review.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project. Based on the Initial Study, a Negative Declaration has been prepared (Exhibit T).

The applicant shall submit to Planning Services a \$50.00 recording fee as required by the County Recorder to file the Notice of Determination by the County.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Aerial Map
Exhibit C.....	Assessor's Parcel Map
Exhibit D.....	General Plan Land Use Map
Exhibit E.....	Zoning Map
Exhibit F.....	Site Plans
Exhibit G.....	Building Elevations and Design
Exhibit H.....	Landscape Plans
Exhibit I.....	Lighting Plans
Exhibit J.....	Improvement Plans
Exhibit K.....	Stormwater Coordinator West Slope Comments
Exhibit L.....	PG&E Comments
Exhibit M.....	AQMD Comments
Exhibit N.....	El Dorado Irrigation District Comments
Exhibit O.....	Environmental Management Department Comments
Exhibit P.....	Department of Transportation Comments
Exhibit Q.....	County Surveyor's Office Comments
Exhibit R.....	Botanical Survey, Sycamore Environmental
Exhibit S.....	Drainage Study
Exhibit T.....	Proposed Negative Declaration - Initial Study