



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of a Staff Level Design Review Permit Revision, DR-R25-0001, Barsotti Warehouse Addition, submitted by Mike Barsotti, agent for Barsotti Family, LLC.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review Permit Revision, DR-R25-0001, to allow modifications to previously approved Design Review Permit, DR21-0005. The revision includes a 22,800-square-foot expansion of the existing 22,800-square-foot warehouse for Barsotti Juice Company, resulting in a combined structure total of 45,600 square feet. Additional improvements include six (6) new truck loading/unloading docks, expansion of the existing detention pond, a new mechanical room with sound wall, and associated site upgrades including required landscaping, retaining walls, paving, outdoor lighting, and parking.

Landscaping: A total of 20,403 square feet of existing drought-tolerant landscaping is present on the project parcel, with a proposal for 21,203 square feet of new drought-tolerant landscaping, for a total landscaped area of 41,606 square feet. Of this, 13,071 square feet of new landscaping is proposed to enhance the landscape buffer west of the proposed building, providing screening for adjacent residential parcels from the industrial/commercial development on the project site.

The 7.31-acre property is located on the west side of Business Drive, approximately 0.25 miles north of the intersection with Dividend Drive, in the Shingle Springs Community Region, Supervisorial District 2, and is identified by Assessor's Parcel Number (APN) 109-240-033, 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).

California Environmental Quality Act (CEQA) Determination: Staff has determined that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15183, that this project is Statutorily Exempt.

The Staff Report, project materials, and proposed Director Determination for Design Review Revision Permit, DR-R25-0001, may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <http://edc-trk.aspgov.com/etrakit/Search/project.aspx>.

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Sections 130.52.030 (Design Review Permit) and 130.54.070 (Revisions to an Approved Permit or Authorization). Review of the above referenced project has been completed and tentatively approved by Planning Services, 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. The decision to approve this project may be appealed to the Planning Commission 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 **October 20, 2026**, ending at 5pm on **November 2, 2026**. Any questions regarding the project may be directed to County Planner, Cerissa Deitchman, at (530) 621-6397 or Cerissa.Deitchman@edcgov.us.

COUNTY OF EL DORADO
KAREN L. GARNER, Director
Planning and Building Department
October 9, 2026