



"Placerville, a Unique Historical Past Forging into a Golden Future"

Planning Commission Staff Report

Meeting Date: July 19, 2022

Prepared By: Kristen Hunter, City Associate Planner

PROJECT INFORMATION SUMMARY

Case File: Conditional Use Permit 21-02-R & Site Plan Review 22-05 (formally SPR 79-20-R2)

Request: Consider the following requests by Verizon Wireless associated with the Discovery Plaza Shopping Center located at 2849 Ray Lawyer Drive (APN 325-120-077), near the northeast corner of Placerville Drive and Ray Lawyer Drive.

- a. Revise Conditional Use Permit (CUP) 21-02 to modify the existing roof mounted telecommunications facility approved under CUP 05-07; and
- b. A request for a Major Change to Site Plan Review Permit 79-20-R replacing with Site Plan Review 22-05 for roof mounted antennas located on the Discovery Plaza Shopping Center building:
 - i. Removal of existing FRP screen enclosure and antenna mounts.
 - ii. Removal of one (1) RBS 6201 Cabinet at existing equipment location.
 - iii. Removal of twelve (12) remote radio units.
 - iv. Relocation of three (3) antennas behind new FRP screen walls.
 - v. Installation of two (2) FRP screen walls.
 - vi. Installation of six (6) panel antennas.
 - vii. Installation of four (4) raycaps (three (3) at antenna location and one (1) at existing equipment location).
 - viii. Installation of six (6) remote radio units.

Existing antennas are mounted at a tip height of 30' 10". Previously approved CUP 21-02 and SPR 79-20-2 included an increase in the tip height of 3' 9". The modifications proposed under CUP 21-02-R and SPR 22-05 would not exceed the previously approved tip height, resulting in a tip height of 33' 10". The new screen enclosures will increase the overall facility heights from 32' 6" to 34' 4". The existing equipment area located within the building will remain unchanged.

Note: Site Plan Review 79-20 was approved for the Discovery Plaza commercial center and SPR 79-20-R approved the elevations for the original roof mounted antennas and screening. The subject modification will be considered under a new site plan review allowing for an independent evaluation of the request separate from the remainder of the commercial center. Relevant conditions of approval will be brought forward from SPR 79-20-R into SPR 22-05.

Summary Recommendation: Staff recommends conditional approval of these requests.

Location: 2849 Ray Lawyer Drive

APN: 325-120-077

Property Owner: Edendale Discovery Plaza, LLC **Applicant:** Verizon Wireless

Agent: Ben Koff, Sequoia Deployment Services, Inc.

Lot Area: 3.88 acres (169,013 sf)

General Plan Land Use Designation: Commercial (C)

Zoning: Commercial (C)

Decision Making Authority: Per Placerville Zoning Ordinance 10-3-1 (C) and 10-3-6, the Planning Commission is the decision-maker for conditional use permits and site plan reviews.

BACKGROUND AND PREVIOUS ACTIONS

The project is located within a 3.88 acre site containing the Discovery Plaza Shopping Center, located near the northeast corner of Placerville Drive and Ray Lawyer Drive, as shown in Figure 1. The Center was approved and built in the early 1980s under SPR 79-20. The approved Site Plan Review included parking, landscaping, and signage for the site. The applicant occupies a sales office within the Center that is immediately adjacent to Ray Lawyer Drive.

Planning Commission approved CUP 05-07 on June 21, 2005 authorizing the installation and use operation of a wireless telephone communication facility on the site. Improvements under CUP 05-07 included a tripod support base structure on the roof of the existing Discovery Plaza building on which six (6) panel antennas are mounted, and a backup emergency generator located within a masonry enclosure located along the building's east elevation.

SPR 79-20 authorized the site plan, signage, and elevations of the original commercial center. In 2021, Planning Commission approved CUP 21-02 that authorized a roof mounted telecommunication facility use to capture the telecommunications facility approved under CUP 05-07, and approved SPR 79-20-R, a revision to the approved SPR 79-20, that involved the following changes:

- a) Removal of three (3) existing panel antennas within existing Fiber Reinforced Plastic (FRP) screen enclosure.
- b) Removal of one (1) existing 6201 Cabinet with twelve (12) radio units.
- c) Installation of two (2) FRP screen enclosures.
- d) Installation of six (6) panel antennas (two (2) within existing enclosure at two (2) each on the two new enclosures).

- e) Installation of six (6) remote radio units (two (2) within existing enclosure at two (2) each on the two new enclosures).
- f) Installation of four (4) raycaps (three (3) at antenna locations and one (1) at equipment location).

Through the approval of CUP 21-02 and SPR 79-20-R, CUP 05-07 was made null and void.

All land uses around the project area are commercial, and are shown in Table 1 below.

Table 1. Surrounding Uses

	General Plan	Zoning	Current Land Use
North	Commercial	Commercial	Commercial retail
South	Commercial	Commercial	Financial services, commercial service and retail
East	Commercial	Commercial	Vacant commercial, New Morning Youth Shelter
West	Commercial	Commercial	Financial services, commercial service and retail, and restaurant

Figure 1. Project Location and Overview of Discovery Plaza Shopping Center



PROJECT DESCRIPTION

The proposed project includes the modification of an existing Verizon Wireless unmanned telecommunication facility and would include the following actions:

- a) Installation of two (2) new FRP screen walls.
- b) Removing existing FRP screen enclosure and existing antenna mounts.
- c) Relocation of three (3) existing Verizon Wireless antennas to behind the new FRP screen walls.
- d) Installation of six (6) new Verizon Wireless antennas.
- e) Installation of new raycap 4520 surge suppressor in existing miscellaneous rack near equipment.
- f) Installation of three (3) new raycap 6627 surge suppressors at antenna;
- g) Removal of existing RBS 6201 cabinet with six (6) existing RUL-01 units and six (6) existing RUS-01 units.
- h) Installation of three (3) new radio 4449 units.
- i) Installation of three (3) new radio 8843 units.
- j) Installation of three (3) new 12 x 24 cables.
- k) Installation of new cable tray.
- l) Removal and replacement of twelve (12) existing 7/8" coax cables with twelve (12) new 7/8" coax cables.

A comparison of CUP 21-02-R/SPR 22-05 and CUP 21-02/SPR 79-20-R is shown below in Table 2. Additionally, photo simulations provided by the applicant in their application show a comparison of previously approved versus the currently proposed. The Applicant's Application Submittal Package can be found in Attachment C of this Staff Report.

Table 2. Comparison of Current Proposal vs Previously Approved

CUP 21-02-R & SPR 22-05 (Currently Proposed)	CUP 21-02 & SPR 79-20-R (Previously Approved)
Tip Height following alterations: 3' 9"	Tip Height following alterations: 3' 9"
Final Height: 34' 4"	Final Height: 34' 4"
Removing existing FRP screen enclosure and existing antenna mounts.	Removal of three (3) existing panel antennas within existing Fiber Reinforced Plastic (FRP) screen enclosure.
Installation of two (2) new FRP screen walls.	Installation of two (2) FRP screen enclosures.
Installation of six (6) new Verizon Wireless antennas.	Installation of six (6) panel antennas (two (2) within existing enclosure at two (2) each on the two new enclosures).
Installation of new raycap 4520 surge suppressor in existing miscellaneous rack near equipment.	Installation of six (6) remote radio units (two (2) within existing enclosure at two (2) each on the two new enclosures).
Installation of three (3) new radio 4449 units.	Removal of one (1) existing 6201 Cabinet with twelve (12) radio units.

CUP 21-02-R & SPR 22-05 (Currently Proposed)	CUP 21-02 & SPR 79-20-R (Previously Approved)
Installation of three (3) new raycap 6627 surge suppressors at antenna;	Installation of four (4) raycaps (three (3) at antenna locations and one (1) at equipment location).
Installation of three (3) new radio 8843 units.	
Installation of three (3) new 12 x 24 cables.	
Installation of new cable tray. Removal and replacement of twelve (12) existing 7/8" coax cables with twelve (12) new 7/8" coax cables.	
Removal of existing RBS 6201 cabinet with six (6) existing RUL-01 units and six (6) existing RUS-01 units.	
Relocation of three (3) existing Verizon Wireless antennas to behind the new FRP screen walls.	

PROJECT ANALYSIS

General Plan Consistency: The City of Placerville's General Plan Land Use map indicates that the Land Use Designation for the proposed project is Commercial (C). Purposes of the C designation include providing retail sales and services uses, entertainment and other light commercial activities. Commercial uses are allowable uses within the C designation.

Land Use Goal C –

To protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors.

Zoning Classification and Regulations Consistency:

Zoning Classification

The project site is located within the Commercial (C) zoning district (City Code 10-5-15). This zoning district was established to allow for retail sales and services, entertainment and other light commercial activities to serve the residents of the community, planned in areas properly located in relation to access, topography and residential areas.

Conditional Use Permit (City Code 10-3-4)

Similar to CUP 21-02, CUP 21-02-R is anticipated to improve the service provider's telecommunication services along Placerville Drive, as well as those of western Placerville, and is thus desirable to the public convenience. The request would further facilitate an existing telecommunication commercial service use that operates within the City. Use operations would not be detrimental to surrounding property due to the small size of the proposed equipment, even with the increased number of antennas from CUP 21-02, and that the antenna equipment

would be screened from view by employing screen enclosures painted to match the exterior paint color of the existing building.

Site Plan Review Permit (City Code 10-4-9)

The criteria for a Site Plan Review focus primarily upon building design, a building's relationship to a site, and its surroundings. Landscape and site treatment criteria are also set forth. While the criteria do not specifically address a wireless telecommunication facility, the project components are considered structures under the City Code. Site treatment criteria such as equipment screening, use of color and materials are applicable for Commission consideration. The Planning Commission may approve, approve with conditions, or deny an application after considering whether Site Plan Review criteria are met. Pursuant to the Zoning Ordinance, "These criteria are not intended to supersede any requirements in the city's construction regulations, restrict imagination, innovation, or variety, but rather assist in focusing on design principles which can result in creative solutions to assist in promoting the purpose of this title."

Given that the proposal consists of mechanical equipment, the following is the criteria excerpt from Section 10-4-9(G) 4 "Building Design" of the Site Plan Review regulations that staff believes is most applicable:

(G)4(f) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.

Photo simulations as well as plan elevations were provided by the applicant to compare the previously approved design with the newly proposed and how the proposed screen enclosures will shield / screen the appearance of the antennas and their support structures (Attachment C). Therefore, the Site Plan Review design criteria under Section (G)4 of the City Code are met.

Site Plan Review 22-05 Major Change to SPR 70-20-R

Changes to an approved Site Plan Review are classified as either *major* or *minor*, per City Code 10-4-9(P) Site Plan Changes. Major changes will be any change that would alter the appearance, character or intent of the approved Site Plan. New mechanical equipment visible from the public way is an example provided under City Code 10-4-9(P) to describe a Major Change to an approved SPR. The Planning Commission must approve all major changes to an approved Site Plan Review prior to building permit issuance for proposed work scope. As the project includes new electromechanical equipment that would be visible from Ray Lawyer Drive, specifically the movement of equipment to new locations on the existing building as well as a total of three (3) antenna, it is therefore considered a major change to SPR 79-20-R.

Environmental Review: Per United States Code Section 332(c)(7) (B) (iv), “[n]o State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [Federal Communication Commission’s] regulations concerning such emissions.” In other words, assuming that a wireless service tower operates within Federal Communication Commission (FCC) radio frequency regulations, Federal law prohibits a local government from regulating wireless facilities based on radio frequency environmental impacts. The applicant has provided with their application a *Radio Frequency Electromagnetic Fields Exposure Report*, PRE-Activation, dated May 31, 2022, prepared by Christopher Stollar, P.E., Dteck Communications, for 2849 Ray Lawyer Drive site and includes analysis for the proposed modifications to the project site. Section 4.0, Conclusion, contains the following information describing roof level and ground level Electromagnetic Fields (EMF) exposure from the facility equipment:

4.1. Results

For a typical 6-foot person standing in accessible areas on the ground and lower interior (top floor), calculations for Verizon’s site resulted in exposure levels below the FCC’s most stringent General Population MPE Limits (see Figure 1-2).

For a typical 6-foot person standing on the roof, the highest calculated exposure level is above the FCC’s General MPE Limits near the Verizon antennas (see Figure 3).

There may be situations where workers i.e. window washers, painters, roofers, etc., may find themselves directly in front of the antennas. Individuals entering the site or working near/in front of antennas must receive appropriate RF safety training and be made aware of the HotZones (areas where RF exposure may potentially exceed the FCC safety limits). In addition, contact information should be made available in the event work is required within the HotZones. Alternatively, if the need occurs for any building maintenance personnel to work directly in front of the antennas, Verizon should be contacted to arrange for the power to be shut down during the work period.

4.2. Recommendation(s)

The following compliance action(s) would be sufficient to meet the FCC’s and Verizon’s RF Safety Guidelines² (see Figure 4):

- 1) Access to the roof(s) should be controlled to prevent unauthorized routine access by the general public and restricted to personnel who has been made fully aware of the potential for RF exposure.*
- 2) Install barriers³ and/or indicative markings with RF advisory signs according to the Recommendations diagram.*
- 3) Apply RF safety program. Proper notification including identification of restricted areas or RF exposure maps, antenna power-down procedures and contact information must be provided to the building’s landlord or property owner. This will help ensure that a regional point of contact or the NOC will*

be contacted when someone in the public needs to perform maintenance in the areas of potential concern.

4.3. Statement of Compliance

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site will be compliant with the FCC's RF Safety Guidelines provided recommendation(s) are implemented.

4.4. Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.

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2. REGCOM-RCG-NP-15-0003 – RF Compliance Signage and Demarcation Policy.
 3. Barrier(s) must be built according to OSHA unprotected roof edge standards. If a physical barrier i.e. stanchions with rope/chain is implemented (as opposed to indicative markings such as point boundaries or striping), then unanchored objects i.e. stanchions must be placed no closer than 6 feet from an unprotected roof edge where the parapet height is lower than 36 inches.

The *Radio Frequency Electromagnetic Fields Exposure Report* concludes that there are no areas at ground level related to the proposed antennas that exceed FCC general public exposure limits. Also, due to the limited access to the roof due to the nature of the commercial building, with existing fixed ladder with ladder guard located along the rear of the building, there are existing limitations in place to restrict access to the roof. However, staff agrees and recommends project conditions that would implement the signage and compliance plan described in Section 4.2, Figure 4: Recommendation Diagram, and Appendix D: Sample Verizon RF Advisory Signs of the Document, that would provide warning and caution to workers doing building maintenance activities on the roof.

Overall, this project qualifies as a Class 1 categorical exemption pursuant to Guideline 15301(e) of the California Environmental Quality Act (Existing Facilities), in that the request would involve a negligible expansion of an existing wireless telecommunication facility that will not result in an increase in 50% of the floor area of the existing center.

CONCLUSION

As proposed, the request would modify the existing wireless communication use, primarily including modifications to the existing equipment affixed to the Center. Changes to the site will not affect the operation of onsite commercial retail use, but would work to enhance and improve telecommunication service provider's commercial service for those who live, work, or visit this portion of Placerville. Staff finds that this alteration is consistent with the Commercial Land Use Designation.

Further, the proposed roof mounted project improvements on the existing structure do not conflict with the Minimum Yards regulations or the maximum building height allowed in Commercial zones.

RECOMMENDED PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission take the following action:

- I. Adopt the Staff Report as part of the Public Record.
- II. Make the finding that the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities, in that the request would involve a negligible expansion of an existing wireless telecommunication facility that would not result in an increase of 50% of the floor area of the existing Center.
- III. Make the following findings in support of approval of CUP 21-02-R:
 - a. The project request would improve the service provider's telecommunication services along Placerville Drive, as well as those of west Placerville, thus desirable to the public convenience.
 - b. The project request would not adversely affect the Placerville General Plan, in that the parcel is designated Commercial and allows for commercial facilities; therefore the request does not change the use.
 - c. Use operations would not be detrimental to surrounding property due to small size of proposed equipment, and that the antenna equipment would be screened from view by employing screen enclosures and painted to match the exterior color used throughout Discovery Plaza.
- IV. Make the following findings in support of approval of SPR 22-05:
 - a. The project would not adversely affect the Placerville General Plan, in that the parcel is designated for commercial facilities, allowing for telecommunication service and existing retail service use. Therefore the request does not change this usage.
 - b. The project is consistent with the purpose and intent of the City Code Section 10-4-9, Site Plan Review, as photo simulations and plan elevations provided by the applicant show that the proposed screen enclosures will shield / screen the appearance of the antennas and their support structures.
- V. Conditionally approve CUP 21-02-R and SPR 22-05 located at 2849 Ray Lawyer Drive, based on the project information and findings included in the Staff Report, and

subject to the recommended Conditions of Approval, provided as Attachment A of the Staff Report. Conditions of Approval were pulled from Planning Commission previous approval of CUP 21-02 and SPR 79-20-R2 and were updated to reflect information submitted for this project.

ATTACHMENTS:

- A. Recommended Conditions of Approval – CUP 21-02-R and SPR 22-05
- B. Previously Approved Conditions of Approval – CUP 21-02 and SPR 79-20-R
- C. Applicant Submittal Package

Attachment A

Recommended Conditions of Approval - CUP21-02-R and SPR 22-05

1. Approval of CUP 21-02-R and SPR 22-05 includes a major change to the existing roof mounted telecommunication facility as well as the operation of the telecommunication facility located on the existing Discovery Plaza shopping center, located at 2849 Ray Lawyer Drive, APN 325-120-077.

Approval is based upon the analysis provided in staff's July 19, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:

- a. Planning and Conditional Use Permit Application, including Project Description, Environmental Information Form, received June 9, 2022, prepared by Sequoia Deployment Services, Inc.;
 - b. Photo simulations and Site Photos – 3 pages, labeled Verizon Placerville, 2849 Placerville Drive, prepared by Artistic Engineering, received June 9, 2022
 - c. Plan Set – 16 sheets: T-1, A-1, A-2, A-3, A-4, A-5, S-1, S-2, S-3, labeled Verizon Placerville (C-Band), 2849 Placerville Drive, dated May 5, 2022, prepared by Streamline Engineering and Design, Inc., received June 9, 2022;
 - d. Enclosure Plan Set – 7 sheets: T1, N1, S1, S2, S3, S4, S5, labeled Placerville Verizon 160170 (2) RF Transparent Screenwalls, 2849 Ray Lawyer Drive, dated April 28, 2022, prepared by Solar Communications International, Inc., received June 9, 2022.
 - e. *Radio Frequency Electromagnetic Fields Exposure Report*, prepared for Verizon, 2849 Placerville Drive, dated May 31, 2022, prepared by Christopher Stollar, P.E., Dtech Communications, received June 9, 2022.
2. Runs with the Land. The terms and Conditions of Approval of the conditional use permit and site plan review shall run with the land; shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
3. Except as otherwise specified or provided for in the Project plans in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).
4. Substantial Conformance. Any deviations from the project description, Conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval.
5. CUP 21-02-R and SPR 22-05 shall expire and become null and void eighteen months from Planning Commission action, or upon City Council approval upon appeal, unless a construction permit for the improvements described in CUP 21-02-R and SPR 22-05 have been obtained prior to the date of expiration.

6. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing. Construction drawings submitted for permit processing shall include a sheet containing all Conditions of Approval under the approved CUP 21-02-R and SPR 22-05.
7. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
8. All construction shall be limited to the hours between 7:00 am and 7:00 pm.
9. Signage / Compliance Plan. The project shall install, maintain and comply with the compliance action, as described in Section 4.2, Page 9/14 of the document, *Radio Frequency Electromagnetic Fields Exposure Report*, prepared for Verizon, 2849 Ray Lawyer Drive, Dated May 31, 2022, Prepared by Christopher Stollar, P.E., Dtech Communications, received June 9, 2022 for the project.
 - 1) Access to the roof(s) should be controlled to prevent unauthorized routine access by the general public and restricted to personnel who have been made fully aware of the potential for RF exposure.
 - 2) Install barriers and/or indicative markings with RF advisory signs according to the Recommendation diagram.
 - 3) Apply RF safety program. Proper notification including identification of restricted areas or RF exposure maps, antenna power-down procedures and contact information must be provided to the building's landlord or property owner. This will help ensure that a regional point of contact or the NOC will be contacted when someone in the public needs to perform maintenance in areas of potential concern.
10. To eliminate prolonged occupational exposure of workers maintaining convenience store roof and all related equipment, access to the roof shall be strictly limited to only those maintaining the roof, and all equipment and support structures.
11. The permittee shall maintain facility, including tripod antennas, mounting hardware, FRP screen enclosures, backup generator and generator enclosure fence in conformance with the conditions of the use permit. Approved RFP screen enclosures shall have and maintain a finish that matches with the Discovery Plaza shopping center base color.
12. A solid wood gate shall be installed to fully enclose the opening of the existing concrete masonry enclosure that will house the new emergency back-up generator. Wooden gate finish color shall match the base color of the Discovery Plaza. Project proponent shall maintain gate and its color finish.
13. The permittee shall notify the City of intent to vacate the site. The owner/operator will remove all structures and accessory equipment within twelve months of the date of notice unless the site is to be occupied by a successor.

Attachment B

**Previously Approved Conditions of Approval
CUP 21-02 and SPR 79-20-R**



**City of Placerville
Planning
Commission**

**Conditions of Approval
CUP21-02 & SPR79-20-R**

Project Name: CUP21-02 and SPR79-20-R – Discovery Plaza

Conditional use permit approval of an unmanned telecommunication facility use to capture the telecommunications facility approved under CUP05-07, and approval of SPR79-20-R, a request for Major Change to the approved Site Plan Review Permit 79-20 for Discovery Plaza involving the following facility modifications proposed on the roof of the Discovery Plaza shopping center:

Removal of three (3) existing panel antennas within existing Fiber Reinforced Plastic (FRP) screen enclosure; Removal of one (1) existing 6201 Cabinet w/ twelve (12) radio units; Installation of two (2) FRP screen enclosures; Installation of six (6) panel antennas (two (2) within existing enclosure @ two (2) each on the two new enclosures); Installation of six (6) remote radio units (two (2) within existing enclosure @ two (2) each on the two new enclosures); and, installation of four (4) raycaps (three (3) @ antenna locations & one (1) @ equipment location)

Existing antennas are mounted at a tip height of 30'-1" and the proposed tip height of the antennas will increase by 3'-9" to 33'-10". Due to the addition of new screen enclosures, overall facility heights will increase 1'-10" from 32'-6" to 34'-4". The existing equipment area located within the building will remain unchanged.

Applicant: Verizon Wireless

Location: 2849 Ray Lawyer Dr APNs: 325-120-077

CEQA Determination: CEQA Exemption Sections 15301(e)

Approval Date: October 19, 2021 by Planning Commission

CUP21-02

1. Approval of CUP21-02 involves the operation and construction of unmanned telecommunication facility use on the existing Discovery Plaza shopping center, located at 2849 Ray Lawyer Drive, APN 325-120-077.

Approval is based upon the analysis provided in staff's October 19, 2021 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except where deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:

- Planning and Conditional Use Permit Application, including Project Description, Environmental Information Form, received September 21, 2021, prepared by Sequoia Deployment Services, Inc.;
- Photo simulations and Site Photos – 7 pages, labeled Verizon Placerville, 2849 Placerville Drive, prepared by Artistic Engineering, received September 21, 2021
- Plan Set – 8 sheets: T-1, A-1, A-2, A-3, A-4, A-5, S-1, S-2, labeled Verizon Placerville Antenna Mod, 2849 Placerville Drive, dated July 14, 2021, prepared by Streamline Engineering and Design, Inc., received September 21, 2021;

- *Enclosure Plan Set – 10 sheets: 1 through 10, labeled Placerville Verizon 160170, 2849 Placerville Drive, dated June 14, 2021, prepared by Peabody Engineering, received September 21, 2021.*
 - *Radio Frequency Electromagnetic Fields Exposure Report, prepared for Verizon, 2849 Placerville Drive, dated September 7, 2021, prepared by Christopher Stollar, P.E., Dtech Communications, received September 21, 2021.*
2. *Runs with the Land. The terms and conditions of approval of the conditional use permit and site plan review shall run with the land; shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
 3. *Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval.*
 4. *CUP21-02 and SPR79-20-R shall expire and become null and void eighteen months from Planning Commission action, or upon City Council approval upon appeal, unless a construction permit for the improvements described in CUP21-02 and SPR79-20-R has been obtained prior to the date of expiration.*
 5. *All Conditions of Approval shall be in addition to those established under SPR 79-20-R and shall also be incorporated as the Conditions of Approval for CUP21-02 by reference.*
 6. *Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing. Construction drawings submitted for permit processing shall include a sheet containing all conditions of approval under the approved CUP21-02 and SPR79-20-R.*
 7. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
 8. *All construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m.*
 9. *Signage / Compliance Plan. The project shall install, maintain and comply with the compliance action, as described in Section 4.2, Page 9/14 of the document, Radio Frequency Electromagnetic Fields Exposure Report, prepared for Verizon, 2849 Placerville Drive, dated September 7, 2021, prepared by Christopher Stollar, P.E., Dtech Communications, received September 21, 2021 for the project.*
 10. *To eliminate prolonged occupational exposure of workers maintaining convenience store roof and all related equipment, access to the roof shall be strictly limited to only those maintaining the roof, and all equipment and support structures.*
 11. *The permittee shall maintain facility, including tripod antennas, mounting hardware, FRP screen enclosures, backup generator and generator enclosure fence in conformance with the conditions of the use permit. Approved RFP screen enclosures shall have and maintain a finish that matches with the Discovery Plaza shopping center base color.*

12. *A solid wood gate shall be installed to fully enclose the opening of the existing concrete masonry enclosure that will house the new emergency back-up generator. Wooden gate finish color shall match the base color of the Discovery Plaza. Project proponent shall maintain gate and its color finish.*
13. *The permittee shall notify the City of intent to vacate the site. Said notice shall be in writing to the Development Services Department and the property owner as soon as the permittee has reasonable knowledge of intent to vacate the site. The owner/operator will remove all structures and accessory equipment of the unmanned telecommunication facility within twelve months of the date of notice unless the telecommunication facility is to be occupied by a successor.*

SPR79-20-R

1. *Approval of SPR79-20-R involves a major change to Discovery Plaza shopping center involving the construction of an unmanned wireless telecommunication facility use on the roof of Discovery Plaza, located at 2849 Ray Lawyer Drive, APN 325-120-077.*

Approval is based upon the analysis provided in staff's October 19, 2021 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein:

- *Planning and Conditional Use Permit Application, including Project Description, Environmental Information Form, received September 21, 2021, prepared by Sequoia Deployment Services, Inc.;*
 - *Photo simulations and Site Photos – 7 pages, labeled Verizon Placerville, 2849 Placerville Drive, prepared by Artistic Engineering, received September 21, 2021*
 - *Plan Set – 8 sheets: T-1, A-1, A-2, A-3, A-4, A-5, S-1, S-2, labeled Verizon Placerville Antenna Mod, 2849 Placerville Drive, dated July 14, 2021, prepared by Streamline Engineering and Design, Inc., received September 21, 2021;*
 - *Enclosure Plan Set – 10 sheets: 1 through 10, labeled Placerville Verizon 160170, 2849 Placerville Drive, dated June 14, 2021, prepared by Peabody Engineering, received September 21, 2021.*
 - *Radio Frequency Electromagnetic Fields Exposure Report, prepared for Verizon, 2849 Placerville Drive, dated September 7, 2021, prepared by Christopher Stollar, P.E., Dtech Communications, received September 21, 2021.*
2. *Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).*
 3. *Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval.*

4. *All Conditions of Approval shall be in addition to those established under CUP21-02 and shall also be incorporated as the Conditions of Approval for SPR 79-20-R by reference.*
5. *SPR79-20 Conditions 1, 4, 5, 6, 8, 9, 10, 11 and 12 that were approved in 1980 under SPR79-20 are eliminated as analyzed in Attachment 3 of Staff's October 19, 2021 report to the Planning Commission. Conditions 2, 3 and 7 are re-number under SPR79-20-R as 5a, 5b and 5c, as follows:*
 - 5a. *The site will only have three pole signs, one to be located on the bank, and two to be located on the center's parcel, APN 325-120-077.*
 - 5b. *Upon which tenant changes occur within Discovery Plaza and business signs are requested, a Master Sign Plan application per the City's Master Sign Plan regulations under City Code 10-4-17(H) and application fees shall be submitted to the Development Services Department for processing and Planning Commission approval. Subsequent business signs changes within Discovery Plaza would be required to meet the Master Sign Plan signing program specifics.*
 - 5c. *The loading area will be located on the east or rear side of the main building and the driveway in back of the building will be one-way in order to allow adequate room for loading and traffic flow.*

Attachment C**Applicant Submittal Package**

- [1 – Project Description](#)
- [2 – Supplemental Wireless](#)
- [3 – Site Plan Review Checklist](#)
- 4 – [a- Representative Letter of Authorization \(2021\)](#)
[b- Representative Letter of Authorization \(2022\)](#)
- [5 – Signed Property Owner Letter](#)
- [6 – CUP Application](#)
- [7 – Redesign Photosimulation](#)
- [8 – Construction Drawings](#)
- [9 – EME Report 2022](#)