

building, along with driveway entrance, landscape and parking enhancements under a variety of entitlements that include Site Plan Review (SPR) 08-04, Conditional Use Permit (CUP) 08-02, Tentative Parcel Map (TPM) 08-07, and Environmental Assessment (EA) 08-07. In 2012, 2013 and 2020, amendments to SPR 08-04 were also granted by the Planning Commission.

- D. This project is exempt from environmental review per California Environmental Quality Act Guidelines per Section 15303(e), in that the project involves the installation of accessory equipment and the construction of a small enclosure structure appurtenant to the existing onsite Medical Center use.*
- E. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for professional office, medical clinics and hospital facility uses of which Marshall Medical Center is categorized as. The request does not change this use. Furthermore, the request is appurtenant to the Medical Center use.*
- F. The project is consistent with the Site Plan Review Criteria of City Code 10-4-9(G), in that the request provides for a screening enclosure that is dimensioned to completely obscure visibility of the proposed energy storage system components of batteries and equipment cabinets from Marshall Way, and that the enclosure would have an exterior brick veneer harmonious with the existing brick veneer used on the adjoining Marshall Medical Center building at 1095 Marshall Way.*
- II. Approve SPR08-04-R3, as provided in staff's July 6, 2021 report to the Commission and as provided in Attachment A: Applicant Submittal Package, subject to the conditions of approval contained in as follows:*
- 1. Approval of SPR08-04-R3 authorizes the request by Marshall Medical Center on the Medical Center campus at 1095 Marshall Way, A.P.N. 004-350-001, for the installation of an energy storage system consisting of four battery storage powerpacks and one inverter cabinet mounted on a new concrete pad; construction of a new equipment enclosure with approximate dimensions of 21' (width) by 13' (depth) by 8' (height), consisting of concrete masonry unit (CMU) with brick veneer construction. Electric conduit between the energy storage system and the 1095 Marshall Way building would be placed underground. Associated equipment would be mounted on and within the 1095 Marshall Way building, where indicated on the Applicant's site plan.*

Approval is based upon the analysis provided in staff's July 6, 2021 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the following Exhibits, except were deviated under a separate Condition of Approval, as modified by the Planning Commission under 1a), and all other conditions of approval set forth herein:

Applicant Submittal Package:

- Planning Application, received June 4, 2021;*
 - Tesla – Marshall Med Center Energy Storage System Plan Set (Sheets: G-001, G-002, E-101, E-111, E-201, E-211, E-241, E-501, E-601, E-701, S-101, S-102 and S-501) by Alex Short, Tesla. Date: March 19, 2021; and,*
 - Graphic Plan by Tesla. Date: February 9, 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. *Site Plan Review Expiration. The approval of the site plan review amendment shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for authorized work under SPR08-04-R3 prior to the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.*
5. *Permits. The applicant shall obtain all permits and payment of all required fees for the project prior to initiating SPR08-04-R3 authorized work.*

Applicant shall submit three copies of construction plans to apply for Building Division plan review and obtain a construction permit. Enclosure plans shall show compliant work for accessibility, egress, and electrical.

6. *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.*
7. *Runs with the Land. The terms and conditions of approval of 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.*
8. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of either a major or minor change to approved the site plan, per Section 10-4-9(P) of City Code.*
9. *All Conditions of Approval shall be in addition to those established and recorded in the following Planning Commission Minutes that are provided as Attachment B of staff's July 6, 2021 report to the Commission:*
 - *November 18, 2008 under SPR08-04, CUP08-02, TPM08-07 and EA08-07;*
 - *July 17, 2012, under SPR08-04, involving South Wing entry landscaping and site amenities;*
 - *November 5, 2013, under SPR08-04-R, involving the placement of parking lot shade structures with solar panels on the site adjacent to 1095 Marshall Way, and*
 - *July 21, 2020, under SPR08-04-R2, involving outdoor dining / garden area for Medical Center employees, patients and visitors at 1100 Marshall Way.*

*Action: Motion approved 4-0 on roll call vote:
Frenn: Aye; Vice Chair Gotberg: Aye; Chair Lepper: Aye; List: Aye*

MATTERS FROM COMMISSIONERS AND STAFF

Member Frenn requested status of a previous application project at 150 Placerville Drive; requested that all Commission order of business agenda categories be included on agenda. Staff gave update on upcoming meeting dates.

ADJOURNMENT

Chair Lepper adjourned the meeting at 6:20 p.m.



Andrew Painter, Executive Secretary
Placerville Planning Commission