

**REGULAR MEETING MINUTES  
PLACERVILLE PLANNING COMMISSION  
TUESDAY, OCTOBER 19, 2021, 6:00 P.M.**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROLL CALL:**

**Members Present:** Frenn; Vice Chair Gotberg; Kiehne; Chair Lepper  
**Members Absent:** List  
**Staff Present:** Director Rivas; City Planner Painter; I.T. Director Tanger

**CONSENT CALENDAR**

- 1. Consideration to Approve Agenda**
- 2. Consideration to Approve September 21, 2021 Regular Meeting Minutes**

*Motion: Kiehne, second by Vice Chair Gotberg to approve the Consent Calendar.  
Action: Motion carried on voice vote.*

**ITEMS PULLED FROM CONSENT CALENDAR (if applicable)**

*No items pulled from Consent Calendar.*

**ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) NOT ON AGENDA**

*No items were received.*

**COMMUNICATIONS**

*City Planner Painter announced that no communications were received.*

**PRESENTATION AND EDUCATIONAL WORKSHOP SESSIONS (if applicable)**

*No presentations or workshop sessions scheduled.*

**ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS**

**3. 2849 Ray Lawyer Drive: CUP21-02; SPR79-20-R; and CUP05-07: Discovery Plaza – Verizon Wireless**

Consider items 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. Benjamin Koff, Sequoia Development Services, Inc., applicant/representative for Verizon Wireless; Edendale Discovery Plaza, LLC, property owner.

- a. Consider approval of staff's request for a California Environmental Quality Act Categorical Exemption environmental finding for CUP21-02 and SPR79-20-R.
- b. Consider approval of the applicant's request to abandon CUP05-07, authorized in 2005, to make it null and void of the existing wireless telecommunications facility consisting of a screen box with fully concealed antennas located on the roof of the existing Discovery Plaza commercial building with associated equipment cabinets located within a room inside the commercial building.
- c. Consider findings and approval of CUP21-02, a request to approve a conditional use permit for 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.

*City Planner Painter presented staff's report. Speaker: Ben Koff, Applicant Representative.*

*Motion: Chair Lepper, second by Frenn to:*

- I. Enter Staff's report into the public record.*
- II. Find that the project is Class 1 categorically exempt pursuant to Section 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.*
- III. Find the following regarding the project location, 2849 Ray Lawyer Drive, with Assessor's Parcel No. 325-120-077:*
  - A. The project location has a General Plan Land Use designation of Commercial.*
  - B. The project location is zoned Commercial (C).*
  - C. The project location was granted conditional approval of SPR79-20 by the Planning Commission in 1980, to construct the Discovery Plaza shopping center on this site.*
  - D. The project location was granted conditional approval of CUP05-07 by the Planning Commission in 2005 on June 21, 2005 to install and operate a wireless telephone communication facility consisting of six panel antenna structure on the roof of the existing Discovery Plaza commercial building, antenna enclosure, along with a new emergency back-up generator located within an existing concrete masonry enclosure on a C (Commercial) zoned property located at 2849 Ray Lawyer Drive.*
- IV. Approve request to abandon to make null and void CUP05-07.*
- V. Find the following in support of approval of CUP21-02:*
  - 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 General Plan document, in that the parcel is designated Commercial on the General Plan Land Use Map, allowing for commercial facilities, of which a telecommunication service and the existing retail service uses are allowable uses. The request does not change this 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 paint color used throughout the Discovery Plaza shopping center, and other equipment screened from view due to the existing roof parapet.*

VI. Approve CUP21-02 located at 2849 Ray Lawyer Drive, APN 325-120-077, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval provided as follows:

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.*

*VII. Find the following in support of major change: SPR79-20-R:*

- A. *The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for commercial facilities, of which a telecommunication service and the existing retail service uses are allowable uses. The request does not change this use.*
- B. *The project is consistent with the purpose and intent of the Development Criteria Subsection of Site Plan Review City Code (Section 10-4-9), in that photo simulations and plan elevations provided by the applicant show that the existing and proposed screen enclosures will shield/screen the appearance of the antennas and their support structures, and the existing roof parapet will screen other building equipment.*
- C. *Proposed improvements do not conflict with the yard or building height of the General Regulations of the Commercial (C) Zone.*

*VIII. Approve SPR79-20-R located at 2849 Ray Lawyer Drive, APN 325-120-077, based on the project information and findings included in the Staff Report, and subject to the Conditions of Approval as follows:*

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.*

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

**4. 2890 Mosquito Road: Site Plan Review (SPR) 00-10-R – EID**

Consider items associated with the El Dorado Irrigation District administration site located at 2890 Mosquito Road – (APNs: 002-061-022, 002-061-023, 002-061-024). Jon Money, P.E., El Dorado Irrigation District, applicant. El Dorado Irrigation District, property owner.

- a. Consider approval of staff's request for a California Environmental Quality Act Categorical Exemption environmental finding for SPR00-10-R.
- b. Consider findings and approval of the applicant's Site Plan Review (SPR) 00-10-R request for a Major Change to approved Site Plan to allow the addition of a battery storage system of electro-mechanical equipment and construction of a new equipment enclosure on the existing El Dorado Irrigation District (EID) campus, adjacent to the existing EID administration building.

*City Planner Painter presented staff's report. Speakers: Jon Money, Senior Engineer, EID.*

*Motion: Kiehne, second by Frenn to:*

- I. Enter Staff's report into the public record.*
- II. CEQA Categorical Exemption Determination*  
*Find that the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline 15303(e), in that the request involves the installation of new accessory equipment and the construction of an enclosure structure appurtenant to the existing onsite El Dorado Irrigation administrative buildings.*
- III. Make the following findings in support of Major Change to SPR00-10-R*
  - A. The project location has a General Plan Land Use designation of Heavy Commercial (HC);*
  - B. The project location has a Zone classification of Heavy Commercial (HC);*
  - C. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for public and quasi-public facilities and offices of which the El Dorado Irrigation District (EID) is categorized as. The energy storage system equipment and equipment screening to the site are appurtenant to EID's administrative offices, the request therefore would mitigate for working environment disruptions at EID during power outages thus creating conditions conducive to desirable working conditions that is consistent with a purpose of the Heavy Commercial land use designation.*
  - D. The project is consistent with the purpose of the Heavy Commercial zone classification, in that the existing EID administrative offices and facility serve the community, provide employment and income for its residents, and with the addition of new equipment and equipment screening to the site create conditions conducive to a convenient and desirable working environment during electrical power disruptions.*
  - E. 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 energy storage equipment cabinets and future backup emergency generator from the public view along Mosquito Road, and that the enclosure would have a split faced CMU material finish harmonious with the existing used for retaining walls and other enclosures within the EID site development building at 2890 Mosquito Road.*
- III. Approve SPR00-10-R located at 2890 Mosquito Road, APNs 002-061-022, 002-061-023, and 002-061-024, as provided in staff's October 19, 2021 report to the Commission and as described and presented in Attachment 2: Applicant Submittal Package, subject to the conditions of approval as follows:*

1. *Approval of SPR00-10-R authorizes the request by the El Dorado Irrigation District on their administrative campus at 2890 Mosquito Road, A.P.N.s 002-061-022, 002-061-023, and 002-061-024, for the installation of an energy storage system consisting of five battery storage powerpacks, one inverter cabinet, along with associated switchboard, utility meter, transformer and control equipment, mounted on a new concrete pad. The energy storage system would be placed within a new equipment enclosure with dimensions of 56' 10" (width) by 22' 10" (depth) by 10' (height), consisting of split-faced concrete masonry unit (CMU). A solid metal double swing gate will provide access to the enclosure. Electric conduit between the energy storage system and the EID administration building would be placed underground.*

*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, 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 and Supplemental Information, received September 17, 2021; and*
  - *Tesla – El Dorado Irrigation District - HQ Energy Storage System Plan Set (Sheets: G-001, G-002, E-101, E-201, E-211, E-241, E-501, E-601, E-701, S-101, S-111 and S-501). Date: July 14, 2021; Sheets: S-111 and S-112. Date September 20, 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 SPR00-10-R 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 SPR00-10-R 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. *Parcel Merge or Lot Line Adjustment. The applicant must either merge the three subject parcels into one parcel, or adjust the boundaries of the three parcels with a lot line adjustment prior to construction permit final so that the undergrounding of electric conduit between the energy storage system and its connection adjacent to the administration headquarters building is located entirely on one parcel.*
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. *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.*
9. *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.*
10. *SPR00-10 Conditions of Approval. Conditions 1 through 6 and 8 through 37 approved on May 2, 2006 under SPR00-10 for Phase II have been met and are eliminated as analyzed in Attachment 3 of Staff's October 19, 2021 report to the Planning Commission. Conditions 7 and 38 from the May 2, 2006 approval are re- worded and re-lettered as 10a and 10b:*
  - 10a. *Site Plan Review 00-10 approval and conditions of approval apply to improvements shown on the plans submitted by Murray and Downs Architects, dated 4-4-06, EID Phase II drawings A 1.1.1 Site Plan and A 1.1.2 Enlarged Site Plan, which include and are limited to demolition of structures and construction of improvements shown thereon.*
  - 10b. *Property owner shall sign and cause the recording of a Landscape Maintenance Agreement (LMA) to be prepared by the City that binds the property to agree to plant and maintain approved landscaping. Property owner shall pay all City and El Dorado County fees associated with the preparation and recording of the LMA, and charges and services associated with property owner and staff agreement signature notarization. A Landscape Maintenance Agreement (LMA) is required by Code for the Phase I and Phase II improvements, and shall apply to the landscape and irrigation plans improvements approved by the City and shown on the plans described as follows:*
    - *Phase I. Drawings L-1: Planting Plan, L-2: Planting Plan and L-3: Planting Plan, prepared by Land Design Associates, dated 12/20/00, approved by the City on July 2, 2001.*
    - *Phase II. Drawing L1.0: Tree Plan, L1.1: Shrub Plan, L2.1: Irrigation Plan, L3.1: Planting / Irrigation Notes and Soil Analysis, L3.2: Planting Details and L3.3: Irrigation Details, prepared by Murray & Downs AIA Architects, Inc, dated 4/2006, approved by the City on May 2, 2006.*

*Prior to LMA recordation and construction permit final inspection, property owner shall as provided under the City's Water Efficient Landscape Regulations, City Code 10-6-8, submit to the Development Services Department (DSD) using a form provided by the Department, a signed landscape certificate of completion by either the signer of the landscape design plans, or a licensed landscape contractor, that the landscaping has been installed per the approved plans. Property owner shall submit property legal description as a result of Condition 6 requirement of parcel merger or lot line*



*adjustment of APNs 002-061-022, 002-061-023, 002-061-024 for use in the LMA recordation process.*

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

**CONTINUED ITEMS**

*No continued items were scheduled.*

**NEW BUSINESS**

*No new business items were scheduled.*

**MATTERS FROM COMMISSIONERS AND STAFF**

*Director Rivas announced the Development Services Department has begun processing of a new hotel project at the former Gateway Hotel site on Jacquier Road.*

**ADJOURNMENT**

*Chair Lepper adjourned the meeting at 7:25 p.m.*



Andrew Painter, Executive Secretary  
Placerville Planning Commission