



**Notice of Planning Commission
Public Hearing
Tuesday, October 19, 2021 at 6:00 p.m.
Town Hall, 549 Main Street, Placerville**

The City of Placerville Planning Commission will conduct a public hearing on the following agenda item:

**2849 Ray Lawyer Drive – Verizon Wireless:
Conditional Use Permit (CUP) 21-02; Site Plan Review (SPR) 79-20-R; CUP 05-07**

Verizon Wireless requests the following:

- 1) Abandon CUP05-07 to make it null and void of an existing wireless telecommunications facility consisting of a screen box with fully concealed antennas located on the roof of the existing Discovery Plaza commercial building at 2849 Ray Lawyer Drive, with associated equipment cabinets located within a room inside the commercial building, authorized under Conditional Use Permit 05-07 in 2005;
- 2) Approval of a new CUP (CUP21-02) and approval for a Major Change to the approved Site Plan Review Permit 79-20 (SPR79-20-R) for Discovery Plaza to capture the telecommunications facility approved under CUP05-07, plus the following facility modifications:
 - Removal of three (3) panel antennas
 - Removal of one (1) 6201 Cabinet w/ twelve (12) radio units
 - Installation of six (6) panel antennas
 - Installation of six (6) remote radio units
 - Installation of four (4) raycaps (three (3) @ antenna location & one (1) @ equipment location)
 - Installation of two (2) screen enclosures

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. Representative: Benjamin Koff, Sequoia Deployment Services, Inc. Assessor's Parcel No.: 325-120-077. Zoning: C (Commercial).

Note: This request is categorically exempt from environmental review pursuant to §15301 (e)(1), an addition to an existing facility that will not result in an increase in 50% of the floor area.

For further information regarding this application, you may review the files for this request at the Development Services Department during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. prior to the public hearing; alternatively, the public may view filed documents via the Planning Division's, Current Development Projects webpage:

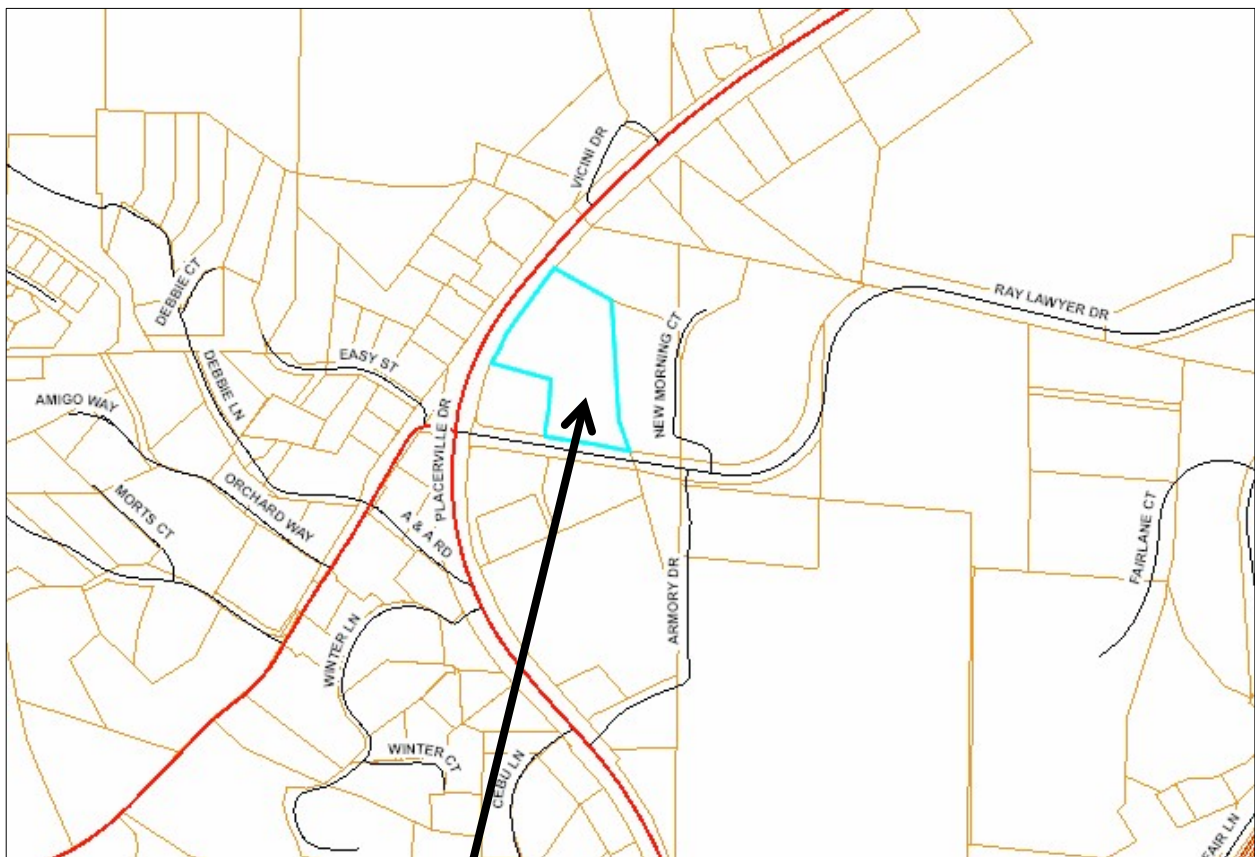
<https://www.cityofplacerville.org/current-development-projects>.

The Planning Commission may propose modifications or other conditions deemed to be appropriate. Any persons interested in this matter are invited to attend and present testimony either for or against the proposed application. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Development Services Department at, or prior to, the public hearing.

Written comments on the project may be submitted at the hearing or prior to the hearing, by mailing or delivering them to the Development Services Department Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667, or by email: pv.planning@gmail.com. For inclusion in the agenda packet to be distributed, written comments of interested parties should be submitted to the Development Services Department prior to Wednesday, October 13, 2021 at 5:00 p.m.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours before the meeting, if possible.

Development Services Department, Planning Division
3101 Center Street, Placerville, California 95667
(530) 642-5252



CUP 21-02; SPR79-20-R; CUP 05-07
Project Location: 2849 Ray Lawyer Drive

