



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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MEMORANDUM

DATE: August 13, 2025
TO: Planning Commission
FROM: Craig Osborn, Associate Planner
SUBJECT: CUP22-0011/Fuji Battery Storage (Legistar File No. 25-1356)
Additional Information/ Additional Findings/ Additional COAs

Additional Information:

A. The applicant has provided additional information on 8/13/2025 in response to staff's request for specificity about the type of battery proposed at this project site. The applicant has described the battery type as LFP, or Lithium Iron Phosphate batteries, and has clarified that sprinklers will not be incorporated into the design of each enclosure.

1. The following Staff Report statement is corrected with the following strikethrough:

Fire warning systems consist of ~~include internal sprinklers and~~ an automatic alert which would be sent to both the Fire Authority and the BESS operator's office

2. Below is an excerpt from <https://chargelab.co/blog/lithium-iron-phosphate-batteries>, describing LFP batteries briefly with much of the information that is also otherwise shared on https://en.wikipedia.org/wiki/Lithium_iron_phosphate_battery:

“LFP batteries, or Lithium Iron Phosphate batteries, are a type of lithium-ion battery known for their high thermal stability, long cycle life (3,000–5,000 cycles), and lower energy density compared to other lithium-ion batteries. They are commonly used in applications such as electric vehicles (EVs), home power systems, and portable electronics due to their safety and longevity. LFP batteries are lighter than lead-acid batteries and can last over 8 years, making them a popular choice for various energy storage solutions.”

- B. In response to a verbal question received about safety ratings for these types of uses, staff has made available Attachment A, a 2024 White Paper titled Insights from EPRI's Battery Energy Storage Systems (BESS) Failure Incident Database. From this source, the following statement is found within the introductory paragraph:

“Between 2018 and 2023, the global grid-scale BESS failure rate has dropped 97%”

Additional Findings:

The following Findings are intended to be considered and added to the

6.0 CONDITIONAL USE FINDINGS

6.1 The project is consistent with Section 130.52.021 (C)(1).

Section 130.52.021 (C)(1) states that the proposed use shall be consistent with the General Plan.

Rationale: The project has been found consistent with all relevant General Plan policies, as stated in Findings Section 2.0, with rationales prepared for each unique policy. The project is consistent with this conditional use requirement.

6.2 The project is consistent with Section 130.52.021 (C)(3).

Section 130.52.021 (C)(2) states that the proposed use shall not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Rationale: While the project involves a known fire risk, each battery storage enclosure would contain its own heating, ventilation, and air conditioning (HVAC) system internal to each enclosure unit. Fire warning systems would include an automatic alert sent to both the Fire Authority and the BESS operator's office. The closest residential unit is approximately 200 feet away from the nearest battery unit (Attachment B). Relative to other County setback requirements, this distance is equal to the County's required Agriculture setback for single-family structures to agriculture-zoned land use. Through review of this specific project, the Fire Department has expressed confidence for responding to any fire-related emergency. Due to the self-contained enclosures, warning system and setback from the closest residential structure, the project is consistent with this conditional use requirement.

6.3 The project is consistent with Section 130.52.021 (C)(2)

Section 130.52.021 (C)(3) states that the proposed use must be specifically allowed by a conditional use permit pursuant to this Title

Rationale: This proposed BESS project would be considered a Public Utility Service Facilities: Intensive use, which is defined to include, “Service Facilities that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities.” This BESS facility is not a substation owned and operated by a public utility entity; however, the BESS facility is designed to store electrical energy until it is

needed. For the CG-DC-DS zone, this use would be allowed with approval of a conditional use permit. The project is consistent with this conditional use requirement.

Additional Condition of Approval:

The following are two draft Conditions of Approval that may be considered by the Planning Commission at the public hearing.

3. **Emergency Plan:** The applicant shall submit an Emergency Plan prior to Building Permit issuance.
4. **Decommission Plan:** The applicant shall submit a Decommission Plan prior to Building Permit issuance.

Attachments:

A: 2024 White Paper titled Insights from EPRI's Battery Energy Storage Systems (BESS) Failure Incident Database

B: Project Map with Nearest Residence Distance