



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

ZA 06/05/24
#2
4 pages

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TO:	Zoning Administrator	Agenda of:	June 5, 2024
FROM:	Ande Flower, Planning Manager	Item No.:	2
DATE:	June 4, 2024	Legistar No.:	24-0735
RE:	CUP22-0011/ Fuji Battery Storage		

The purpose of this memorandum is to amend Planning Staff's Staff Report to the Zoning Administrator for Conditional Use Permit Cup22-0011 0011 Fuji Battery Storage. Staff defers this project to the Planning Commission for both Design Review according to EDC Municipal Code 130.52.030 because the project site is adjacent to State Scenic Highway Corridor, Highway 50.

It was discovered prior to public hearing that initial consultation unintentionally omitted one agency and one jurisdiction which were required for a project review at this location. The project property with within the Sphere of Influence (SOI) for the City of Placerville, and proximate to the Scenic Highway corridors portion of Highway 50. Therefore, Staff has collected advice and comments from the City of Placerville and from California Department of Transportation (Caltrans), in preparation for the continued hearing.

On May 23, 2024 a comment letter was received from Pierre Rivas, Development Services Director, City of Placerville with concern regarding the County's California Environmental Quality Act (CEQA) Exemption determined appropriate for this proposed project (Exhibit H).

On May 30, 2024, an email was received confirming that Caltrans had no comments at this time (Exhibit I).

ANALYSIS

2.0 GENERAL PLAN FINDINGS

2.17 The project is consistent with General Plan Policy 2. 2.7.4.

Policy 2.2.7.4 The County shall coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city, which is consistent with the County's and each city's respective General Plans, that development which is incompatible with the city's General Plan and within any city's sphere of influence and/or the Community Region adjacent to each city shall not be permitted by the County, and that urban development shall be discouraged until annexation to the city occurs.

Rationale: County Staff has coordinated with City of Placerville staff. The comments received does not change the Division's recommendation of approval with current CEQA exemption and Conditions of Approval.

2.18 The project is consistent with General Plan Policy 2.6.1.2.

Policy 2.6.1.2. Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.

Rationale: County Staff has corresponded with California Department of Transportation, who shared no new recommendations for County Staff's report and Conditions of Approval.

2.19 The project is not consistent with General Plan Policy 2.6.1.3.

Policy 2.6.1.3 Discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report, shall be subject to design review, and Policies 2.6.1.4, 2.6.1.5, and 2.6.1.6 shall be applicable to such projects until scenic corridors have been established.

Rationale: The proposed project is not consistent with Policy 2.6.1.3; therefore, Staff defers this project to the Planning Commission for both Design Review according to EDC Municipal Code 130.52.030 because the project site is adjacent to State Scenic Highway Corridor, Highway 50.



City of Placerville

Development Services Department

3101 Center Street, Placerville, CA 95667

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May 23, 2024

RE: Proposed Fuji Battery Storage Facility / CUP 22-0011
APN 048-280-030

Dear Mr. Aselage:

We have reviewed the staff report for the referenced project and submit the following comments:

1. Proposed CEQA Exemption. This project would be better served being evaluated under an initial study and subject to a mitigated negative declaration due to the higher fire risk associated with the installation and operation of a battery energy storage system (BESS) utilizing lithium-ion batteries. In the event of fire, hazardous smoke could impact sensitive residential uses (mobile home parks) directly to the east and south of the project site. The closure of U.S. Highway 50 could also occur.

The project site is located adjacent to U.S. Highway 50, this section of which is designated a state scenic highway. The project's effect on the scenic highway should be evaluated. Also see CEQA Guidelines Section 15300.2(d).

2. El Dorado County General Plan. The General Plan analysis should also include a review of the applicable policies under Objective 2.2.7 since the project is located within the City of Placerville's Sphere of Influence and is pre-zoned. Since City services are not required for this project, annexation is not required. The parcel is pre-zoned Highway Commercial (HWC) which would permit this type of use under a conditional use permit.

Thank you for the opportunity to provide comments on this project.

Sincerely,

Pierre Rivas, Development Services Director
City of Placerville

Exhibit H

From: [Dhatt, Satwinder K@DOT](mailto:Dhatt.Satwinder.K@DOT) on behalf of D3.Local.Development@DOT
To: [Ande Flower: Matthew A. Aselage](mailto:Ande.Flower@DOT)
Cc: [Arnold, Gary S@DOT](mailto:Arnold.Gary.S@DOT)
Subject: RE: Fuji Battery Energy Storage (CUP22-0011) Scenic Design Review Corridor
Date: Thursday, May 30, 2024 10:45:02 AM
Attachments: [image001.png](#)



Hi Ande and Matthew,

Thank you for including California Department of Transportation in the review process for Fuji Battery Energy Storage Project. We wanted to reach out and let you know we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review and System Planning Coordinator, by phone (530) 821-8261 or via email at D3.local.development@dot.ca.gov.

Thank you!

Satwinder Dhatt
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
703 B Street, Marysville, CA 95901
(530) 821-8261

Exhibit I