



County of El Dorado

Minutes - Final Zoning Administrator

Planning and Building
Department
2850 Fairlane Court
Placerville, CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Wednesday, June 5, 2024

3:00 PM

<https://edcgov-us.zoom.us/j/87562174131>

**2850 Fairlane Court
Building C, Hearing Room
OR
Live Streamed - [Click here to view](#)**

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting will be open to the public. The meeting will continue to be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Zoning Administrator in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 875 6217 4131. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Zoning Administrator meeting go to <https://edcgov-us.zoom.us/j/87562174131>.

PUBLIC COMMENT PARTICIPATION: If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Zoning Administrator is to attend in person. Except for a noticed teleconference meeting, the Zoning Administrator reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comments to the Zoning Administrator at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Zoning Administrator meeting will be delivered to the Zoning Administrator prior to any action.

The Zoning Administrator and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written Information from the Public: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 3:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: <https://eldorado.legistar.com/Calendar.aspx>

All Zoning Administrator hearings are recorded. An audio recording of this meeting will be published on the internet.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE
WITHIN THE PLANNING SERVICES OFFICE

3:00 P.M.

CALL TO ORDER

Meeting was called to order at 3:00 P.M. by Zoning Administrator Evan Mattes.

ADOPTION OF THE AGENDA

Agenda was adopted by Zoning Administrator Evan Mattes.

PUBLIC FORUM/PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

1. [24-0734](#) Hearing to consider Stella Battery Storage (Conditional Use Permit CUP22-0010) request for the development and ongoing operation of an up to 5.0-megawatt (MW)/20.0-megawatt hour (MWh) battery energy storage facility on an undeveloped portion of a parcel developed with a four-suite commercial center on property identified Assessor's Parcel Number 009-330-064, consisting of 1.87 acres, is located on the north side of Pony Express Trail, approximately 750 feet east of the intersection with Forebay Road, in the Pollock Pines Rural Center, submitted by Apex Energy Solutions, LLC (Agent: Sarah Kaaki); staff recommends the Zoning Administrator take the following actions:
 - 1) Find Conditional Use Permit CUP22-0010 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
 - 2) Approve Conditional Use Permit CUP22-0010, based on the Findings and subject to the Conditions of Approval as presented.(Supervisory District 5) (cont. 05/01/24, Item 1)

Approved

This item was approved by Zoning Administrator Evan Mattes.

2. [24-0735](#) Hearing to consider Fuji Battery Storage (Conditional Use Permit CUP22-0011) request for the development and ongoing operation of an up to 5.0-megawatt (MW)/20.0-megawatt hour (MWh) battery energy storage facility on an undeveloped portion of a parcel developed with a four-suite business park on property identified Assessor's Parcel Number 048-280-030, consisting of 3.83 acres, is located on the north side of Newtown Road, approximately 675 feet east of the intersection with Broadway Road, in the Placerville Community Region within the unincorporated areas surrounding Placerville, submitted by Apex Energy Solutions, LLC (Agent: Sarah Kaaki); staff recommends the Zoning Administrator take the following actions:
- 1) Find Conditional Use Permit CUP22-0011 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
 - 2) Approve Conditional Use Permit CUP22-0011, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3) (cont. 05/01/24, Item 2)

Continued

This item was transferred off calendar to the Planning Commission pursuant to section 130.60.030(B) and 130.52.030(B) of the County Ordinance by Zoning Administrator Evan Mattes.

3. [24-0983](#) Hearing to consider Heritage at Carson Creek Clubhouse (Conditional Use Permit CUP22-0012) request to allow a 3.05-acre site to include a private clubhouse, Heritage at Carson Creek Clubhouse. The request consists of a 5,837-square-foot single story clubhouse, which includes a fitness room, a large gathering space, restrooms, and a private kitchen and bar area. The grounds include a large pool, deck, spa, an event lawn area for gatherings, three (3) pickleball courts, a tennis court, two (2) bocce ball courts, community gardening area, and outdoor seating areas. The site use is approved as part of the Heritage at Carson Creek Tentative Map (TM20-0001), approved in August 2021, pending the approval of a Conditional Use Permit on property identified Assessor's Parcel Number 117-820-059 formally 117-680-007, consisting of 3.05 acres, is located on the south side of Investment Boulevard, approximately 0.36 mile south of the intersection with Investment Boulevard and Pismo Drive, in the El Dorado Hills area, submitted by Lennar Homes of California; staff recommends the Zoning Administrator take the following actions:
- 1) Find Conditional Use Permit CUP22-0012 to be Statutorily Exempt pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of the CEQA Guidelines; and
 - 2) Approve Conditional Use Permit CUP22-0012, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 2)

Continued

This item was transferred off calendar to the Planning Commission pursuant to section 130.60.030(B) of the County Ordinance and the Carson Creek Specific Plan by Zoning Administrator Evan Mattes.

ADJOURNMENT

Meeting was adjourned at 3:11 P.M. by Zoning Administrator Evan Mattes.

Respectfully submitted,
KAREN L. GARNER, Planning and Building Department Director

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Zoning Administrator. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.