



Legislation Details (With Text)

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**Type:** Agenda Item      **Status:** Agenda Item

**File created:** 4/10/2024      **In control:** Zoning Administrator

**On agenda:** 6/5/2024      **Final action:**

**Title:** 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)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2A - Staff Memo 06-04-2024 ZA 06-05-2024, 2. A - Staff Report, 3. B - Staff Report Exhibits A-G.doc, 4. C - Notification Map, 5. D - Proof of Publication-Mountain Democrat

Date	Ver.	Action By	Action	Result
6/5/2024	2	Zoning Administrator		Continued
5/1/2024	1	Zoning Administrator		Continued

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)

**DISCUSSION / BACKGROUND**

Request to consider Conditional Use Permit CUP22-0011/Fuji Battery Storage submitted by Apex Energy Solutions, LLC (Agent: Sarah Kaaki) 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. The property, identified by 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, Supervisorial District 3. (County Planner: Matthew Aselage, 530-621-5977) (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)

A Staff Report is attached.

**CONTACT**

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