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TO: Planning Commission Agenda of: December 10, 2015  
FROM: Rob Peters, Associate Planner  
DATE: December 10, 2015  
RE: **Special Use Permit S15-0011/Verizon Wireless Communication Facility Cedar Ravine Monopine; New Finding 2.12**

Finding 2.12, as described in this memorandum, shall be added to the existing findings outlined in Section 2.0 General Plan Findings previously presented to the Planning Commission as Attachment B of Legistar Item 15-1395. Finding 2.12 is described as follows:

2.12 The project is consistent with General Plan Policy 8.1.4.1.

According to policy 8.1.4.1 of the General Plan, the County Agricultural Commission shall review all discretionary development applications involving land zoned for or designated agriculture and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the propose use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

**Rationale:** The portion of the parcel where the existing wireless telecommunication facility and proposed tower and lease area are located is zoned Exclusive Agricultural (AE) and has an AL General Plan land use designation. The proposed project would be contained within an existing wireless communication facility. The project was routed to the El Dorado County Agricultural Commission and no comments were provided that identified any issues regarding the proposed use. The proposed project would not result in intensification or addition of new conflicts between adjacent residential areas and agricultural activities, create an island effect wherein agricultural lands located between the project site and other non-agricultural lands would be negatively affected, or significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands. The project is consistent with policy 8.1.4.1 of the General Plan.