



**Agricultural Commission
Staff Report**

Date: June 2, 2022
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **Carson Road Monopine (Project No. CUP21-0006 for APN 043-180-011)**

Planning Request and Project Description:

Planning Services is processing the attached application for a new Conditional Use Permit and requests the project be placed on the earliest available Agricultural Commission Agenda for advisory review and comment.

The applicant is requesting the following:

Planning Services is processing the application for a Conditional Use Permit and requests the project be placed on the soonest available Agricultural Commission Agenda for advisory review and comment. The attached pertinent project exhibits (Exhibit A) have been provided for review by the Agricultural Commission.

Project Description

Conditional Use Permit CUP21-0006 Project Description: A request for Conditional Use Permit for the development and ongoing operation of a 160-foot-tall monopine. The monopine is proposed to include 13 panel antennas, 15 RRU's, three DC-9 surge protectors, and one GPS antenna. Supporting ground equipment will include a 64-square foot (8X8) Oldcastle CWIC cabinet, a 30-kw standby back-up generator, fiber and DC cables running to the proposed antennas, a seven-foot-tall chain link fence, and development of new underground utilities. The sited location of the monopine would be on the north side of Carson Road, approximately 1200 feet west of the intersection with Larson Drive in the Camino Rural Center, Supervisorial District 3.

General Plan Policy

General Plan Policy 8.1.4.1. Requires a recommendation from the Agricultural Commission as follows:

Policy 8.1.4.1. “The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed 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.”

Please direct the Agricultural Commission to review the application and provide a recommendation.

Parcel Description:

- Parcel Number and Acreage: 043-180-011, 24.81 Acres
- Agricultural District: Yes
- Land Use Designation: I = Industrial
- Zoning: IL = Industrial Light

Recommendation:

The Agricultural Commission recommendation should be:

The Agricultural Commission recommends denial/approval of the proposed cell phone tower location based on the placement having an impact/no impact on Agriculture on the subjects parcel and the adjacent area.



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultura Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Tim Neilsen – Livestock Industry
Ron Mansfield – Fruit and Nut Farming Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 500 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **June 8, 2022**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 6/8/2022 and will be posted with the Agenda on June 3, 2022.

Carson Road Monopine (Project No. CUP21-0006 for APN 043-180-011)

Planning Request

Planning Services is processing the application for a Conditional Use Permit and requests the project be placed on the soonest available Agricultural Commission Agenda for advisory review and comment. The attached pertinent project exhibits (Exhibit A) have been provided for review by the Agricultural Commission.

Project Description

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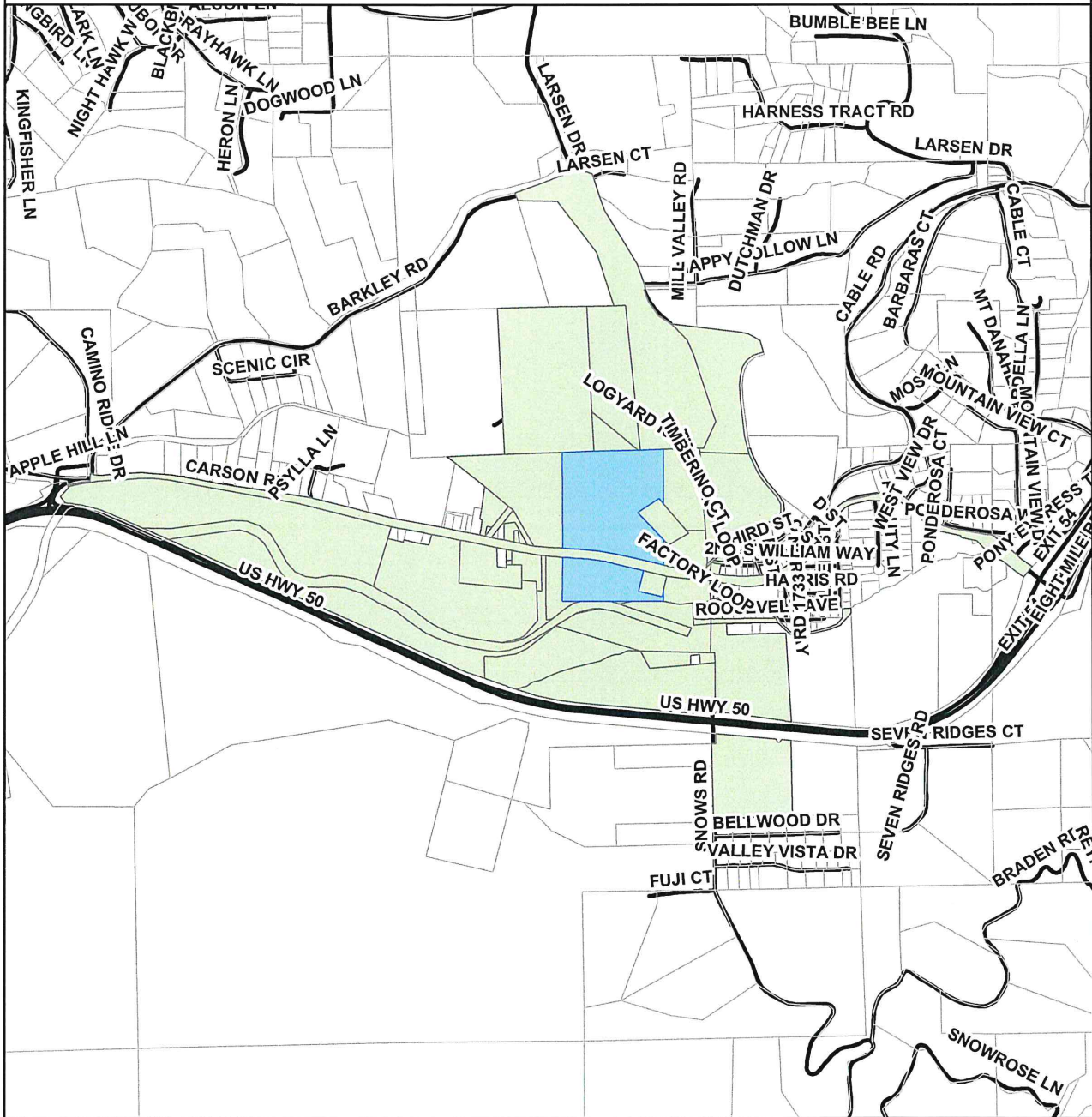
The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner Matthew Aselage at Planning Services, (530) 621-5355.

Carson Rd. Monopine Notification



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeaAnne Mills DATE: November 27, 2018
 PROJECT ID: proj180608
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE: (530) 621-6111 FAX: (530) 626-4731

Parcel Base
 Notified Parcels
 SierraPacificCell
 Roads

0 200 400 600 800 1,000 2,000 4,000 6,000 8,000
 Feet

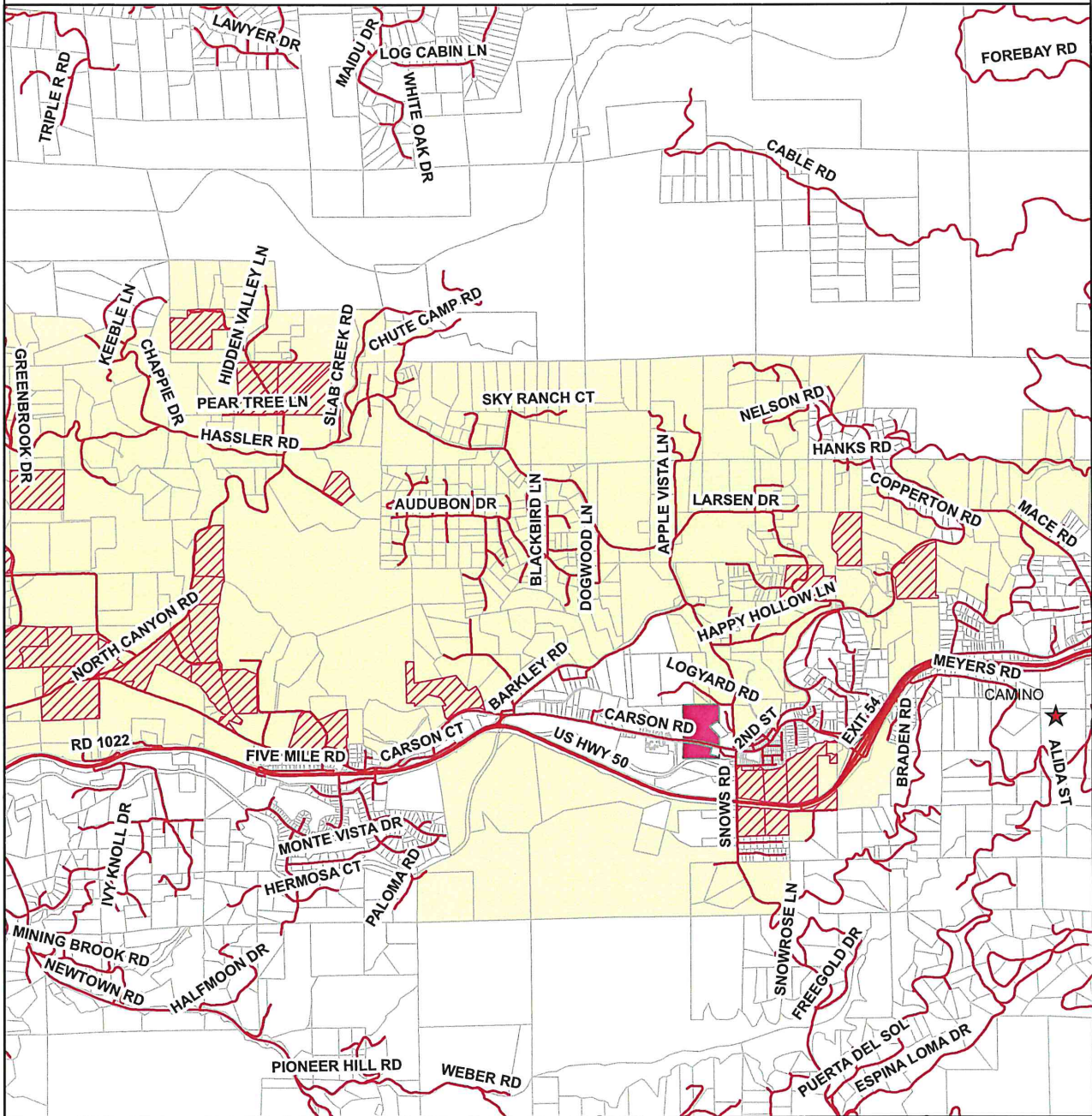
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Carson Rd. Monopine

Proximity to Agricultural District



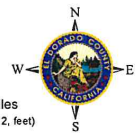
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MAP PREPARED BY: LeoAnne Mills DATE: November 27, 2018
 PROJECT ID: 76016606_9
 EL DORADO COUNTY SURVEYOR/G.E.S. DIVISION
 PHONE: (951) 621-6511 FAX: (951) 626-8731

- Ag District
- Parcel Base
- SierraPacificCell
- Major Roads
- Ag Preserves

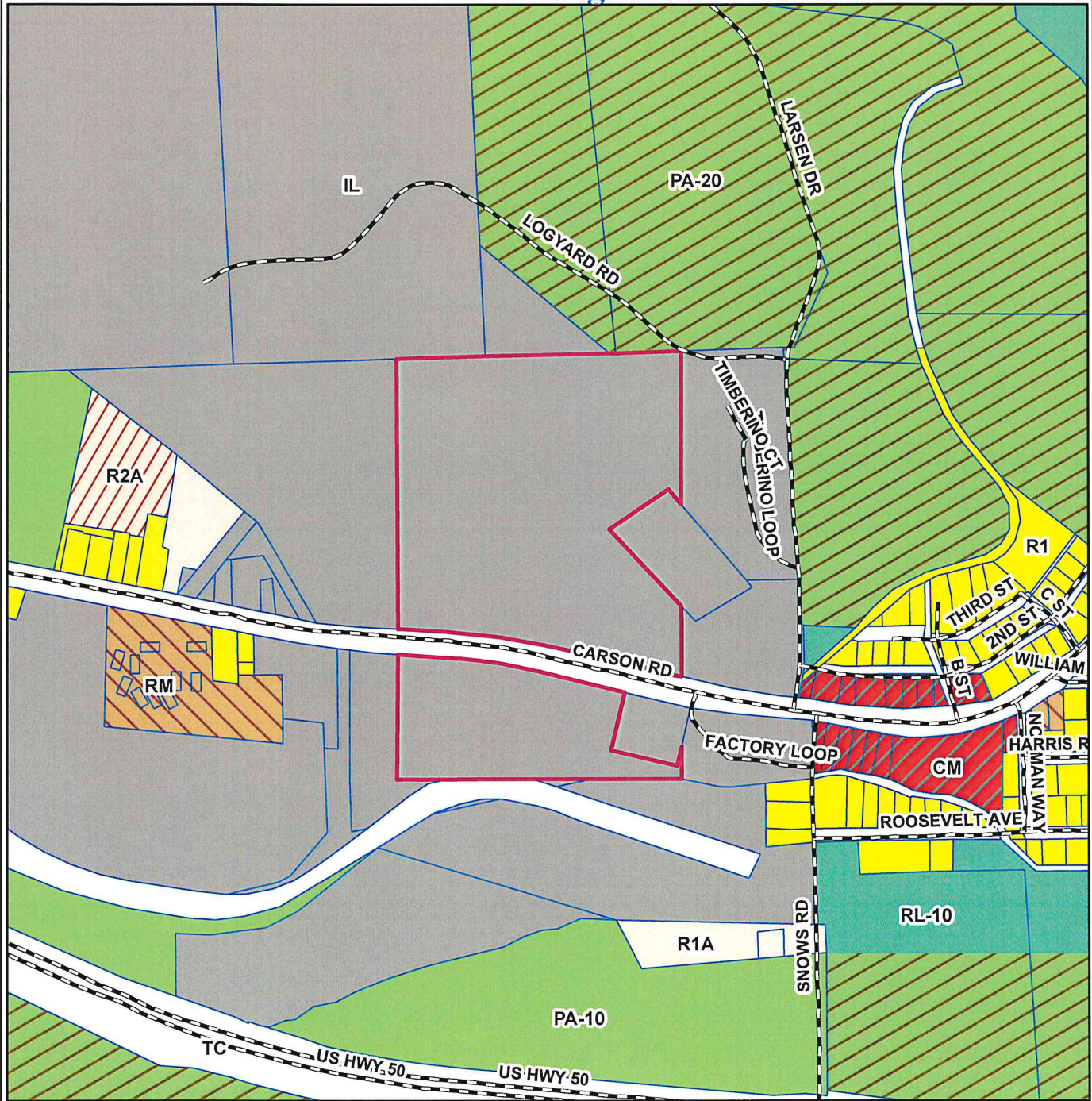
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El Dorado County Agricultural Commission

Carson Rd. Monopine

Zoning



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MAP PREPARED BY: LeeAnne Miles DATE: November 27, 2018
PROJECT ID: projJackson_2

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-8721

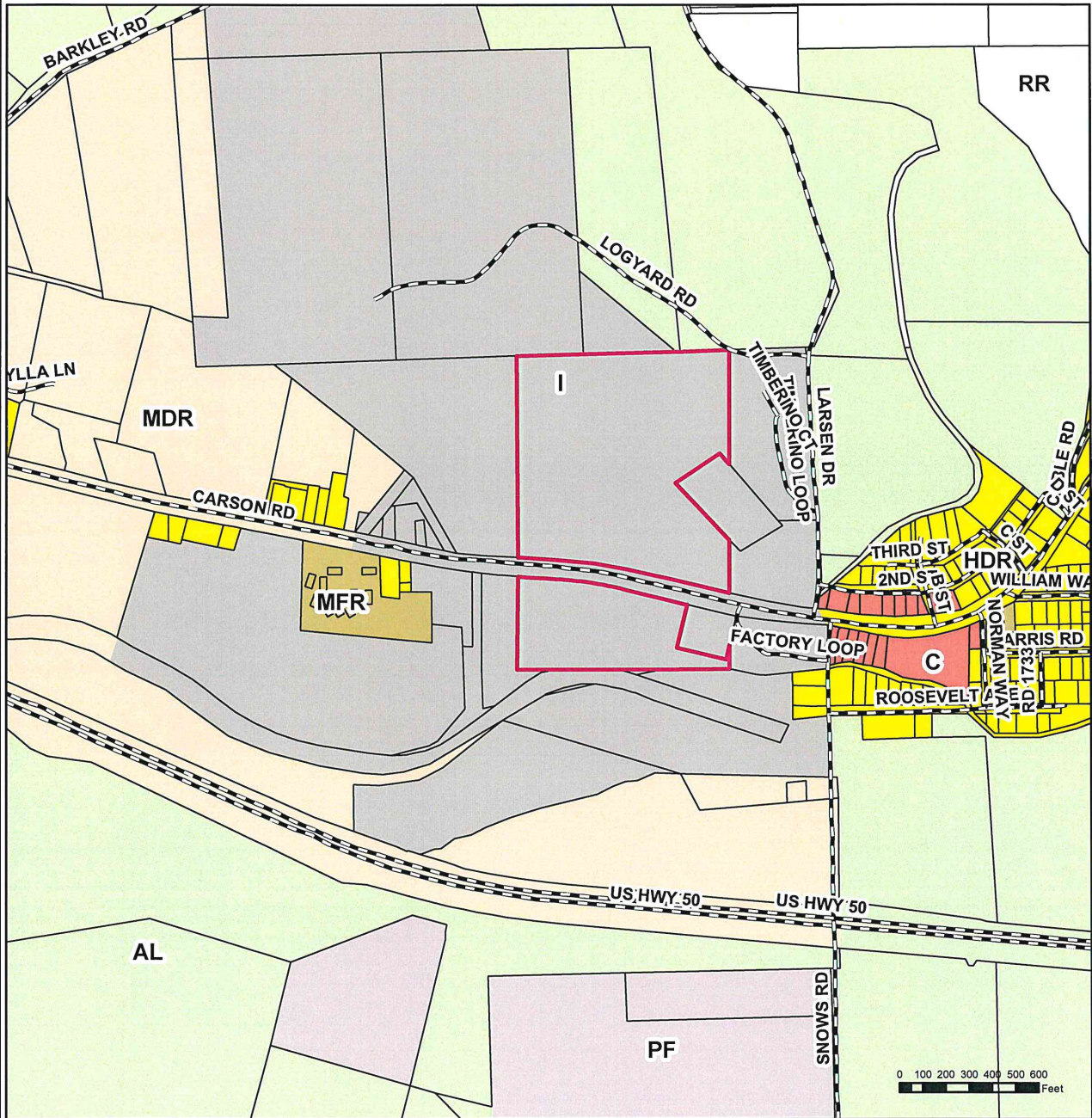
- | | | |
|------------------|--------------------------------------|------------------------------|
| Parcel Base | PA-10 = Planned Agriculture 10 Acres | RM = Residential Multi-Unit |
| SierraPacifiCell | PA-20 = Planned Agriculture 20 Acres | R1A = Residential 1 Acre |
| Roads | CM = Commercial Mainstreet | R2A = Residential 2 Acres |
| | IL = Industrial Low | RL-10 = Rural Land 10 Acres |
| | R1 = Residential Single Unit | TC = Transportation Corridor |



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Carson Rd. Monopine Land Use



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 MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018
 PROJECT ID: projJackson_L
 EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
 PHONE: (951) 621-6511 FAX: (951) 626-8721

- | | | |
|------------------|--------------------------|----------------------------|
| Parcels | Agricultural Lands | Medium Density Residential |
| SierraPacifiCell | Commercial | Multi-Family Residential |
| Roads | High Density Residential | Public Facilities |
| | Industrial | Rural Residential |

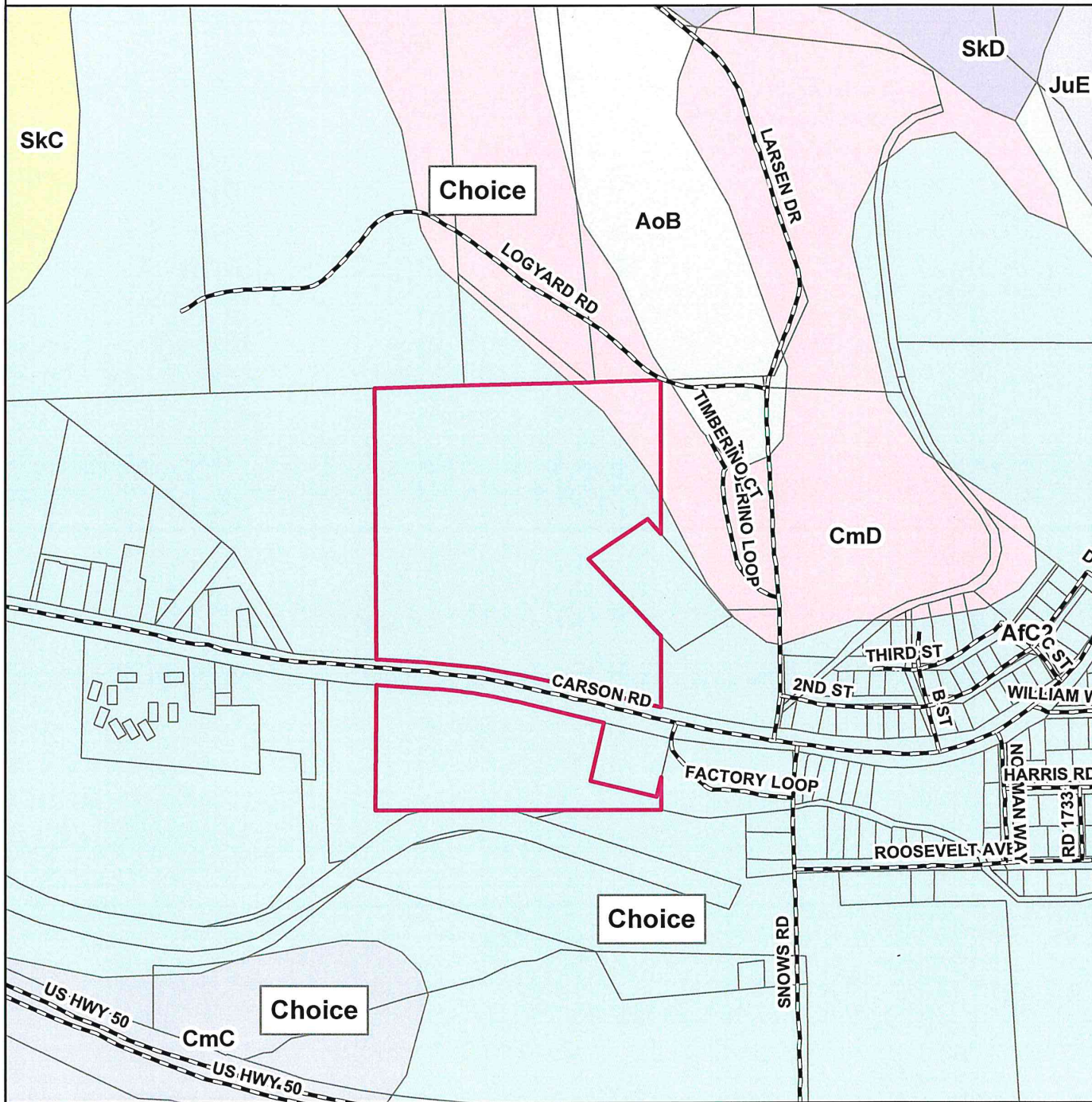
Map Displayed in State Plane
 (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Carson Rd. Monopine

Soils



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MAP PREPARED BY: LeeAnne Mda DATE: November 27, 2018

PROJECT ID: projJackson_s

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

 SierraPacificCell

Soils

- Aiken loam, 9 to 15 percent slopes, eroded
- Argonaut loam, seeped variant
- Cohasset loam, 15 to 30 percent slopes

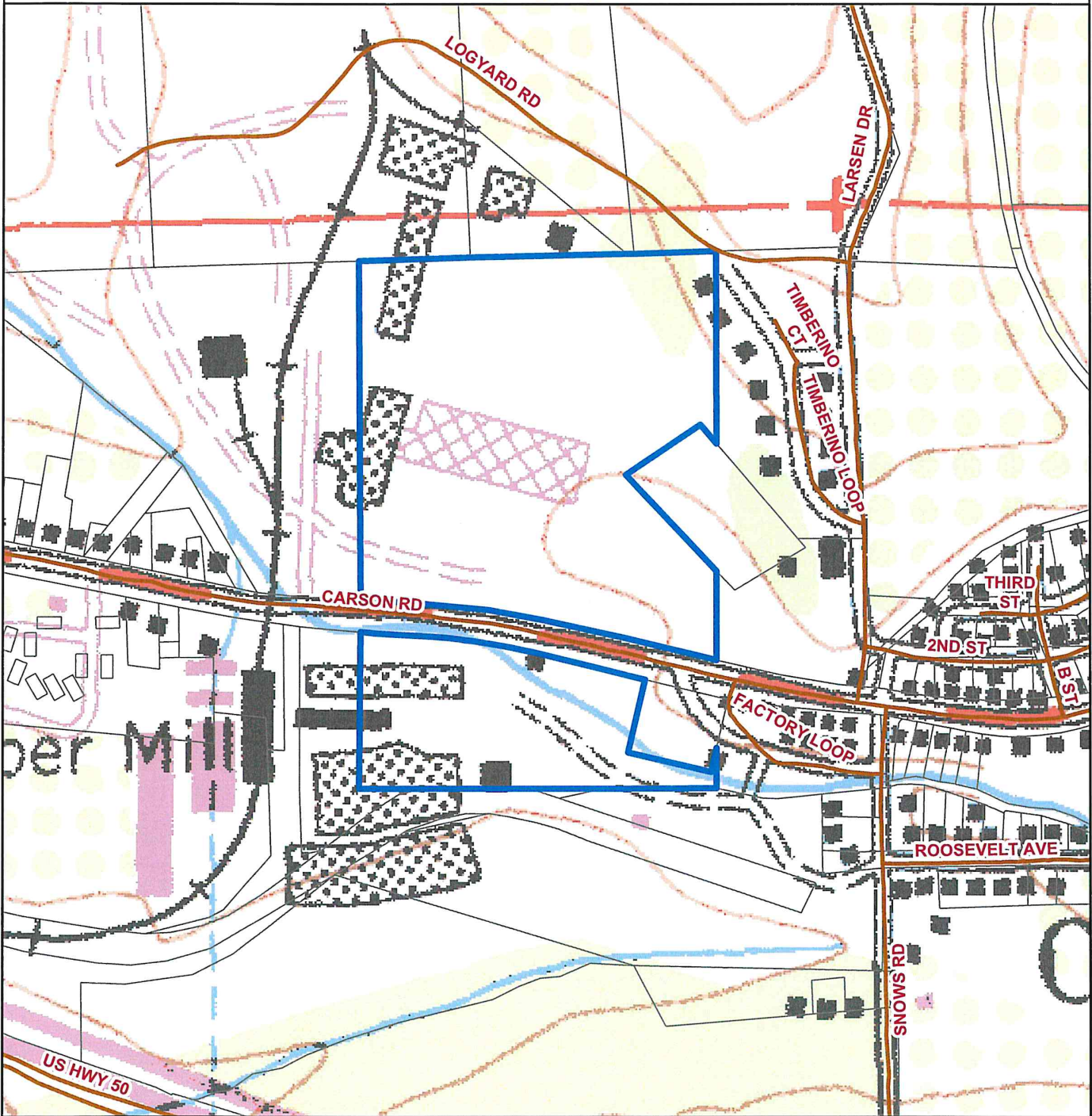
- Cohasset loam, 9 to 15 percent slopes
- Josephine very rocky silt loam, 9 to 50 percent slopes
- Placer diggings
- Sites loam, 15 to 30 percent slopes
- Sites loam, 9 to 15 percent slopes



Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

Carson Rd. Monopine

Topography



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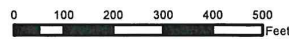
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4721

Legend

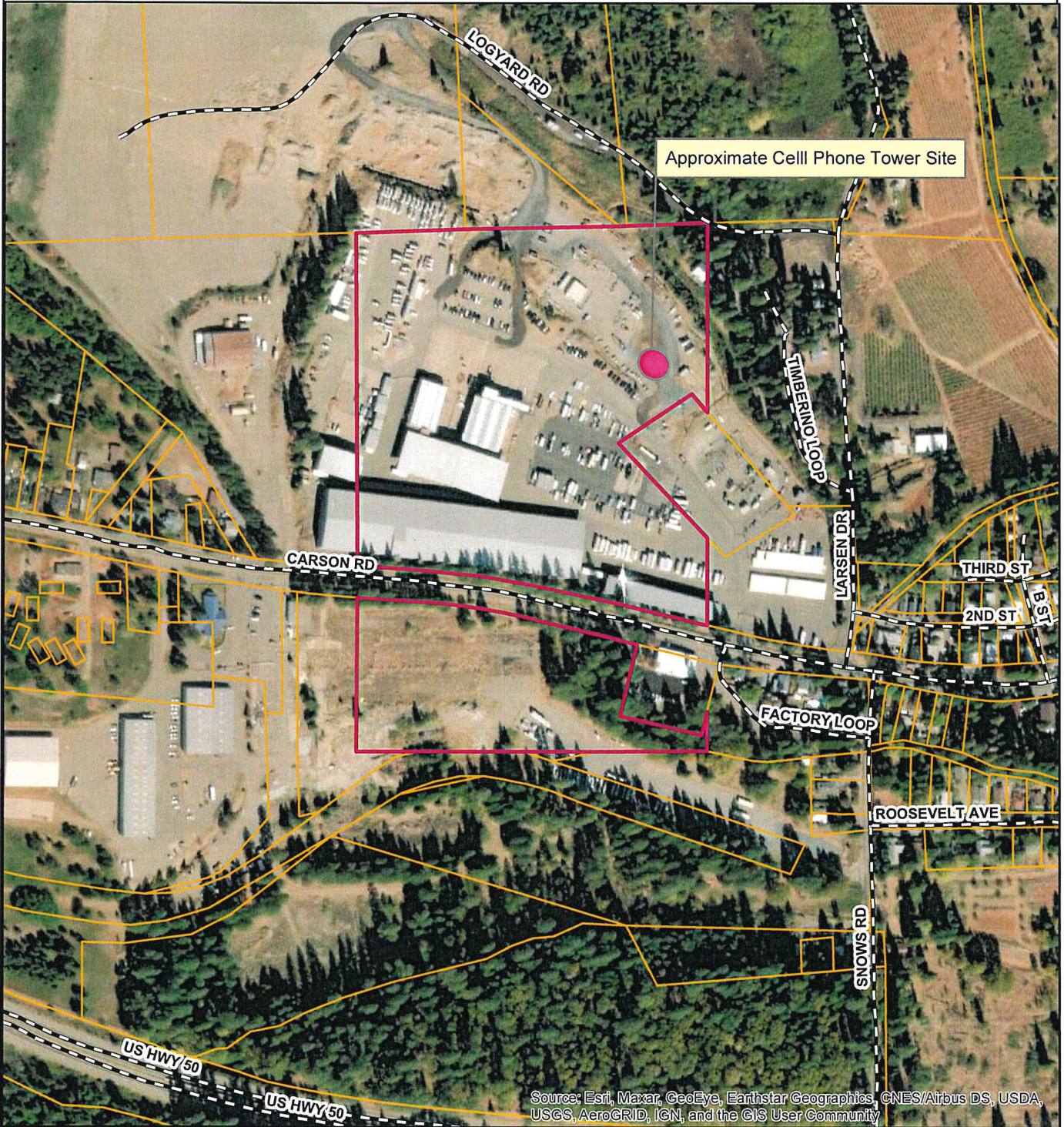
- curroads
- Parcels
- SierraPacCell
- Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Carson Road Monopine



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: Jackson_a

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

Legend

- Parcel Base
- SierraPacificCell
- Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

AT&T Site Map

40' X 40'

