



Agricultural Commission Staff Report

Date: March 7, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: CUP18-0012
Horizon Tower Bavarian Hills Site - APN 048-090-04

Planning Request and Project Description:

Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a wireless communications facility, located on a 52 acre parcel at the north end of High Hill Road, approximately 1,700 feet north of the intersection with Carson Road in the Apple Hill area. The project parcel is within the PA-20 and TPZ zone districts.

Request: The applicant is requesting the Approval of a Conditional Use Permit that would allow a wireless communication facility consisting of a proposed 125 foot tall faux pine tree with associated ground mounted equipment.

Agricultural-zoned parcels (Planned Agricultural, PA-20) surround the project site.

The following General Plan Policy directs Commission guidance:

Policy 8.4.2.1 The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;

- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

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: 048-090-04, 52.24 Acres
- Agricultural District: Yes
- Land Use Designation:AL = Agricultural Lands
- Zoning: TPZ (Timber preservation zone).
- Soil Type: All soils are choice

130.40.350 - Timber Production Zone: Criteria, Regulations, and Zone Change Requirements

G. Required Findings to Support Residential, Recreational and Other Non-Timber Uses. Certain uses within the TPZ may be compatible with growing and harvesting timber in certain circumstances, and may be allowed by Conditional Use Permit. When approving a Conditional Use Permit, as allowed in Table 130.21.020 (Agriculture, Rural Lands and Resource Zone Districts Use Matrix) in Article 2

(Zones, Allowed Uses, and Zoning Standards) of this Title, for compatible, nontimber related uses, the review authority shall consider the recommendations of the Ag Commission and shall make the following findings:

1. The proposed use is compatible with and will not detract from the land's ability to produce timber;
2. Fire protection and public safety concerns have been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply and sewage disposal facilities;
3. The proposed use will not adversely impact the area's watershed, wildlife, and other natural resources.



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 Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
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 **March 13, 2019**. 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.

RE: CUP18-0012 Horizon Tower Bavarian Hills Site - APN 048-090-04
Planner: Aaron Mount Senior Planner

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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) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

BUNTING INGEBORG H TR
3100 NORTH CANYON RD
CAMINO, CA 95709

GEEL STANLEY ERNEST TR
3516 MANZANA CT
CAMINO, CA 95709

BUSH RICHARD H & LESLIE H TR
PO BOX 783
CAMINO, CA 95709

SIERRA VIEW RANCHES A CA GP
2952 CARSON RD
PLACERVILLE, CA 95667

VISMAN BRAD DOUGLAS TR
2952 CARSON RD
PLACERVILLE, CA 95667

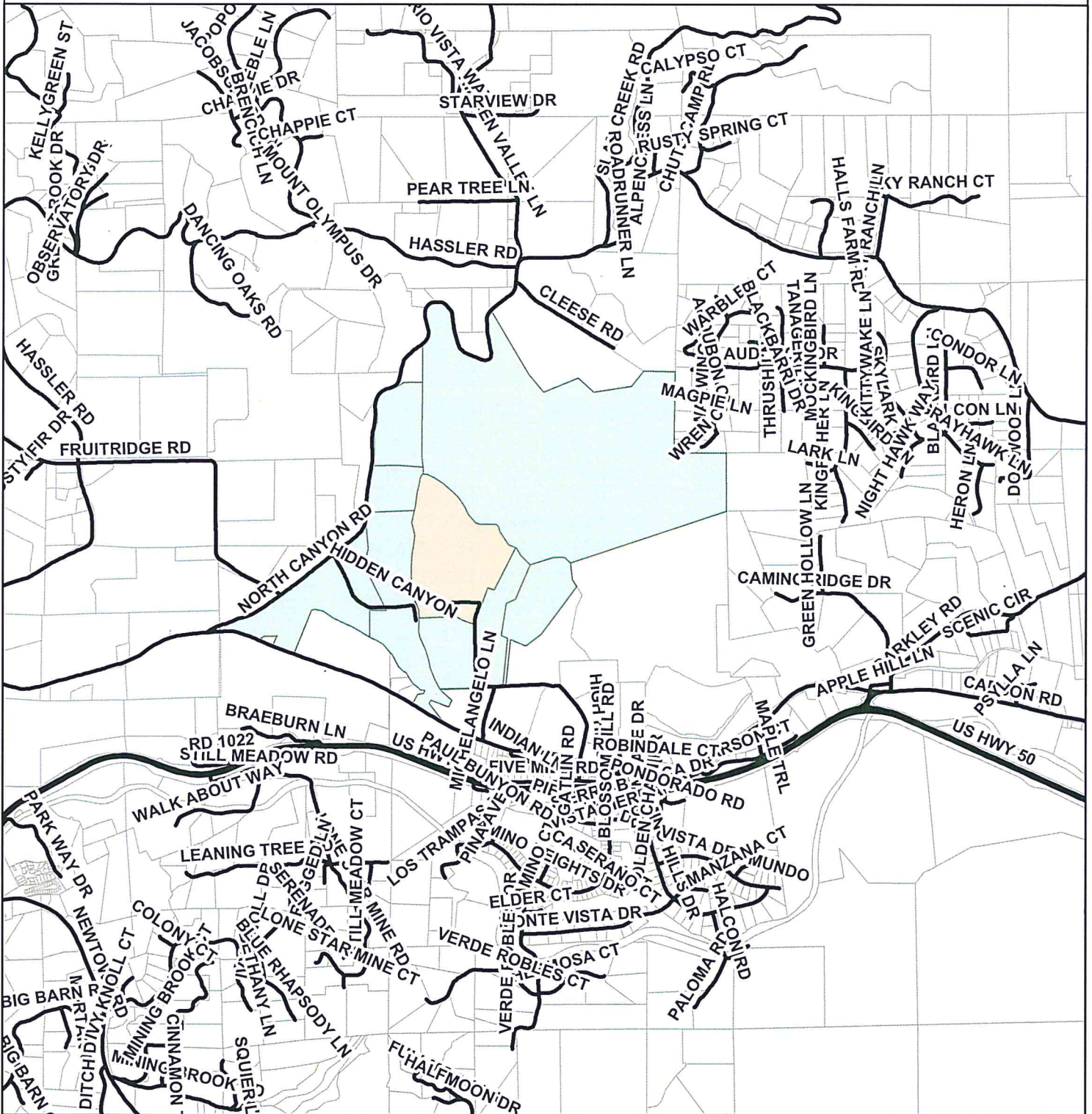
APPLE MOUNTAIN L P
1111 CATTI VERDERA
LINCOLN, CA 95648

GANESH VINEYARDS LLC
4825 MASSEY LN
FAIR OAKS, CA 95628

CARDANINI LINDA TR
P O BOX 587
CAMINO, CA 95709

CRADANINI MICHAEL R TR
P O BOX 2205
PLACERVILLE, CA 95667

Bush 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: LeeAnne Mila DATE: December 21, 2018
 PROJECT ID: Cordell on
 EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-4731

Parcel Base Bush_Parcel Notification Parcels Roads

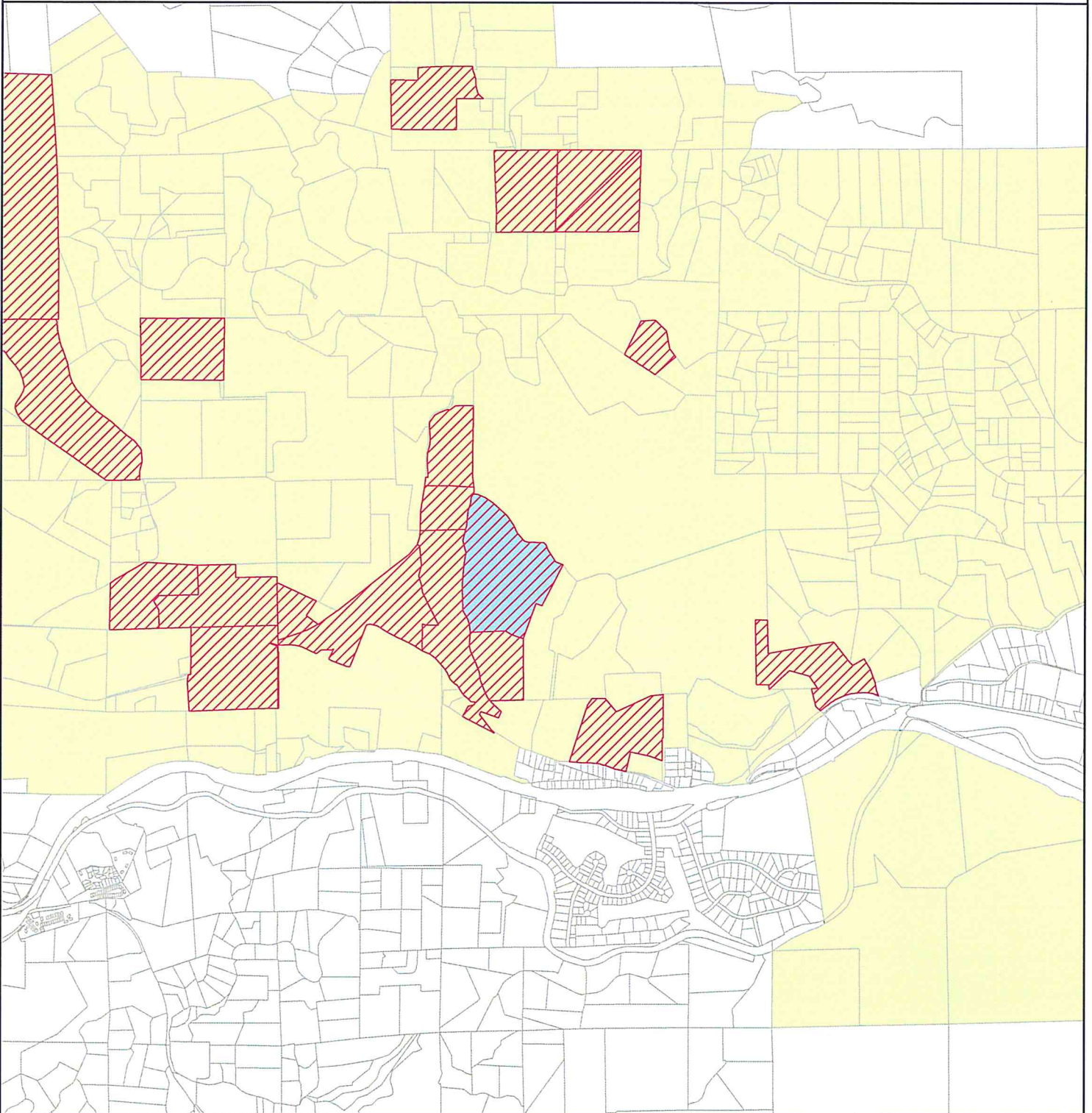


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Bush

Proximity to Agricultural District



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MAP PREPARED BY: LucAnne Mills DATE: December 21, 2018
PROJECT ID: Cordoba_p

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

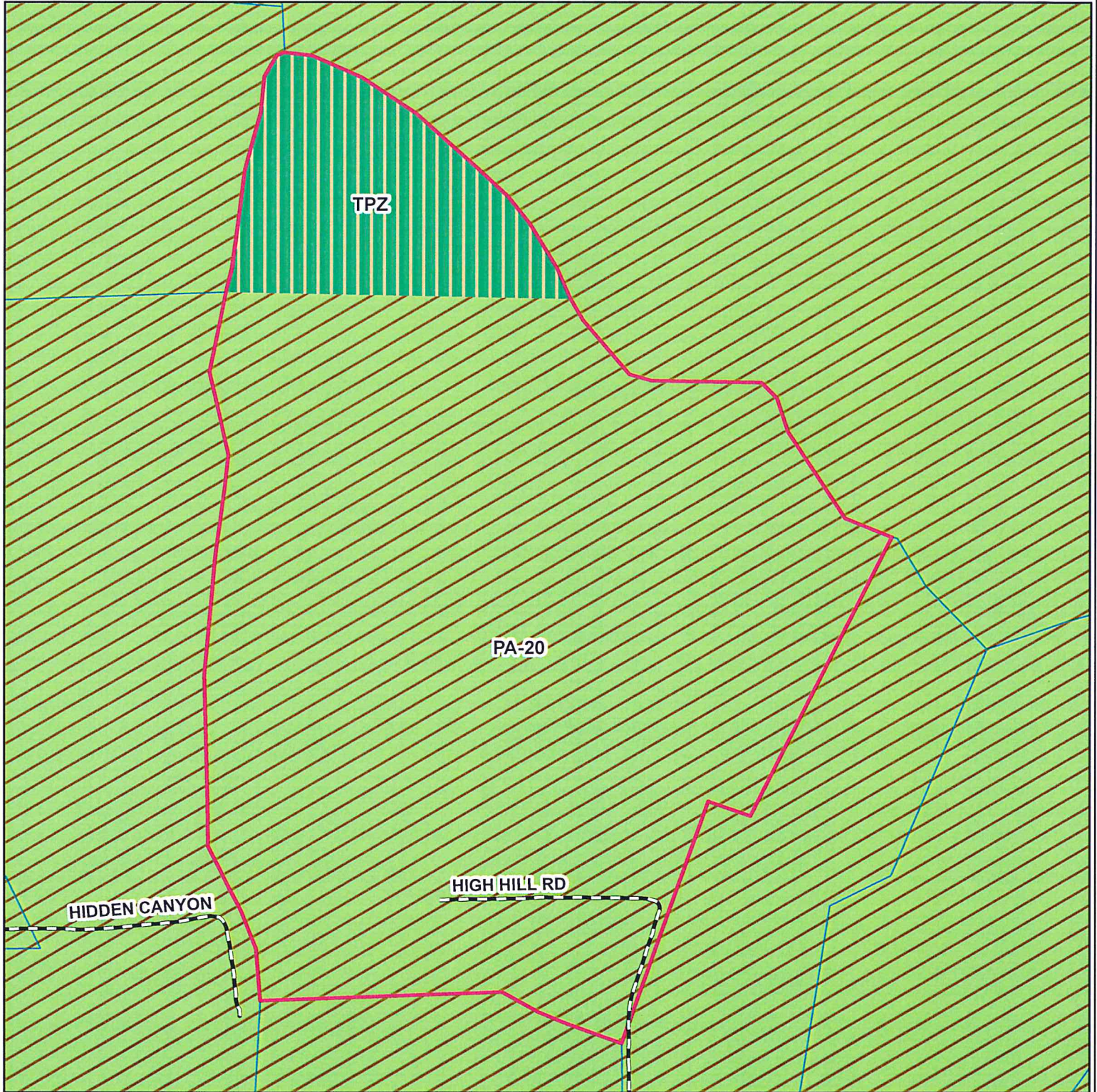
- Bush_Parcel
- Ag District
- Ag Preserves
- Parcel Base



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






Bush

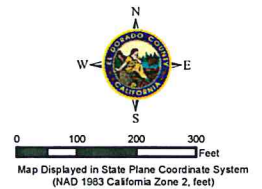
Zoning 7-10-2017



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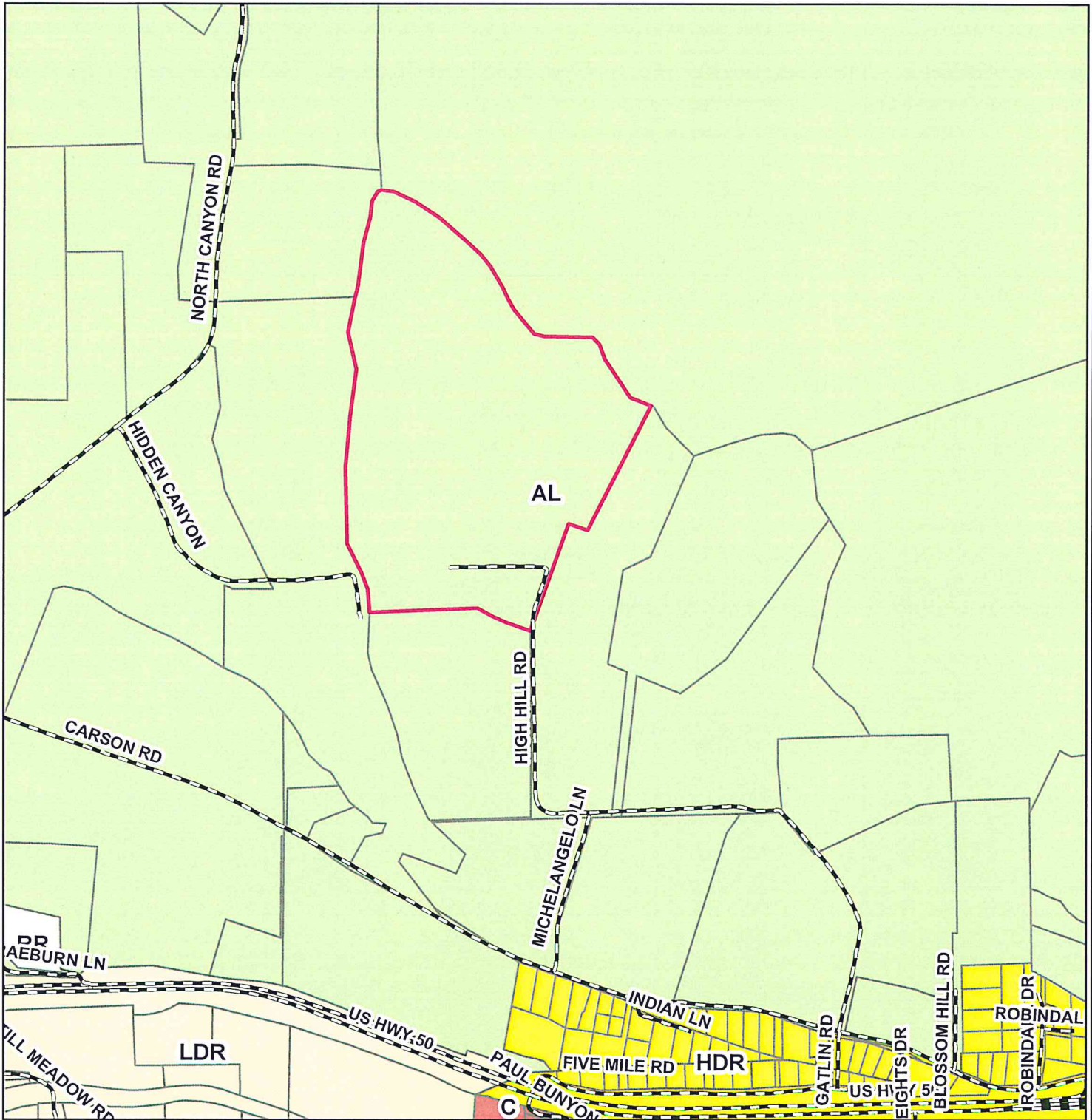
MAP PREPARED BY: LeeAnne Miles
 EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731

-  Roads
-  Bush_Parcel
-  Parcel Base
-  PA-20 = Planned Agriculture 20 Acres
-  TPZ = Timber Preserve



Bush

Land Use 7-10-2018



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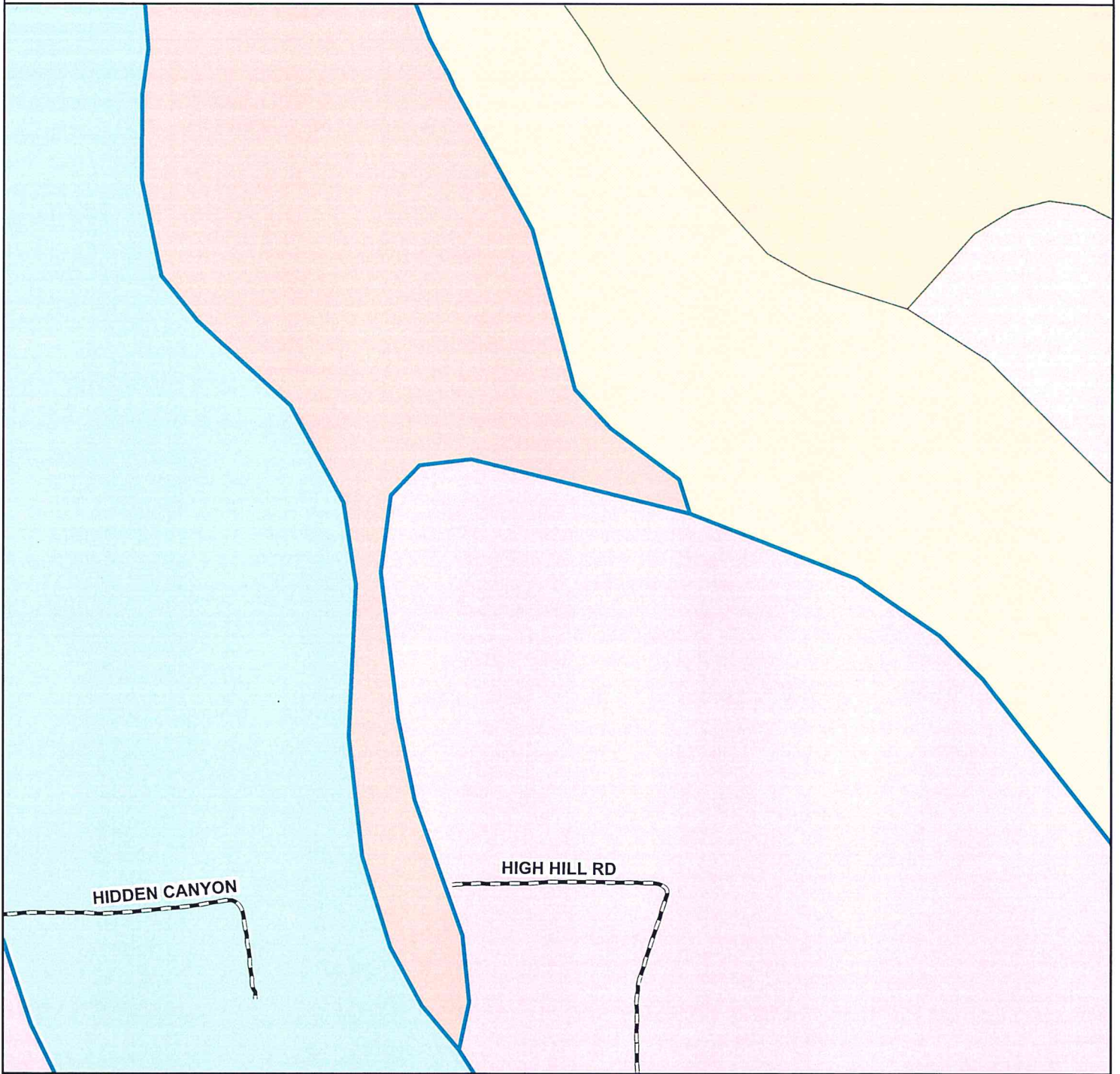
MAP PREPARED BY: LeeAnne Mila DATE: December 21, 2018
 PROJECT ID: Cordellos_L
 EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731

Parcel Base	Agricultural Lands	Low Density Residential
Bush_Parcel	Commercial	Rural Residential
Roads	High Density Residential	

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



Bush Soils



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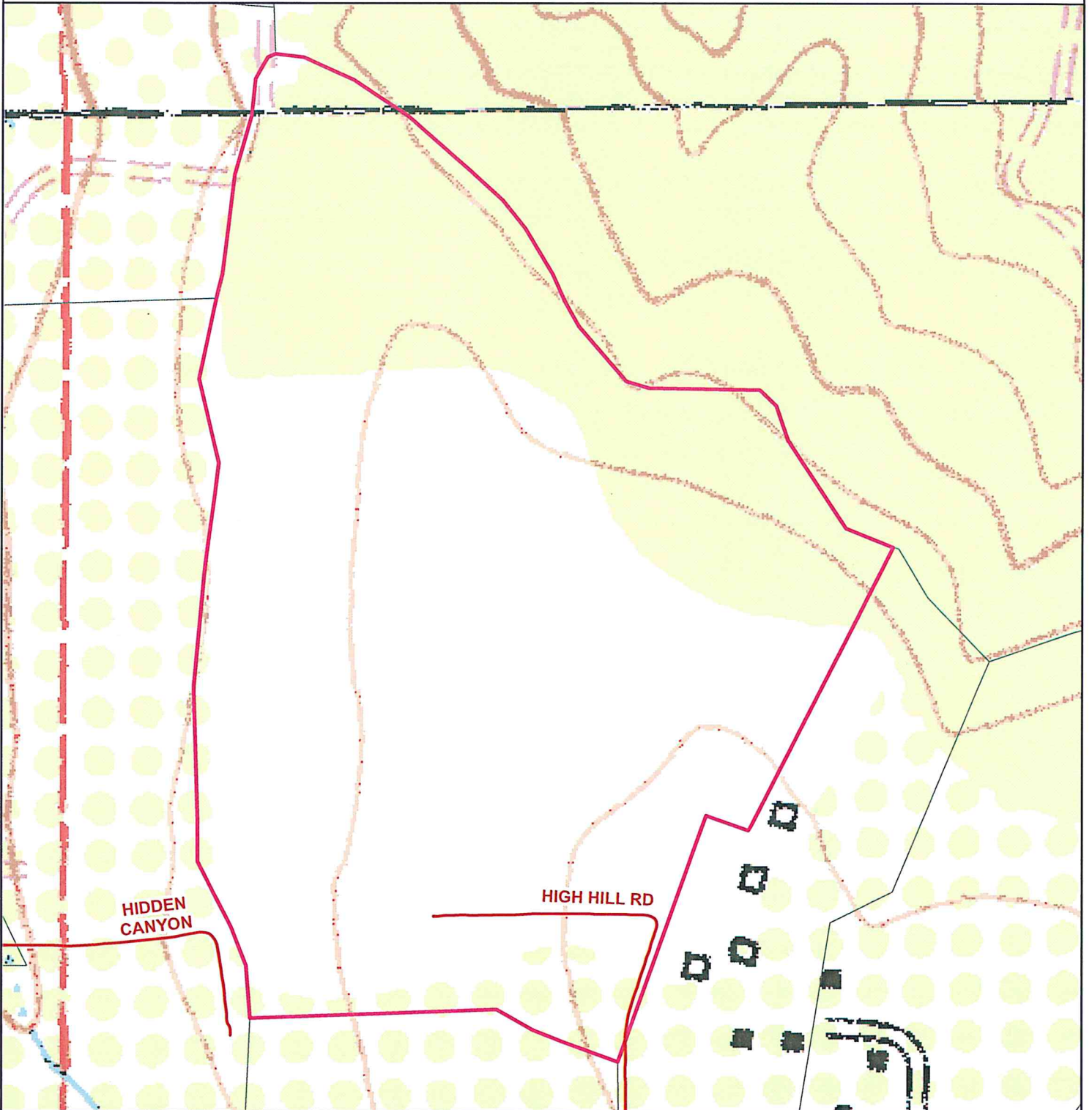


MAP PREPARED BY: LeeAnne Mita

- | | | |
|-------------|---|---|
| Roads | Aiken loam, 3 to 9 percent slopes, eroded | Cohasset cobbly loam, 3 to 15 percent slopes |
| Parcel Base | Aiken loam, 9 to 15 percent slopes, eroded | Holland very rocky coarse sandy loam, 15 to 50 percent slopes |
| | Cohasset cobbly loam, 15 to 50 percent slopes | Musick sandy loam, 15 to 30 percent slopes |

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

Bush Topography



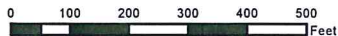
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MAP PREPARED BY: Lee Anne Mida

Legend

- Parcels
- Bush_Parcel
- Roads

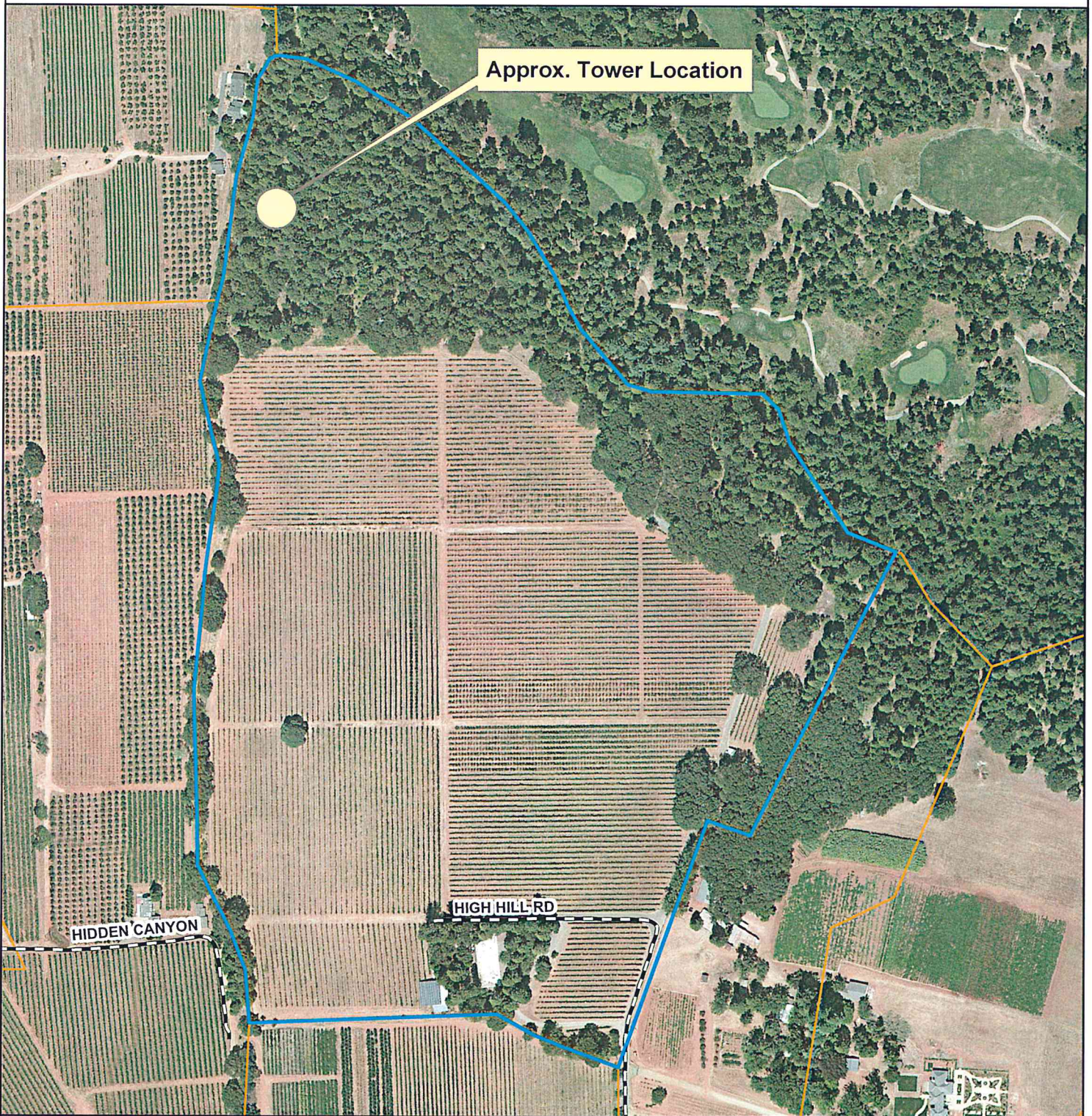


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Bush

Aerials: 2011



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MAP PREPARED BY: Lee-Ann Mils DATE: December 21, 2018
 PROJECT ID: Jackson_a

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Legend
 Bush_Parcel (blue outline) Parcel Base (yellow outline) Roads (black line)

0 100 200 300 Feet

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