



**Agricultural Commission
Staff Report**

Date: December 1, 2021

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **AT&T/Verizon Colocation (Project File No. CUP-R21-0049)**

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

Project description - Conditional Use Permit CUP-R21-0049: A request for a Conditional Use Permit Revision for AT&T colocation on an existing Verizon 70-ft monopine cell tower. Project would include six (6) new AT&T antennas for a new height of 85-ft. Project includes a new fenced lease area of 12-ft x 20-ft with associated equipment, including new premanufactured walk-in cabinets, and a 30KW Diesel Emergency Backup Generator. The property, identified by Assessor's Parcel Number 317-250-056, consists of 16.26 acres, and is located on the north side of Green Valley Road, approximately 1000 feet east of the intersection with Mortara Circle in the Placerville area. The parcel is zoned Estate Residential, Five-acre (RE-5) with a General Plan land use designation of Low Density Residential (LDR), and is adjacent to Planned Agricultural, Ten-acre (PA-10) zoning to the east.

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: 317-250-56, 16.259 Acres
- Agricultural District: No
- Land Use Designation: LDR = Low Density Residential
- Zoning: RE-5.
- Choice Soils = BhD: Boomer Gravelly Loam 15 To 30 % Slopes

Staff Recommendation:

Staff recommends support of Conditional Use Permit CUP-R21-0049, as staff believes there will be no conflict with General Plan policy 8.1.4.1.



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 Agriculture 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 **December 8, 2021**. 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 12/8/2021 and will be posted with the Agenda on December 3, 2021.

AT&T/Verizon Colocation (Project File No. CUP-R21-0049)

Project description - Conditional Use Permit CUP-R21-0049: Planning Department is Requesting a Conditional Use Permit Revision for AT&T colocation on an existing Verizon 70-ft monopine cell tower. Project would include six (6) new AT&T antennas for a new height of 85-ft. Project includes a new fenced lease area of 12-ft x 20-ft with associated equipment, including new premanufactured walk-in cabinets, and a 30KW Diesel Emergency Backup Generator. The property, identified by Assessor's Parcel Number 317-250-056, consists of 16.26 acres, and is located on the north side of Green Valley Road, approximately 1000 feet east of the intersection with Mortara Circle in the Placerville area. The parcel is zoned Estate Residential, Five-acre (RE-5) with a General Plan land use designation of Low Density Residential (LDR), and is adjacent to Planned Agricultural, Ten-acre (PA-10) zoning to the east.

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.

Agricultural Commission Meeting
December 8, 2021
Page 2

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 Bianca Dinkler at Planning Services, (530) 621-5355.

MACKLIN KENNETH D & NICOLA S
 3100 SORREL LN
 PLACERVILLE CA 95667-8997

KROFF BRYAN C TR & PAMELA P TR
 3274 GREENWOOD LN
 PLACERVILLE CA 95667-8919

SELLERS GLEN E TR & AMY L TR
 3300 GREENWOOD LN
 PLACERVILLE CA 95667-8919

DOLD PHILIP BRIAN & MEGAN J
 3340 GREENWOOD LN #A
 PLACERVILLE CA 95667-8919

SNOW RODGER & LI-LING
 3301 MORTARA CIR
 PLACERVILLE CA 95667-7720

HOAGLAND DAVID E & SANDRA J
 3333 MORTARA CIR
 PLACERVILLE CA 95667-7720

RUSSELL ROBERT DONALD
 3361 MORTARA CIR
 PLACERVILLE CA 95667-7720

OSPENSON NILS & LISA
 PO BOX 9908
 SOUTH LAKE TAHOE CA 96158

O'BRIEN DENNIS D & CELINE
 3366 GREENWOOD LN
 PLACERVILLE CA 95667-8919

OWENS KASEY & CHARITY
 3368 GREENWOOD LN
 PLACERVILLE CA 95667-8919

VICKERS DANIEL P & LAURA J
 6470 GREEN VALLEY RD
 PLACERVILLE CA 95667-8776

HEATH BRYAN JOHN
 6500 GREEN VALLEY RD
 PLACERVILLE CA 95667-7798

MCGOWAN JAY D & LINDA R TR
 6556 GREEN VALLEY RD
 PLACERVILLE CA 95667

VAROZZA SHARON L & RANDOLPH J
 3443 INDIAN CREEK RD
 PLACERVILLE CA 95667-7723

STILLWELL GEORGE & CAROLINE
 3641 INDIAN CREEK RD
 PLACERVILLE CA 95667-8923

AGUILAR STEVEN J TR & PEGGE V TR
 6480 AGUILAR RD
 PLACERVILLE CA 95667-8922

MITCHELL BLAIR LYNN & BROOKS DALE
 2620 BALL WAY
 SACRAMENTO CA 95821

PETTIBONE MIKE JON
 103 PLACERVILLE DR
 PLACERVILLE CA 95667-3909

Mitchell 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 Miles DATE: November 27, 2018
PROJECT ID: projJackson_n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-4731

Parcel Base Mitchell MitchellNotification Roads

0 200 400 600 800 Feet

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



El Dorado County Agricultural Commission



Agricultural Commission Staff Report

Date: December 1, 2021

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

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

Parcel Description:

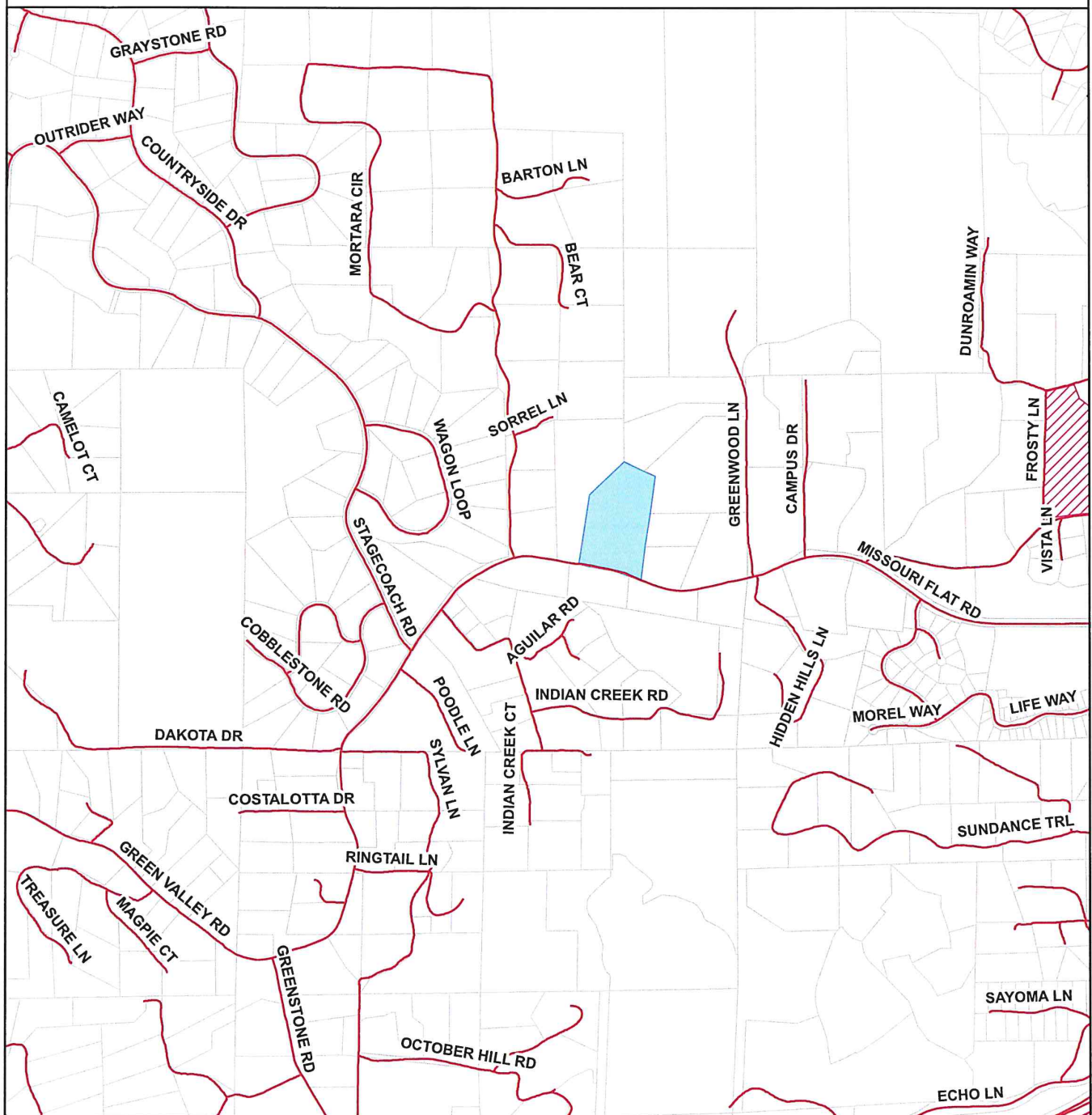
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- Choice Soils = BhD: Boomer Gravelly Loam 15 To 30 % Slopes

Staff Recommendation:

Staff recommends support of Conditional Use Permit CUP-R21-0049, as staff believes there will be no conflict with General Plan policy 8.1.4.1.

Mitchell

Proximity to Agricultural District



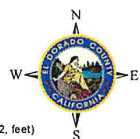
DISCLAIMER

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MAP PREPARED BY: LeeAnne Milla DATE: November 27, 2018
PROJECT ID: projJackson_p

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE (950) 621-6511 FAX (950) 626-8731

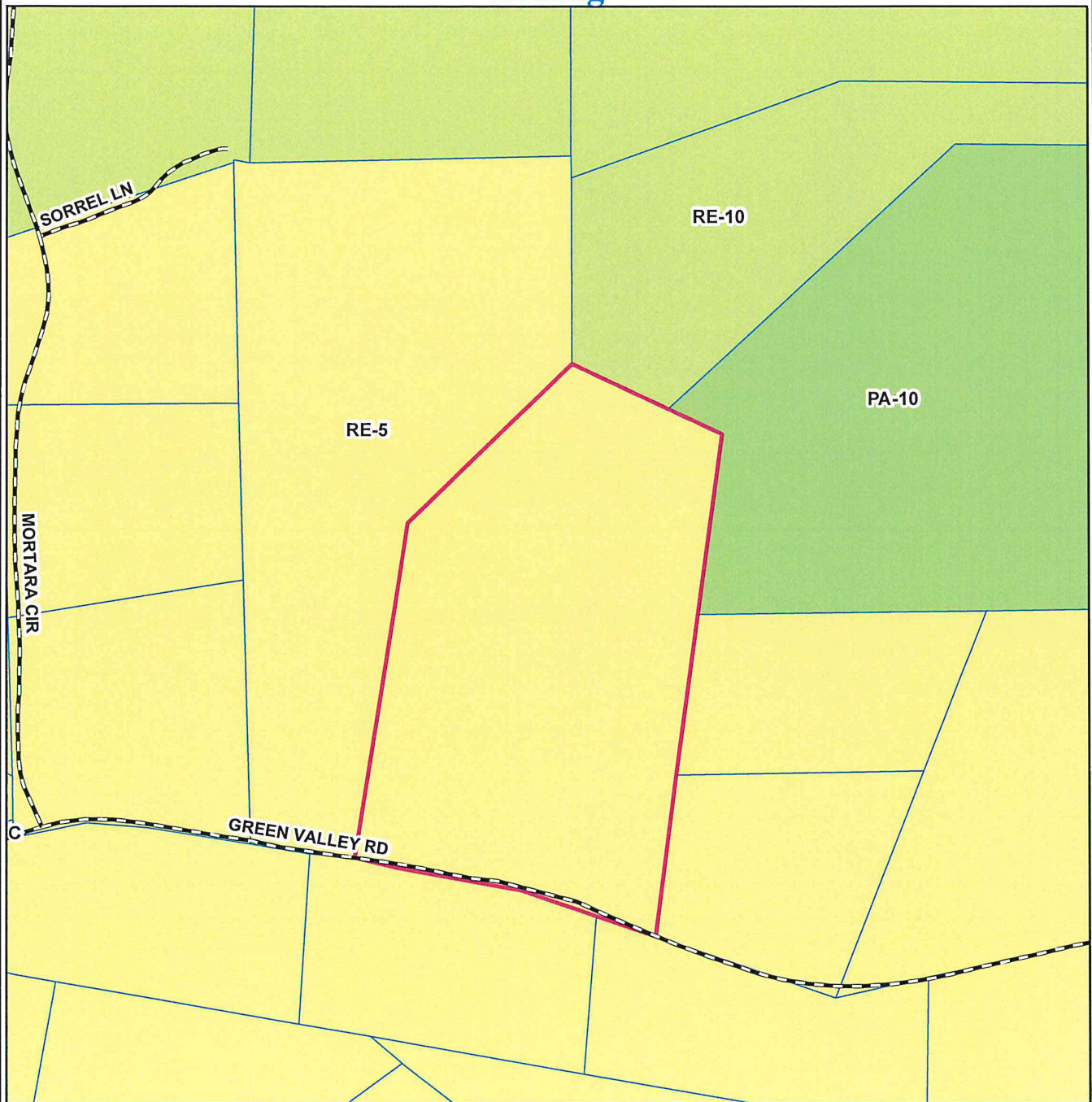
- Ag District
- Mitchell
- Ag Preserves
- Parcel Base
- Major Roads



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

El Dorado County Agricultural Commission

Mitchell Zoning



DISCLAIMER

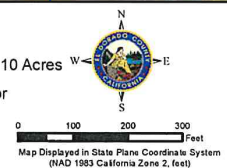
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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: proj1ackson_2

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (916) 621-6511 FAX (916) 626-4731

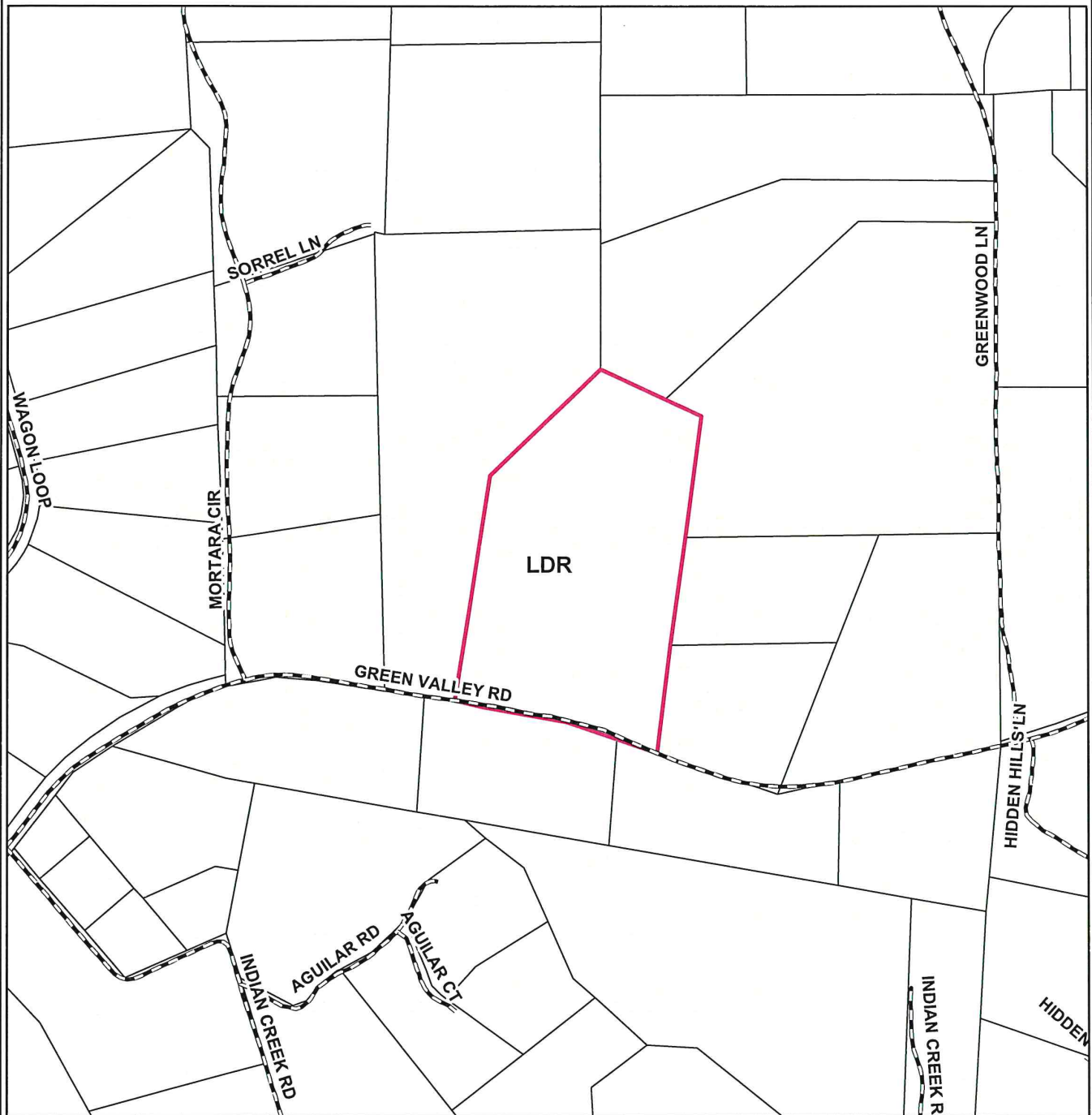


PA-10 = Planned Agriculture 10 Acres
RE-5 = Residential Estate 5 Acres
RE-10 = Residential Estate 10 Acres
TC = Transportation Corridor



El Dorado County Agricultural Commission

Mitchell Land Use



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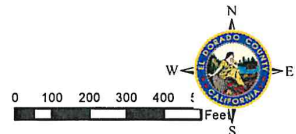
PROJECT ID: projackson_l

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



Low Density Residential

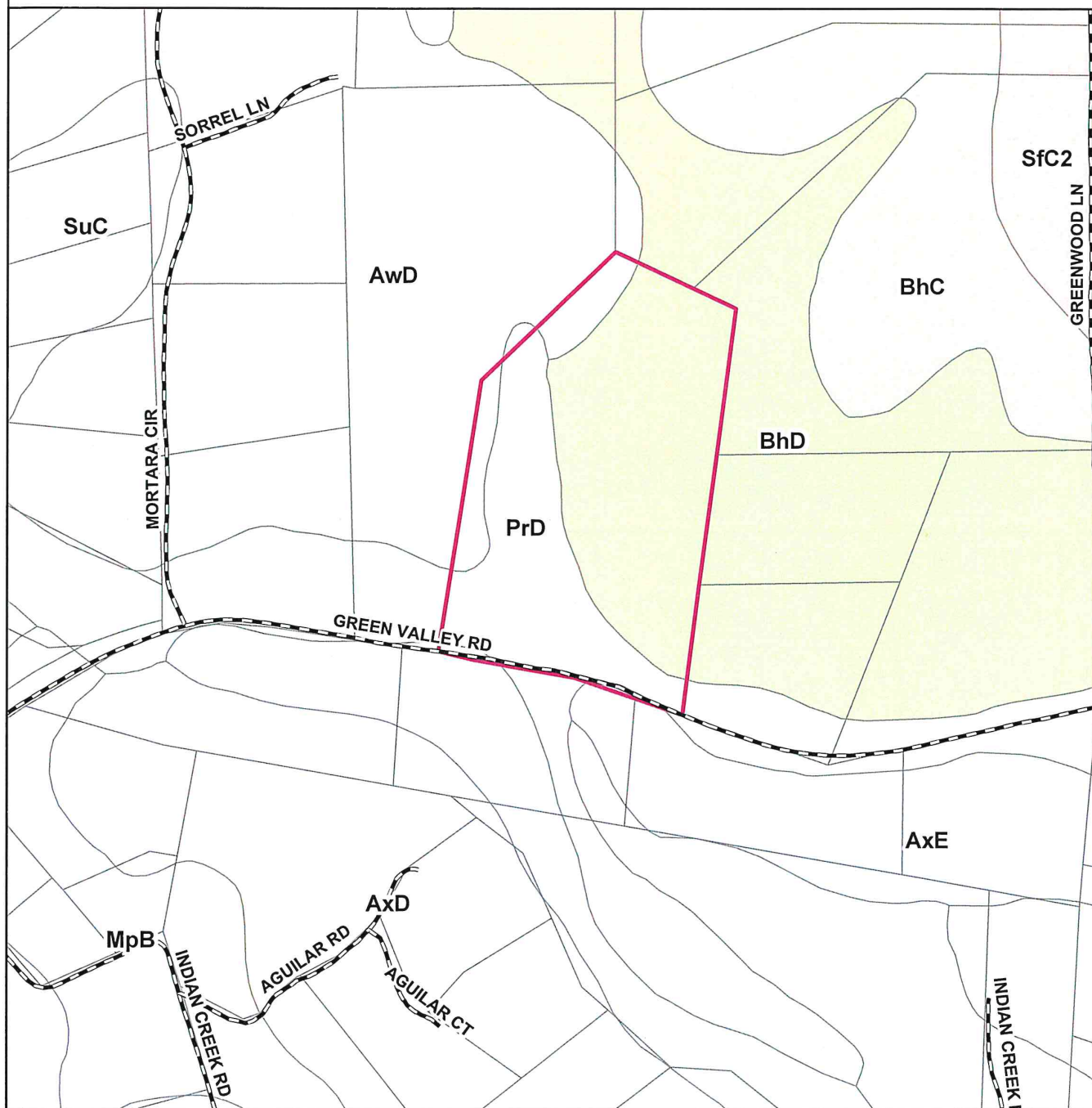
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Mitchell

Soils



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

PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-8731

 Mitchell

Soils

- Auburn silt loam, 2 to 30 percent slopes
- Auburn very rocky silt loam, 2 to 30 percent slopes
- Auburn very rocky silt loam, 30 to 50 percent slopes
- Boomer gravelly loam, 15 to 30 percent slopes

- Boomer gravelly loam, 3 to 15 percent slopes
- Mixed alluvial land
- Placer diggings
- Sierra sandy loam, 9 to 15 percent slopes, eroded
- Sobrante silt loam, 3 to 15 percent slopes

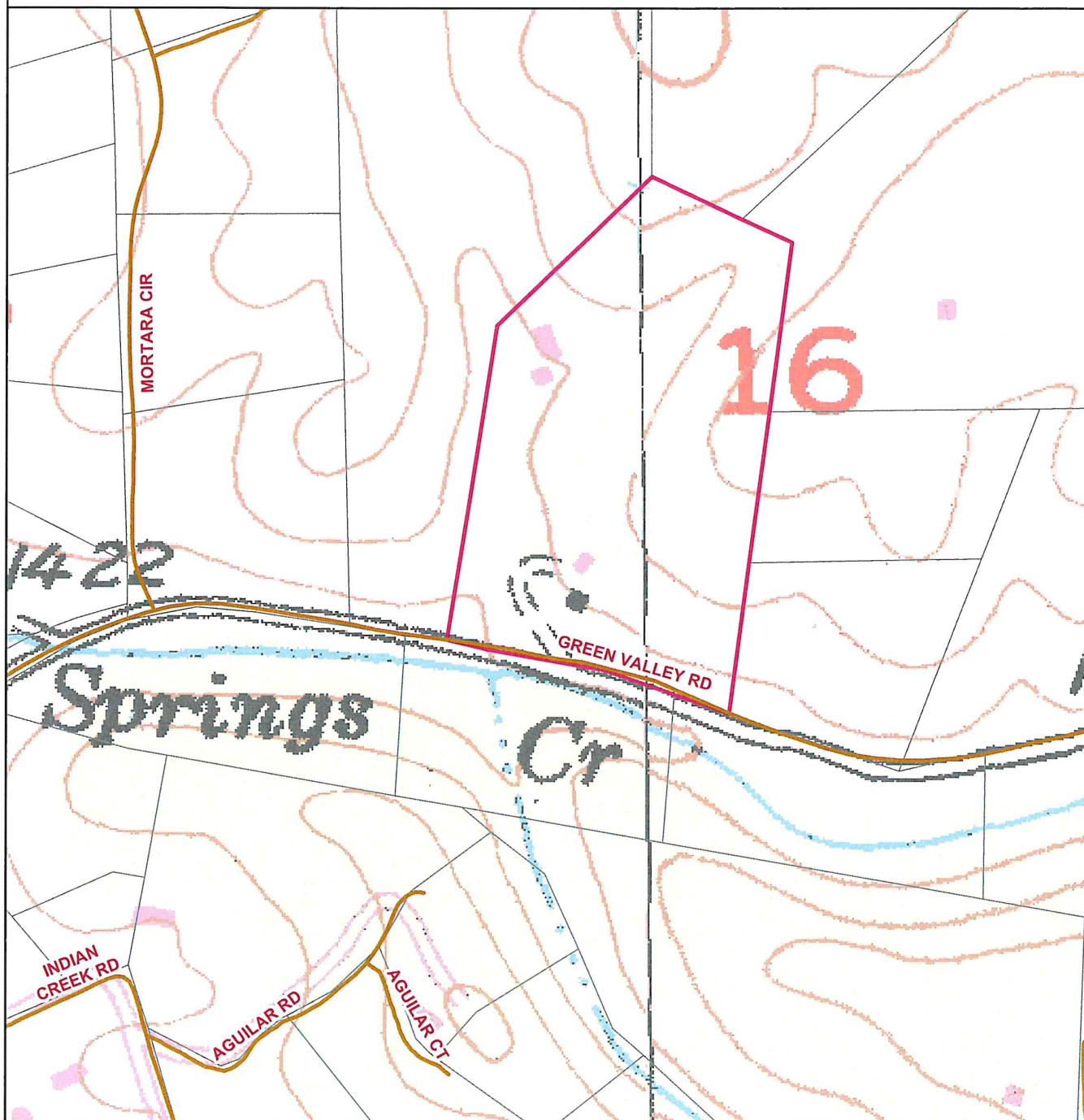
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Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Mitchell Topography



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

PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-4731

Legend

curroads Parcels Mitchell Roads

0 100 200 300 400 500 Feet

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



El Dorado County Agricultural Commission

Mitchell



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

PROJECT ID: Jackson_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (930) 621-6511 FAX (930) 626-8731

Legend

Parcel Base Mitchell Roads

0 100 200 300 400 Feet

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



El Dorado County Agricultural Commission