



Agricultural Commission Staff Report

Date: April 4, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **AT&T Tower, Gold Hill/Coloma
(Project File No. CUP18-0007)**

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:

Conditional Use Permit CUP18-0007 Project description: A request for a Conditional Use Permit for the construction and operation of a new wireless communication facility located on the north central portion a 50.0 acre parcel, APN 089-010-75. The parcel has a General Plan Land Use Designation of Agricultural Lands (AL) and a zoning designation of Agricultural Grazing, 40-Acre (AG-40). The project would authorize the construction of a 115-foot high monopine wireless communication facility, enclosed walk-in equipment shelter and emergency backup generator contained within a fenced 50-foot x 50-foot leased area. The project site is located on the north side of Thompson Hill Road approximately 1,500 feet north of the intersection with Los Robles Road in the Gold Hill/Coloma area.

The following General Plan Policy directs Commission guidance:

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: AG-40 – Agricultural Grazing, 40 Acres
- Soil Type: Choice-
 - Aubery coarse sandy loam, 5 to 9 percent slopes
 - Auberry rocky coarse sandy loam, 5 to 15 percent slopes

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 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 **April 10, 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: AT&T Tower, Gold Hill/Coloma (Project File No. CUP18-0007)

Planning Services is processing the attached application for a new Conditional Use Permit and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

Conditional Use Permit CUP18-0007 Project description: A request for a Conditional Use Permit for the construction and operation of a new wireless communication facility located on the north central portion a 50.0 acre parcel, APN 089-010-75. The parcel has a General Plan Land Use Designation of Agricultural Lands (AL) and a zoning designation of Agricultural Grazing, 40-Acre (AG-40). The project would authorize the construction of a 115-foot high monopine wireless communication facility, enclosed walk-in equipment shelter and emergency backup generator contained within a fenced 50-foot x 50-foot leased area. The project site is located on the north side of Thompson Hill Road approximately 1,500 feet north of the intersection with Los Robles Road in the Gold Hill/Coloma area.

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 Tom Purcell at Planning Services, (530) 621-5355.

DEHAAS ALVIN CARL TR
4700 MOUNTAIN VIEW DR
LOTUS, CA 95651

SNYDER JEFF A
PO BOX 185
COLOMA, CA 95613

WINJE RUSSELL N SUCC CO TR
5561 THOMPSON HILL RD
PLACERVILLE, CA 95667

RAGO-GATES JANICE MARIE
P O BOX 1578
DAYTON, NV 89403

RUSSELL FREDERICK H III
5640 THOMPSON HILL RD
PLACERVILLE, CA 95667

GIGLIOTTI MICHAEL
5610 THOMPSON HILL
PLACERVILLE, CA 95667

LARSEN ROY EVANS
5525 THOMPSON HILL RD
PLACERVILLE, CA 95667

ZICKEFOOSE JULIA B SURV TR
960 LOS ROBLES RD
PLACERVILLE, CA 95667

TYLER HELEN SURV TR
PO BOX 726
PLACERVILLE, CA 95667

DEATHERAGE MICHAEL ROY TR
5490 THOMPSON HILL RD
PLACERVILLE, CA 95667

DALY KAITLYN
5500 THOMPSON HILL RD
PLACERVILLE, CA 95667

BALMET JASON P
981 LOS ROBLES RD
PLACERVILLE, CA 95667

KANTZ DAVID C
P O BOX 515
COLOMA, CA 95613

WELLBORN LYNN ALLEN JR TR
5400 THOMPSON HILL RD
PLACERVILLE, CA 95667

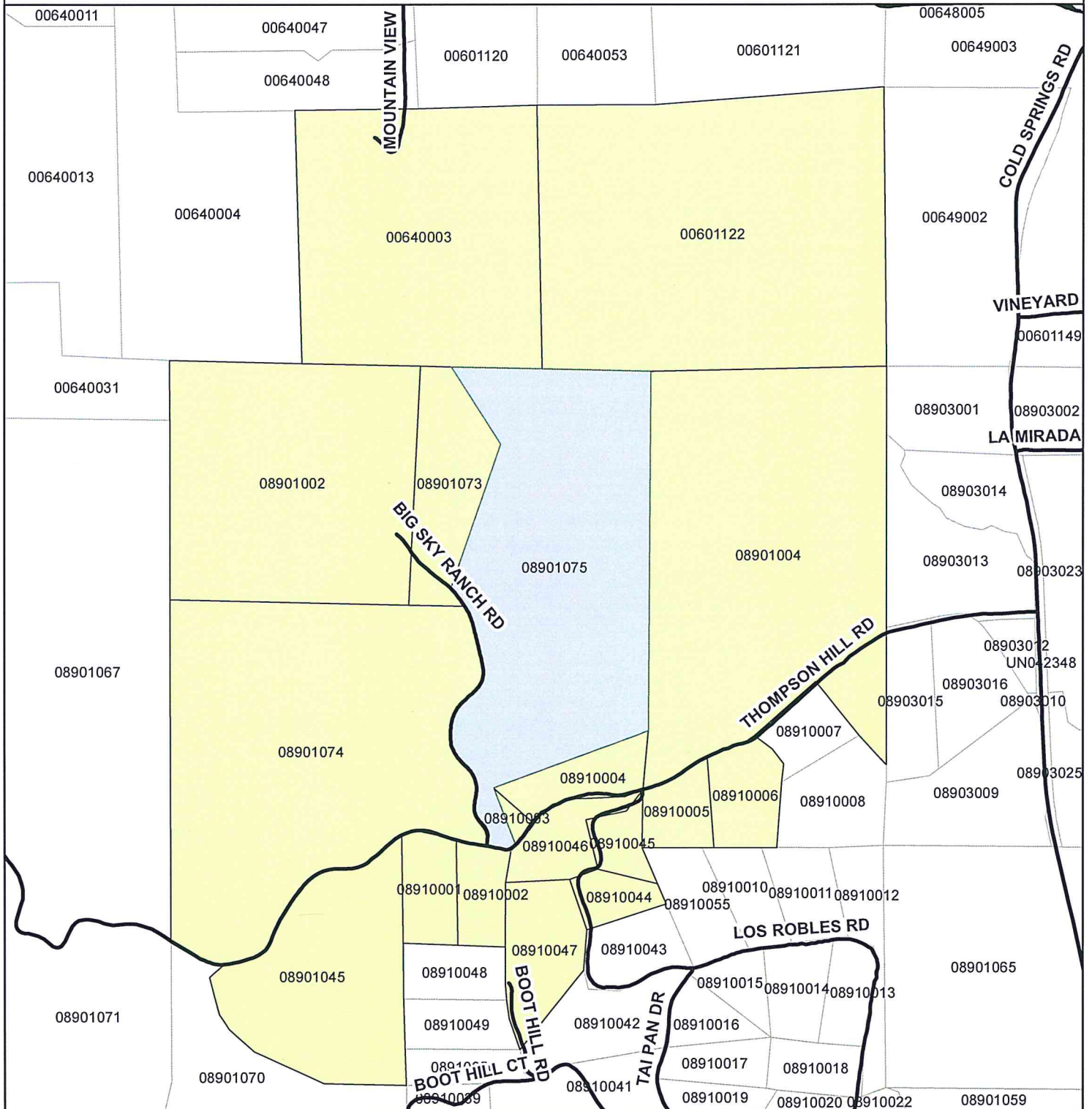
STIGALL TERRY LEE TR
PO BOX 738
SHINGLE SPRINGS, CA 95682

STIGALL TERRY LEE TR
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SHINGLE SPRINGS, CA 95682

BLOXSOM JASON R
PO BOX 1515
SHINGLE SPRINGS, CA 95682

STIGALL TERRY LEE TR
PO BOX 738
SHINGLE SPRINGS, CA 95682

Bloxsom Notification



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: Cordellos_n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Parcel Base Bloxsum500 BloxsumParcels Roads

0 1,000 Feet

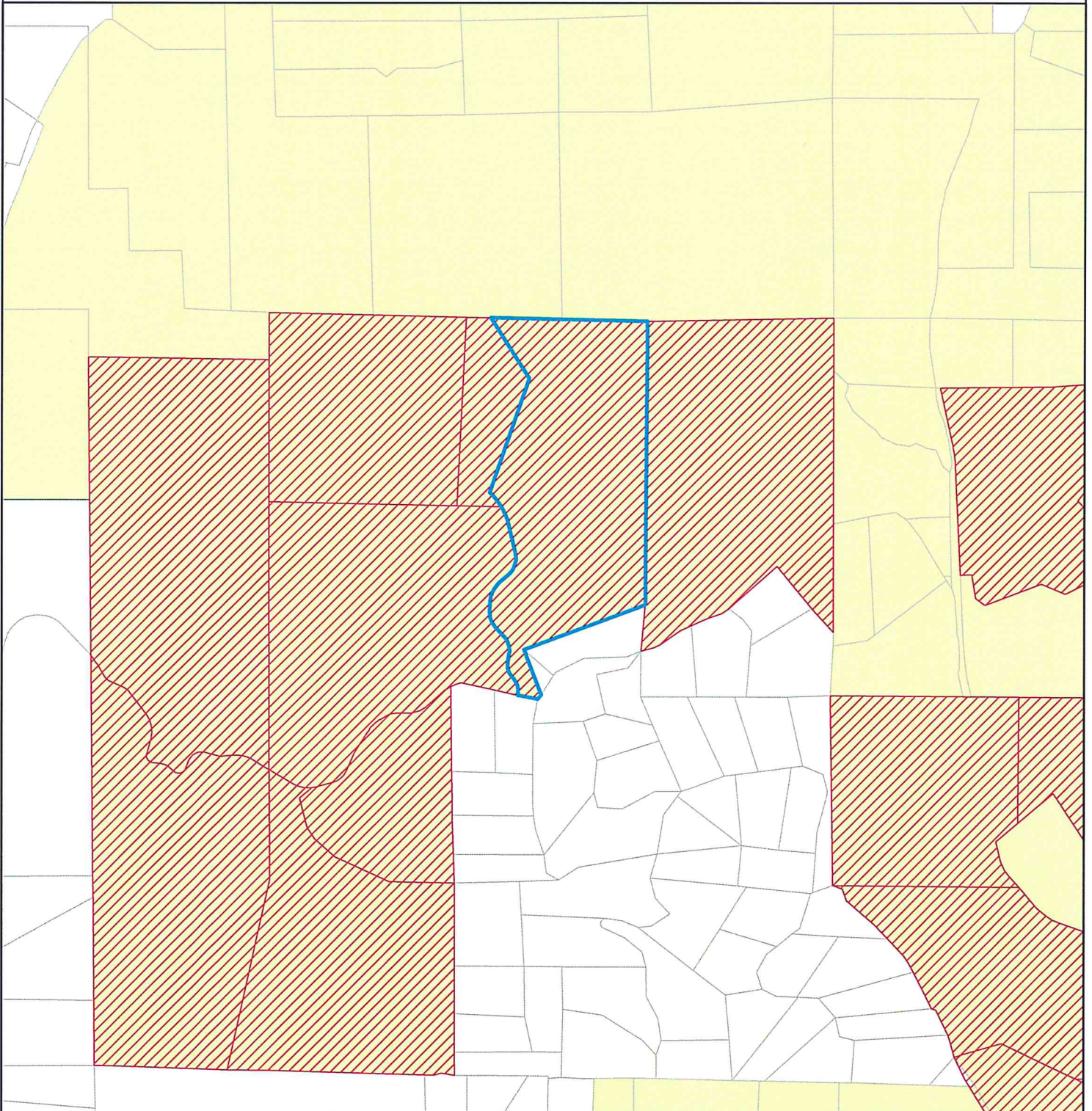
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Bloxsom

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2018
PROJECT ID: Cordelox_p

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

 BloxsomParcels  Ag Preserves
 Ag District  Parcel Base



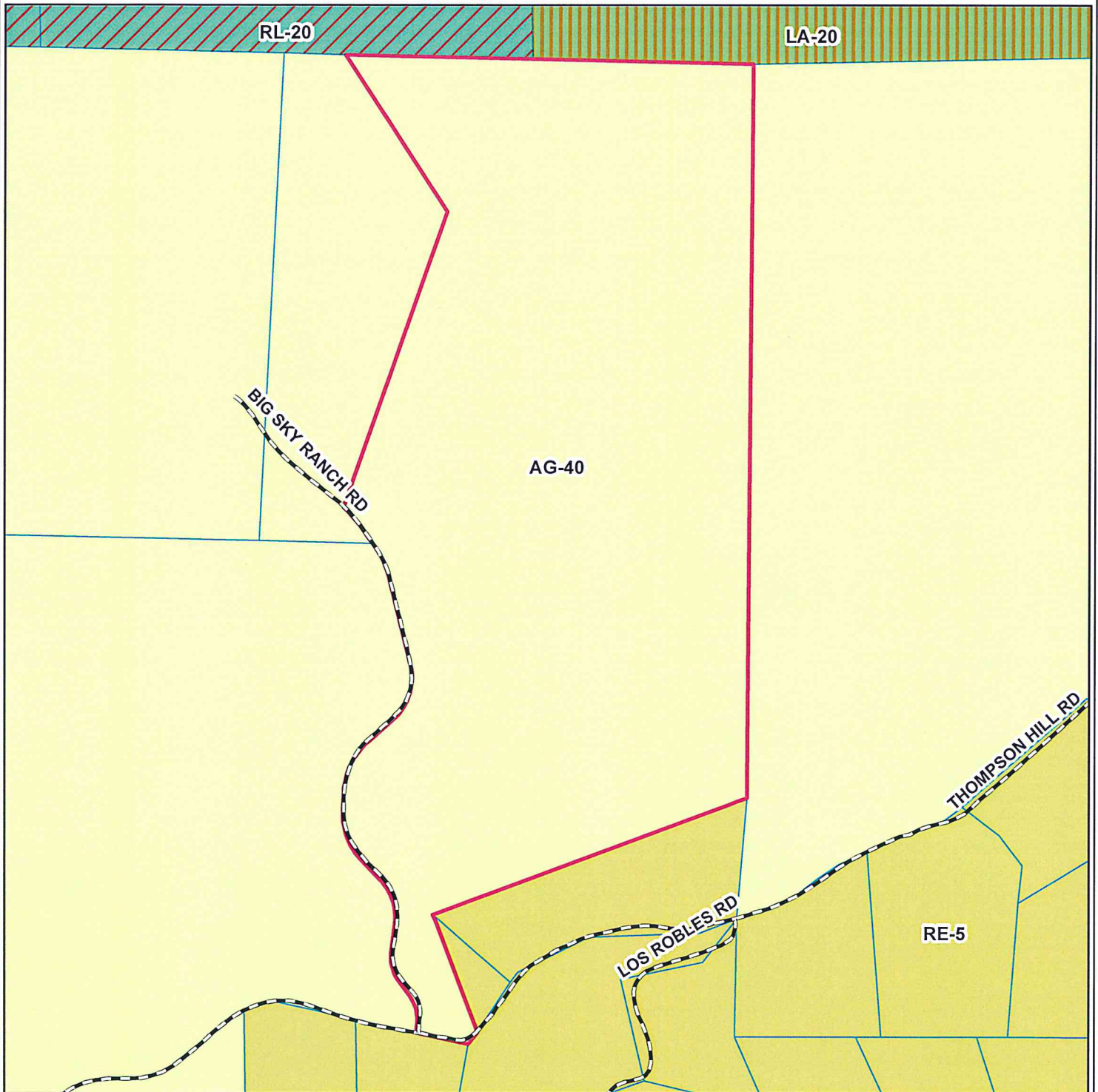
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El Dorado County Agricultural Commission

19-0592 AG STAFF REPORT BLOXSOM 6 of 11

Bloxsom

Zoning 7-10-2017



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MAP PREPARED BY: LeeAnne Mila

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

-  Roads
-  Bloxsom Parcels
-  Parcel Base

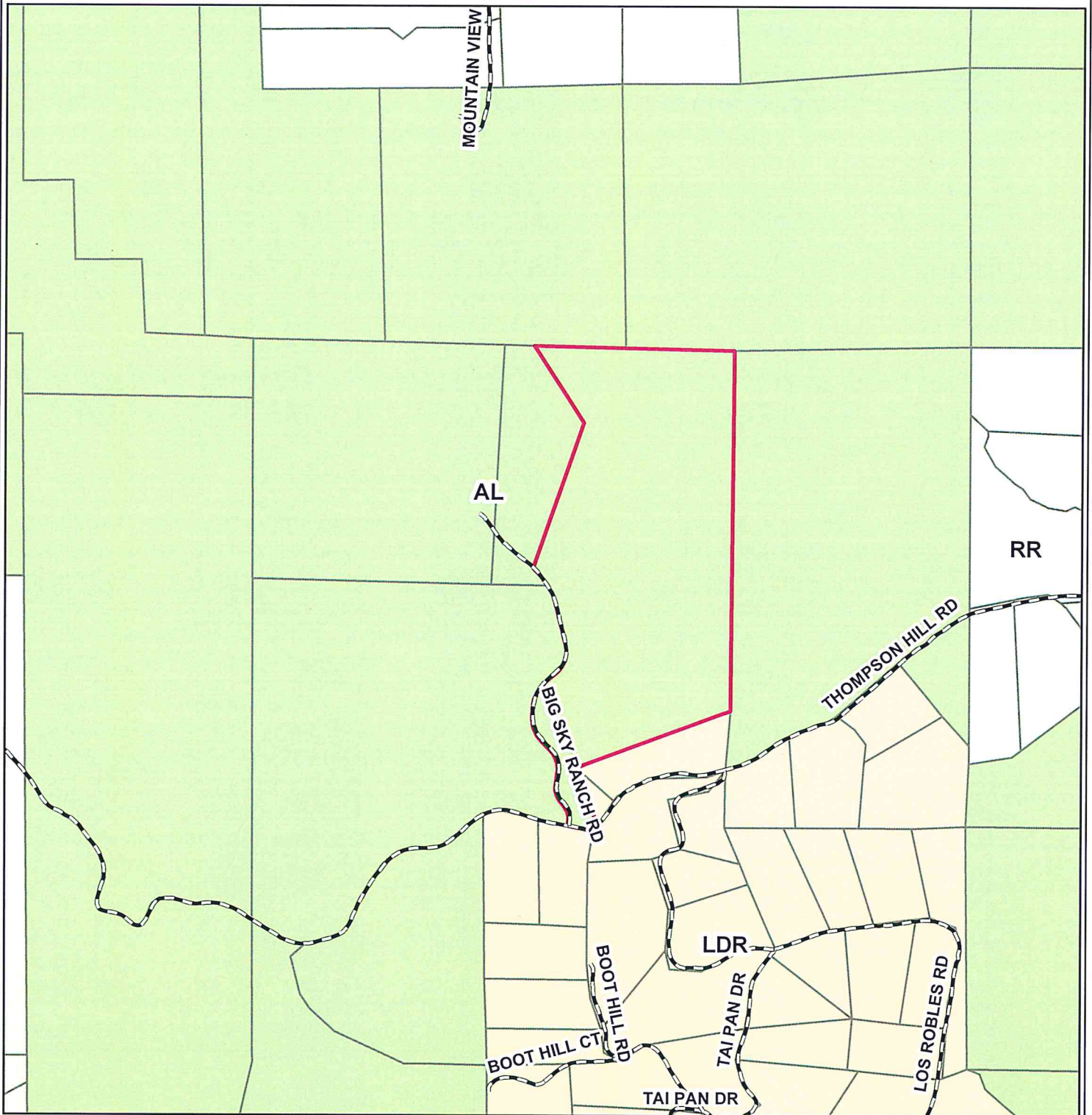


0 100 200 300 400 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Bloxsom

Land Use 7-10-2018



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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Cordellot_L

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

- Parcel Base
- Bloxsom Parcels
- Agricultural Lands
- Low Density Residential
- Roads

0 1,000 Feet

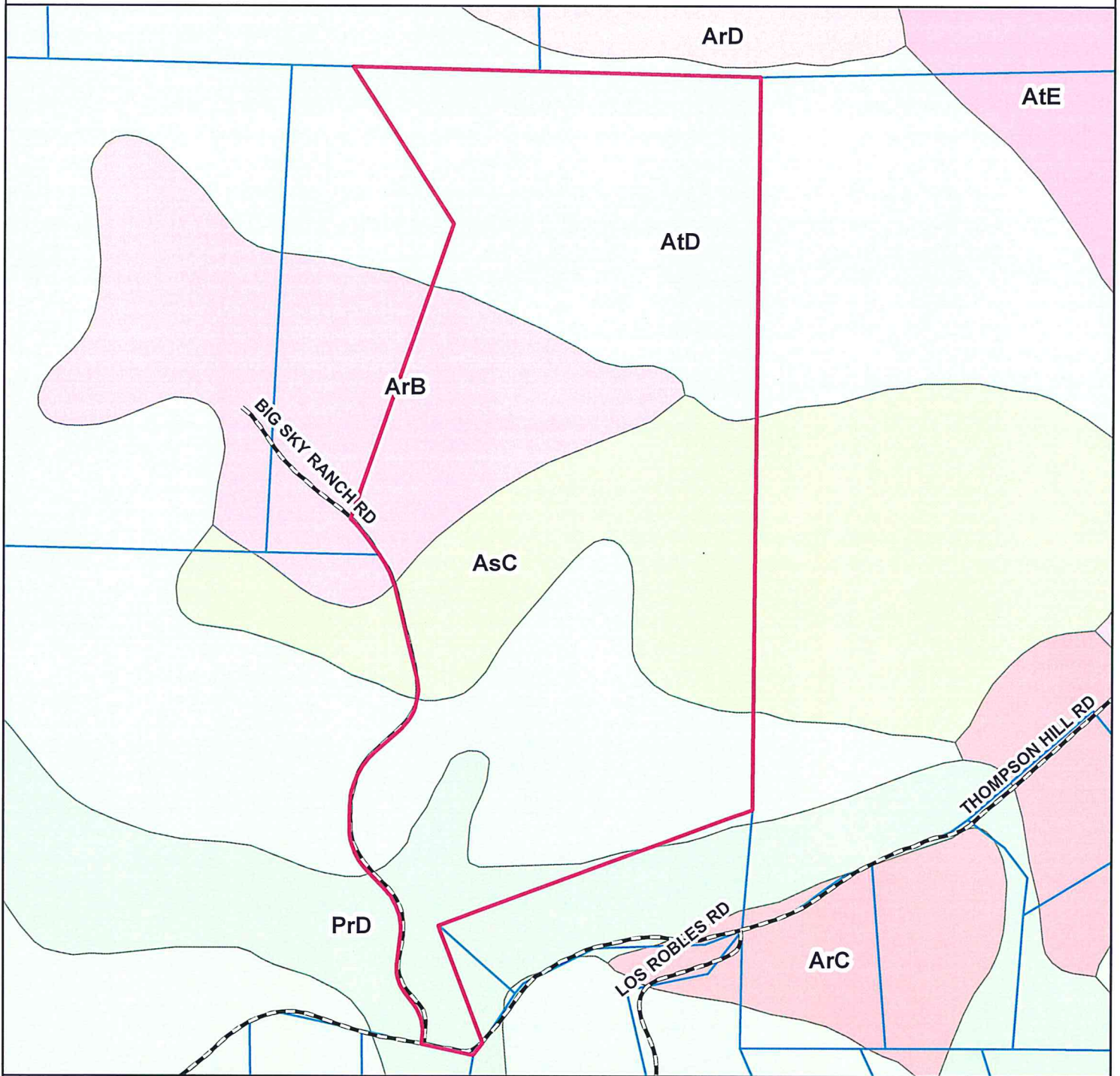
Rural Residential

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



El Dorado County Agricultural Commission

Bloxxom Soils



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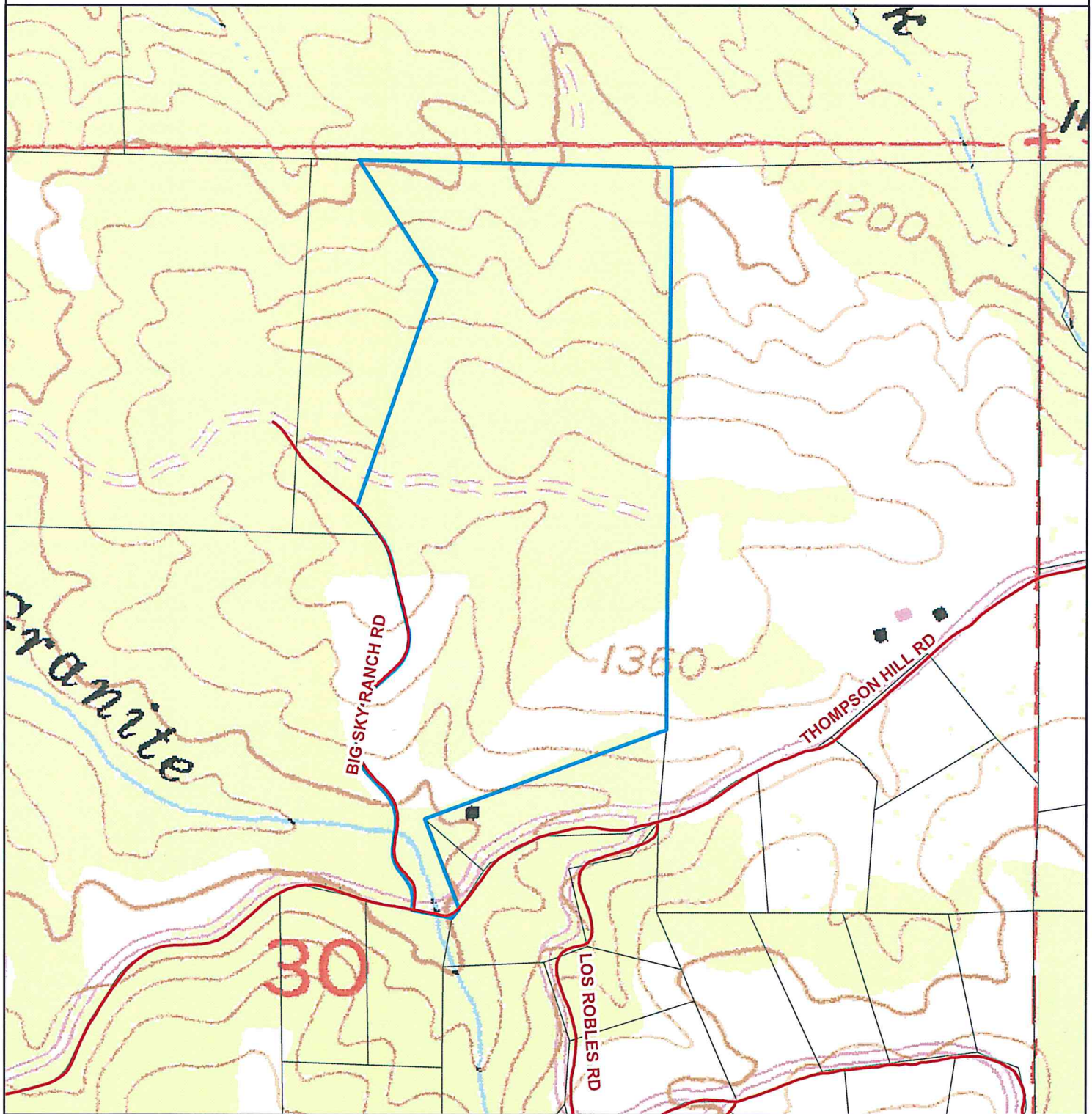
MAP PREPARED BY: LeeAnne Mills



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

El Dorado County Agricultural Commission

Bloxsom Topography



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MAP PREPARED BY: LeeAnne Mills

Legend



Parcels



BloxsomParcels



Roads

0 100 200 300 400 500 600 700
Feet

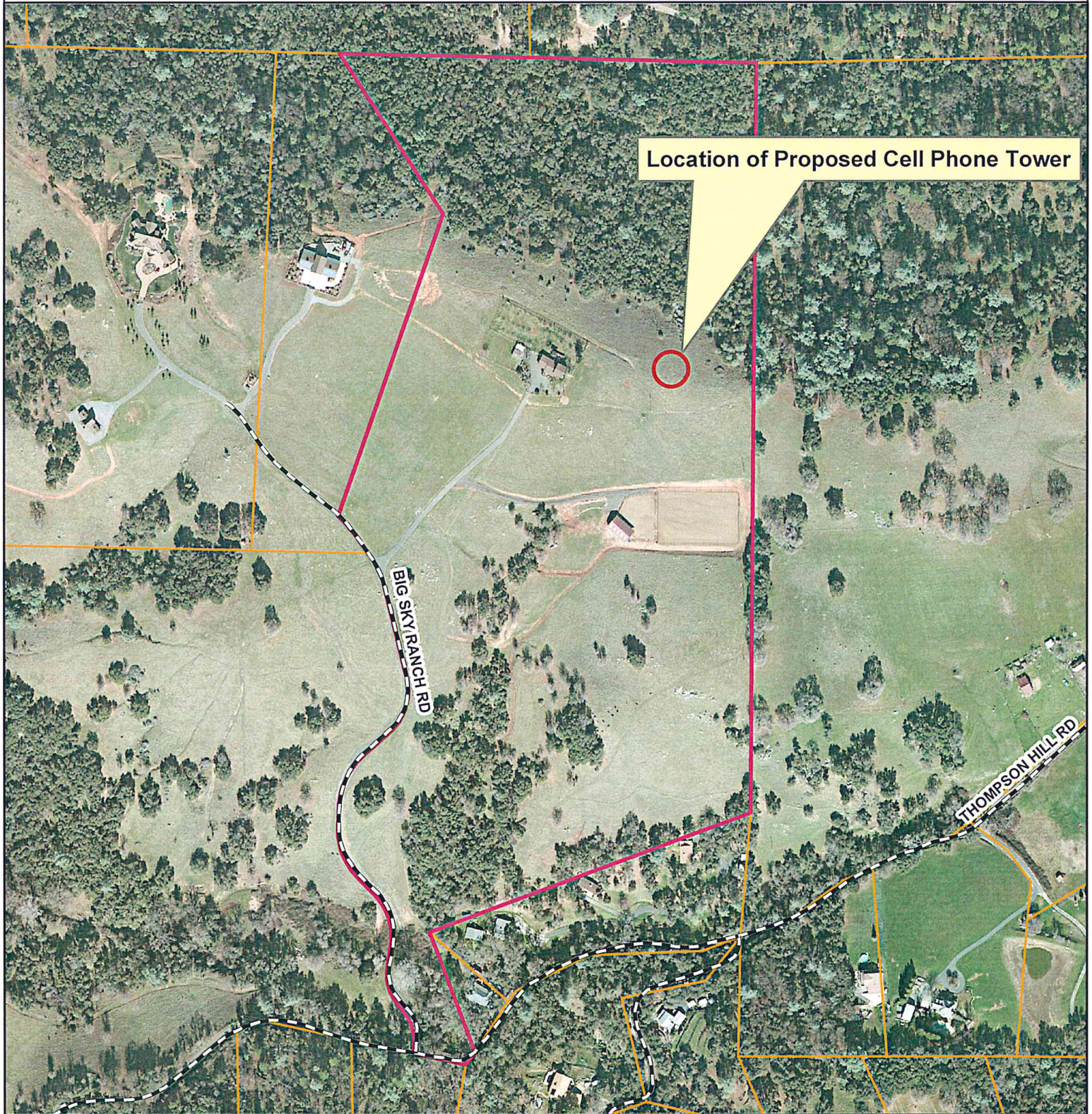
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Bloxsom

Aerials: 2011



Location of Proposed Cell Phone Tower

BIG SKY RANCH RD

THOMPSON HILL RD

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MAP PREPARED BY: LeeAnne Milla DATE: December 21, 2018

PROJECT ID: Jackson_a

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

Legend

Parcel Base BloxsomParcels Roads

0 100 200 300 400
Feet

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

