



## **Agricultural Commission Staff Report**

Date: April 4, 2019  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: **AT&T CAF Lotus Project File No. CUP18-0014**

### **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 Agricultural Commission's Agenda. The applicants are requesting the following:

**CUP18-0014 is based on the following project description:** Conditional Use Permit located on a 161.03 acre parcel, APN 104-090-13. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Lands 40-Acre (RL-40). The Conditional Use Permit proposes the construction and operation of a new communication facility located directly south of an adjacent Agricultural Grazing (AG) zoned parcel. The project would result in the construction of a 120 foot monopine tower located on a 40 foot by 45 foot compound with a 20kw AC Diesel Generator with 92 Gallon Belly Tank. The project site is located on the west side of Coffey Lane approximately 1,300 feet northwest of the intersection with East El Largo Drive in the Lotus area. (District IV)

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: No
- Land Use Designation: RR = Rural Lands
- Zoning: RL-40 – Rural Lands, 40 Acres
- Soil Type: No Choice Soils

**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](mailto: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 CAF Lotus Project File No. CUP18-0014**

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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 Evan Mattes at Planning Services, (530) 621-5355.

VICINI FAMILY INVESTMENTS LP  
PO BOX 206  
PLACERVILLE, CA 95667

CARLSEN RESIDENTIAL A CA LLC  
1833 IRON POINT RD SUITE 180  
FOLSOM, CA 95630

CARLSEN INVESTMENTS A CA LLC  
1833 IRON POINT RD STE #180  
FOLSOM, CA 95630

UNITED STATES OF AMERICA  
2800 COTTAGE WAY  
SACRAMENTO, CA 95825

CARLSEN RESIDENTIAL A CA LLC  
1833 IRON POINT RD SUITE 180  
FOLSOM, CA 95630

MILLER LARRY  
1978 COFFER LN  
PLACERVILLE, CA 95667

WILLIAMS GARY  
1983 COFFER LN  
PLACERVILLE, CA 95667

MULDAVIN ROWENA  
2001 COFFER LN  
PLACERVILLE, CA 95667

RAND JAY D  
2021 COFFER LN  
PLACERVILLE, CA 95667

HOAGLAND JEFFREY PAUL TR  
1081 E EL LARGO DR  
PLACERVILLE, CA 95667

BRITVICH RON S  
2020 COFFER LN  
PLACERVILLE, CA 95667

RIEK CHARLES E II  
1101 EAST EL LARGO DR  
PLACERVILLE, CA 95667

GRIFFIN STEPHEN T  
1280 SIERRA EAST  
PLACERVILLE, CA 95667

CROTEAU BRIAN C  
1265 SIERRA EAST CT  
PLACERVILLE, CA 95667

STEINER CINDY L TR  
1277 SIERRA EAST CT  
PLACERVILLE, CA 95667

WELLS JAMES W  
1285 SIERRA EAST CT  
PLACERVILLE, CA 95667

BLUHM THOMAS  
2201 SWALLOW RD  
PLACERVILLE, CA 95667

READE MARY LORRAINE  
%M READE 5151 HIGHCREST DR  
CAMERON PARK, CA 95682

ARLET TERRENCE L TR  
2400 PANTHER HOLLOW RD  
PLACERVILLE, CA 95667

WYCKOFF KEVIN  
2221 SWALLOW RD  
PLACERVILLE, CA 95667

PIZER RONALD JOHN  
%M READE 5151 HIGHCREST DR  
CAMERON PARK, CA 95682

PIZER RONALD JOHN  
%M READE 5151 HIGHCREST DR  
CAMERON PARK, CA 95682

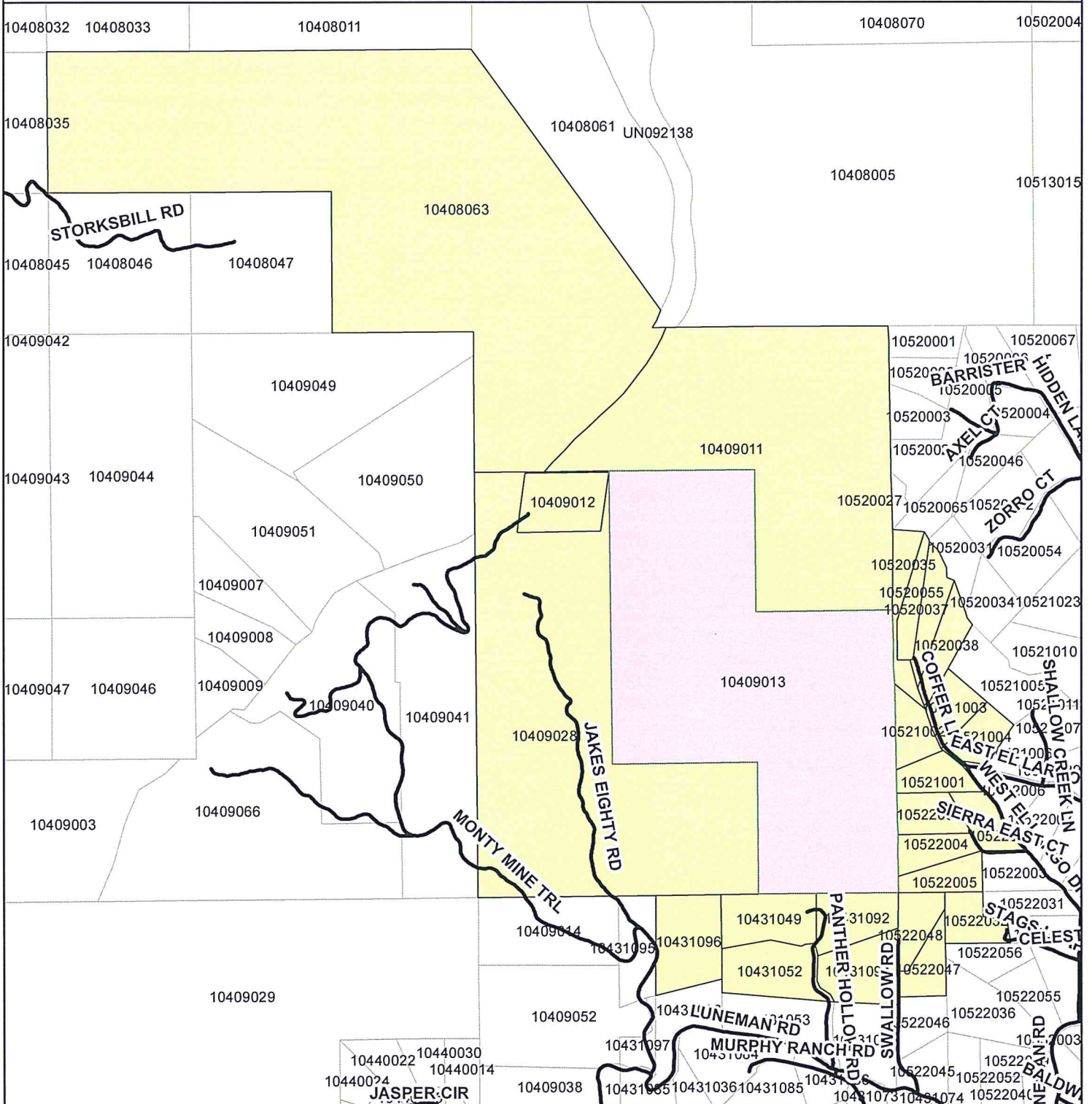
UNITED STATES OF AMERICA  
2800 COTTAGE WAY RM E-2845  
SACRAMENTO, CA 95825

HAIL BRADLEY T  
1240 STAGS LEAP RD  
PLACERVILLE, CA 95667

BENSON ERIK C  
2140 JAKES EIGHTY RD  
PLACERVILLE, CA 95667



# Carlsen Notification



## DISCLAIMER

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

Parcel Base Carlsen500Notif CarlsenParcel Roads

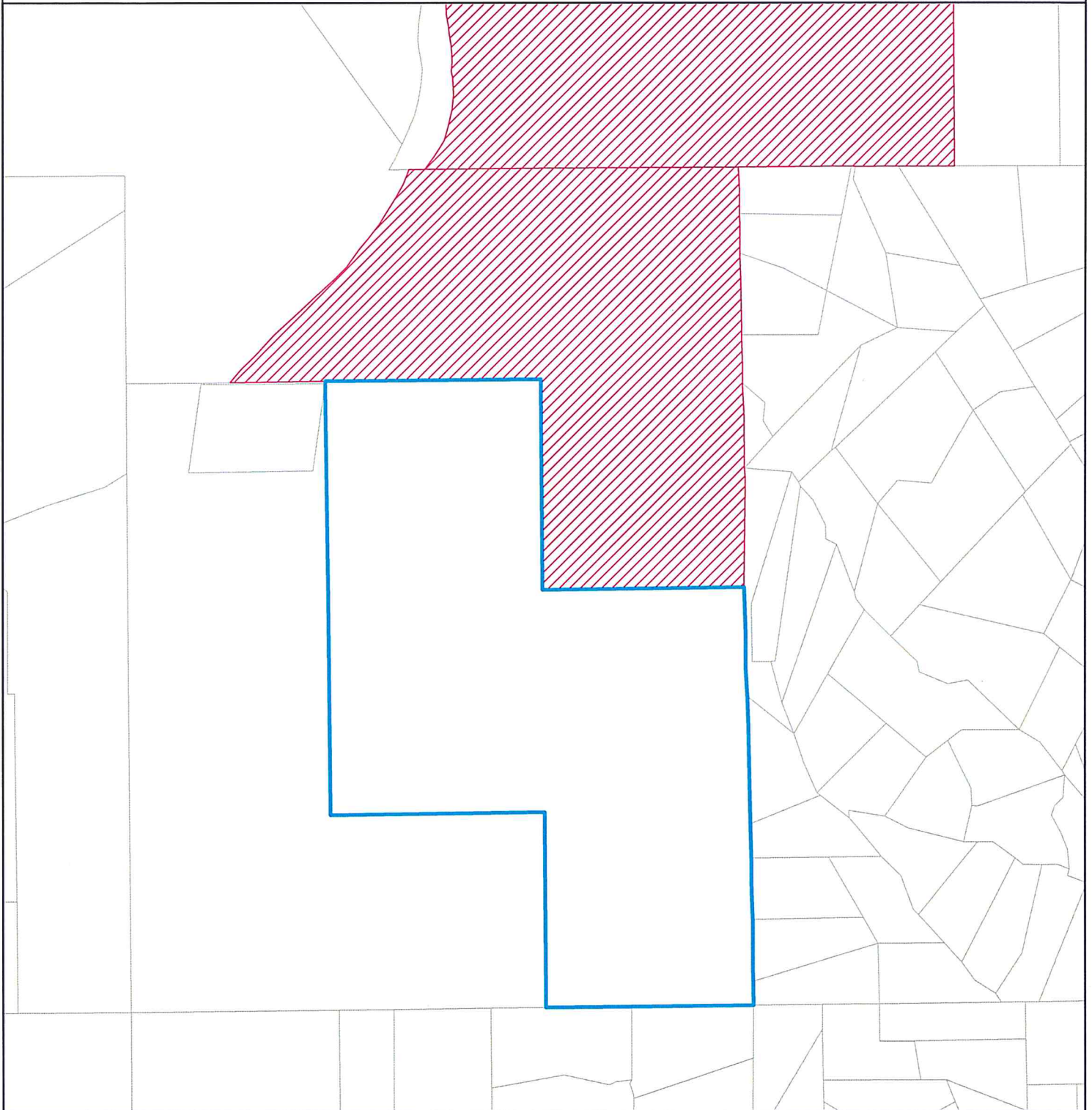
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Feet

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



# Carlsen

## Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2018  
PROJECT ID: Carlsen\_p

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

 Carlsen Parcel  Ag Preserves  
 Ag District  Parcel Base

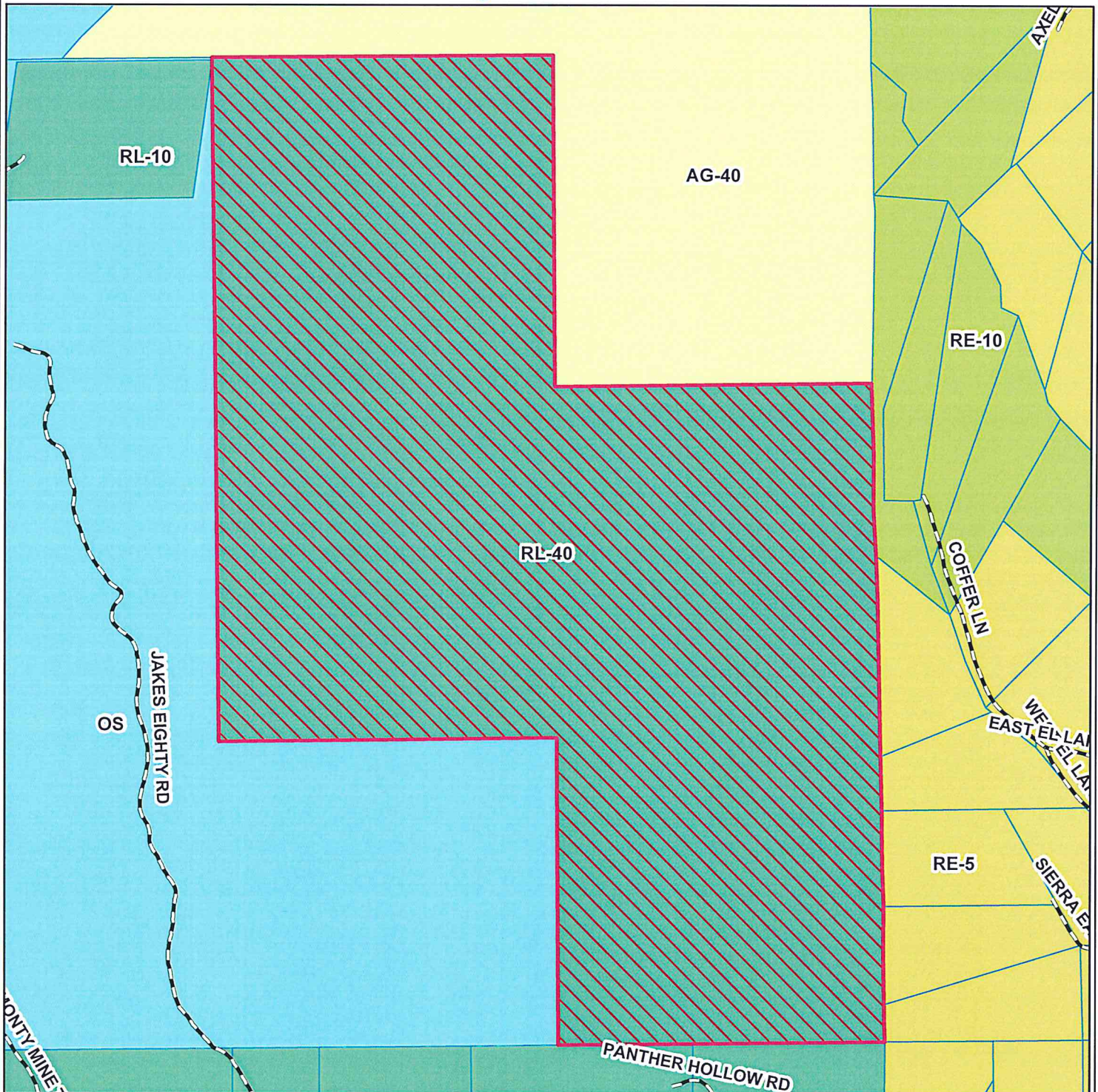


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# Carlsen

## Zoning 7-10-2017



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MAP PREPARED BY: LeeAnne Mita

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

Roads

Carlsen Parcel

Parcel Base

AG-40 = Agricultural Grazing 40 Acres

OS = Open Space

RE-5 = Residential Estate 5 Acres

RE-10 = Residential Estate 10 Acres

RL-10 = Rural Land 10 Acres

RL-40 = Rural Land 40 Acres



0 100 200 300 400 500 600 Feet  
Map Displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)

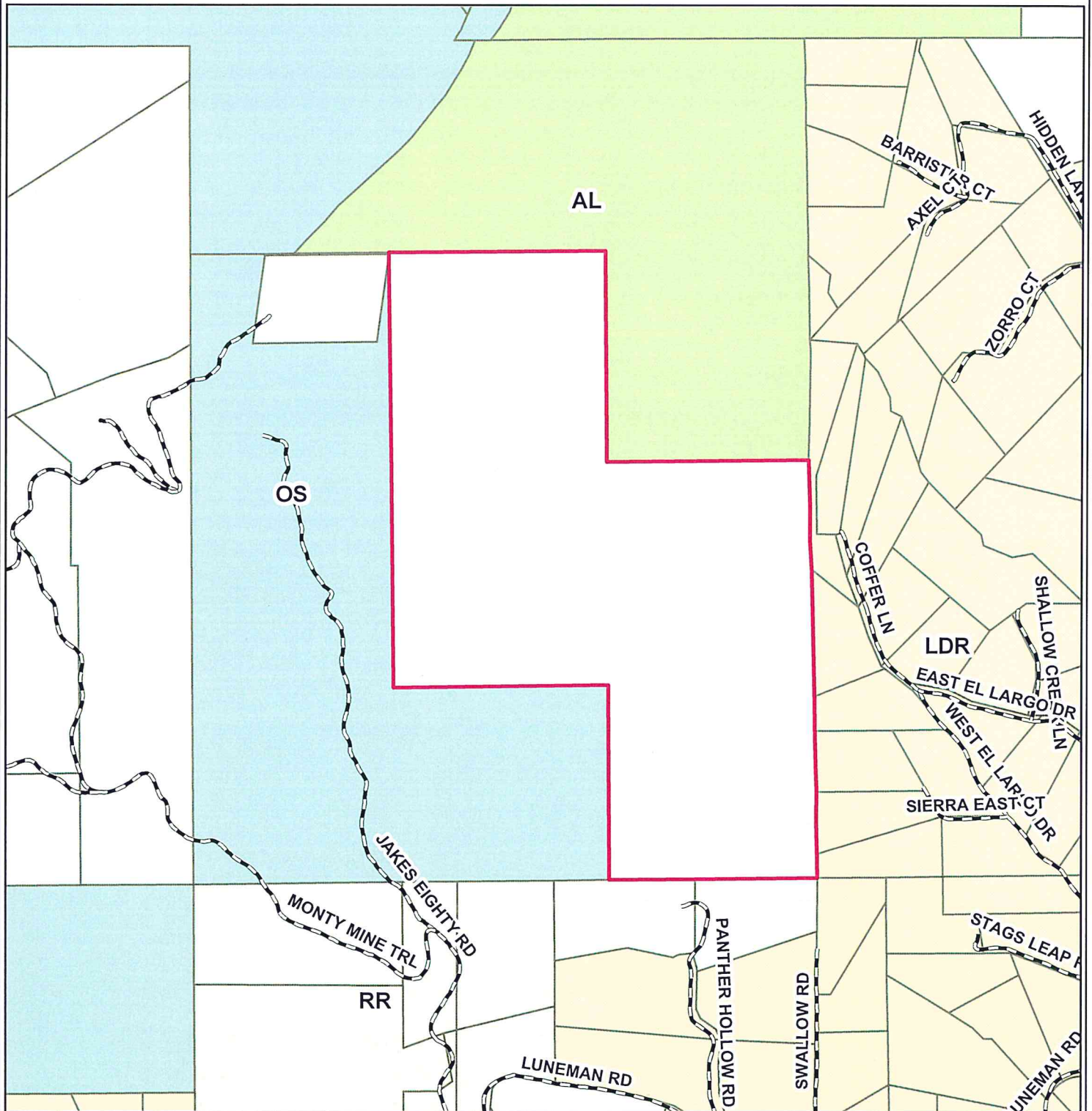
# El Dorado County Agricultural Commission

19-0953 AG STAFF REPORT CARLSEN CELL TOWER 7 of 11



# Carlsen

## Land Use 7-10-2018



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

PROJECT ID: Cerdillo\_L

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

- Parcel Base
- Carlsen Parcel
- Agricultural Lands
- Low Density Residential
- Open Space
- Rural Residential
- Roads

0 1,000 Feet

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

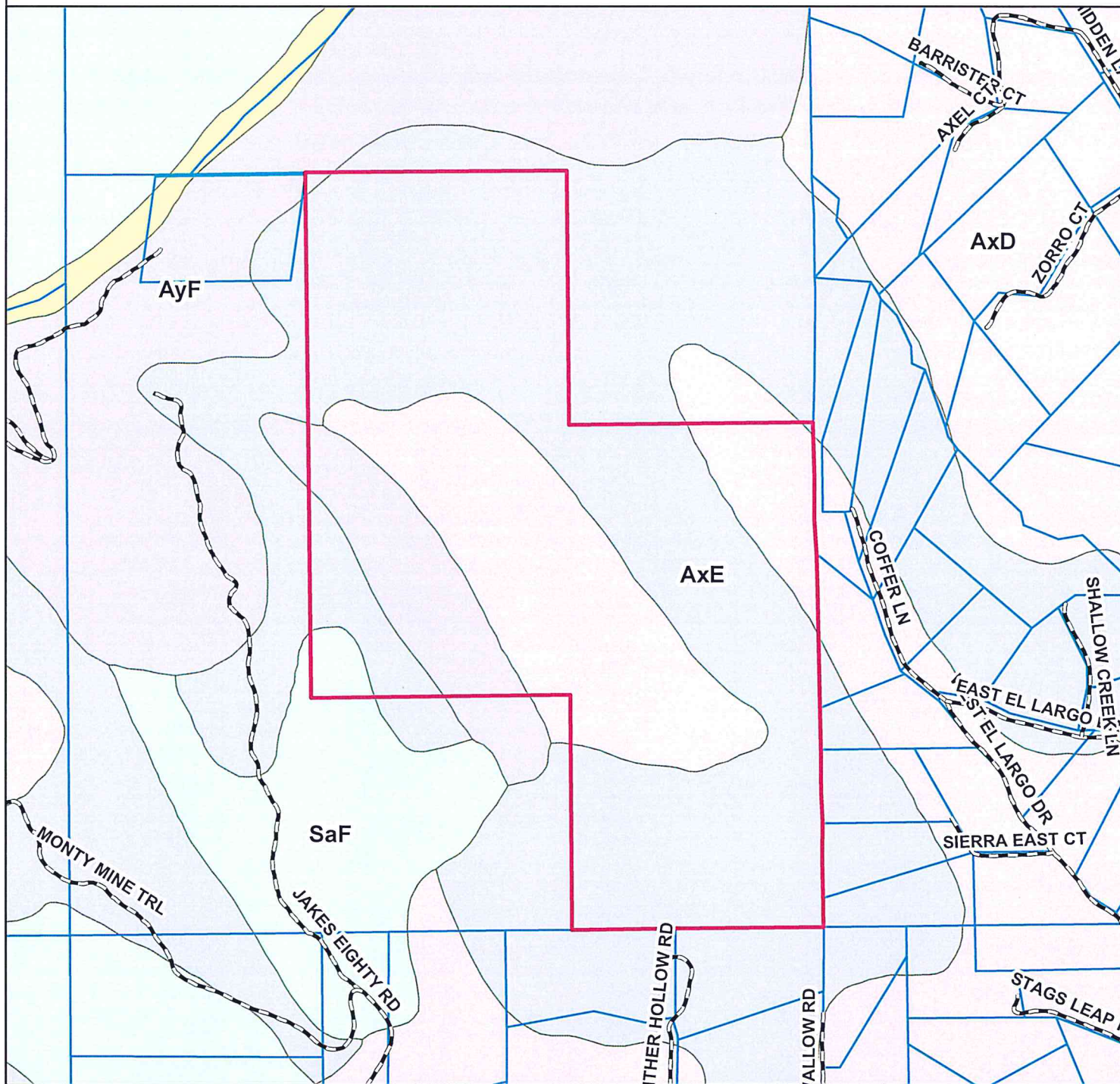


# El Dorado County Agricultural Commission

19-0953 AG STAFF REPORT CARLSEN CELL TOWER 8 of 11



# Carlsen Soils



- |                |  |  |
|----------------|--|--|
| Roads          | <b>Soils</b>   | Auburn very rocky silt loam, 30 to 50 percent slopes |
| Carlsen Parcel | Auburn extremely rocky silt loam, 3 to 70 percent slopes | Serpentine rock land                                 |
| Parcel Base    | Auburn very rocky silt loam, 2 to 30 percent slopes      | Water  |

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MAP PREPARED BY: LeeAnne Mills

0 100 200 300 400 500 600 700 800 900 1,000 1,100 1,200 1,300 1,400 1,500 Feet



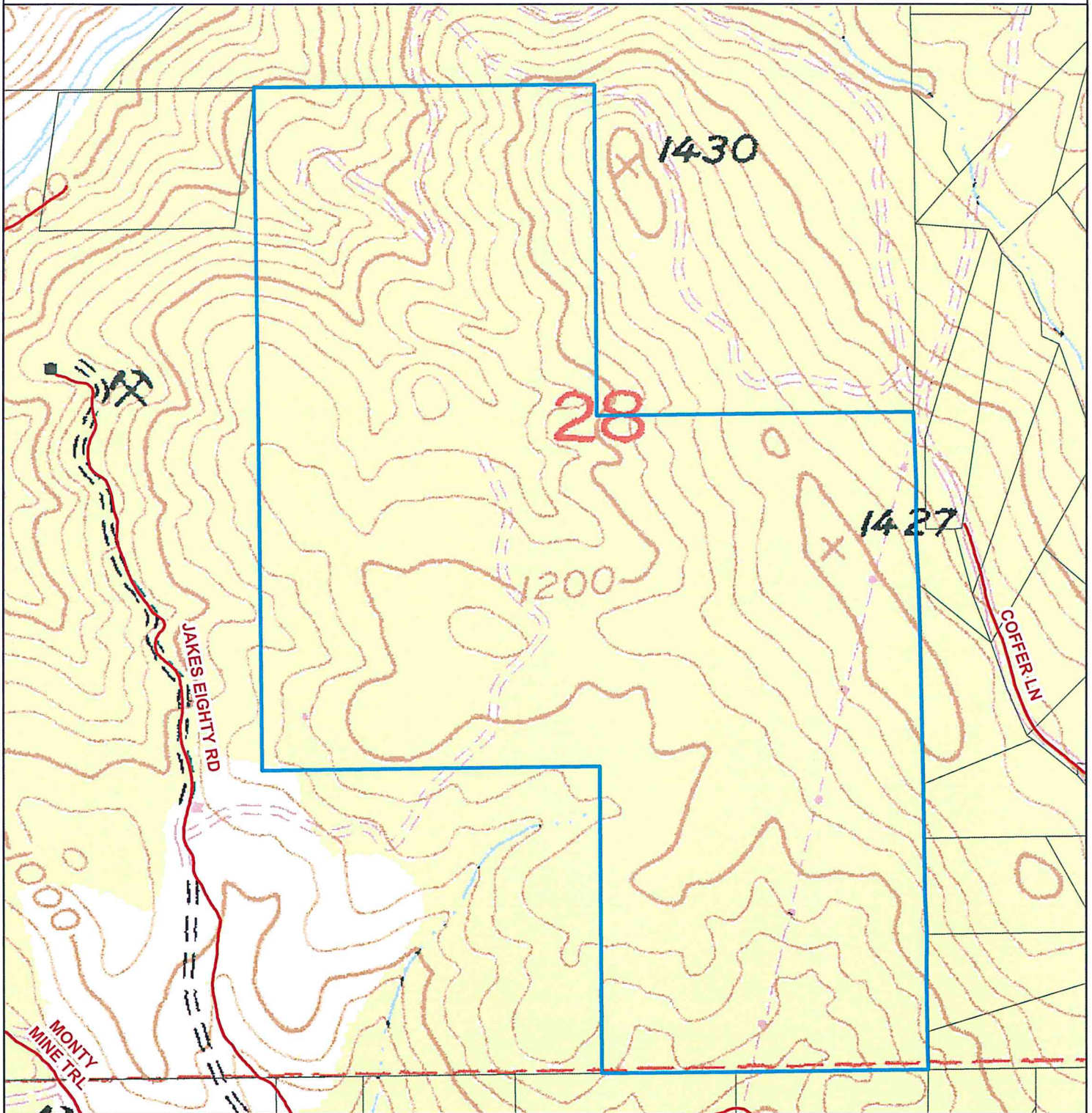
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# El Dorado County Agricultural Commission

19-0953 AG STAFF REPORT CARLSEN CELL TOWER 9 of 11



# Carlsen Topography



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MAP PREPARED BY: Lee Anne Mita

## Legend

Parcels CarlsenParcel Roads

0 100 200 300 400 500 600 700 800 900 Feet

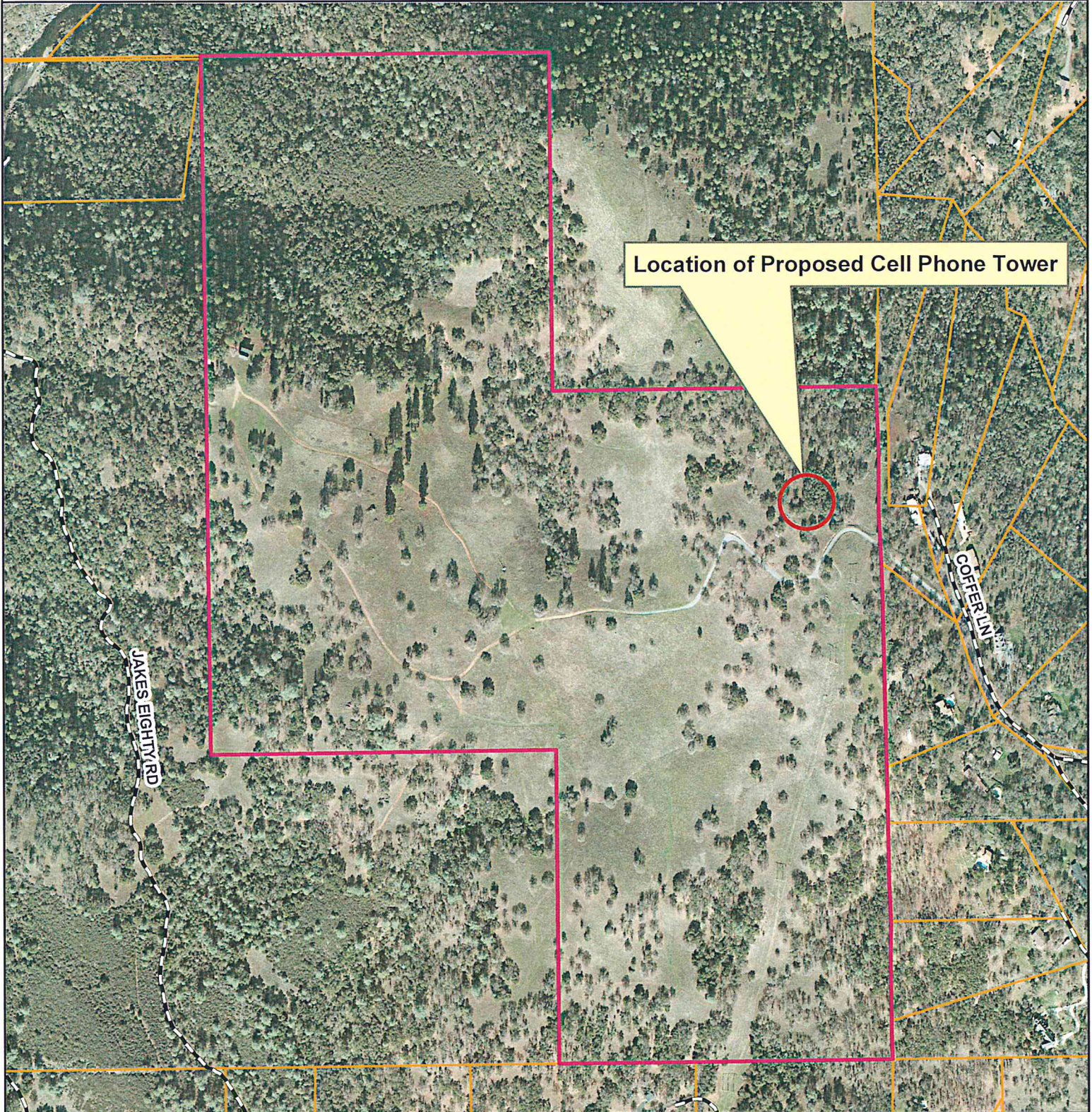
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# Carlsen

## Aerials: 2011



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MAP PREPARED BY: LeeAnne Mills 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 CarlsenParcel Roads

0 100 200 300 400 500 600  
Feet



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