



Agricultural Commission Staff Report

Date: March 7, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **AT&T CAF South Placerville
Project File No. CUP18-0013**

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:

CUP18-0013 is based on the following project description: Conditional Use Permit located on a 10.16 acre parcel, APN 096-120-72. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Lands 10-Acre (RL-10). The Conditional Use Permit proposes the construction and operation of a new communication facility located directly south of an adjacent Timber Production Zone (TPZ) parcel. The project would result in the construction of a 145 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 north side of Jim Hill Road approximately 2,400 feet west of the intersection with Fort Jim Road in the Placerville area.

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.

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.

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

Parcel Description:

- Parcel Number and Acreage: 096-120-72, 10.16 Acres
- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: RL-10, Rural Lands – 10 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/TPZ 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 CAF South Placerville Project File No. CUP18-0013

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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.

HARSHMAN THOMAS WARREN TR
3600 NEWTOWN RD
PLACERVILLE, CA 95667

WILLIAMS TOMMY L JR CO TR
2627 JIM VALLEY RD
PLACERVILLE, CA 95667

GOLTZ PHILIP E TR
1569 ALBA VISTA
GARDNERVILLE, NV 89410

STOREY KAREN
2781 JIM VALLEY RD
PLACERVILLE, CA 95667

QUASNE RICHARD M
1126 CORKER ST
PLACERVILLE, CA 95667

BRYANT AMANDA R
2810 JIM VALLEY RD
PLACERVILLE, CA 95667

SWANSON AMY
P O BOX 2276
PLACERVILLE, CA 95667

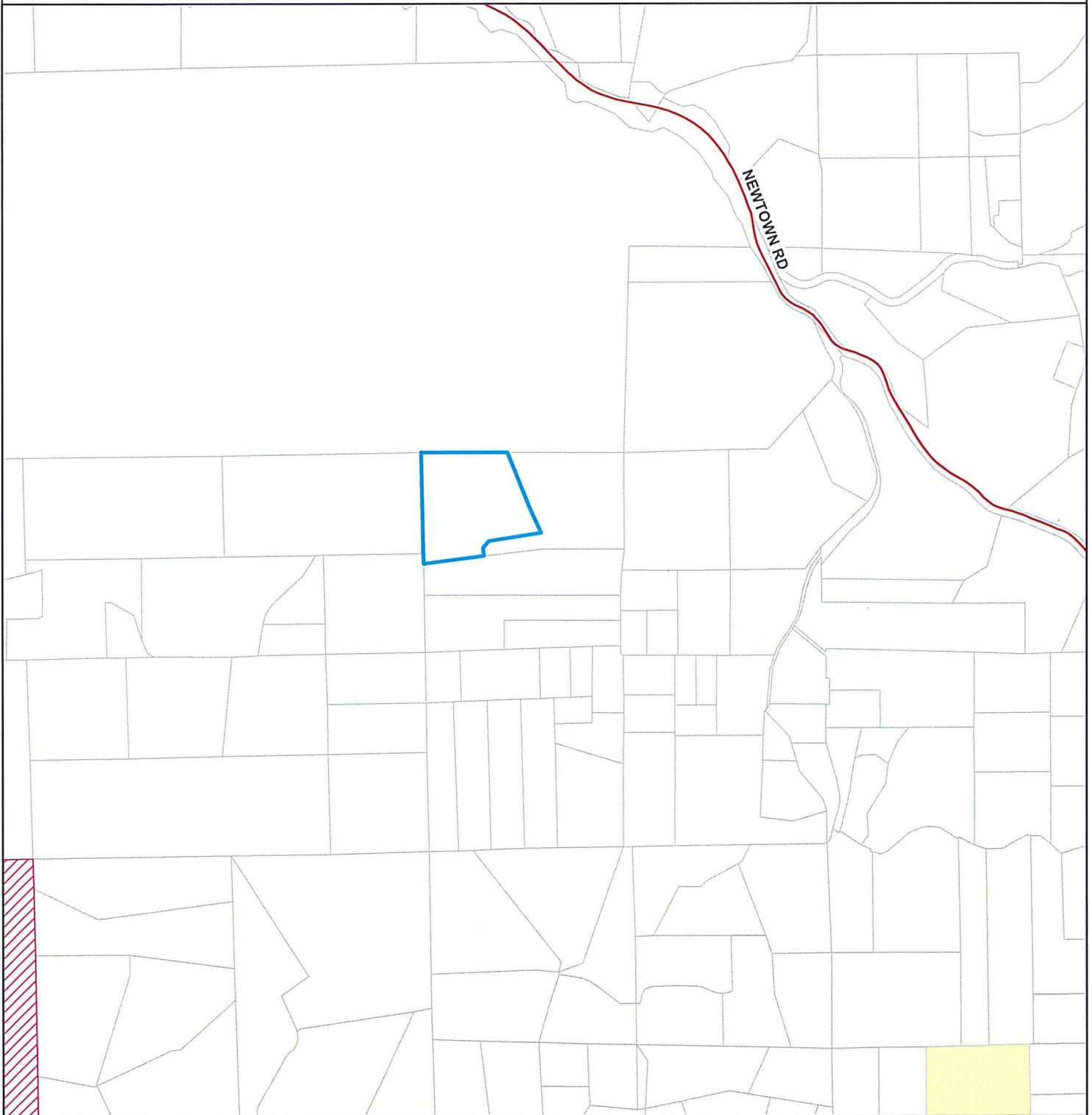
PENSCO TRUST CO CUSTODIAN FBO
PO BOX 173859
DENVER, CO 80217



19-0594 AG STAFF REPORT SWANSON CELL TOPWER 6 of 12

Swanson

Proximity to Agricultural District



DISCLAIMER

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

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

Swanson_Parcel Ag Preserves
Ag District Parcel Base



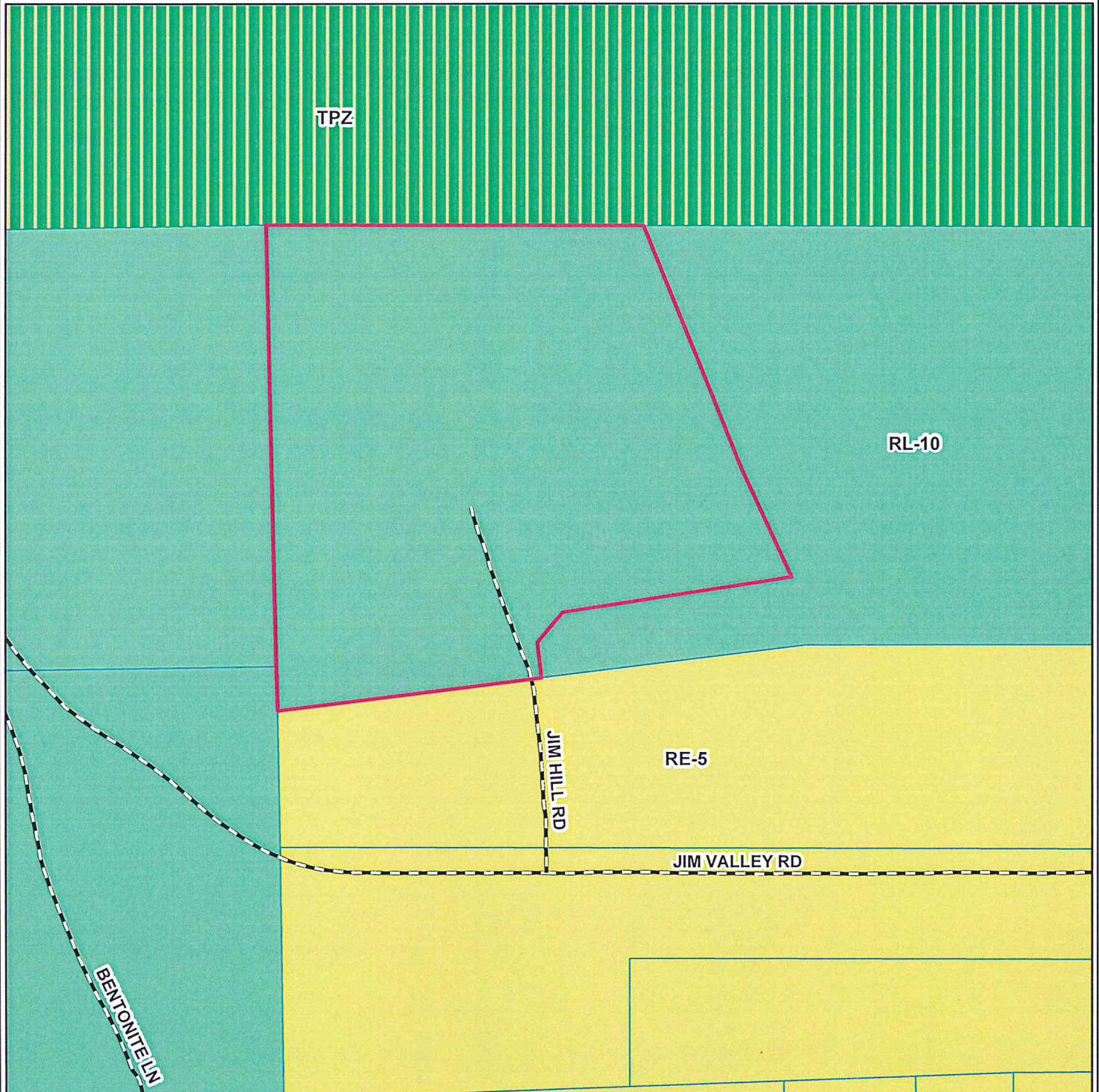
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

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Swanson

Zoning 7-10-2017



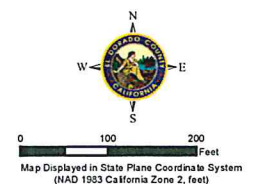
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MAP PREPARED BY: LeeAnne Mils

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

- Swanson_Parcel
- TPZ = Timber Preserve
- RE-5 = Residential Estate 5 Acres
- RL-10 = Rural Land 10 Acres
- Roads
- Parcel Base

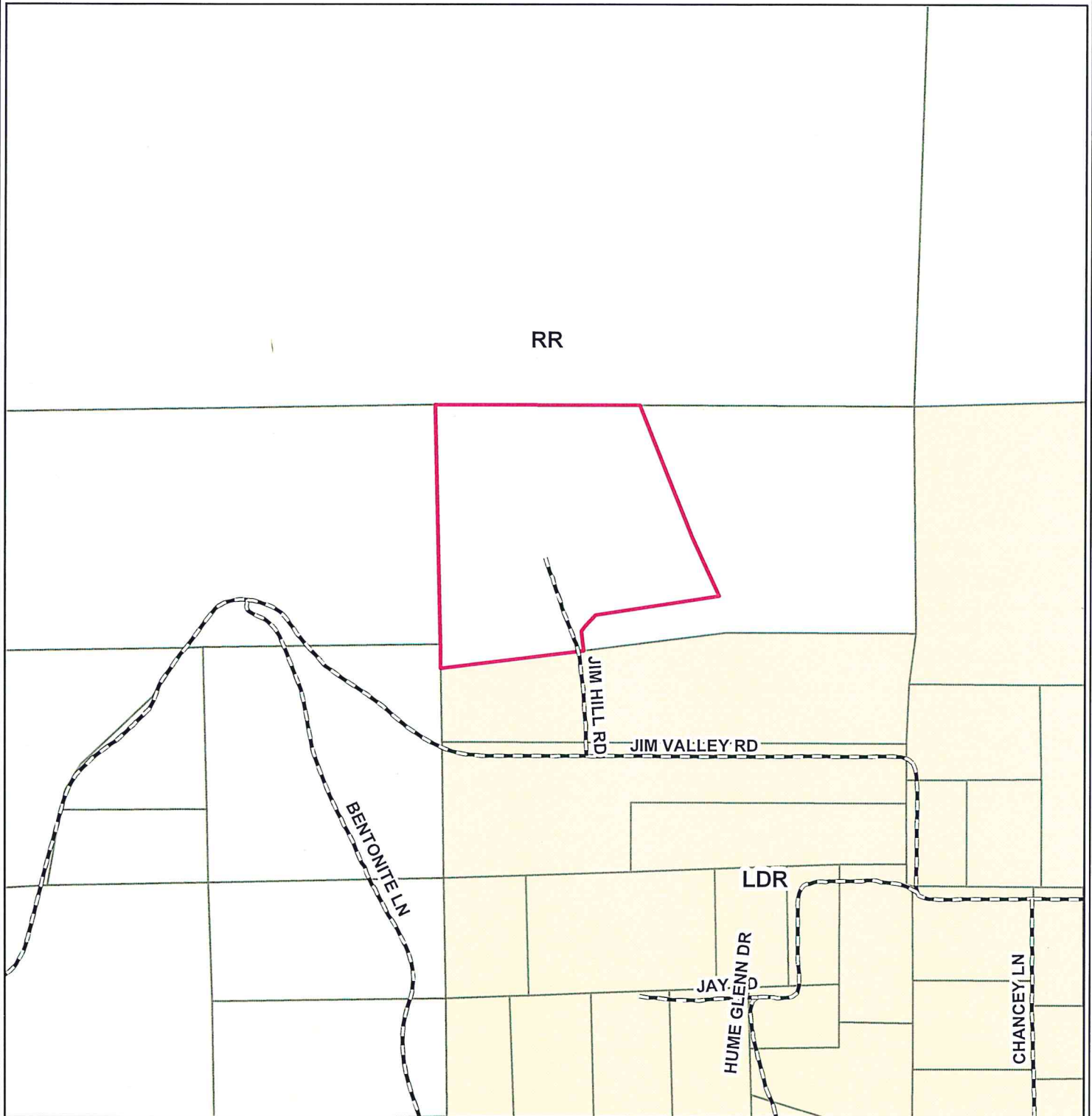


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Swanson

Land Use 7-10-2018



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

PROJECT ID: Cordellot_L

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

- Parcel Base
- Swanson_Parcel
- Roads
- Low Density Residential
- Rural Residential

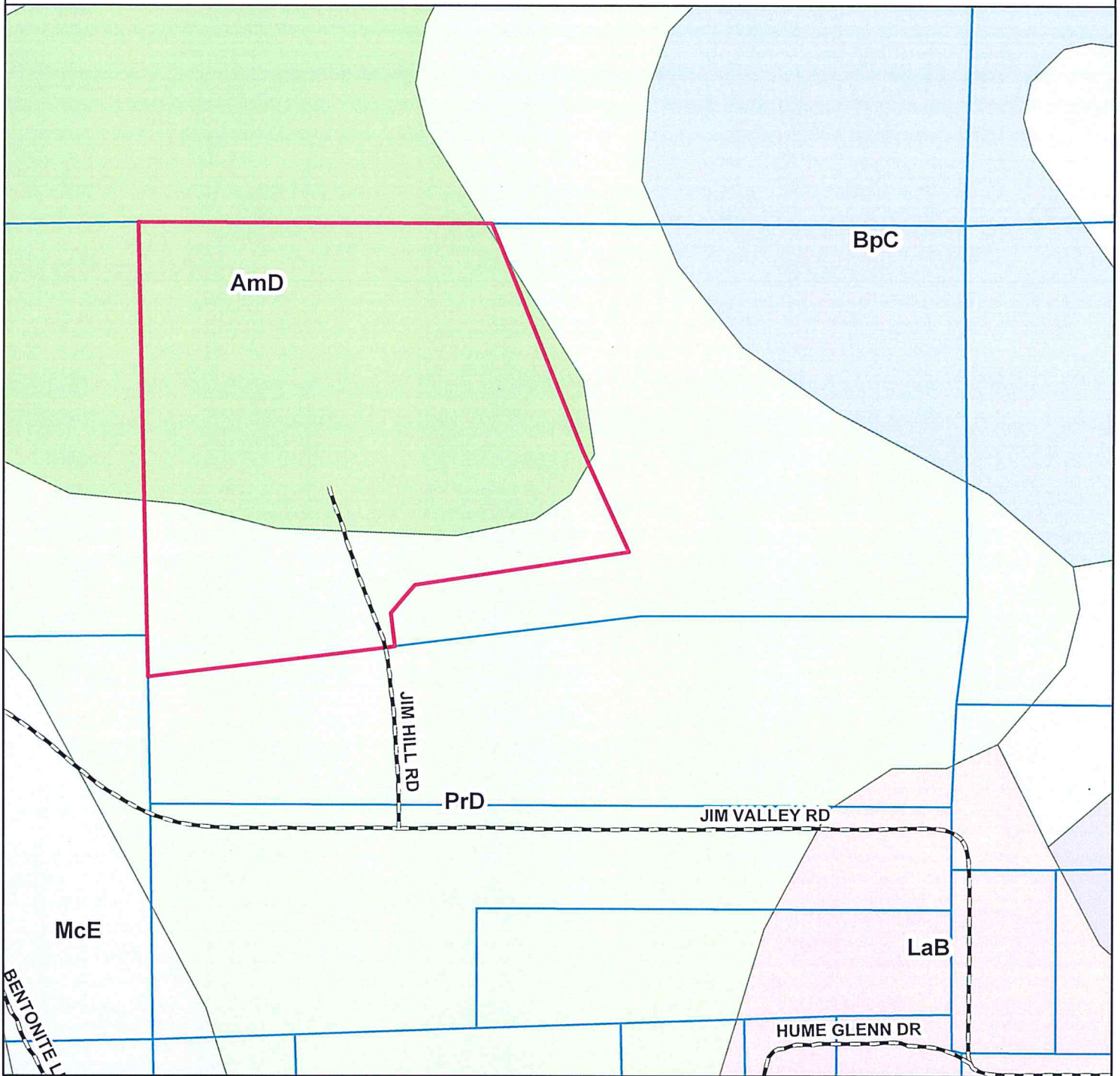
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(NAD 1983 California Zone 2, feet)



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Swanson Soils

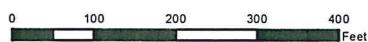


- | | | |
|----------------|--------------------------------------------------|--------------------------------------------------------------|
| Roads | Soils | Mariposa very rocky silt loam, 3 to 50 percent slopes |
| Swanson_Parcel | Argonaut very rocky loam, 3 to 30 percent slopes | Mariposa-Josephine very rocky loams, 15 to 50 percent slopes |
| Parcel Base | Boomer-Sites loams, 9 to 15 percent slopes | Placer diggings |
| | Horseshoe gravelly loam, 30 to 50 percent slopes | Sites loam, 15 to 30 percent slopes |
| | Loamy alluvial land | |

DISCLAIMER

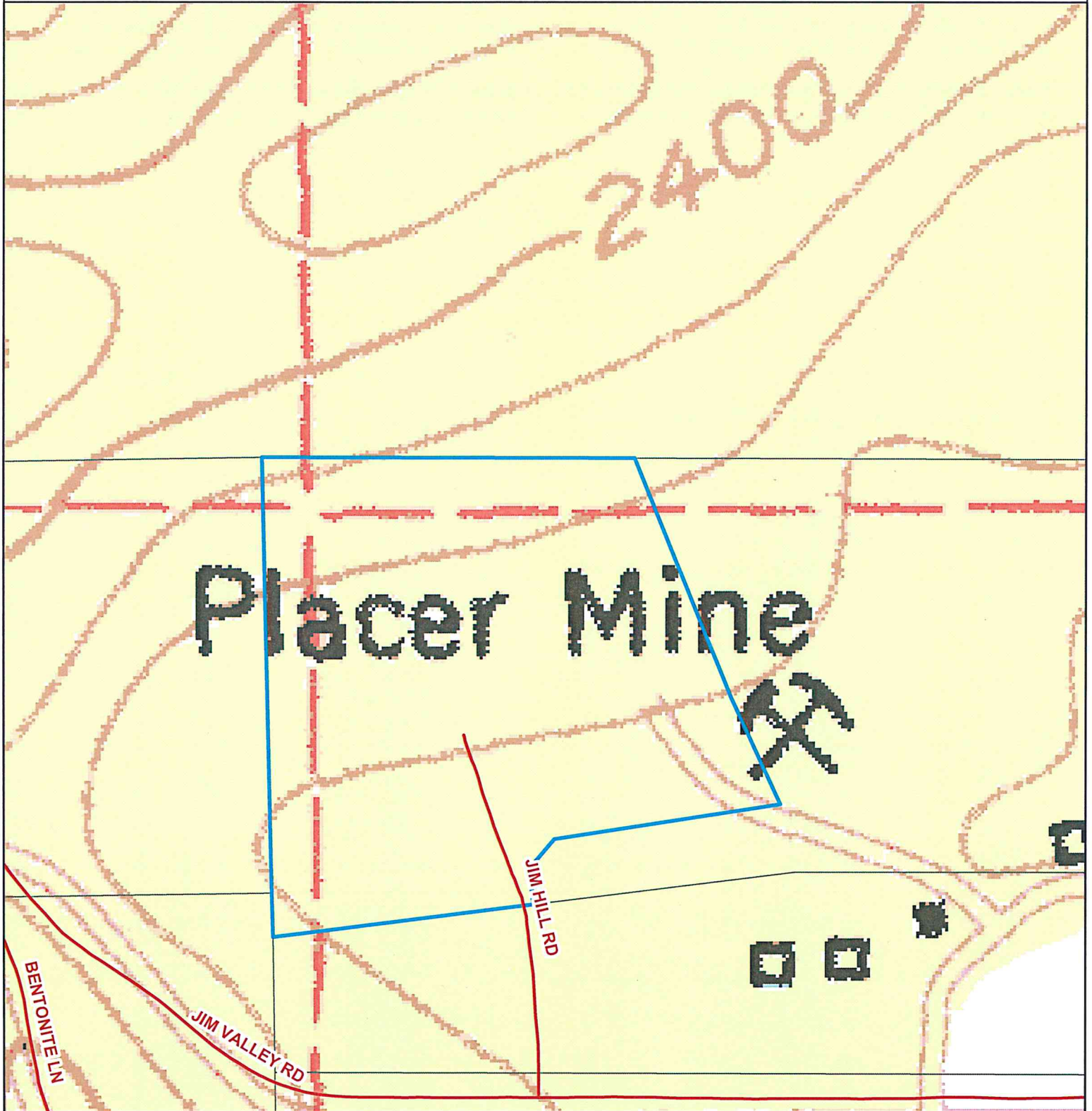
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MAP PREPARED BY: LeeAnne Mila



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

Swanson Topography



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MAP PREPARED BY: LeeAnne Mills

Legend

Parcels Swanson_Parcel Roads

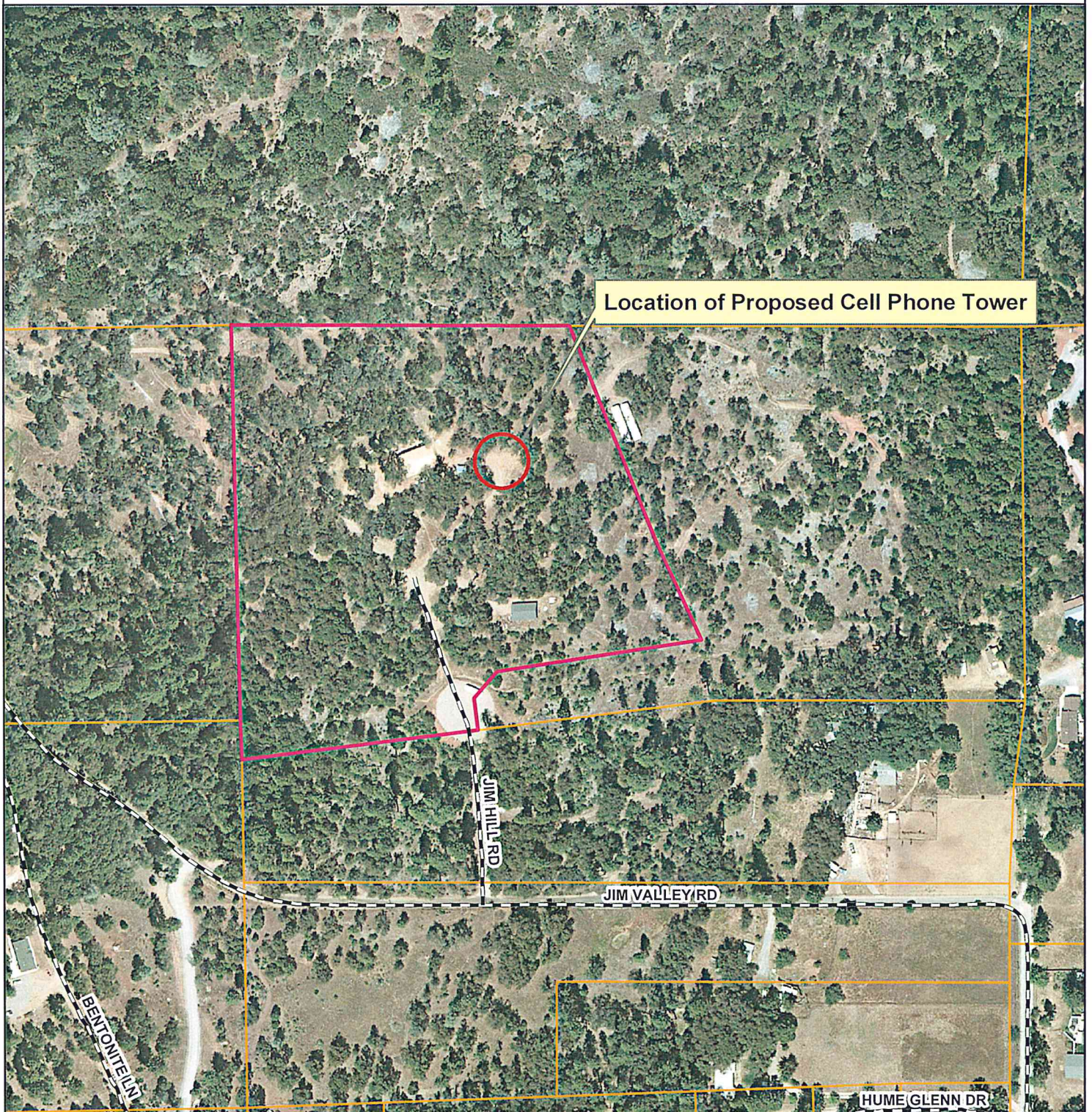
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Feet

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



Swanson

Aerials: 2011



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MAP PREPARED BY: LeeAnne Mda 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 Swanson_Parcel Roads

0 100 200
Feet



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