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Title: CUP18-0012 Horizon Tower Bavarian Hills Site - APN 048-090-04 BUSH CELL TOWER REQUEST
(Continued from 3/13/19)

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Attachments: 1. AG STAFF REPORT BUSH.pdf, 2. PLANNING REG A BUSH.pdf, 3. PLANNING REQUEST B BUSH.pdf, 4. PLANNING REQUEST C BUSH.pdf, 5. OPPOSITION LETTER MANNION.pdf, 6. OPPOSITION LETTERS REC FOR 5-8-19.pdf, 7. LETTERS & PICTURES REC. 3-13-19 MEETING.pdf, 8. BUSH SIMS REQUEST.pdf, 9. 19-0408 BUSH NOTIFICATION 4-8-19.pdf, 10. Horizon Tower Bush Revised.pdf, 11. BUSH CELL TOWER.pdf

Date	Ver.	Action By	Action	Result
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CUP18-0012 Horizon Tower Bavarian Hills Site - APN 048-090-04 BUSH CELL TOWER REQUEST
(Continued from 3/13/19)
CUP18-0012 Horizon Tower Bavarian Hills Site - APN 048-090-04

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 8.1.4.1 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.