

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

February 25, 2026

# Monopine Garden Valley Notification Map PC 03-12-26 (2,000 Feet)

- Search Results: Parcels**
- Override 1
  - County Outline
  - Highway Labels
- Major Roads**
- Highways
  - Major Roads
  - Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



## NOTICE OF PUBLIC HEARING

**PROJECT:** Conditional Use Permit CUP25-0006 T-Mobile Monopine Garden Valley submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC

**REQUEST:** to allow the construction and operation of a new multi-carrier wireless communications facility consisting of a 120-foot-tall stealth monopine structure and ground equipment situated inside a new 40-foot by 40-foot by 6-foot-tall chain-link fenced facility. This request includes an 112-foot setback waiver. [A Negative Declaration has been prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines]

**LOCATION:** The property, identified by Assessor's Parcel Number 060-420-028, consisting of 12.62 acres, is located at 5280 Garden Valley Road, approximately 0.5 miles due south of the intersection of Marshall Road and Garden Valley Road in the Garden Valley area, Supervisorial District 4

**COUNTY PLANNER:** Craig Osborn, email: [Craig.Osborn@edcgov.us](mailto:Craig.Osborn@edcgov.us)

COUNTY OF EL DORADO PLANNING COMMISSION  
KAREN L. GARNER, Executive Secretary  
February 27, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department  
2850 Fairlane Court,  
Placerville, CA 95667  
or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us)

County of El Dorado  
Planning and Building Department (Planning)  
2850 Fairlane Court, Building C  
Placerville, CA 95667

## NOTICE OF PUBLIC HEARING



County of El Dorado  
Planning Commission

Building C Hearing Room  
2850 Fairlane Court,  
Placerville, CA 95667

UN1368023

**March 12, 2026 at 8:30 AM**

Send Comments to:  
**[PLANNING@EDCGOV.US](mailto:PLANNING@EDCGOV.US)**

Meeting Agenda and Staff Reports Available:  
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:  
<https://edc-trk.aspgov.com/etrakit/>  
Login or create an E-Trakit account



## EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

### **NOTICE OF PUBLIC HEARING**

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **March 12, 2026**, at **8:30 a.m.**, to consider the following: **Conditional Use Permit CUP25-0006 T-Mobile Monopine Garden Valley** submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC to allow the construction and operation of a new multi-carrier wireless communications facility consisting of a 120-foot-tall stealth monopine structure and ground equipment situated inside a new 40-foot by 40-foot by 6-foot-tall chain-link fenced facility. This request includes an 112-foot setback waiver. The property, identified by Assessor's Parcel Number 060-420-028, consisting of 12.62 acres, is located at 5280 Garden Valley Road, approximately 0.5 miles due south of the intersection of Marshall Road and Garden Valley Road in the Garden Valley area, Supervisorial District 4. (County Planner: Craig Osborn, email: [Craig.Osborn@edcgov.us](mailto:Craig.Osborn@edcgov.us)) (A Negative Declaration has been prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines)

Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

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***Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.***

COUNTY OF EL DORADO PLANNING COMMISSION

KAREN L. GARNER, Executive Secretary

February 27, 2026

# Mountain Democrat

PROOF OF PUBLICATION  
(2015.5. C.C.P.)

STATE OF CALIFORNIA  
County of El Dorado

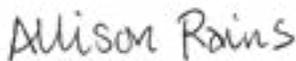
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/27

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 27th day of FEBRUARY, 2026



Signature

Allison Rains  
Legals Clerk

## Proof of Publication NOTICE OF PUBLIC HEARING

### NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on March 12, 2026, at 8:30 a.m., to consider the following: Conditional Use Permit CUP25-0006 T-Mobile Monopine Garden Valley submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC to allow the construction and operation of a new multi-carrier wireless communications facility consisting of a 120-foot-tall stealth monopine structure and ground equipment situated inside a new 40-foot by 40-foot by 6-foot-tall chain-link fenced facility. This request includes an 112-foot setback waiver. The property, identified by Assessor's Parcel Number 060-420-028, consisting of 12.62 acres, is located at 5280 Garden Valley Road, approximately 0.5 miles due south of the intersection of Marshall Road and Garden Valley Road in the Garden Valley area, Supervisorial District 4. (County Planner: Craig Osborn, email: Craig.Osborn@edcgov.us) (A Negative Declaration has been prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines) Agenda and Staff Reports are

available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.asp.gov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

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Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

COUNTY OF EL DORADO  
PLANNING COMMISSION  
KAREN L. GARNER, Executive Secretary  
February 27, 2026

2/27

15784



**PROOF OF PUBLICATION  
(2015.5. C.C.P.)**

**Proof of Publication  
NOTICE OF PUBLIC HEARING**

**STATE OF CALIFORNIA  
County of El Dorado**

**I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the El Dorado Gazette, Georgetown Gazette & Town Crier, a newspaper of general circulation, printed and published once each week in the town of Georgetown, Ponderosa Judicial District, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:**

3/5

**ALL IN THE YEAR 2026**

**I certify (or declare) under penalty of perjury that the foregoing is true and correct.**

**Dated at Placerville, California, this 5th day of MARCH, 2026**

*Allison Rains*

**Signature**

**Allison Rains  
Legals Clerk**

**NOTICE OF PUBLIC HEARING**

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on March 12, 2026, at 8:30 a.m., to consider the following: Conditional Use Permit CUP25-0006 T-Mobile Monopine Garden Valley submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC to allow the construction and operation of a new multi-carrier wireless communications facility consisting of a 120-foot-tall stealth monopine structure and ground equipment situated inside a new 40-foot by 40-foot by 6-foot-tall chain-link fenced facility. This request includes an 112-foot setback waiver. The property, identified by Assessor's Parcel Number 060-420-028, consisting of 12.62 acres, is located at 5280 Garden Valley Road, approximately 0.5 miles due south of the intersection of Marshall Road and Garden Valley Road in the Garden Valley area, Supervisorial District 4. (County Planner: Craig Osborn, email: Craig.Osborn@edcgov.us) (A Negative Declaration has been prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines)

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COUNTY OF EL DORADO PLANNING COMMISSION  
KAREN L. GARNER, Executive Secretary  
March 5, 2026  
3/5

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