

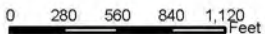
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

March 30, 2026

# ATC-VZN Monopine Notification Map PC 04-23-26 (1,500 Feet)

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

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



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 323400016  
2850 Fairlane Court,  
Placerville, CA 95667

**April 23, 2026 at 8:30 AM**

Send Comments to:  
**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

### **NOTICE OF PUBLIC HEARING**

**PROJECT:** CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine submitted by Epic Wireless Group LLC, Melissa Ofina

**REQUEST:** to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

**LOCATION:** The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence. Supervisorial District 3.

**COUNTY PLANNER:** Michelle Drehobl, email: MDrehobl@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION  
KAREN L. GARNER, Executive Secretary  
APRIL 10, 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)

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## 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 **April 23, 2026**, at **8:30 a.m.**, to consider the following: **CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine** submitted by Epic Wireless Group LLC, Melissa Ofina to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area. The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Michelle Drehobl, email: MDrehobl@edcgov.us) (Categorical or Statutory Exemption pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction) of the 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.

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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.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, [planning@edcgov.us](mailto:planning@edcgov.us), preferably no less than 24 hours in advance of the meeting.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

COUNTY OF EL DORADO PLANNING COMMISSION  
KAREN L. GARNER, Executive Secretary  
April 10, 2026

# Mountain Democrat

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

STATE OF CALIFORNIA  
County of El Dorado

## Proof of Publication NOTICE OF PUBLIC HEARING

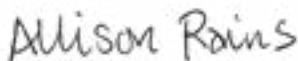
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed 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:

4/10

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 10th day of APRIL, 2026



Signature

Allison Rains  
Legals Clerk

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COUNTY OF EL DORADO  
PLANNING COMMISSION  
KAREN L. GARNER, Executive Secretary  
April 10, 2026  
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