

# Planning Commission Hearing

## CUP25-0006 T-Mobile Monopine Garden Valley



MARCH 12, 2026

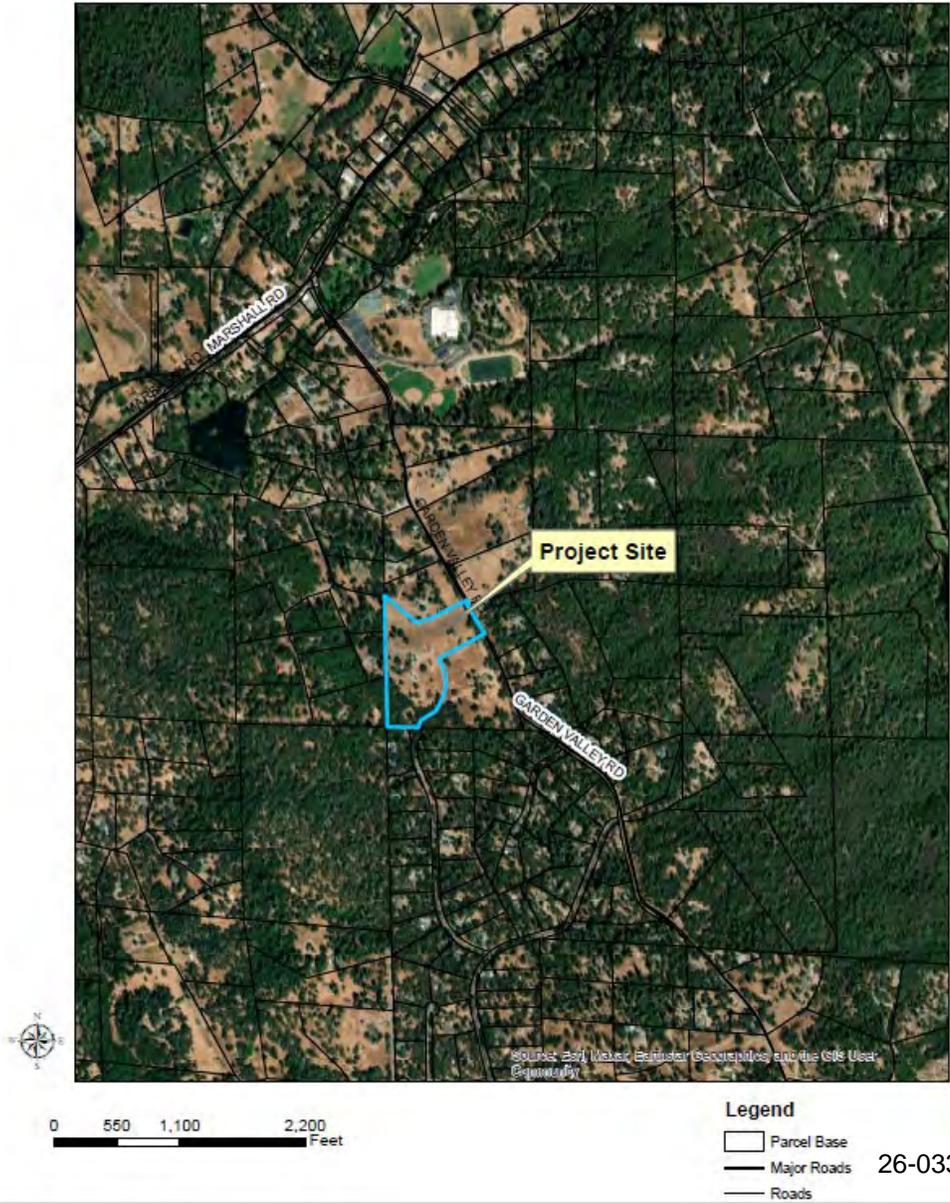
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Project Description

Conditional Use Permit 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 (Exhibit K).

# Project Vicinity Map

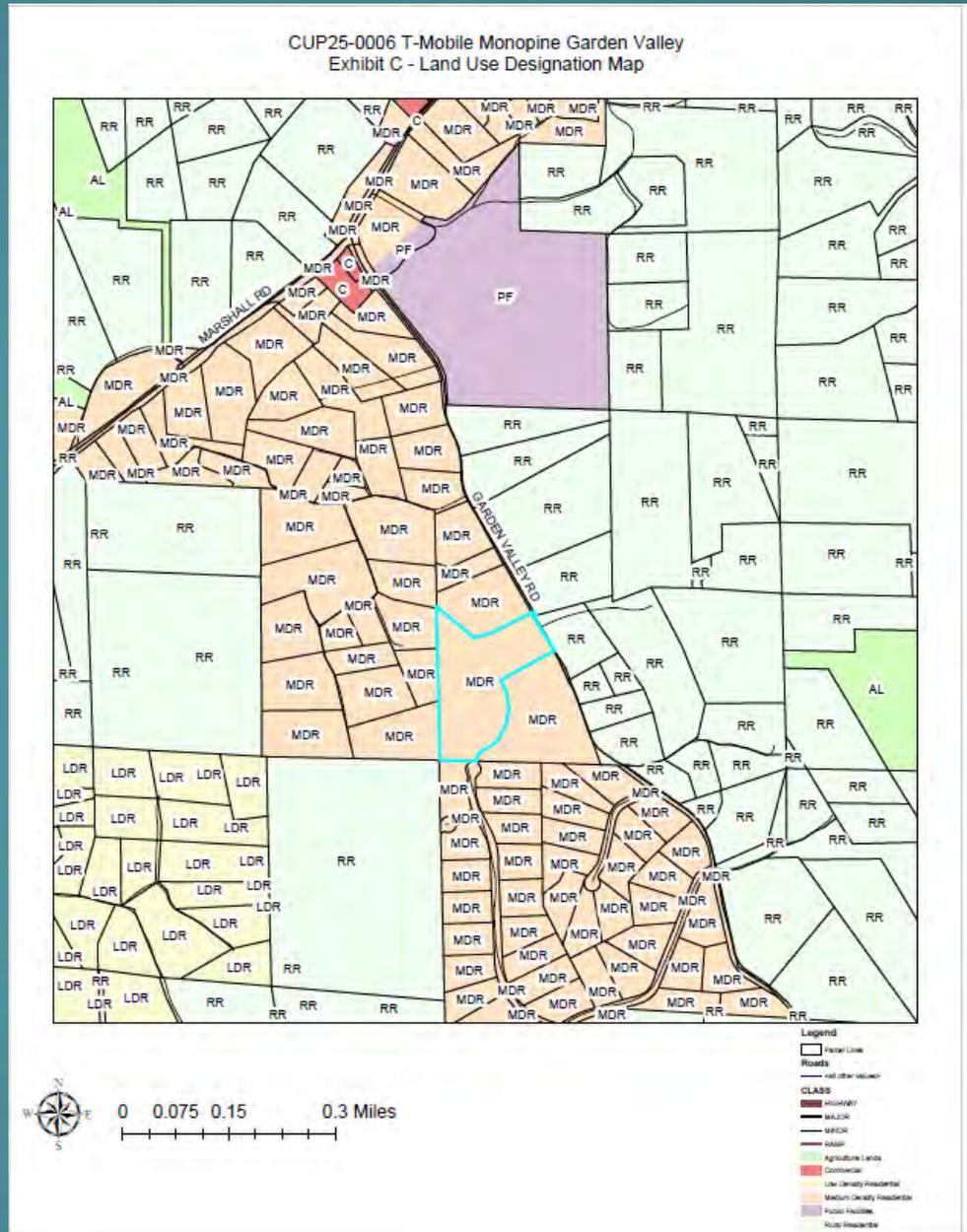
CUP25-0006 T-Mobile Monopine Garden Valley  
Exhibit A - Vicinity Map



# General Plan Land Use Map

**Legend**

- Agricultural Lands
- Commercial
- Low Density Residential
- Medium Density Residential
- Public Facilities
- Rural Residential

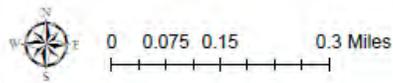
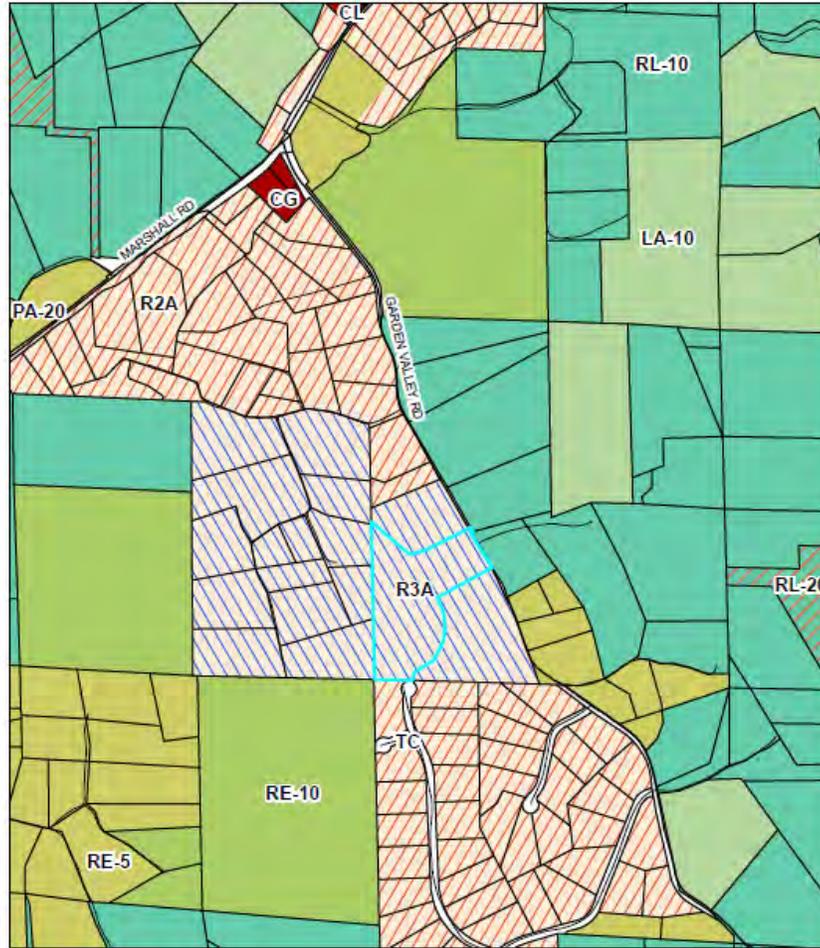


# Zoning Map

**Legend**

	LA-10 = Limited Agriculture 10 Acres
	PA-20 = Planned Agriculture 20 Acres
	CG = Commercial General
	R2A = Residential 2 Acres
	R3A = Residential 3 Acres
	RE-5 = Residential Estate 5 Acres
	RE-10 = Residential Estate 10 Acres
	RL-10 = Rural Land 10 Acres
	RL-20 = Rural Land 20 Acres
	TC = Transportation Corridor

CUP25-0006 T-Mobile Monopine Garden Valley  
Exhibit D - Zoning Designation Map



**Legend**

	Parcel Line
	Block
	City Boundary
	County Boundary
	State Boundary
	Water
	Highway
	Other Road
	Other
	Other
	Other
	Other
	Other
	Other

# Setbacks

## Sec. 130.40.130 - Telecommunication Facilities.

**F. 2. Setbacks.** Compliance with the applicable zone setbacks is required. **Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure.**

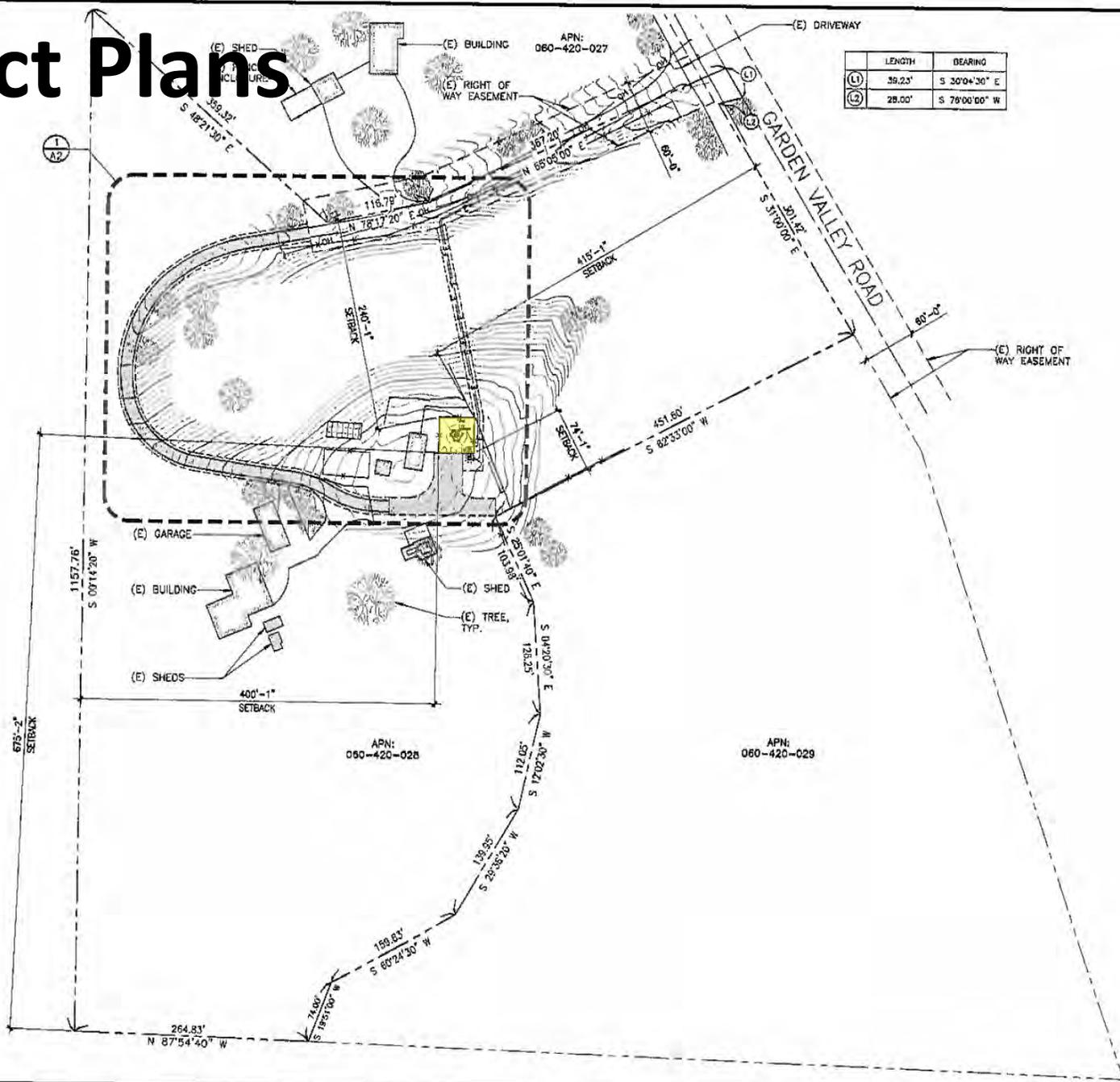
**For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower.**

**Setback waivers may be considered by the discretionary permit authority, as needed, to allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.**

# Setbacks



# Project Plans



	LENGTH	BEARING
(E)	28.23'	S 30°04'30" E
(E)	28.00'	S 78°00'00" W

CLIENT  
**verticalbridge**  
 750 PARK OF COMMERCE DR.  
 SUITE 200 | BOCA RATON, FL | 33487  
 561.948.5387

SITE ACQUISITION  
**AD**  
**ASSURANCE DEVELOPMENT**  
 1498 HUNTINGTON DR., SUITE 305  
 SOUTH PASADENA, CA | 91030  
 626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/29/20
2	ISSUED FOR ZONING	APP	03/29/20
A	ISSUED FOR REVIEW	JR	03/04/20

DRAWN: JR  
 DESIGNED: JR  
 CHECKED: BL

PROJECT NUMBER: **US-CA-5398**

PROJECT TITLE:  
**US-CA-5398**  
**SC60442F**  
**BLACK OAK**  
 5280 GARDEN VALLEY RD  
 GARDEN VALLEY, CA 95633

ENGINEER STAMP:

DRAWING TITLE:  
**SITE PLAN**

DRAWING SCALE:  
**AS NOTED**  
**ZD**  
 DATE: **03/04/20**

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF PROFESSIONAL ETHICS AND LEGAL LAWS.  
 DRAWING NUMBER:

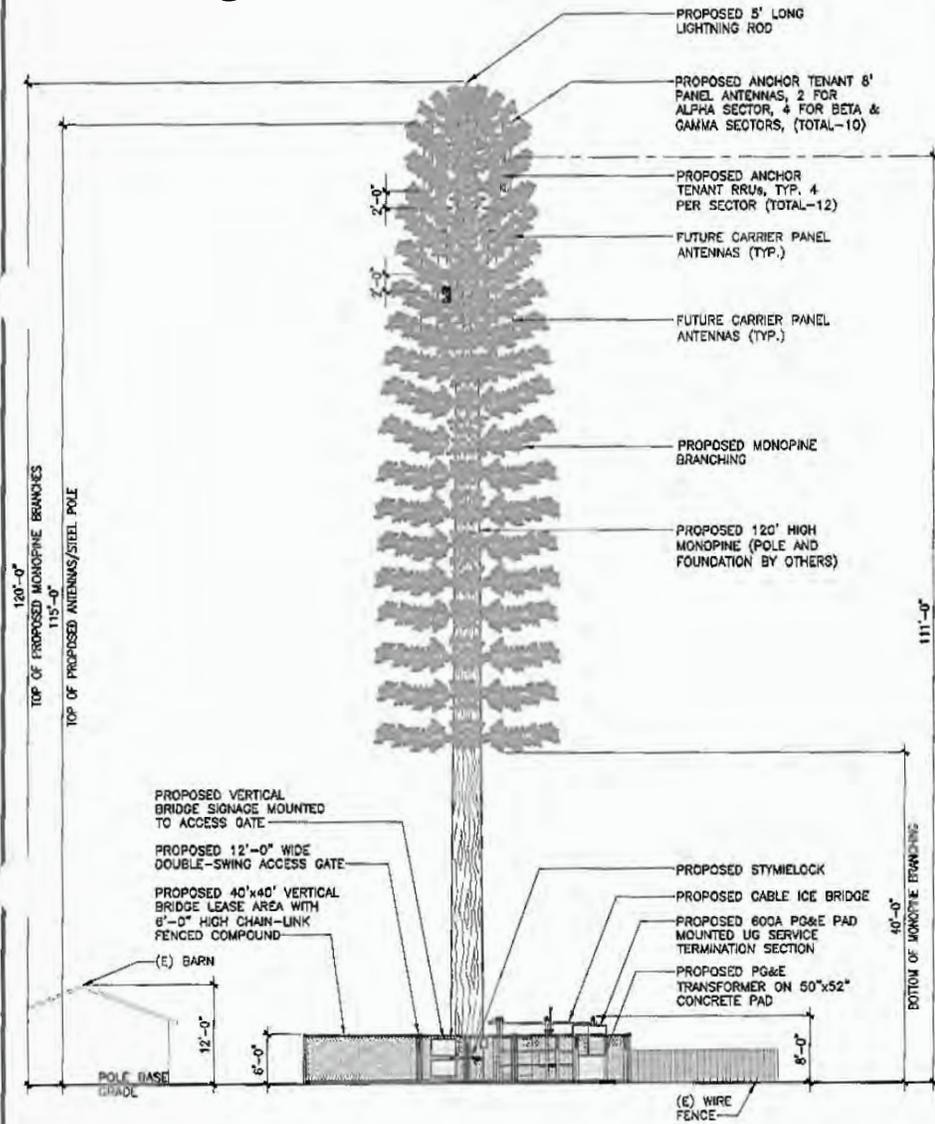
**A1**

SITE PLAN

11"x17" SCALE: 1" = 120'-0"  
 24"x36" SCALE: 1" = 60'-0"  
 0 30' 60' 120'



# Project Plan Details

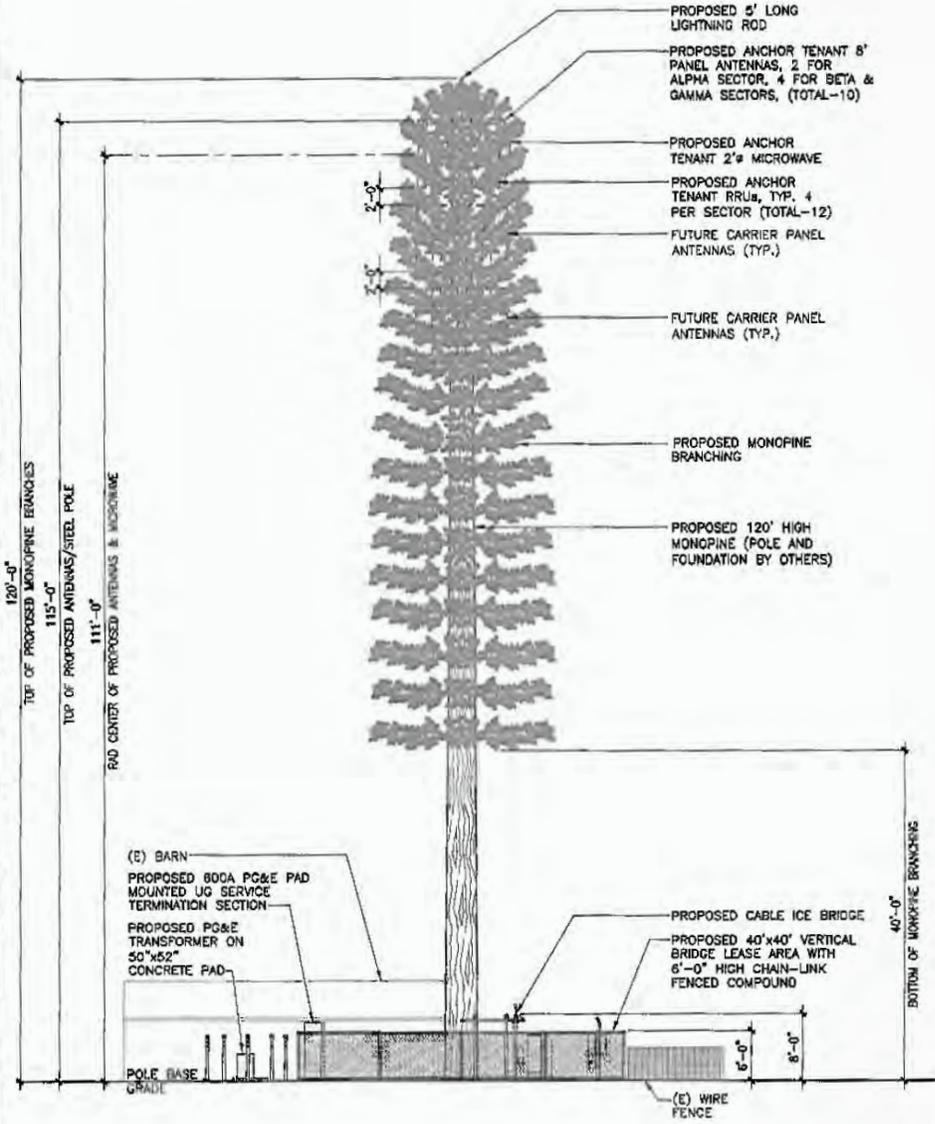


SOUTH ELEVATION

11'x17" SCALE 1/16" = 1'-0"  
 24'x30" SCALE 1/8" = 1'-0"  
 0 2' 4' 8' 16'

2

EAST ELEVATION



11'x17" SCALE 1/16" = 1'-0"  
 24'x30" SCALE 1/8" = 1'-0"  
 0 2' 4' 8' 16'

1

# Photosimulations

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

### AERIAL MAP



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### PROPOSED



PROPOSED PANEL ANTENNAS AND RRUS MOUNTED ON A NEW 120H MONOPINE

### EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT





NO.	DATE	REVISIONS	BY
1	1/15/2025	ISSUED FOR SUBMITTAL	JTY

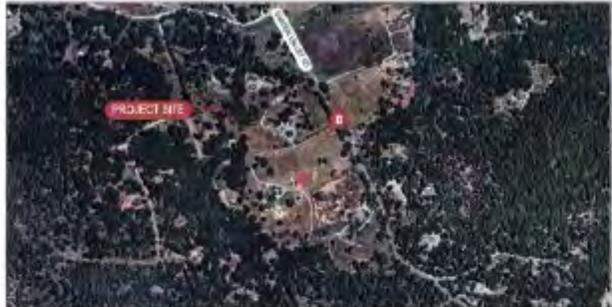


**US-CA-5398**  
**BLACK OAK**  
5280 GARDEN VALLEY ROAD  
GARDEN VALLEY, CA 95633

VIEW	SHEET
<b>A</b>	<b>1 / 4</b>

# Photosimulations

### AERIAL MAP

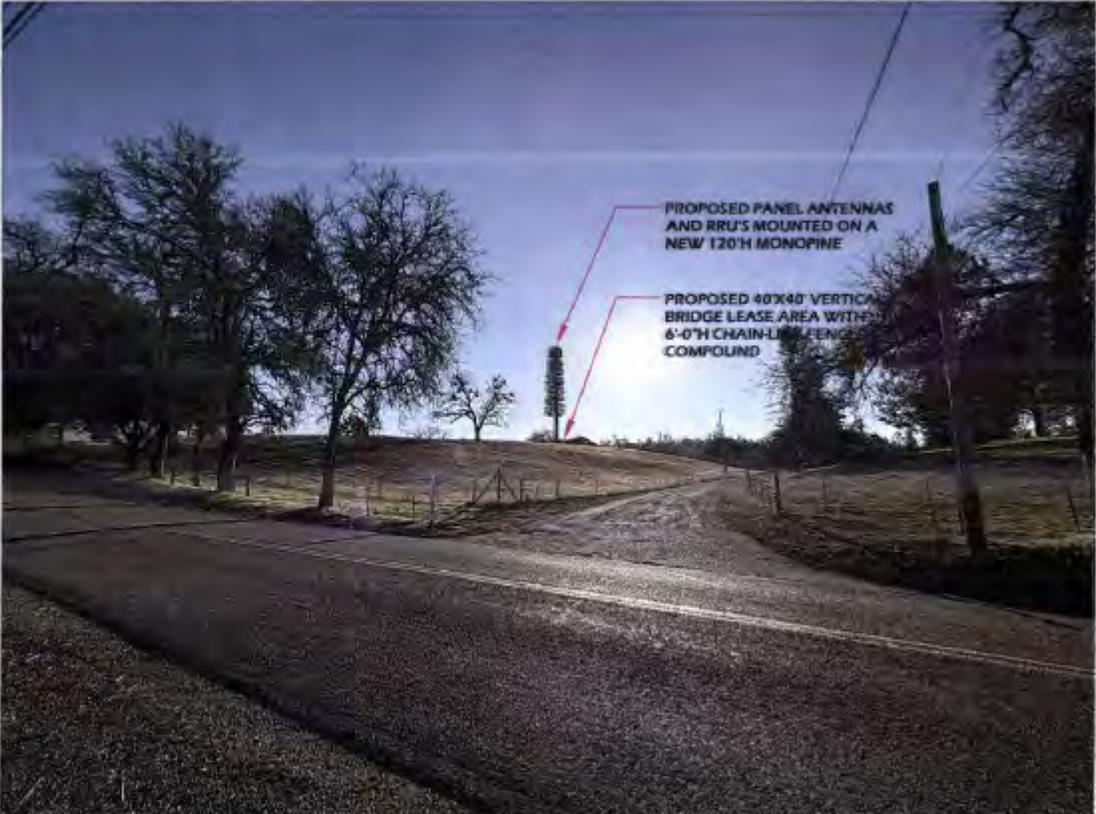


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### EXISTING



### PROPOSED



PROPOSED PANEL ANTENNAS AND RRU'S MOUNTED ON A NEW 120'H MONOPINE

PROPOSED 40'X40' VERTICAL BRIDGE LEASE AREA WITH 6'-0" CHAIN-LINK FENCE COMPOUND

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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT



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BLACK OAK**  
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GARDEN VALLEY, CA 95633

VIEW	SHEET
<b>B</b>	<b>2 / 4</b>

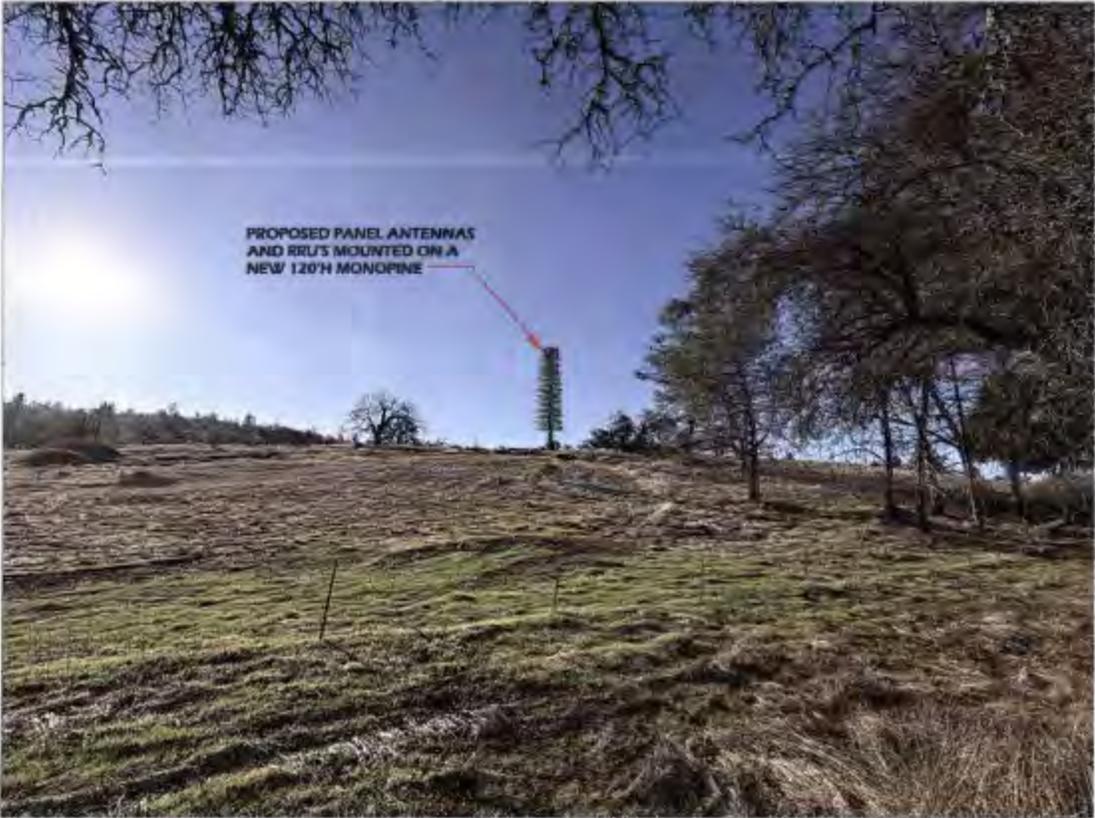
# Photosimulations

## AERIAL MAP



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## PROPOSED



## EXISTING



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 <b>DRAFTLINE</b> <small>DESIGNED - DRAWN BY</small> <small>SCALE - DATE</small> <small>PROJECT -</small> <small>WWW.DRAFTLINE.COM</small>	 <b>ASSURANCE DEVELOPMENT</b>	NO.	DATE	REVISIONS	BY	<b>VIEW</b>  <b>C</b>	<b>SHEET</b>  <b>3 / 4</b>
		8	2/25/2025	ISSUED FOR SUBMITTAL	JFF		
		<b>US-CA-5398</b> <b>BLACK OAK</b> <small>5280 GARDEN VALLEY ROAD</small> <small>GARDEN VALLEY, CA 95633</small>					

# Photosimulations

## AERIAL MAP



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## PROPOSED



## EXISTING



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**DRAFTLINK**  
DESIGN | ARCHITECTURE | ENGINEERING  
1000 GARDEN VALLEY ROAD, SUITE 100, GARDEN VALLEY, CA 95633  
WWW.DRAFTLINK.COM

**AD**  
**ASSURANCE DEVELOPMENT**

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1	2/25/2025	ISSUED FOR SUBMITTAL	APV



**US-CA-5398**  
**BLACK OAK**  
 5280 GARDEN VALLEY ROAD  
 GARDEN VALLEY, CA 95633

VIEW	SHEET
<b>D</b>	<b>4 / 4</b>

# Environmental Review

## **Environmental Review**

In accordance with CEQA, staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project. Based on the Initial Study, a Negative Declaration has been prepared (Exhibit H).

# Staff Recommendation

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0006 based on the Findings and subject to the Conditions of Approval as presented.