

---

**From:** Bob Williams <[Bob.Williams@edcgov.us](mailto:Bob.Williams@edcgov.us)>  
**Sent:** Sunday, May 11, 2025 10:03 AM  
**To:** Planning Department <[planning@edcgov.us](mailto:planning@edcgov.us)>  
**Cc:** George Steed <[g.steed@att.net](mailto:g.steed@att.net)>; George Turnboo <[George.Turnboo@edcgov.us](mailto:George.Turnboo@edcgov.us)>  
**Subject:** Re: cell tower landscaping

Please include this communication between Heritage Homeowner Association Vice President George Steed and Director Karen Garner as a public comment for the May 22, 2025, Planning Commission meeting. This is a follow-up to the request for additional information on the status of the Conditions of Approval for the Verizon EDH cell tower approval and objections to subsequent permits.

Please also include the following communications as part of the public records:

April 22, 2025, email of April 22 from Mr. Steed to the Planning Commission

March 6, 2025, email between Mr. Steed and Director Garner

March 6, 2025, email Mr. Steed and Director Garner copy to Epic and Commission Williams

February 24, 2025, Verizon Project email Mr. Steed and Director Garner

December 31, 2025, email Director Garner to Mr. Steed

Please advise if copies of the above are not readily available. Also include other communication between Mr. Steed and Director Garner

Respectfully,

Bob Williams  
Chair, Planning Commission/District 2 Commissioner

---

**From:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>  
**Sent:** Friday, May 9, 2025 1:23 PM  
**To:** Bob Williams <[Bob.Williams@edcgov.us](mailto:Bob.Williams@edcgov.us)>  
**Subject:** Fw: cell tower landscaping

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

FYI

George Steed

---

**From:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>  
**Sent:** Tuesday, May 6, 2025 4:31 PM  
**To:** Karen L. Garner <[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)>  
**Subject:** Re: cell tower landscaping

Karen,

The key question and issue I believe that remains unresolved is whether it is incumbent on an applicant, who is not the property owner, to perform the due diligence in assessing compliance with the Defensible Space Ordinance or if that responsibility and expense can be transferred to a third party which is what Epic Wireless was attempting to do. The ordinance clearly requires neighboring property owners to cooperate in maintaining defensible space, but it fails to provide guidance in this situation which will clearly recur with future cell tower proposals in fire hazard areas.

Our association has since determined that planting additional vegetation in that area and maintaining compliance with the ordinance is an unacceptable expense.

I guess that leaves us in agreement with the final resolution, but disagreeing with path taken.

I appreciate your response, but I do not find the lack of response acceptable in any way. The attached letter was dated February 11, 2025, and yet it took until now to receive a response? And the applicant didn't have the decency to even cc: their response? As a resident, taxpayer and voter of El Dorado County I find this highly offensive.

George Steed

---

**From:** Karen L. Garner <[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)>  
**Sent:** Tuesday, May 6, 2025 3:43 PM  
**To:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>  
**Subject:** RE: cell tower landscaping

Hi George,

After thoroughly reviewing this project including speaking with Evan, reading through the project file and subsequent correspondence, I have come to the following conclusions regarding:

Verizon/Epic Wireless Cellular Mono-Pine Tower CUP23-0010 and specifically, Condition #48 -

“Applicant will use best efforts to consult with the property owner and property to the west about additional plantings to aid in masking the project. These efforts shall be supported by written documentation for staff to review which shall address feasibility of additional plantings and the consultation process.”

- Regarding compliance with Condition of Approval #48, I have determined that this condition has been met. Based on that determination, the building permit for the project was issued on 4/7/25.

Attached is a letter from the applicant describing their efforts to consult with the involved parties. This letter is attached to the TRAKiT project (permit # 0378185).

I understand that you may not agree with my determination, however, I will attempt to explain my thought process in coming to that conclusion.

In considering this matter, I reviewed all documentation against the condition. In regards to “best efforts to consult with the property owner and property to the west about additional plantings to aid in masking the project,” there was ample evidence that this was achieved through documentation of emails and phone calls over approximately a six month period. In regards to “efforts shall be supported by written documentation for staff to review,” I have attached such documentation as noted above.

The difficulty with evaluating the fulfillment of a condition such as #48 is that it is very subjective. This makes it very difficult to determine if the condition has been satisfied. In fact, it is almost unavoidable that the condition, and whether or not it has been met, will be interpreted differently by those involved and affected. As a comparison, Condition #38 regarding landscaping is more objective and clear.

A qualifier like the word “best” is hard to measure and I would guess that there may not be agreement on if a “best effort” was made. I therefore defer to the evidence provided including the attached

document. Was there communication between the parties? Yes. Was written documentation provided? Yes. Did the documentation show a reasonable effort to work towards additional plantings? Yes.

I understand that this does not result in the outcome you were hoping to achieve, however we cannot compel the applicant to install the landscaping given the Condition of Approval language.

I do acknowledge that there has been a lack of communication. I have conveyed to staff the importance of being responsive. With my schedule and responsibility for oversight of the entire department, it's very challenging for me to step in and get involved in issues like this, so I rely on my staff to do so. Clearly when I do have to step in, my responsiveness is not always a good example.

Again, I am sure this is not the outcome you wanted and I am sorry something couldn't be worked out.

Sincerely,  
Karen

**Karen L. Garner**

Director  
Planning and Building Department

**County of El Dorado**

Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
Direct: (530) 621-5132  
[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)



---

**From:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>

**Sent:** Monday, March 10, 2025 10:33 AM

**To:** Karen L. Garner <[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)>

**Subject:** Re: cell tower landscaping

Thank you, Karen. I certainly understand the challenge of keeping up with the demands for your time!

George

George Steed  
Vice President

---

**From:** Karen L. Garner <[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)>  
**Sent:** Monday, March 10, 2025 9:22:59 AM  
**To:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>  
**Subject:** cell tower landscaping

Hi George,

I have not forgotten about this! I ran out of time last week, but will try and get an answer for you in the next day or two. Thanks for your email. Very helpful.

Karen

**Karen L. Garner**  
Director  
Planning and Building Department

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
Direct: (530) 621-5132  
[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)



*Elevate to El Dorado*  
A Great Place to Live, Work & Play

WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.

WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.

From: [George Steed](#)  
To: [Karen L. Garner](#)  
Cc: [Bob Williams](#); [Jasmine Leary](#)  
Subject: Fw: Verizon Project (Golden Foothills) - Carson Crossing (CUP23-0010)  
Date: Thursday, March 6, 2025 12:53:58 PM  
Attachments: [Heritage EDH Trees at Carson Crossing Hillside.8.16.24.pdf](#)  
[CUP23-0010 Verizon - Parcels.pdf](#)

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Karen,

In follow up to our brief conversation Tuesday, I'm forwarding our email exchange regarding this project. We responded originally in August of last year by preparing a proposal and obtaining a quote to Epic Wireless for additional landscaping that would help screen the proposed facility and tower. We offered to work with Epic's landscape contractor if they preferred in reviewing and altering the proposal and scheme, but were told that would not be necessary. We did get a response from our Epic contact regarding the proposal questioning the price of the trees which I believe indicated a significant lack of understanding of the scope of a reasonable project, and the typical specimens we plant in our common areas.. At that time, through meetings with the EDC Fire Safe Council and El Dorado Hills Fire Department, we become aware of potential conflicts with defensible space requirements in the recently adopted EDC Ordinance. I informed our Epic contact that assessments of those requirements, including any needed reviews or applications were beyond the scope of our proposal and would be the responsibility of Epic as the applicant of the CUP. Epic objected to that view, and I encouraged contact with your staff to clarify the matter.

Our association is willing to move forward with this project and believes our responses have been quite reasonable and consistent with County processes and policies.

Attached is a copy of the proposal from our landscape contractor provided. Note we included no additional costs or fees that may be incurred by our Association as we believe this project is in the interest of and brings value to our residents. I've also included an image of our Association's parcels adjacent to the that section of the EDH Business Park. Although we, and our adjacent residents, would like to place more trees on parcel 117680009 to help screen views from other areas of our community, as we conveyed to Epic, ALL plantings included in the proposal are to placed immediately adjacent to parcel 117084005, on parcel 117570010.

I will also say, I am very disappointed that, although copied and directly addressed on many of

the emails on this subject, the ONLY response I received from EDC Planning was from you providing the Planning contact following a change from the assignment shown in the e-TRAKit system.

I appreciate your attention and look forward to your response.

George Steed  
Vice President  
Heritage El Dorado Hills  
7000 Pismo Dr  
El Dorado Hills CA 95762

---

**From:** George Steed <George.Steed@heritageEDH.com>  
**Sent:** Monday, February 24, 2025 1:28 PM  
**To:** Jasmine Leary <Jasmine.Leary@epicwireless.net>; evan.mattes@edcgov.us  
<evan.mattes@edcgov.us>  
**Cc:** Jerry Garcia <Jerry.Garcia@ManagementTrust.com>; Germaine Marino  
<Germaine.Marino@heritageEDH.com>; bob.williams@edcgov.us <bob.williams@edcgov.us>  
**Subject:** Re: Verizon Project (Golden Foothills) - Carson Crossing

Jasmine, Evan,

I am reaching out again to determine the status of this project. Jasmine, have you resolved the questions regarding compliance with codes and ordinances related to the landscaping proposal the HEDHMA provided last year? As I noted in the email, sent 1/13, the estimate is good until March and we have not had a response since.

Evan, I'd like to confirm my understanding of the Conditions of Approval included in the approval of the CUP. I believe the issuance of building permits and commencement of construction is dependent on satisfaction of the Conditions of Approval, is that accurate? And is it accurate that responsibility for fulfilling that condition including determining compliance with codes and ordinances, obtaining any and all reviews or approvals, and all associated expense is borne by the CUP applicant?

If we are to proceed, I need confirmation of these parameters before I again go back to our contractor and verify the estimate. If I do not have that confirmation, I will need get clarification from the Planning Commission of the intent of their Condition of Approval. Assuming financial costs or responsibility for defensive space compliance and or reviews is unacceptable to our

organization and members.

George Steed  
Vice President  
Heritage EDH

---

**From:** Jasmine Leary <[Jasmine.Leary@epicwireless.net](mailto:Jasmine.Leary@epicwireless.net)>  
**Sent:** Tuesday, December 31, 2024 12:33 PM  
**To:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>  
**Subject:** RE: Verizon Project (Golden Foothills) - Carson Crossing

Thank you for resending the message. I've looked all throughout my inbox and archived folders and its odd that I still can't find the one that was originally sent.

As for this project – is there more information you could provide on the cost of each tree or what the price fully entails? In a general google search for 24" sequoias, they are roughly in the \$30 range. Any information would be helpful!

Thank you,

Jasmine Leary, Site Acquisition Specialist  
Epic Wireless Group LLC  
605 Coolidge Drive, Suite 100, Folsom, CA 95630  
(209) 923-3097  
[Jasmine.Leary@epicwireless.net](mailto:Jasmine.Leary@epicwireless.net)



---

**From:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>  
**Sent:** Tuesday, December 31, 2024 8:34 AM  
**To:** Jasmine Leary <[Jasmine.Leary@epicwireless.net](mailto:Jasmine.Leary@epicwireless.net)>  
**Subject:** Re: Verizon Project (Golden Foothills) - Carson Crossing

Jasmine,

This was simply an inquiry as to the status of the project. But with the new year, we will need to



verify the quotation and timing with our contractor.

George Steed  
Vice President



PO Box 22926  
Sacramento, CA 95822

# Estimate

Date	Estimate No.
8/16/2024	28756

Name / Address
Heritage El Dorado Hills Master Assoc. c/o The Management Trust P.O. Box 4497 Santa Ana, CA 92702

Project/Job Location	Rep
El Dorado Hills	MADI

Item	Description	Quantity	Rate	Amount
P24	Hello! Below is pricing to install new trees near the property line on the Carson Crossing top of the hillside across from the Sol Vista gate.  HERITAGE EL DORADO HILLS  ~ TREES ~ 24" Boxed Tree - (15) Sequoia - (12) Olive Tree Multi Trunk	27	725.00	19,575.00
Phone #	Fax #	E-mail	<b>Total</b> \$19,575.00	
916-455-4738	916-455-5439	service@gplandscape.com		

This estimate is good for thirty (30) days

Signature \_\_\_\_\_



From: [George Steed](#)  
To: [Karen L. Garner](#)  
Subject: Re: cell tower landscaping  
Date: Tuesday, May 6, 2025 4:31:54 PM  
Attachments: [image001.png](#)

---

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Karen,

The key question and issue I believe that remains unresolved is whether it is incumbent on an applicant, who is not the property owner, to perform the due diligence in assessing compliance with the Defensible Space Ordinance or if that responsibility and expense can be transferred to a third party which is what Epic Wireless was attempting to do. The ordinance clearly requires neighboring property owners to cooperate in maintaining defensible space, but it fails to provide guidance in this situation which will clearly recur with future cell tower proposals in fire hazard areas.

Our association has since determined that planting additional vegetation in that area and maintaining compliance with the ordinance is an unacceptable expense.

I guess that leaves us in agreement with the final resolution, but disagreeing with path taken.

I appreciate your response, but I do not find the lack of response acceptable in any way. The attached letter was dated February 11, 2025, and yet it took until now to receive a response? And the applicant didn't have the decency to even cc: their response? As a resident, taxpayer and voter of El Dorado County I find this highly offensive.

George Steed

---

**From:** Karen L. Garner <Karen.L.Garner@edcgov.us>  
**Sent:** Tuesday, May 6, 2025 3:43 PM  
**To:** George Steed <George.Steed@heritageEDH.com>  
**Subject:** RE: cell tower landscaping

Hi George,

After thoroughly reviewing this project including speaking with Evan, reading through the project file and subsequent correspondence, I have come to the following conclusions regarding:

Verizon/Epic Wireless Cellular Mono-Pine Tower CUP23-0010 and specifically, Condition #48 -

“Applicant will use best efforts to consult with the property owner and property to the west about additional plantings to aid in masking the project. These efforts shall be supported by written documentation for staff to review which shall address feasibility of additional plantings and the consultation process.”

- Regarding compliance with Condition of Approval #48, I have determined that this condition has been met. Based on that determination, the building permit for the project was issued on 4/7/25.

Attached is a letter from the applicant describing their efforts to consult with the involved parties. This letter is attached to the TRAKiT project (permit # 0378185).

I understand that you may not agree with my determination, however, I will attempt to explain my thought process in coming to that conclusion.

In considering this matter, I reviewed all documentation against the condition. In regards to “best efforts to consult with the property owner and property to the west about additional plantings to aid in masking the project,” there was ample evidence that this was achieved through documentation of emails and phone calls over approximately a six month period. In regards to “efforts shall be supported by written documentation for staff to review,” I have attached such documentation as noted above.

The difficulty with evaluating the fulfillment of a condition such as #48 is that it is very subjective. This makes it very difficult to determine if the condition has been satisfied. In fact, it is almost unavoidable that the condition, and whether or not it has been met, will be interpreted differently by those involved and affected. As a comparison, Condition #38 regarding landscaping is more objective and clear.

A qualifier like the word “best” is hard to measure and I would guess that there may not be agreement on if a “best effort” was made. I therefore defer to the evidence provided including the attached document. Was there communication between the parties? Yes. Was written documentation provided? Yes. Did the documentation show a reasonable effort to work towards additional plantings? Yes.

I understand that this does not result in the outcome you were hoping to achieve, however we cannot compel the applicant to install the landscaping given the Condition of Approval language.

I do acknowledge that there has been a lack of communication. I have conveyed to staff the importance of being responsive. With my schedule and responsibility for oversight of the entire department, it's very challenging for me to step in and get involved in issues like this, so I rely on my staff to do so. Clearly when I do have to step in, my responsiveness is not always a good example.

Again, I am sure this is not the outcome you wanted and I am sorry something couldn't be worked out.

Sincerely,  
Karen

**Karen L. Garner**  
Director  
Planning and Building Department

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
Direct: (530) 621-5132  
[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)



---

**From:** George Steed <George.Steed@heritageEDH.com>  
**Sent:** Monday, March 10, 2025 10:33 AM  
**To:** Karen L. Garner <Karen.L.Garner@edcgov.us>  
**Subject:** Re: cell tower landscaping

Thank you, Karen. I certainly understand the challenge of keeping up with the demands for your time!

George

George Steed  
Vice President

---

**From:** Karen L. Garner <[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)>  
**Sent:** Monday, March 10, 2025 9:22:59 AM  
**To:** George Steed <[George.Steed@heritageEDH.com](mailto:George.Steed@heritageEDH.com)>  
**Subject:** cell tower landscaping

Hi George,  
I have not forgotten about this! I ran out of time last week, but will try and get an answer for you in the

next day or two. Thanks for your email. Very helpful.

Karen

**Karen L. Garner**

Director

Planning and Building Department

**County of El Dorado**

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

Direct: (530) 621-5132

[Karen.L.Garner@edcgov.us](mailto:Karen.L.Garner@edcgov.us)



WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.

WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.