County of El Dorado

MEETING AGENDA

Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, March 12, 2026 **8:30 AM** **https://edcgov-us.zoom.us/j/86832983731**

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

In accordance with the Ralph M. Brown Act and recent updates under Senate Bill 707 (SB 707), the El Dorado County Planning Commission is committed to ensuring accessible and inclusive public meetings where remote participants have the same opportunity to address the Commission as in-person attendees.

For purposes of the Brown Act, Section § 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk of the Planning Commission at 530-621-5355 or via e-mail: PLANNING@EDCGOV.US, preferably no less than 24 hours in advance of the meeting.

PUBLIC PARTICIPATION INSTRUCTIONS

Planning Commission meetings are open to the public and there are multiple ways to attend, view and participate.

In-Person: Attend and provide comments in-person at the Planning Commission Hearing Room.

Zoom: Join the meeting at: https://edcgov-us.zoom.us/j/86832983731
- Meeting ID: 868 3298 3731
- You may join the live stream 15 minutes prior to the posted meeting start time.
- To make a public comment via Zoom, use the "Raise Hand" feature.

By Phone: Call 530-621-7603 or 530-621-7610
- Press *9 to indicate your desire to comment.

Written Comments: If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to PLANNING@EDCGOV.US by 2 PM the day before the meeting the ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

By participating in this meeting, you acknowledge that you are being recorded and may be publicly broadcast.

Planning Commission agendas, staff reports, supplemental materials, meeting minutes, and video recordings are available at: http://eldorado.legistar.com/Calendar.aspx
Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person. Except for a noticed teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if there is a malfunction.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Each speaker will be allotted up to three (3) minutes to address the Commission.
- If time is exceeded, the speaker's microphone will be muted
- Individuals may speak only once during each designated public comment period.

At the Commission's discretion, the Commission may establish:
- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

8:30 A.M. - CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS REGARDING THE AGENDA

APPROVAL OF THE CONSENT CALENDAR

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

AGENDA ITEMS

1. 26-0369 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 26, 2026.

END OF CONSENT CALENDAR

OPEN FORUM

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

2. 26-0331

Hearing to consider the Planning and Building Department, Long Range Planning Unit and Department of Transportation (DOT), proposed amendment to repeal Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) from the Zoning Ordinance, Title 130; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and
2. Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

FUNDING: N/A

3. 26-0368

Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 130 (Zoning Ordinance) of the El Dorado County (County) Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Find repealing Ordinance 5210 exempt from the California Environmental Quality Act (CEQA) under Section(s) 15060(c)(2) and 15378 of the CEQA Guidelines; and
2. Approve repealing Ordinance 5210 which includes the repeal of Chapter 130.40.340 of the County Zoning Ordinance related to tobacco retailer land use regulations.

Funding: General Fund

4. 26-0182

Hearing to consider REZONE AND TENTATIVE PARCEL MAP, P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion request to:
1. Rezone from Multi-Unit Residential - Design Control (RM-DC) to Multi-Unit Residential - Planned Development (RM-PD-DC);
2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA);
3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acre (Exhibit F).

The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A), submitted by Sean Ranney;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 5)

5. 26-0333 Hearing to consider CONDITIONAL USE PERMIT, CUP25-0006 T-Mobile Monopine Garden Valley 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. 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, submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC;

Staff recommends the Planning Commission take one of 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.

(Supervisorial District 4)

STAFF AND COMMISSIONER UPDATES

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

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.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained from the Planning Division at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0369

***File ID #:**	26-0369	**Agenda Type:** Agenda Item	**Status:** Consent Calendar
Version:	1	**Reference:**	**Gov Body:** Board of Supervisors
Department:	Planning and Building		**Created:** 02/12/2026
Agenda Title:	03-12-26 PC Minutes PC 02-26-26		**Final Action:**
Title:	Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 26, 2026.		
Notes:			
Code Sections:			**Agenda Date:** 03/12/2026
			Agenda Number: 1.
Sponsors:			::
Attachments:	DRAFT MINUTES		::
::			::
Contact:	Rhiannon Guilford		::

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-0369

Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 26, 2026.

County of El Dorado

Minutes - Draft

Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
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Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, February 26, 2026 **8:30 AM** **https://edcgov-us.zoom.us/j/89950675769**

Planning Commission Hearing Room
2850 Fairlane Court, Building C, Placerville, CA 95667
Teleconferencing Location: El Dorado Center
3368 Lake Tahoe Blvd # 102, South Lake Tahoe, CA 96150

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- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

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8:30 A.M. - CALL TO ORDER & ROLL CALL

Present: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS REGARDING THE AGENDA

APPROVAL OF THE CONSENT CALENDAR

Public Comment: None

A motion was made by Commissioner Williams, seconded by Chair Costello, to Adopt the Agenda and Approve the Consent Calendar with no changes.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

1. 26-0247 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 22, 2026.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: D. Getz

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AGENDA ITEMS

2. 26-0262 Chief Administrative Office, Parks & Trails Division-River Program, submitting APPLICATION FOR RENEWAL OF RIVER USE PERMIT submitted by Action Whitewater Adventure, American Whitewater Expeditions, H2O Adventures, and River Runners, request the Planning Commission to:
1. Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)(2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of River Use Permits; and
2. approves three-year River Use Permits for applicants meeting the standards of the Streams and Rivers Commercial Boating Ordinance Chapter 5.48. Therefore, permits 72, 48, 45, 40, 34, 05, 67, 63, 44, 28, 13 are recommended for a three-year renewal.

Public Comment: E. Cartier

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.
A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to Approve staff's recommendations.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

3. 26-0182 Hearing to consider REZONE AND TENTATIVE PARCEL MAP, P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion request to:
1. Rezone from Multi-Unit Residential - Design Control (RM-DC) to Multi-Unit Residential - Planned Development (RM-PD-DC);
2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA);
3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acre (Exhibit F).

The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A), submitted by Sean Ranney;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 5)

Public Comment: None

Chair Frega opened the hearing. Upon hearing from staff and the public, a motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to continue the item to a date certain of March 12, 2026.

4. 26-0263 REVISED DESCRIPTION - Hearing to consider DESIGN REVIEW PERMIT, DR22-0007/Cool Station Automobile-Based Commercial Project request for proposed construction to include a convenience store, a drive-through quick-serve restaurant, a fuel canopy, and a carwash. The property, identified by Assessor's Parcel Numbers 071-080-007 & 071-500-036, consisting of 5.2 acres, is located on the northeast corner of the intersection of State Highway 49 and State Highway 193, within the Cool Rural Center, in the Cool area, submitted by Melvin Higginbotham, architect.

Staff recommends the Planning Commission take the following actions:
1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff, subject to CEQA findings;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
3. Approve Design Review DR22-0007, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 4)

Public Comment: A. Gualtieri, M. Block

Chair Frega opened the hearing. Commissioner Costello and Commissioner Williams disclosed that they discussed the item, and Chair Frega disclosed that they visited the site. Upon hearing from staff and the public, Chair Frega closed the hearing.
A motion was made by Commissioner Costello, seconded by Commissioner Hansen, to Approve staff's recommendations with the added condition that the drainage of the pump island be double checked to ensure that any release is contained.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

5. 26-0265 Hearing to consider an appeal received from Kirk Brelsford appealing the approval of Administrative Permit ADM25-0026. The property, identified by Assessor's Parcel Number 071-100-007, consisting of 2 acres, is located at 3060 Triple Seven Road, in the Rural Center of the Cool area, approximately 227 feet southeast of the intersection with Georgetown Road.

Staff recommends the Planning Commission deny the appeal and uphold the approval of Administrative Permit ADM25-0026, based on the Findings and subject to the Compliance Standards as approved by the Planning and Building Department Director.

(Supervisorial District 4)

Public Comment: None

Chair Frega opened the hearing. Commissioner Costello disclosed that they spoke with the appellant and Commissioners Costello and Williams disclosed that they discussed the item. Upon hearing from staff and the public, Chair Frega closed the hearing.
A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to deny the appeal and to require that the gate code be displayed on the keypad, that the gate be a minimum of 16 feet in width, and that the location remain as shown in the application.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

STAFF AND COMMISSIONER UPDATES

Robert Peters, Deputy Director of Planning, reported on the following:
The March 12 Planning Commission Meeting
The March 3 Board of Supervisors Meeting

Commissioner Williams reported on the following:
Meeting with Former Planning Commission Chair Nevis
Thanked staff for their work on the Design Standards
An upcoming meeting with Senator Alvarado Gill regarding State Mandates
A wish to have a discussion regarding the Planning Commission's summer schedule

Commissioner Spaur reported on the following:
The 02-25-26 Costco Public Meeting at Cameron Park CSD

Chair Frega reported on the following:
The Pollock Pines Town Hall Meeting
The March 11 TED Workshop at the California Conservation Hall

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

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.

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0331

***File ID #:**	26-0331	**Agenda Type:**	Agenda Item	**Status:**	Agenda Item
Version:	1	**Reference:**		**Gov Body:**	Planning Commission
Department:	Planning and Building			**Created:**	02/09/2026
Agenda Title:	03-12-26 PC MC&FP			**Final Action:**	

Title: Hearing to consider the Planning and Building Department, Long Range Planning Unit and Department of Transportation (DOT), proposed amendment to repeal Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) from the Zoning Ordinance, Title 130; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and
2. Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

FUNDING: N/A

Notes:			
Code Sections:		**Agenda Date:**	03/12/2026
		Agenda Number:	2.
Sponsors:		::	
Attachments:	A - Staff Memo, B - Staff Memo Exhibits, C - Staff Presentation, D - Public Noticing, Public Comment rcvd 03-02-2026	::	
::		::	
Contact:	Thea Graybill	::	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-0331

Hearing to consider the Planning and Building Department, Long Range Planning Unit and Department of Transportation (DOT), proposed amendment to repeal Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) from the Zoning Ordinance, Title 130; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and
2. Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

FUNDING: N/A

DISCUSSION / BACKGROUND

On December 9, 2025 (Legistar file 25-1961), the Board of Supervisors (Board) approved and authorized the Chair to sign Resolution of Intention (ROI) 187-2025 directing the Planning and Building Department and DOT to initiate the process of repealing Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) and to temporarily stop the collection of the Missouri Flat Planning Cost Reimbursement Fee effective on the date of the ROI until the Ordinance amendment was brought back for hearing (Attachment B, Exhibit A).

Following adoption of the ROI, staff prepared the proposed amendment (Attachment B, Exhibit B), which displays Chapter 130.72 in strikethrough format to indicate its proposed removal. The proposed amendments would be effective 30 days after final adoption by the Board.

A staff memo with additional information is included as Attachment A.

CONTACT

Adam Bane, Supervising Civil Engineer
Department of Transportation

Thea Graybill, Planning Manager, Long Range Planning Unit
Planning and Building Department

PLANNING AND BUILDING DEPARTMENT
LONG RANGE PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Long-Range-Planning-Division

TO: Planning Commission **Agenda of:** March 12, 2026

FROM: Krystina Rahbari, Assistant Planner

DATE: February 3, 2026

SUBJECT: Proposed Amendment to Repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130

Introduction:

On December 9, 2025, the Board of Supervisors (Board) approved and authorized the Chair to sign Resolution of Intention (ROI) 187-2025 directing the Planning and Building Department and Department of Transportation (DOT) to initiate the process of repealing Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) and to temporarily stop the collection of the Missouri Flat Planning Cost Reimbursement Fee effective on the date of the ROI until the Ordinance amendments are brought back for hearing (Attachment B, Exhibit A). Following adoption of the ROI, staff prepared the proposed amendments (Attachment B, Exhibit B), which displays Chapter 130.72 in strikethrough format to indicate its proposed removal.

This memo provides a summary of the background information and explains why collection of the fee is no longer necessary, thereby supporting the repeal of this chapter from the Zoning Ordinance.

Staff Recommendations:

Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

1) Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and
2) Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

Background Information:
In the late 1990's, the County was processing applications for new retail development in the Missouri Flat Project Area, which included Wal-Mart, El Dorado Village, and Sundance Plaza (now Crossings). Because of the existing traffic congestion, road capacity was insufficient to meet Level of Service (LOS) standards for the development project. Reviewing development impact on a project-by-project basis was found to be uneconomic and potentially infeasible. As a result, the County sought out a comprehensive and coordinated approach to address both existing traffic congestion in the Missouri Flat Area (Area) and the issue of providing capacity for future development in the Area.

On April 15, 1997, the County entered into the Missouri Flat Road Circulation Plan Cooperative Funding Agreement with Wal-Mart Stores, Inc (Wal-Mart), Village/El Dorado Partners, L.P. (Village), and Sundance Plaza Associates, Ltd. (Sundance Plaza) (Initial Participating Developers) in which all agreed to contribute money to prepare a Programmatic Environmental Impact Report and related planning documents for the Missouri Flat Master Circulation and Funding Plan (MC&FP). In exchange, the County agreed to develop a fee program to reimburse the Initial Participating Developers.

On December 15, 1998, the Board adopted the MC&FP and entered into development agreements with the Initial Participating Developers. All of the development agreements with the Initial Participating Developer's expired on December 15, 2018. The reimbursement obligation was not listed as surviving the expiration of the development agreements. The development agreements memorialized the reimbursement obligation in the Cooperative Funding Agreement by requiring the County to develop and impose a permit processing fee on non-residential development in the Missouri Flat Area (Attachment B, Exhibit C) The proceeds of that fee would be used to reimburse the County, and the Initial Participating Developers for the costs incurred in developing the MC&FP.

On October 24, 2000, the Board adopted a Missouri Flat Master Circulation and Funding Plan Reimbursement Fee (Zoning Ordinance, Title 130 Chapter 130.72 (previously located under Chapter 17.19 of Title 19; Ordinance No. 4565 and Resolution No. 295-2000, refer to Attachment B, Exhibits D-E). An initial fee of 43 cents ($0.43) per square foot was set by the County and annually adjusted for inflation, the current fee is eighty-one point two nine cents ($0.8129) per square foot. This fee is collected by the Planning and Building Department when a non-residential building permit is obtained within the Area. The Initial Participating Developers received fee credits against the reimbursement fee when they were ready to obtain building permits.

Discussion:
The County has collected sufficient fees under the program to reimburse the County and the remaining Initial Participating developer, Wal-Mart Stores Inc. The Planning and Building Department and DOT find that there is no need to continue collection of this fee because the remaining parties of the agreement would be made complete with the current balance of the special revenue fund. Both Sundance Plaza and Village no longer exist, and County staff was

unable to find records of any successor. The remaining balance of the special revenue fund is sufficient to reimburse the two other remaining parties, Wal-Mart and the County. Money reimbursed to the County would go into the General Fund.

Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee was codified into the County Zoning Ordinance for implementation of the fee collection to retrieve the cost spent on creating the MC&FP documents. As explained above, there is no longer a need to collect additional fees and, therefore, Chapter 130.72 is no longer needed. The Planning and Building Department and DOT recommend the Planning Commission forward a recommendation to the Board to take the following actions; approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance and find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

California Environmental Quality Act (CEQA):

The removal of Chapter 130.72 from the Zoning Ordinance is not a "Project" for purposes of CEQA because it does not have potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and it is a government funding mechanism or other government fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment within the meaning of CEQA Guidelines Section 15378(b)(4). The MC&FP documents were created and adopted in 1998 and have been relied on for review of development within the Area. The fee was set up solely to recuperate the costs spent on creating the documents and implementation of the MC&FP is not reliant on this fee.

Exhibits (Attachment B):

A. Board ROI No. 187-2025 (Legistar No. 25-1961)
B. Proposed Amendment
C. Missouri Flat Area Map
D. Ordinance 4565, Adopted October 24, 2000
E. Resolution 295-2000, Adopted October 24, 2000

RESOLUTION NO. 187-2025

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO REPEAL CHAPTER 130.72 MISSOURI FLAT PLANNING COST REIMBURSEMENT FEE OF THE ZONING ORDINANCE

WHEREAS, in the late 1990's, El Dorado County (County) was processing applications for new retail in the Missouri Flat Area (Area) and the existing traffic congestion, road capacity was insufficient to meet Level of Service standards; and

WHEREAS, reviewing development impact on a project-by-project basis was found to be uneconomic and potentially infeasible; and

WHEREAS, the County sought out a comprehensive and coordinated approach to address both existing traffic congestion in the Area and the issue of providing capacity for future development in the Area; and

WHEREAS, on April 15, 1997, the County Board of Supervisors (Board) entered into the Missouri Flat Road Circulation Plan Cooperative Funding Agreement with Wal-Mart, El Dorado Village, and Sundance Plaza (Initial Participating Developers) in which all agreed to contribute a specified amount towards the development of a program Environmental Impact Report and related planning documents for the Missouri Flat Master Circulation and Funding Plan (MC&FP); and

WHEREAS, in exchange of the Cooperative Funding Agreement, the County agreed to develop a fee program to reimburse the Initial Participating Developers; and

WHEREAS, on December 15, 1998, the Board adopted the MC&FP and entered into a development agreement with the Initial Participating Developers; and

WHEREAS, on October 24, 2000, the Board adopted the Missouri Flat Master Circulation and Funding Plan Reimbursement Fee (County Ordinance Code Chapter 130.72; Ordinance No. 4565 and Resolution No. 295-2000); and

WHEREAS, the intent behind Chapter 130.72 was to establish equity among future developers who derive benefit from the MC&FP and its supporting documents by reimbursing the County for the costs incurred in the preparation and adoption of the MC&FP and related activities; and

WHEREAS, sufficient fees have been collected into the special revenue fund to reimburse the remaining parties; and

WHEREAS, County staff finds that there is no longer a need to continue collecting the fee; and

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the Planning and Building Department and Department of Transportation to proceed with the preparation of all necessary documentation for the proposed amendments of the Zoning Ordinance, which will include the repeal of Chapter 130.72, and corresponding environmental review requirements pursuant to California Environmental Quality Act; and

BE IT FURTHER RESOLVED that the Board hereby authorizes the Planning and Building Department to temporarily stop collecting the fee until the Ordinance amendment is prepared and brought back for hearing; and

BE IT FURTHER RESOLVED that the Planning Commission (Commission) and the Board will hold public hearings to consider the proposed amendments to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of the County at a regular meeting of said Board, held the 9th day of December, 2025, by the following vote of said Board:

Ayes: Turnboo, Laine, Parlin, Ferrero, Veerkamp

Noes: None

Absent: None

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: Kyra Schauffler
Deputy Clerk

Chair, Board of Supervisors
George Turnboo

~~CHAPTER 130.72. MISSOURI FLAT PLANNING COST REIMBURSEMENT FEE~~

~~Sec. 130.72.010 Title, Purpose, and Intent.~~

~~This Chapter shall be known as the Missouri Flat Planning Cost Reimbursement Fee ordinance. It authorizes a Missouri Flat Master Circulation and Funding Plan Reimbursement Fee, as described in the Missouri Flat Master Circulation and Funding Plan (MC&FP). It is the intent of this Chapter to establish equity among future developers who derive benefit from the MC&FP and its supporting documents (including California Environmental Quality Act compliance), by reimbursing the County for the costs incurred in the preparation and adoption of the MC&FP and related activities. The County, in turn, may use fees collected in compliance with this Chapter to reimburse initial participating developers for their financial contributions toward adoption of the MC&FP. Any such reimbursement commitments shall be documented in written agreements between the County and the specific developers.~~

~~Sec. 130.72.020 Definitions.~~

~~A. "Initial Participating Developers" shall mean those persons or entities who participated in funding the development and preparation of the MC&FP in compliance with the Cooperative Funding Agreement.~~

~~B. "Cooperative Funding Agreement" shall mean that certain Missouri Flat Road Circulation Plan Funding Agreement dated April 15, 1997, by and between the County of El Dorado, Sundance Plaza Associates, Ltd., Wal-Mart Stores, Inc., and Village/El Dorado Partners, L.P., as amended.~~

~~C. "Eligible Costs" shall mean all costs incurred by the County in the preparation of the MC&FP including, but not limited to, costs for environmental, engineering, traffic engineering, financial, economic, drafting and legal consulting services. Eligible costs shall include, but are not limited to, those costs for which funding was provided under the Cooperative Funding Agreement. Eligible costs may also include legal costs incurred in any action in which the validity of the MC&FP is challenged.~~

~~D. "Missouri Flat Area" shall mean that area identified as the Missouri Flat Road Project Area in Exhibit "A" to Ordinance No. 4565.~~

~~E. "Missouri Flat Master Circulation and Funding Plan" or "MC&FP" shall mean the Missouri Flat Master Circulation and Funding Plan adopted by the Board on December 15, 1998, as amended.~~

~~Sec. 130.72.030 Findings of the Board.~~

~~In establishing the MC&FP Reimbursement Fee, the Board finds as follows:~~

~~A. The MC&FP was prepared and adopted by the County in order to provide a comprehensive and coordinated approach to address both existing traffic congestion in the Missouri Flat Area and the issue of providing capacity for future development in the Missouri Flat Area. Attempting to address these issues on a project-by-project basis as development occurs would be uneconomic and may be infeasible.~~

~~B. Substantial costs were incurred by the County in preparing the MC&FP and supporting documents including, but not limited to, a Program Environmental Impact Report. Certain private entities bore a portion of the costs incurred by the County in compliance with the terms of the Cooperative Funding Agreement.~~

~~C. Persons or entities seeking to develop non-residential projects in the Missouri Flat Area will derive substantial benefits from the preparation and adoption of the MC&FP in that:~~

1. Environmental documents prepared in connection with the MC&FP, including the Program EIR, substantially reduce the scope and cost of environmental review otherwise required in connection with subsequent development projects;

2. Preparation of the MC&FP substantially reduces the scope and cost of planning review otherwise required in connection with subsequent development projects;

3. The MC&FP provides a mechanism for addressing both existing traffic congestion and future capacity needs in a comprehensive manner not feasible in the context of individual project review;

4. The MC&FP provides a mechanism to mitigate certain traffic impacts of future non-residential development in a manner not feasible in the context of individual project review;

5. The MC&FP may reduce or eliminate the need to consider implementation of discretionary review procedures for development to ensure that potential traffic impacts of development otherwise requiring only ministerial approvals are addressed; and

6. The MC&FP will enable necessary road improvements and thereby will facilitate future economic development in the County and the Missouri Flat Area.

D. The establishment of the fee provided in this Chapter is based upon the lawful exercise of the County's police power and is consistent with all applicable state laws.

Sec. 130.72.040 Fee Requirement.

A Missouri Flat Planning Cost Reimbursement Fee is established to reimburse the County and/or private parties for expenses associated with preparing and adopting the MC&FP. The Reimbursement Fee shall be applicable to all non-residential development requiring a building permit within the Missouri Flat Area, except as otherwise provided in this Chapter.

Sec. 130.72.050 Amount of Fee.

The Reimbursement Fee will be established by a Resolution adopted by the Board in compliance with this Chapter. The Resolution shall describe and document the costs to be reimbursed, the allocation of the costs, and the resulting amount of the Fee. The fee amount included in the Resolution shall be supported by a report, which fully documents costs included and the allocation method used.

Sec. 130.72.060 Time of Payment; Refunds.

The Reimbursement Fee shall be payable as a condition of any development approved or allowed and is payable prior to the issuance of a building permit. The Reimbursement Fee is a permit processing fee to reimburse the County for costs incurred, and is not a monetary exaction for the purposes of defraying the cost of public facilities. No applicant shall be entitled to a refund of the Reimbursement Fees collected if, for any reason, development subject to the Reimbursement Fee does not proceed.

Sec. 130.72.070 Uses of Fee Revenue.

Revenue generated from the Reimbursement Fee shall be used only to reimburse the County and Initial Participating Developers for Eligible Costs incurred in the preparation and adoption of the MC&FP and its supporting documents, and in related activities.

~~Sec. 130.72.080 Creation of Fee Account.~~

~~Reimbursement Fees shall be deposited in a restricted account maintained by the County. Revenue within this account, and any interest accrued thereon, shall be used solely for the purpose set forth in Section 130.72.010 (Title, Purpose, and Intent) above in this Chapter. Once monies in the account are disbursed to reimburse the County for its costs incurred, those monies shall be unrestricted revenue of the County.~~

~~Sec. 130.72.090 Fee Credits.~~

~~The following credits shall be available:~~

~~A. The Initial Participating Developers or their assignees, if they are applicants for building permits, shall be granted a credit against the Reimbursement Fee in an amount up to the amount contributed by the applicant under the Cooperative Funding Agreement, less any reimbursements previously received. Such credits received shall be deemed reimbursement for purposes of calculating future credits and reimbursements. The Fee Credit shall not exceed the Reimbursement Fees levied by Resolution in compliance with this Chapter at the time the Fee Credit is applied for.~~

~~B. Any applicant shall receive a credit against the Reimbursement Fee in an amount equal to Reimbursement Fees previously paid for development approvals or permits on the same property if the development for which the prior Reimbursement Fees were paid did not occur and all permits and entitlements for such development have expired or are relinquished.~~

~~Sec. 130.72.100 Fee Exemptions.~~

~~Public park sites and public buildings and structures, including libraries, schools, fire stations, and public utility structures, are exempt from the Reimbursement Fee.~~

~~Sec. 130.72.110 Separability.~~

~~The provisions of this Chapter are separable, and the invalidity of any phrase, clause, or part shall not affect the validity of the remainder.~~

Missouri Flat Master Circulation & Funding Plan Map
County of El Dorado
State of California

Headington Wash Rack Facility Project

Weber Creek

Missouri Flat Rd Two-Way Left Turn Lane
El Dorado Rd to Headington Rd

Missouri Flat Road Widening
Headington Road to Prospector's Plaza

Headington Road Extension
Missouri Flat Road to El Dorado Road

U.S. 50/Missouri Flat Road Interchange Improvements
Phase 1B

U.S. 50/Missouri Flat Road Interchange Improvements
Phase 1C Riparian Restoration

El Dorado Trail - Missouri Flat Road
Bike/Pedestrain Overcrossing

Runnymeade Drive Realignment
at El Dorado Road

U.S. 50/El Dorado Road
Interchange Improvements - Phase 1

U.S. 50/El Dorado Road
Interchange Phase 2

Diamond Springs Parkway
Phase 1B

Diamond Springs Parkway
Phase 1A - SR-49 Realignment

Pleasant Valley Road Widening
Pearl Place to Big Cut Road
in Diamond Springs

El Dorado Trail
Missouri Flat Road to El Dorado Road

State Route 49 Widening
from Pleasant Valley Road to Missouri Flat Road

Pleasant Valley Road (SR 49)/Patterson Drive
Intersection Signalization

GREEN VALLEY RD
MISSOURI FLAT RD
CHANTRELLE CT
MOREL WAY
LIFE WAY
MYOWN RD
KOALA LN
SUNCREST DR
KISMET LN
BELLS RD
HEADINGTON RD
WAMEGO RD
DAWN LN
LONGHORN RD
ELSIOR RD
SUNDANCE TRL
SHADY LN
REVONOC LN
RIGADOON LN
SUNSHINE LN
SKIS RD
LUNA CT
WHISKEY FLAT
GYPSY WAY
EXIT 44 A
RD 2232
ARROYO VISTA WAY
ELLIES ALLIE
COUGAR WAY
HUTSON LN
GREENLEAF DR
SKY CT
SKYWARD LN
MARANATHA LN
RD 2233
GOLDEN CENTER DR
ARBOLEDA CT
LOCKIE RD
LOCKIE CT
PRAIRIE VIEW LN
JAW BONE RD
FINCH RD
FINCH CT
EL DORADO RD
BRENT CT
MAUI CT
SAYOMA LN
RUNNYMEADE DR
ECHO LN
EXIT 43
US HWY 50
OAK LN
ROSEY WAY
BERTIE LN
AMBER LN
ALPINE LN
TOTEM RD
HALYARD LN
OLD DEPOT RD
TRUCK ST
BRADLEY DR
STATE HWY 49
WEDGE HILL RD
CHINA GARDEN RD
STAGE CT
THROWITA WAY
APRIL LN
BLACK RICE RD
DEUCE DR
HAPPY LN
INDUSTRIAL DR
LA MESA RD
RIBBON LN
LONG AVE
LINDBERG AVE
CHESTNUT LN
ZAMORA DR
RHODES AVE
EAST RD
SHARP LN
DURADO CT
WINTHROP RD
BLANCHARD RD
MARCI LN
LAUREL LN
FORNI RD
PANORAMA DR
MOTHER LODE DR
JUNIPER LN
MERCHANDISE WAY
ENTERPRISE DR
CAPITOL AVE
CLEAR CT
TURBO LN
COMMERCE WAY
LIME KILN RD
NORTH ALY
GEORGES ALY
CENTERS LN
HOWARD CIR
FAITH LN
TOYAN DR
PLEASANT VALLEY RD
SUNRISE DR
TULLIS MINE RD
PARSONS
ARLETTE LN
PATTERSON DR
LAMBERT LN
HAGEN RANCH RD
NANAS LN

N
W
E
S

Legend

- Missouri Flat Boundary
- 2014 CIP Projects
- Parcel Base
- Roads
- Rivers & Creeks

0 500 1,000 2,000 Feet

Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

DISCLAIMER:

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

NOTES:

LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: Claudia Wade, DATE: 03/11/2015

MAP PREPARED BY: Frank Bruijn, DATE: 03/12/2015

G.I.S. PROJECT ID: 71809, RELATED REPORT: na

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

15-0048 3E 1 of 1

LGB/dp/km
17-19-ord
10-19-00

ORDINANCE No. 4565

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

Section 1: Chapter 17.19 of Title 19 of the El Dorado County Ordinance Code is hereby added to read as follows:

CHAPTER 17.19

MISSOURI FLAT PLANNING COST REIMBURSEMENT FEE

17.19.010 Title, Purpose and Intent. This chapter shall be known as the Missouri Flat Planning Cost Reimbursement Fee ordinance. It authorizes a Missouri Flat Master Circulation and Funding Plan Reimbursement Fee, as described in the Missouri Flat Master Circulation and Funding Plan. It is the intent of this chapter to establish equity among future developers who derive benefit from the Master Circulation and Funding Plan, and its supporting documents (including California Environmental Quality Act compliance), by reimbursing El Dorado County for the costs incurred in the preparation and adoption of the Missouri Flat Master Circulation and Funding Plan and related activities. El Dorado County, in turn, may use fees collected pursuant to this chapter to reimburse initial participating developers for their financial contributions toward adoption of the Missouri Flat Master Circulation and Funding Plan. Any such reimbursement commitments shall be documented in written agreements between the County of El Dorado and the specific developers.

17.19.020 Definitions.

A. "Initial Participating Developers" shall mean those persons or entities who participated in funding the development and preparation of the Missouri Flat Master Circulation and Funding Plan pursuant to the Cooperative Funding Agreement.

B. "Cooperative Funding Agreement" shall mean that certain Missouri Flat Road Circulation Plan Funding Agreement dated April 15, 1997, by and between the County of El Dorado, Sundance Plaza Associates, Ltd., Wal-Mart Stores, Inc., and Village/El Dorado Partners, L.P., as amended.

C. "Eligible Costs" shall mean all costs incurred by the County in the preparation of the MC&FP including, but not limited to, costs for environmental, engineering, traffic engineering, financial, economic, drafting and legal consulting services. Eligible costs shall include, but are not limited to, those costs for which funding was provided under the Cooperative Funding Agreement. Eligible costs may also include legal costs incurred in any action in which the validity of the MC&FP is challenged.

D. "Missouri Flat Area" shall mean that area identified as the Missouri Flat Road Project Area in Exhibit "A" to Ordinance No. 4556.

E. "Missouri Flat Master Circulation and Funding Plan" or "MC&FP" shall mean the Missouri Flat Master Circulation and Funding Plan adopted by the Board of Supervisors on December 15, 1998, as amended.

17.19.030 Findings of Board of Supervisors. In establishing the MC&FP Reimbursement Fee, the Board of Supervisors finds as follows:

A. The Missouri Flat Master Circulation and Funding Plan was prepared and adopted by the County in order to provide a comprehensive and coordinated approach to address both existing traffic congestion in the Missouri Flat Area and the issue of providing capacity for future development in the Missouri Flat Area. Attempting to address these issues on a project-by-project basis as development occurs would be uneconomic and may be infeasible.

B. Substantial costs were incurred by the County in preparing the MC&FP and supporting documents including, but not limited to, a Program Environmental Impact Report. Certain private entities bore a portion of the costs incurred by the County pursuant to the terms of the Cooperative Funding Agreement.

C. Persons or entities seeking to develop non-residential projects in the Missouri Flat Area will derive substantial benefits from the preparation and adoption of the MC&FP in that: (1) environmental documents prepared in connection with the MC&FP, including the Program EIR, substantially reduce the scope and cost of environmental review otherwise required in connection with subsequent development projects; (2) preparation of the MC&FP substantially reduces the scope and cost of planning review otherwise required in connection with subsequent development projects; (3) the MC&FP provides a mechanism for addressing both existing traffic congestion and future capacity needs in a comprehensive manner not feasible in the context of individual project review; (4) the MC&FP provides a mechanism to mitigate certain traffic impacts of future non-residential development in a manner not feasible in the context of individual project review; (5) the MC&FP may reduce or eliminate the need to consider implementation of discretionary review procedures for development to ensure that potential traffic impacts of development otherwise requiring only ministerial approvals are addressed; and, (6) the MC&FP will enable necessary road improvements and thereby will facilitate future economic development in El Dorado County and the Missouri Flat Area.

D. The establishment of the fee provided in this chapter is based upon the lawful exercise of the County's police power and is consistent with all applicable state laws.

17.19.040 Fee Requirement. A Missouri Flat Planning Cost Reimbursement Fee is established to reimburse the County and/or private parties for expenses associated with preparing

and adopting the Missouri Flat Master Circulation and Funding Plan. The Reimbursement Fee shall be applicable to all non-residential development requiring a building permit within the Missouri Flat Area, except as otherwise provided in this chapter.

17.19.050 Amount of Fee. The Reimbursement Fee will be established by a Resolution adopted by the Board of Supervisors pursuant to this chapter. The Resolution shall describe and document the costs to be reimbursed, the allocation of the costs, and the resulting amount of the Fee. The fee amount included in the Resolution shall be supported by a report, which fully documents costs included and the allocation method used.

17.19.060 Time of Payment; Refunds. The Reimbursement Fee shall be payable as a condition of any development approved or permit and is payable prior to the issuance of a building permit. The Reimbursement Fee is a permit processing fee to reimburse the County for costs incurred, and is not a monetary exaction for the purposes of defraying the cost of public facilities. No applicant shall be entitled to a refund of the Reimbursement Fees collected, if, for any reason development subject to the Reimbursement Fee does not proceed.

17.19.070 Uses of Fee Revenue. Revenue generated from the Reimbursement Fee shall be used only to reimburse the County and Initial Participating Developers for Eligible Costs incurred in the preparation and adoption of the Missouri Flat Master Circulation and Funding Plan and the supporting documents and in related activities.

17.19.080 Creation of Fee Account. Reimbursement Fee proceeds shall be deposited in a restricted account maintained by El Dorado County. Revenue within this account, and any interest accrued thereon, shall be used solely for the purpose set forth in section 17.19.010. Once moneys in the account are disbursed from the account to reimburse County for its costs incurred, those moneys shall be unrestricted revenue of the County.

17.19.090 Fee Credits. The following credits shall be available:

A. The Initial Participating Developers, or their assignees, if they are applicants for building permits, shall be granted a credit against the Reimbursement Fee in an amount up to the amount contributed by the applicant under the Cooperative Funding Agreement, less any reimbursements previously received. Such credits received shall be deemed reimbursement for purposes of calculating future credits and reimbursements. The Fee Credit shall not exceed the Reimbursement Fees levied by Resolution pursuant to this chapter at the time the Fee Credit is applied for.

B. Any applicant shall receive a credit against the Reimbursement Fee in an amount equal to Reimbursement Fees previously paid for development approvals or permits on the same property if the development for which the prior Reimbursement Fees were paid did not occur and all permits and entitlements for such development have expired or are relinquished.

17.19.100 Fee Exemptions. Public park sites and public buildings and structures including libraries, schools, fire stations, and public utility structures are exempt from the Reimbursement Fee

17.19.110 Separability. The provisions of this chapter are separable, and the invalidity of any phrase, clause, or part shall not affect the validity of the remainder.

Section 2. This Ordinance shall take effect and become effective thirty (30) days after its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published one time in the Mountain Democrat, a newspaper of general circulation published in the County of El Dorado, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 24TH day of OCTOBER, 2000, by the following vote of said Board:

Ayes: SUPERVISORS: WILLIAM S. BRADLEY, RAYMOND J. NUTTING, J. MARK NIELSEN, PENNY HUMPHREYS, DAVID A. SOLARO

Noes: NONE

Absent: NONE

ATTEST
DIXIE L. FOOTE
Clerk of the Board of Supervisors

By Margaret E. Moody
Deputy Clerk

Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____
ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____
Deputy Clerk

LBG:km
mfcrf.res
10/13/00

RESOLUTION No. 295-2000

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

SETTING A MISSOURI FLAT
PLANNING COST REIMBURSEMENT FEE

WHEREAS, on December 15, 1998, the Board of Supervisors of the County of El Dorado adopted the Missouri Flat Master Circulation and Funding Plan ("MC&FP"); and,

WHEREAS, the MC&FP benefits all properties within the Missouri Flat Area which are proposed for development in that, among other things, preparation of the MC&FP involved substantial planning and environmental review which otherwise would be required in connection with individual projects, and adoption of the MC&FP provided a mechanism for addressing traffic impacts of development in the area which otherwise would have to be addressed in connection with individual projects; and,

WHEREAS, the County incurred substantial costs in the preparation and adoption of the MC&FP; and,

WHEREAS, Chapter 17.19 of the El Dorado County Ordinance Code adopts a permit processing fee applicable to non-residential development in the Missouri Flat Area for the purpose of reimbursing the costs incurred in the preparation and adoption of the MC&FP. Section 17.19.050 of that Chapter provides that the amount of the fee shall be set by resolution of the Board of Supervisors. It is the intent of this Resolution to set the amount of the Missouri Flat Planning Reimbursement Fee pursuant to section 17.19.050.

NOW, THEREFORE, the Board of Supervisors does RESOLVE as follows:

Section 1. Amount of Fee. The amount of the Missouri Flat Planning Reimbursement Fee imposed by Section 17.19.040 of the El Dorado County Ordinance Code is hereby set at Forty Three Cents ($0.43) per square foot of gross floor area of all new, non-residential construction. Remodeling and replacement of existing structures shall not be subject to the fee, except to the extent the construction results in an increase in gross floor area. The fee due shall be payable prior to issuance of a building permit. The fee established in this section shall be adjusted automatically, without further action of the Board of Supervisors, on February 1, 2002, and each February 1, thereafter, to reflect any change in the Consumer Price Index (all items) for the San Francisco-Oakland-San Jose area since the adoption or most recent adjustment of this fee.

Section 2. Costs to be Borne by Fee. The County incurred substantial costs in the preparation and adoption of the MC&FP. These included costs for consultants for planning, environmental, administrative, economic, financial, traffic engineering and legal work, as well as other out-of-pocket expenses. The total costs incurred are Six Hundred Fifty Thousand Five Hundred Fifty Three Dollars and Eighty Four Cents ($642,519.84). A breakdown of the costs is as follows:

Consultant Costs:

Environmental/traffic analysis	$233,913.02
Economic analysis	143,060.00
Legal (bond financing, environmental, redevelopment)	104,625.29
Economic/redevelopment feasibility analysis	63,080.61
Administrative/project management services	91,624.08
Financial analysis	4,526.00
Subtotal:	$640,829.00

Out-of-Pocket Costs:

Communications	$585.82
Publications	560.83
Duplicating	520.68
Postage	23.51
Subtotal:	$1,690.84
Total:	$642,519.84

Section 3. Methodology. The Missouri Flat Planning Reimbursement Fee is a permit processing fee intended to recover the costs of preparing and adopting the MC&FP. The work performed is for the analysis of traffic impacts and potential mitigation measures related to development in the Missouri Flat Area. The fee is not intended as an impact fee to mitigate the impacts of any specific project. Therefore the fee is based on the relative size of the project, not on its projected impacts.

The MC&FP and its related environmental documents analyzed the impacts of and potential mitigation for development projected to occur through approximately the year 2015. Approximately 1,500,000 square feet of non-residential development was projected to occur in that time frame. The MC&FP was developed to accommodate this development in two phases, the first, approximately 750,000 square feet of development, to occur in the relatively short term in Phase I, and the balance to occur by 2015 in Phase II. Development of the MC&FP included environmental, economic and

engineering analysis for both phases. As adopted, however, the MC&FP included only Phase I. Nevertheless, the costs incurred reflect work done to analyze both Phase I and Phase II. Therefore, in determining the fee to be charged, total costs are spread over the full 1,500,000 square feet of development originally analyzed in the MC&FP, although Phase II was not ultimately approved.

The Missouri Flat Planning Reimbursement Fee is calculated by dividing the total costs incurred in developing and adopting the MC&FP (currently $642,519.84) by 1,500,00 square feet of originally anticipated development. The resultant fee is Forty Three Cents ($0.43) per square foot of gross floor area. The total fee for any development project shall be determined by multiplying the fee of $0.43 per square foot by the gross floor area of the project, in square feet.

Section 4. Prior Approvals. Prior to adoption of this Resolution, and pursuant to interim regulations then in effect, certain development projects within the Missouri Flat Area received approvals which were conditioned upon the payment of the development's fair share of the costs of the development of the MC&FP, when determined. Other projects received permits subject to agreements specifying the same. Nothing in this Resolution, or in Chapter 17.19 of the El Dorado County Ordinance Code, including the effective and operative dates of each, shall be deemed to repeal, waive or modify any such condition or agreement. The fee established hereby shall represent the fair share of such costs required to be paid under any such condition or agreement. With respect to any such projects which have not yet received building permits, payment shall be deemed due prior to issuance of a building permit, unless a different time is specified by the condition or agreement. With respect to such projects which already have received their building permits, payment shall be deemed due upon the operative date of this Resolution, as set forth in Section 6, unless a different time is specified by the condition or agreement.

Section 5. Findings. The Board of Supervisors makes the following findings:

A. The Missouri Flat Master Circulation and Funding Plan was prepared and adopted by the County in order to provide a comprehensive and coordinated approach to address both existing traffic congestion in the Missouri Flat Area and the issue of providing capacity for future development in the Missouri Flat Area. Attempting to address these issues on a project-by-project basis as development occurs would be uneconomic and may be infeasible.

B. Substantial costs were incurred by the County in preparing and adopting the MC&FP and supporting documents including, but not limited to, a Program Environmental Impact Report. Costs incurred for the preparation and adoption of the MC&FP were in the amount of $642,519.84.

C. Persons or entities seeking to develop non-residential projects in the Missouri Flat Area will derive substantial benefits from the preparation and adoption of the MC&FP in that: (1) environmental documents prepared in connection with the MC&FP, including the Program EIR, substantially reduce the scope and cost of environmental review otherwise required in connection with subsequent development projects; (2) preparation of the MC&FP substantially reduces the scope and cost of planning review otherwise required in connection with subsequent development projects; (3) the MC&FP provides a mechanism for addressing both existing traffic congestion and

future capacity needs in a comprehensive manner not feasible in the context of individual project review; (4) the MC&FP provides a mechanism to mitigate certain traffic impacts of future non-residential development in a manner not feasible in the context of individual project review; (5) the MC&FP may reduce or eliminate the need to consider implementation of discretionary review procedures for development to ensure that potential traffic impacts of development otherwise requiring only ministerial approvals are addressed; and, (6) the MC&FP will enable necessary road improvements and thereby will facilitate future economic development in El Dorado County and the Missouri Flat Area.

D. Imposition of the Missouri Flat Planning Reimbursement Fee on non-residential development projects in connection with issuance of building permits, whether or not discretionary review is otherwise required, is appropriate in that the MC&FP analyzes and provides mitigation for all such development regardless of the availability of discretionary review. In the absence of an adopted plan to mitigate the traffic impacts of new development, existing traffic conditions and anticipated traffic impacts are such that they would have warranted consideration of permanent regulations requiring discretionary review of all development in the Missouri Flat Area in order to allow assessment and mitigation of traffic impacts. On March 17, 1998, the Board of Supervisors adopted Ordinance No. 4485 which established interim regulations requiring discretionary review for all such development. The Board has allowed those regulations to expire without further extension or their replacement with permanent regulations in light of the adoption of the MC&FP and this Resolution.

E. The fees established by this Resolution do not exceed the estimated reasonable cost of providing the service for which the fee is charged; namely, the cost of preparation, adoption and administration of the MC&FP. The Board further finds that the methodology used to establish the fees and spread the cost among affected properties is reasonable and prorated in accordance with the applicant's relative benefit derived from the MC&FP.

Section 6. Effective Date. This Resolution shall become effective upon adoption, but the fees set herein shall become operative sixty (60) days following the date of adoption of this Resolution in accordance with Government Code Section 66017(a).

Resolution No. 295-2000
Page 5

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 24TH day of OCTOBER, 2000, by the following vote of said Board:

Ayes: SUPERVISORS: WILLIAM S. BRADLEY, RAYMOND J. NUTTING, J. MARK NIELSEN, PENNY HUMPHREYS, DAVID A. SOLARO

Noes: NONE

Absent: NONE

ATTEST

DIXIE L. FOOTE
Clerk of the Board of Supervisors

By Margaret E Mosby
Deputy Clerk

William S. Bradley
Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____
ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

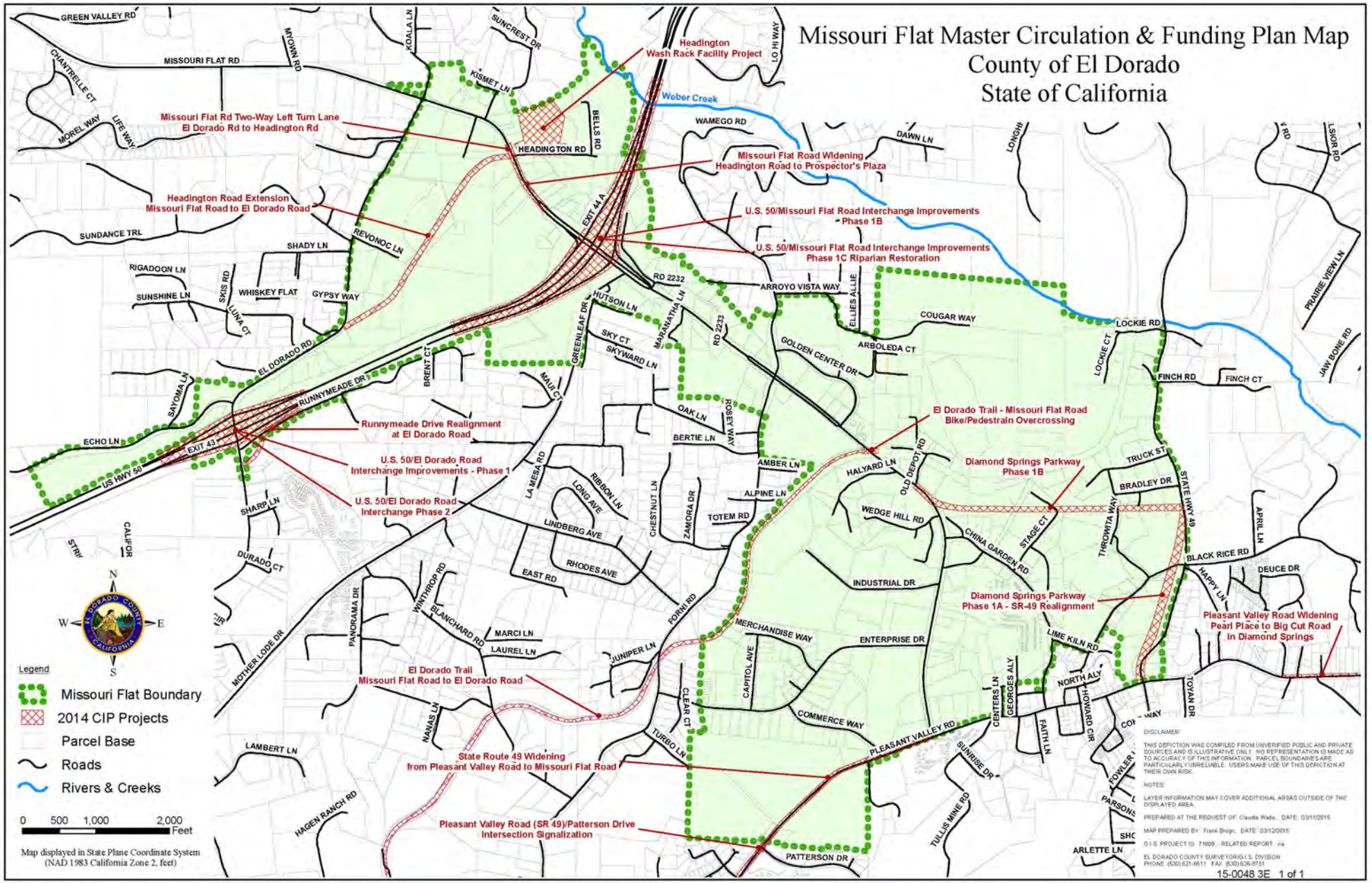
By _____
Deputy Clerk

PLANNING COMMISSION HEARING

MARCH 12, 2026

Long Range Planning Unit &
Department of Transportation

Proposed Zoning Ordinance Amendment – Repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee



Missouri Flat Area Map for Reference

Project Background

- 1990's: challenges with development in the Missouri Flat Area
- April 15, 1997: County enters funding agreement with Initial Participating Developers to prepare planning documents for the Missouri Flat Master Circulation and Funding Plan (MC&FP)
- December 15, 1998: Board adopts MC&FP and enters into Development Agreements with Initial Participating Developers
- October 24, 2000: Board adopts Chapter 130.72 and sets an initial fee for development within the Area

Initial Participating Developers:

- El Dorado County
- Wal-Mart
- El Dorado Village
- Sundance Plaza

Initial Participating Developers

Remaining parties in existence:

- Wal-Mart Stores, Inc.
- El Dorado County

Parties no longer in existence:

- Village/El Dorado Partners, L.P.
- Sundance Plaza Associates, Ltd.

Discussion

- Chapter 130.72 was codified to collect a fee to recuperate costs to prepare planning documents within the Area

- Sufficient fees have been collected to reimburse the remaining parties

- Board approved the Resolution of Intention allowing staff to initiate process of repealing Chapter 130.72 and temporarily stop the collection of the fee

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

1) Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and

2) Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

NOTICE OF PUBLIC HEARING

SUMMARY OF PROPOSED ORDINANCE NO. XXX-2026
ADOPTING REVISIONS TO
EL DORADO COUNTY TITLE 130 (ZONING ORDINANCE)

Consistent with Government Code Sections 65854-65857, the Planning Commission for the County of El Dorado (County) will, on March 12, 2026, at 8:30 a.m. in the Planning Commission Hearing Room at 2850 Fairlane Court, Placerville, hold a public hearing and vote on the recommendation for passage of a proposed amendment to Title 130 (Zoning Ordinance) of the County Code. This recommendation will be forwarded to the Board of Supervisors (Board) for consideration after the public hearing. Specifically, the proposed Ordinance would repeal Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) from the Zoning Ordinance. The proposed Ordinance would be effective 30 days after final adoption by the County Board.

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

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

Mountain Democrat

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 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-with:

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

Allison Rains

Signature

Allison Rains
Legals Clerk

NOTICE OF PUBLIC HEARING

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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 27, 2026
2/27 **15758**

GEORGETOWN GAZETTE

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 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:

2/26

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 26th day of FEBRUARY, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 26, 2026
2/26 **002669**

Tahoe Daily Tribune

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Tahoe Daily Tribune now is, and during all times herein named, was a corporation duly organized and existing under the laws of the State of California, and now is, and during all times herein named was the printer of **Tahoe Daily Tribune**, a newspaper of general circulation, as defined by section 6000 of the Government Code of the State of California, printed and published daily (Sundays excepted) in the City of South Lake Tahoe, County of El Dorado, State of California, and that affiant is the principal clerk of said Nevada County Publishing Co.
That the printed advertisement hereto annexed was published in the said Tahoe Daily Tribune, for the full required period of **1** time(s) commencing on **Feb. 27, 2026,** and ending on **Feb. 27, 2026,** all days inclusive.

PUBLICATION DATES: Feb. 27, 2026

NOTICE ID: ry0ql0TrU0KzwJYwWQyy
PUBLISHER ID: 395403
NOTICE NAME: 8CD06 - MC&FP Ordinance
Publication Fee: $165.04

I certify, under penalty of perjury, the forgoing is true and correct.

Anjana Bhadoriya

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 03/02/2026

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
SUMMARY OF PROPOSED ORDINANCE
NO. XXX-2026 ADOPTING REVISIONS TO
EL DORADO COUNTY TITLE 130
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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 27, 2026

Published: February 27, 2026

Outlook

Notice to repeal Chapter 130.72 Missouri Flat Cost Reimbursement fee

From JAMES SWEENEY <jamessweeney@comcast.net>
Date Mon 3/2/2026 9:56 AM
To Planning Department <planning@edcgov.us>
Cc Adam J. Bane <adam.bane@edcgov.us>; David A Livingston <david.livingston@edcgov.us>

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

I ask that this email be forwarded to the Planning Director.

On January 21, 2026 I met with Supervisor Veerkamp, his assistant Kathy Witherow, Rafael Martinez, Adam Bane, and David Livingston. The meeting was to try and bring a reasonable settlement to issues involving the Crossings (formerly Sundance) project. It was agreed that I would meet with Adam Bane to review the issues; that meeting was February 5, 2026 and at the conclusion it was deterrnined that Adam would send me some updated comments.

The attached notice is the first I have heard. Not a good sign of working together!

Following is my response to the notice:

Doing Away with the Missouri Flat Planning Cost Reimbursement Fee Ord 130 et seq 2-28-26 JRS

I was infuriated this morning when I saw the "Notice of Public Hearing" to do away with Title 130 of the Zoning Ordinance! This matter seems to be an end run around discussions ongoing between affected parties and the county. Eliminating the ordinance at this time would be premature and the item should be withdrawn. I am curious and I believe the very staff that has been in discussions with me probably knew this was coming. That is wrong!

That section was created to operationalize the agreement that was Adopted April15, 1997 which was made between the Board of Supervisors and three developers in the Missouri Flat area to fund the Planning requirements for development of the area. It provided for certain contributions from the three developers and from the county. It limited the contributions from the three developers and the County to the amounts specified in the contract. However, it specified that other parties would ultimately develop and would benefit from the planning being accomplished and that those parties should pay some pro-rata share to reimburse the parties of the agreement.

To provide a surety as to the enforcement of the agreement, the County created Title 130 of the Ordinance code. Most importantly, Section 130.72.090 is partially as follow: " The initial participating Developers or their assignees".

My client Grado doing business as LLL&A,LLC has been incorrectly charged $65,000 and he was forced to pay the money in order to obtain his Final Permits! Since he is in fact the

successor (assignee) of the Sundance interests, he should not be paying; in fact, he may be due a share of what others have paid.

As to ownership, please see Development Agreement section 1.A. Binding Covenants which closes with “and their successors in interest”.

Also, paragraph 5 of the agreement requires accounting of funds not less than every 60 days and we have never seen such accounting. It should be a requirement of any ordinance cancellation to provide such accounting.

Please, before you make a bad problem worse, pull this item from your agenda.

I will appreciate any correspondence that illustrated the need for this matter and who promulgated the request.

EL DORADO COUNTY
PLANNING DIVISION
https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division
NOTICE OF PUBLIC HEARING
SUMMARY OF PROPOSED ORDINANCE NO. XXX-2026
ADOPTING REVISIONS TO
EL DORADO COUNTY TITLE 130 (ZONING ORDINANCE)
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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 27, 2026

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0368

***File ID #:**	26-0368	**Agenda Type:**	Agenda Item	**Status:**	Agenda Item
Version:	1	**Reference:**		**Gov Body:**	Planning Commission
Department:	Planning and Building			**Created:**	02/12/2026
Agenda Title:	03-12-26 PC Tobacco Ordinance			**Final Action:**	

Title: Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 130 (Zoning Ordinance) of the El Dorado County (County) Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Find repealing Ordinance 5210 exempt from the California Environmental Quality Act (CEQA) under Section(s) 15060(c)(2) and 15378 of the CEQA Guidelines; and
2. Approve repealing Ordinance 5210 which includes the repeal of Chapter 130.40.340 of the County Zoning Ordinance related to tobacco retailer land use regulations.

Funding: General Fund

Notes:			
Code Sections:		**Agenda Date:**	03/12/2026
		Agenda Number:	3.
Sponsors:		::	
Attachments:	A - Staff Memo, B - Staff Memo Exhibits UPDATED, C - Staff Presentation, D - Public Noticing, Public Comment rcvd 03-04-26	::	
::		::	
Contact:	Thea Graybill	::	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-0368

Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 130 (Zoning Ordinance) of the El Dorado County (County) Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Find repealing Ordinance 5210 exempt from the California Environmental Quality Act (CEQA) under Section(s) 15060(c)(2) and 15378 of the CEQA Guidelines; and
2. Approve repealing Ordinance 5210 which includes the repeal of Chapter 130.40.340 of the County Zoning Ordinance related to tobacco retailer land use regulations.

Funding: General Fund

Discussion / Background

On January 30, 2024, (File No. 24-0022) the Board adopted Urgency Ordinance 5192, which provided an interim moratorium on new tobacco retailer applications for all purposes within the unincorporated areas of the County pending the study and development of reasonable regulations.

On March 12, 2024, (File No. 24-0083) the Board adopted Urgency Ordinance 5197 extending the existing moratorium on new tobacco retailer applications for all purposes within the unincorporated areas of the County and provided direction to staff to develop a tobacco retailer license process and land use regulations ordinance.

On October 22, 2024, (File No. 24-1371) the Board approved and adopted Ordinance 5210, which added Chapter 130.40.340 of the County Zoning Ordinance establishing tobacco retailer land use regulations and amending Section 130.22.020 “Matrix of Allowed Uses.”

On July 29, 2025, (File No. 25-0901) the Board directed staff to return to the Board to repeal Tobacco Zoning Ordinance 5210 and end local tobacco regulations and the Tobacco Retail License Ordinance (Ord. 5211).

On October 28, 2025, (File No. 25-1670) the Board approved and adopted Ordinance 5248, which repealed Ordinance 5211, including repeal of Chapter 8.68 of the County Code related to the regulation of tobacco retailers and establishment of a tobacco retail license.

The proposed amendments would be effective 30 days after final adoption by the Board.

A staff memo with additional information is attached.

Contact

Thea Graybill, Planning Manager, Long Range Planning Unit
Planning and Building Department

PLANNING AND BUILDING DEPARTMENT
LONG RANGE PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Long-Range-Planning-Division

TO: Planning Commission Agenda of: March 12, 2026

FROM: Tim Pitt, Senior Planner

DATE: February 27, 2026

RE: Repeal of Ordinance 5210 (Tobacco Retailer Land Use Regulations)

Project Background/Discussion:

On January 30, 2024, (File No. 24-0002) the Board of Supervisors (Board) adopted Urgency Ordinance 5192, which provides an interim moratorium on new tobacco retailer applications for all purposes within the unincorporated areas of the County pending the study and development of reasonable regulations for a tobacco retailer licensing and land use program. Subsequently, on March 12, 2024, (File No. 24-0083) the Board adopted Urgency Ordinance 5197, which extended the existing moratorium on new tobacco retailer applications and directed staff to develop a tobacco retailer license process and a land use regulation ordinance. These ordinances (ORD 5210 and ORD 5211) were approved and adopted by the Board on October 22 and November 5, 2024 (File No. 24-1371). Ordinance 5210 added Chapter 130.40.340 of the County Zoning Ordinance, which established tobacco retailer land use regulations, and amended Section 130.22.020 “Matrix of Allowed Uses.”. Ordinance 5211 adopted a new Chapter 8.68 of the County Code, which established a process for a Tobacco Retail License.

On July 29, 2025, (File No. 25-0901) the Board directed staff to repeal both the Tobacco Zoning Ordinance 5210 and Tobacco Retail License Ordinance 5211 and adopted a Resolution of Intention (ROI 147-2025) which allows staff to make the necessary changes to Title 130 (Zoning Ordinance). On October 28, 2025, (File No. 25-1670) the Board approved Ordinance 5248, which Repealed Ordinance 5211 in its entirety including Chapter 8.68 of the County Code related to the regulation of tobacco retailers and the establishment of a tobacco retail license.

Staff Recommendations:

Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

1. Find repealing Ordinance 5210 exempt from the California Environmental Quality Act (CEQA) under Section(s) 15060(c)(2) and 15378 of the CEQA Guidelines; and
2. Approve repealing Ordinance 5210 to amend Title 130 of the County Zoning Ordinance, repealing Chapter 130.40.340 in its entirety, and amending Chapter 130.22.020 “Matrix of Allowed Uses.”

California Environmental Quality Act (CEQA):

Staff reviewed the proposal for consistency with CEQA and found the proposed amendments to be exempt from environmental review under Section(s) 15060(c)(2) and 15378 of the CEQA Guidelines because the repeal of regulation of tobacco retailer does not have the potential of resulting in a direct or reasonably foreseeable indirect physical change in the environment.

Exhibits (Attachment B):

A. Board ROI No. 147-2025
B. Section 130.22.020 “Matrix of Allowed Uses” Strikeout
C. Proposed Ordinance

RESOLUTION NO. 147-2025

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING ORDINANCE (TITLE 130) RELATED TO TOBACCO RETAILERS

WHEREAS, On October 22, 2024, the Board approved Ordinance 5210, adding tobacco retailer land use regulations; and

WHEREAS, On November 5, 2025, the Board adopted Ordinance 5211 establishing tobacco retailer licensing requirements and repealed the existing tobacco retailer urgency ordinance; and

WHEREAS, On March 25, 2025, the Board provided conceptual approval to amend Ordinance 5211 and directed staff to return to the Board and present recommendations for modifications to Ordinance 5211; and

WHEREAS, On July 29, 2025, the Board received an economic analysis of the potential impacts of tobacco regulations from the Planning and Building Department and provided direction to staff to repeal Ordinances 5210 and 5211; and

WHEREAS, pursuant to Section 130.63.020 of the Zoning Ordinance County-initiated Zoning Ordinance amendments are to be initiated by a Resolution of Intention (ROI) by the Board and an ROI is required for the repeal of the land use regulations of Ordinance 5210.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Building Department, Planning Division is directed to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act for the following proposed amendments/repeal to Title 130 generally described below:

A. Repeal the provisions of Ordinance 5210, including repeal of Chapter 130.40.340 of the Zoning Code.

B. Any other sections, including tables, necessary to meet the objectives of the repeal.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby authorizes the Planning and Building Department, to proceed with the preparation of the above stated amendments/repeal to Title 130.

\\

147-2025
Resolution 147-2025
Page 2 of 2

BE IT FURTHER RESOLVED that the Planning Commission and Board will hold public hearings to consider the proposed amendments to Title 130; and

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 21st day of October, 2025, by the following vote of said Board:

Ayes: Turnboo, Ferrero, Veerkamp
Noes: Laine, Parlin
Absent: None

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

_____
Chair, Board of Supervisors
George Turnboo

25-1670 F 2 of 2

Sec. 130.22.020 Matrix of Allowed Uses.

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) below:

Table 130.22.020—Allowed Uses and Permit Requirements for the Commercial Zones

CPO: Commercial, Professional Office **CL: Commercial, Limited** **CM: Commercial, Main Street** **CC: Commercial, Community** **CR: Commercial, Regional** **CG: Commercial, General** **CRU: Commercial, Rural**	**P** **A** **TUP** **CUP** **MUP** **TMA** **—-**	**Allowed use (Article 4: Special Use Regulations)** **Administrative permit required (130.52.010)** **Temporary use permit required (130.52.060)** **Conditional Use Permit required(130.52.021)** **Minor use permit required (130.52.020)** **Temporary mobile home permit (130.52.050)** **Use not allowed in zone**						
Use Type	**CPO**	**CL**	**CM**	**CC**	**CR**	**CG**	**CRU**	**Specific Use Regulation**
Commercial								
Animal Sales and Service: Kennel, Commercial	—	—	—	P	P	P	CUP	
Pet Grooming and Pet Stores	—	P	P	P	P	P	—	
Veterinary Clinic	—	P	P	P	P	P	P	
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP	
Paint and Body Shops	—	—	—	CUP	—	P	CUP	
Repair Shops	—	—	—	CUP	CUP	P	CUP	
Sales and Rental	—	—	—	CUP	CUP	P	CUP	
Vehicle Storage	CUP	—	—	CUP	—	P	CUP	130.40.320
Banks and Financial Services	P	P	P	P	P	P	P	
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	
Brewery Large Commercial	—	—	CUP	P	CUP	P	CUP	
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	
Brewpub	CUP	P	P	P	P	—	P	

Broadcasting and Recording Studio	P	—	P	P	P	P	—	
Building Supply Store	—	—	—	P	P	P	P	130.40.220
Business Support Services	—	—	P	P	P	P	P	
Child Day Care Center	A	A	A	A	A	CUP	P	130.40.110
Commercial Cannabis	—	—	—	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)			—	
Commercial Recreation:								
Arcade	—	P	P	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	—	
Indoor Sports and Recreation	—	P	—	P	P	P	—	
Large Amusement Complex	—	—	—	CUP	CUP	—	—	
Outdoor Entertainment	—	—	CUP	CUP	CUP	—	CUP	
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	130.40.210
Contractor's Office:								130.40.190
On-site	A	A	A	A	A	A	A	
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	
Distillery, Craft	CUP	CUP	CUP	CUP	P	P	P	
Drive-Through Facility	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	130.40.140
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	130.40.110
Food and Beverage Retail Sale	—	P	P	P	P	P	P	
Free Food Distribution Center	—	—	—	—	—	CUP	CUP	
Funeral and Internment Services	—	P	CUP	P	—	P	CUP	
Lodging Facilities:								130.40.170
Bed and Breakfast Inn	—	CUP	P	P	—	—	P	
Health Resort and Retreat Center	—	—	—	P	—	—	P	
Hotel and Motel	CUP	—	P	P	P	—	P	

Maintenance and Repair	—	—	CUP	P	P	P	P	
Medical Services: Hospital	CUP	—	—	P	CUP	CUP	—	
Clinic	CUP	P	P	P	P	—	P	
Long-Term Care Facility	—	CUP		P	—	—	CUP	
Mobile/Manufactured Home Sales Lots	—	—	—	A	—	P	—	130.40.220
Offices: Professional	P	P	P	P	CUP	P	P	
Medical	P	P	P	P	CUP	P	P	
Recycling Facilities	—	—	—	P/A	—	P/A	CUP	130.40.280
Restaurant	CUP	P	P	P	P	P	P	
Retail Sales and Service: Indoor Sales	—	P	P	P	P	P	P	
Outdoor Sales	—	CUP	CUP	P	CUP	P	P	130.40.220
Temporary Outdoor Sales	A/TUP	TUP[1]	TUP[1]	A/TUP	A/TUP	A/TUP	A/TUP	
Personal Services	P/CUP	P	P	P	P	P	P	
Property Services	—	P	—	P	—	P	P	
Specialized Education and Training	P	P	P	P	—	CUP	—	130.40.230
Storage, Self	—	—	—	CUP	—	P	CUP	130.40.320
~~Tobacco Retail~~[7]	~~—~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~130.40.340~~
Trade School: Indoor	CUP	CUP	—	CUP	—	P	CUP	
Outdoor	—	—	—	—	—	CUP	CUP	
Winery: Production	—	—	CUP	—	—	P	P	
Full-service Facilities	—	P	CUP	P	—	P	P	
Industrial								
Laundries, Commercial	—	CUP	—	CUP	—	P	P	
Light Manufacturing:	—	—	CUP[2]	CUP	—	P	CUP	
Ceramic Products	—	—	CUP[2]	CUP	—	P/CUP[3]	CUP	
Lightweight Nonferrous Metal Casting Foundry	—	—	CUP[2]	CUP	—	P/CUP[3]	CUP	
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)							
Printing and Publishing	—	—	—	CUP	—	P	—	

Research and Laboratory Services	P	—	—	P	—	P	P	
Storage Yard, Equipment and Material: Permanent	—	—	—	—	—	P	CUP	130.40.320
Temporary	TUP	—	—	TUP	TUP	TUP	TUP	
Wholesale Storage and Distribution	—	—	—	CUP	—	P	CUP	
Agricultural								
Nursery, Commercial Retail	—	P	CUP	CUP	—	P	P	
Packing: Off -site Products	—	CUP	—	—	—	P	P	
Residential								
Caretaker Unit: Permanent	A	A	A	A	A	A	A	130.40.120
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Child Day Care Home[5, 6] Small Family Day Care Home	—	A	—	A	—	—	A	130.40.110
Large Family Day Care Home	—	A	—	A	—	—	A	
Community Care Facility: Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as Part of a Mixed Use Development)	Permitted by Design Review (See Section 130.52.030—Design Review Permit in Article 5—Planning Permit Processing, of this Title)							
Emergency Shelter	—	—	—	CUP	—	P	—	
Employee Housing: Commercial Caretaker, Permanent	A	A	A	A	A	A	A	130.40.120
Commercial Caretaker, Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Construction	—	—	—	—	—	A	A	130.40.190. B.5
Home Occupation[4]	See Table 130.40.160.1 (Home Occupation Use Matrix)							
Transitional Housing: Large, only	—	—	—	CUP	—	A	—	130.40.360
Recreation and Open Space								
Golf Course	—	—	—	CUP	—	—	CUP	
Marina: Motorized Craft	—	—	—	CUP	—	CUP	CUP	
Non-Motorized Craft	—	—	—	P	—	—	P	

Parks: Day Use	A	A	A	A	A	—	A	130.40.210
Nighttime Use	CUP	CUP	CUP	CUP	CUP	—	—	
Snowplay Area	—	—	—	CUP	—	CUP	CUP	
Special Events, Temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Swimming Pool, Public	—	CUP	—	CUP	—	—	—	130.40.210
Tennis Courts, Public	—	CUP	—	CUP	—	—	—	
Trail Head Parking and Staging Area	—	—	—	CUP	—	CUP	P	
Civic								
Cemeteries	—	—	—	CUP	—	CUP	—	
Churches and Community Assembly Indoor	CUP	CUP	P	P	—	CUP	CUP	
Outdoor	CUP	CUP	CUP	CUP	CUP	—	CUP	
Community Services: Intensive	—	—	—	CUP	CUP	CUP	CUP	
Minor	P	P	P	P	P	—	P	
Schools: College and University	P	—	CUP	P	CUP	—	—	130.40.230
Elementary and Secondary, Private	CUP	—	CUP	CUP	—	—	—	
Transportation								
Airports, Airstrips and Heliports	—	—	—	CUP	—	CUP	CUP	
Intermodal Facility	CUP	CUP	CUP	CUP	CUP	P	—	
Parking Lot	P	P	P	P	P	P	P	
Utility and Communications								
Communication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	130.40.130
Public Utility Service Facilities: Intensive	CUP	—	—	CUP	CUP	CUP	CUP	130.40.250
Minor	P	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)							130.40.390

NOTES:
[1] Excluding Subsection 130.40.220.E (Garage Sales) in Article 4 (Specific Use Regulations) of this Title.
[2] Limited to small-scale, artisanal production of goods (See Article 8 (Glossary: "Light Manufacturing") of this Title.
[3] CUP for larger scale, 'general industrial' use.
[4] As part of the residential component of a mixed use development.

[5] As a rental of an existing legal nonconforming residential structure.
[6] CUP required when adjacent to any residential zoned lot or residential use.
~~[7] Must meet the setback requirements of Chapter 130.40.340 and licensing requirements of Chapter 8.68.~~

***:**
***.ord
00/00/00

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 5210, INCLUDING REPEAL OF CHAPTER 130.40.340 OF THE EL DORADO COUNTY ORDINANCE CODE RELATED TO TOBACCO RETAILER LAND USE REGULATIONS

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 5210, entitled "An Ordinance Adding Tobacco Retailer Land Use Regulations," is hereby repealed in its entirety, including repeal of Chapter 130.40.340 of Title 130 of the El Dorado County Ordinance Code entitled "Tobacco Retailers."

Section 2. Section 130.22.020 of Title 130 of the El Dorado County Ordinance Code entitled "Allowed Uses and Permit Requirements for Commercial Zones" is hereby amended to read as follows (deletions in ~~red~~):

"Sec. 130.22.020 Matrix of Allowed Uses.

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) below:

Table 130.22.020—Allowed Uses and Permit Requirements for the Commercial Zones

CPO: Commercial, Professional Office **CL: Commercial, Limited** **CM: Commercial, Main Street** **CC: Commercial, Community** **CR: Commercial, Regional** **CG: Commercial, General** **CRU: Commercial, Rural**	**P** **A** **TUP** **CUP** **MUP** **TMA** **—-**	**Allowed use (Article 4: Special Use Regulations)** **Administrative permit required (130.52.010)** **Temporary use permit required (130.52.060)** **Conditional Use Permit required(130.52.021)** **Minor use permit required (130.52.020)** **Temporary mobile home permit (130.52.050)** **Use not allowed in zone**						
Use Type	**CPO**	**CL**	**CM**	**CC**	**CR**	**CG**	**CRU**	**Specific Use Regulation**
Commercial								
Animal Sales and Service: Kennel, Commercial	—	—	—	P	P	P	CUP	

Pet Grooming and Pet Stores	—	P	P	P	P	P	—	
Veterinary Clinic	—	P	P	P	P	P	P	
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP	
Paint and Body Shops	—	—	—	CUP	—	P	CUP	
Repair Shops	—	—	—	CUP	CUP	P	CUP	
Sales and Rental	—	—	—	CUP	CUP	P	CUP	
Vehicle Storage	CUP	—	—	CUP	—	P	CUP	130.40.320
Banks and Financial Services	P	P	P	P	P	P	P	
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	
Brewery Large Commercial	—	—	CUP	P	CUP	P	CUP	
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	
Brewpub	CUP	P	P	P	P	—	P	
Broadcasting and Recording Studio	P	—	P	P	P	P	—	
Building Supply Store	—	—	—	P	P	P	P	130.40.220
Business Support Services	—	—	P	P	P	P	P	
Child Day Care Center	A	A	A	A	A	CUP	P	130.40.110
Commercial Cannabis	—	—	—	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)			—	
Commercial Recreation: Arcade	—	P	P	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	—	
Indoor Sports and Recreation	—	P	—	P	P	P	—	
Large Amusement Complex	—	—	—	CUP	CUP	—	—	
Outdoor Entertainment	—	—	CUP	CUP	CUP	—	CUP	
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	130.40.210
Contractor's Office: On-site	A	A	A	A	A	A	A	130.40.190
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	
Distillery, Craft	CUP	CUP	CUP	CUP	P	P	P	
Drive-Through Facility	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	P/CUP[6]	130.40.140
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	130.40.110
Food and Beverage Retail Sale	—	P	P	P	P	P	P	

Free Food Distribution Center	—	—	—	—	—	CUP	CUP	
Funeral and Internment Services	—	P	CUP	P	—	P	CUP	
Lodging Facilities: Bed and Breakfast Inn	— —	 CUP	 P	 P	 —	 —	 P	130.40.170
Health Resort and Retreat Center	—	—	—	P	—	—	P	
Hotel and Motel	CUP	—	P	P	P	—	P	
Maintenance and Repair	—	—	CUP	P	P	P	P	
Medical Services: Hospital	 CUP	 —	 —	 P	 CUP	 CUP	 —	
Clinic	CUP	P	P	P	P	—	P	
Long-Term Care Facility	—	CUP		P	—	—	CUP	
Mobile/Manufactured Home Sales Lots	—	—	—	A	—	P	—	130.40.220
Offices: Professional	P	P	P	P	CUP	P	P	
Medical	P	P	P	P	CUP	P	P	
Recycling Facilities	—	—	—	P/A	—	P/A	CUP	130.40.280
Restaurant	CUP	P	P	P	P	P	P	
Retail Sales and Service: Indoor Sales	 —	 P	 P	 P	 P	 P	 P	
Outdoor Sales	—	CUP	CUP	P	CUP	P	P	130.40.220
Temporary Outdoor Sales	A/TUP	TUP[1]	TUP[1]	A/TUP	A/TUP	A/TUP	A/TUP	
Personal Services	P/CUP	P	P	P	P	P	P	
Property Services	—	P	—	P	—	P	P	
Specialized Education and Training	P	P	P	P	—	CUP	—	130.40.230
Storage, Self	—	—	—	CUP	—	P	CUP	130.40.320
~~Tobacco Retail[7]~~	~~—~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~130.40.340~~
Trade School: Indoor	 CUP	 CUP	 —	 CUP	 —	 P	 CUP	
Outdoor	—	—	—	—	—	CUP	CUP	
Winery: Production	 —	 —	 CUP	 —	 —	 P	 P	
Full-service Facilities	—	P	CUP	P	—	P	P	
Industrial								
Laundries, Commercial	—	CUP	—	CUP	—	P	P	
Light Manufacturing:	—	—	CUP[2]	CUP	—	P	CUP	
Ceramic Products	—	—	CUP[2]	CUP	—	P/CUP[3]	CUP	
Lightweight Nonferrous Metal Casting Foundry	—	—	CUP[2]	CUP	—	P/CUP[3]	CUP	
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)							

Printing and Publishing	—	—	—	CUP	—	P	—	
Research and Laboratory Services	P	—	—	P	—	P	P	
Storage Yard, Equipment and Material:								
Permanent	—	—	—	—	—	P	CUP	130.40.320
Temporary	TUP	—	—	TUP	TUP	TUP	TUP	
Wholesale Storage and Distribution	—	—	—	CUP	—	P	CUP	
Agricultural								
Nursery, Commercial Retail	—	P	CUP	CUP	—	P	P	
Packing: Off -site Products	—	CUP	—	—	—	P	P	
Residential								
Caretaker Unit:								130.40.120
Permanent	A	A	A	A	A	A	A	
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Child Day Care Home[5, 6]								130.40.110
Small Family Day Care Home	—	A	—	A	—	—	A	
Large Family Day Care Home	—	A	—	A	—	—	A	
Community Care Facility:								
Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as Part of a Mixed Use Development)	Permitted by Design Review (See Section 130.52.030—Design Review Permit in Article 5—Planning Permit Processing, of this Title)							
Emergency Shelter	—	—	—	CUP	—	P	—	
Employee Housing:								
Commercial Caretaker, Permanent	A	A	A	A	A	A	A	130.40.120
Commercial Caretaker, Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Construction	—	—	—	—	—	A	A	130.40.190. B.5
Home Occupation[4]	See Table 130.40.160.1 (Home Occupation Use Matrix)							
Transitional Housing:								
Large, only	—	—	—	CUP	—	A	—	130.40.360
Recreation and Open Space								
Golf Course	—	—	—	CUP	—	—	CUP	
Marina:								
Motorized Craft	—	—	—	CUP	—	CUP	CUP	
Non-Motorized Craft	—	—	—	P	—	—	P	
Parks:								130.40.210
Day Use	A	A	A	A	A	—	A	
Nighttime Use	CUP	CUP	CUP	CUP	CUP	—	—	
Snowplay Area	—	—	—	CUP	—	CUP	CUP	
Special Events, Temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Swimming Pool, Public	—	CUP	—	CUP	—	—	—	130.40.210

Tennis Courts, Public	—	CUP	—	CUP	—	—	—	
Trail Head Parking and Staging Area	—	—	—	CUP	—	CUP	P	
Civic								
Cemeteries	—	—	—	CUP	—	CUP	—	
Churches and Community Assembly Indoor	CUP	CUP	P	P	—	CUP	CUP	
Outdoor	CUP	CUP	CUP	CUP	CUP	—	CUP	
Community Services: Intensive	—	—	—	CUP	CUP	CUP	CUP	
Minor	P	P	P	P	P	—	P	
Schools: College and University	P	—	CUP	P	CUP	—	—	130.40.230
Elementary and Secondary, Private	CUP	—	CUP	CUP	—	—	—	
Transportation								
Airports, Airstrips and Heliports	—	—	—	CUP	—	CUP	CUP	
Intermodal Facility	CUP	CUP	CUP	CUP	CUP	P	—	
Parking Lot	P	P	P	P	P	P	P	
Utility and Communications								
Communication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	130.40.130
Public Utility Service Facilities: Intensive	CUP	—	—	CUP	CUP	CUP	CUP	130.40.250
Minor	P	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)							130.40.390

NOTES:

[1] Excluding Subsection 130.40.220.E (Garage Sales) in Article 4 (Specific Use Regulations) of this Title.

[2] Limited to small-scale, artisanal production of goods (See Article 8 (Glossary: "Light Manufacturing") of this Title.

[3] CUP for larger scale, 'general industrial' use.

[4] As part of the residential component of a mixed use development.

[5] As a rental of an existing legal nonconforming residential structure.

[6] CUP required when adjacent to any residential zoned lot or residential use.

~~[7] Must meet the setback requirements of Chapter 130.40.340 and licensing requirements of Chapter 8.68.~~

"

Section 3. Effective Date. Pursuant to California Government Code Section 25125, the amendments to this ordinance shall become effective 30 days from the date of final passage.

Section 4. Adoption of this Ordinance is Not a Project under the California Environmental Quality Act (CEQA). This Ordinance is not a "project" within the meaning of Public Resources Code Section 21065 and CEQA Guidelines Sections 15060(c)(2) and 15378 because the repeal of regulations of tobacco retailers

does not have the potential of resulting in a direct or reasonably foreseeable indirect physical change in the environment.

Section 5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____day of _____, 2025, by the following vote of said Board:

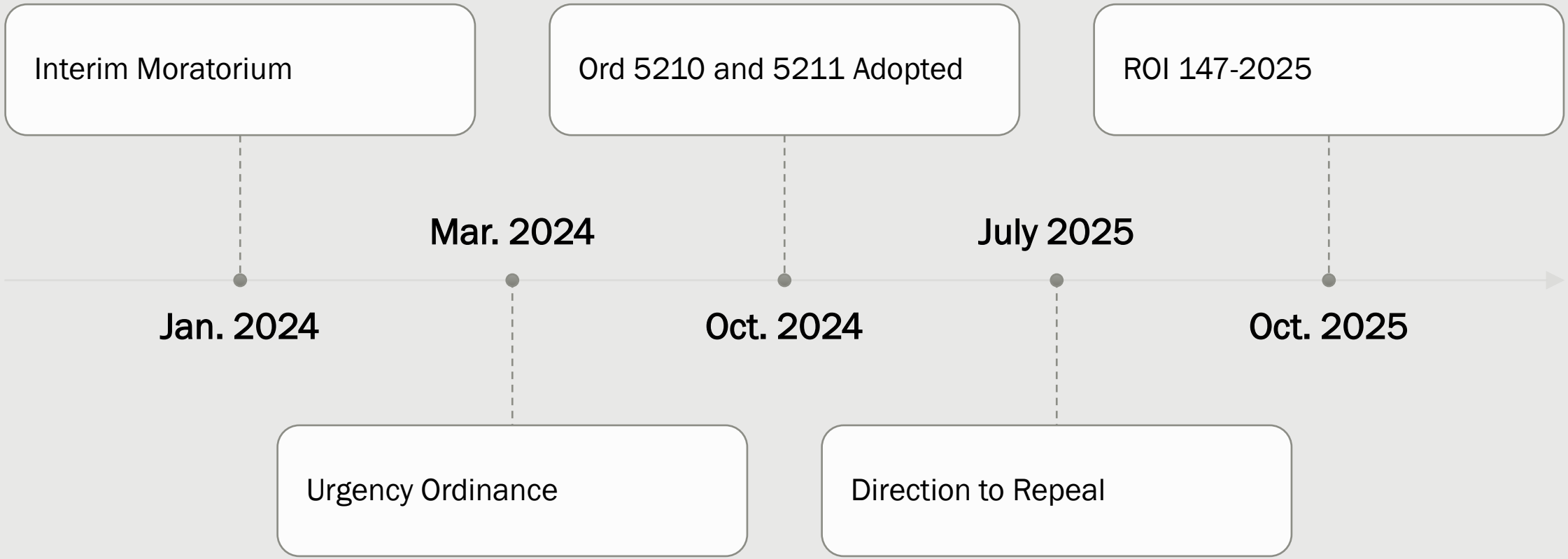
ATTEST	Ayes:
Kim Dawson	Noes:
Clerk of the Board of Supervisors	Absent:
By _____	_____
Deputy Clerk	
	Chair, Board of Supervisors

REPEAL OF ORDINANCE 5210 – TOBACCO RETAILER LAND USE REGULATIONS

Planning Commission

March 12, 2026

TIMELINE


Interim Moratorium
Jan. 2024
Urgency Ordinance
Mar. 2024
Ord 5210 and 5211 Adopted
Oct. 2024
Direction to Repeal
July 2025
ROI 147-2025
Oct. 2025

SUMMARY OF CHANGES

- Repeal of Ordinance 5210 – An Ordinance Adding Tobacco Retailer Land Use Regulations
  - *Removal of Section 130.40.340 – Tobacco Retailers*
  - *Amendment of Table 130.22.020 – Allowed Uses and Permit Requirements in the Commercial Zones*

Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

1. FIND THE REPEAL OF ORDINANCE 5210 EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION(S) 15060(C)(2) AND 15378 OF THE CEQA GUIDELINES; AND

2. APPROVE REPEALING ORDINANCE 5210 TO AMEND TITLE 130 OF THE COUNTY ZONING ORDINANCE, REPEALING CHAPTER 130.40.340 IN ITS ENTIRETY, AND AMENDING TABLE 130.22.020.

PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150
https://www.eldoradocounty.ca.gov/Home

Placerville Office:	Placerville Office:	Placerville Office:	South Lake Tahoe Office:
Building:	**Planning:**	**Code Enforcement:**	**All Services:**
(530) 621-5315	**(530) 621-5355**	**(530) 621-5999**	**(530) 573-3330**
bldgdept@edcgov.us	planning@edcgov.us	cdacode.enforcement@edcgov.us	plan-buildSLT@edcgov.us

NOTICE OF PUBLIC HEARING

SUMMARY OF PROPOSED ORDINANCE NO. XXX-2026 ADOPTING REVISIONS TO TITLE 130 (ZONING ORDINANCE) OF EL DORADO COUNTY REPEALING TOBACCO RETAILER LAND USE REGULATIONS

Consistent with Government Code Sections 65854-65857, the **Planning Commission for the County of El Dorado** will, on **March 12, 2026, at 8:30 a.m**. in the Planning Commission Hearing Room at 2850 Fairlane Court, Placerville, hold a public hearing and vote on the recommendation for passage of a proposed amendments to Title 130 (Zoning Ordinance) of the County Code. This recommendation will be forwarded to the Board of Supervisors (Board) for consideration after the public hearing. Specifically, the proposed Ordinance would amend the Zoning Ordinance to 1) repeal Ordinance 5210, which established tobacco retailer land use regulations; 2) repeal Chapter 130.40.340 in its entirety; and 3) amend Section 130.22.020 and Table 130.22.020. The proposed Ordinance would be effective 30 days after final adoption by the County Board.

If you challenge the proposed Ordinance 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 Planning Commission at, or before, the public hearing. Any written correspondence should be directed to the Planning Commission at 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any email or mail received the day of the Commission meeting will be delivered to the Commission prior to 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-with:

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

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

SUMMARY OF PROPOSED ORDINANCE NO. XXX-2026 ADOPTING REVISIONS TO TITLE 130 (ZONING ORDINANCE) OF EL DORADO COUNTY
REPEALING TOBACCO RETAILER LAND USE REGULATIONS

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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 27, 2026
2/27 **15757**

GEORGETOWN GAZETTE

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 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:

2/26

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 26th day of FEBRUARY, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
SUMMARY OF PROPOSED ORDINANCE NO. XXX-2026 ADOPTING REVISIONS TO TITLE 130 (ZONING ORDINANCE) OF EL DORADO COUNTY REPEALING TOBACCO RETAILER LAND USE REGULATIONS

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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 26, 2026
2/26 **002668**

Tahoe Daily Tribune

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Tahoe Daily Tribune now is, and during all times herein named, was a corporation duly organized and existing under the laws of the State of California, and now is, and during all times herein named was the printer of **Tahoe Daily Tribune**, a newspaper of general circulation, as defined by section 6000 of the Government Code of the State of California, printed and published daily (Sundays excepted) in the City of South Lake Tahoe, County of El Dorado, State of California, and that affiant is the principal clerk of said Nevada County Publishing Co.
That the printed advertisement hereto annexed was published in the said Tahoe Daily Tribune, for the full required period of **1** time(s) commencing on **Feb. 27, 2026,** and ending on **Feb. 27, 2026,** all days inclusive.

PUBLICATION DATES: Feb. 27, 2026

NOTICE ID: PAwp8TEXgzgFXo3VlBIB
PUBLISHER ID: 395402
NOTICE NAME: 8CD06 - Tobacco Repeal Ord
Publication Fee: $175.78

I certify, under penalty of perjury, the forgoing is true and correct.

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Broward

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

Subscribed in my presence and sworn to before me on this: 03/02/2026

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
SUMMARY OF PROPOSED ORDINANCE NO.
XXX-2026 ADOPTING REVISIONS TO
TITLE 130 (ZONING ORDINANCE) OF
EL DORADO COUNTY
REPEALING TOBACCO RETAILER
LAND USE REGULATIONS

Consistent with Government Code Sections 65854-65857, the Planning Commission for the County of El Dorado will, on March 12, 2026, at 8:30 a.m. in the Planning Commission Hearing Room at 2850 Fairlane Court, Placerville, hold a public hearing and vote on the recommendation for passage of a proposed amendments to Title 130 (Zoning Ordinance) of the County Code. This recommendation will be forwarded to the Board of Supervisors (Board) for consideration after the public hearing. Specifically, the proposed Ordinance would amend the Zoning Ordinance to 1) repeal Ordinance 5210, which established tobacco retailer land use regulations; 2) repeal Chapter 130.40.340 in its entirety; and 3) amend Section 130.22.020 and Table 130.22.020. The proposed Ordinance would be effective 30 days after final adoption by the County Board.

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

Published: February 27, 2026

Outlook

Repeal Ordinance 5210 - Repeal Ordinance 5211

From doughus61@gmail.com <doughus61@gmail.com>
Date Wed 3/4/2026 8:01 AM
To Planning Department <planning@edcgov.us>
Cc doughus61@gmail.com <doughus61@gmail.com>

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Attn – Planning Commission
Attn – Board of Supervisors

Regarding – On March 12, 2026, the Planning Commission will hold a public hearing to review the proposed repeal of Ordinance 5210 (Tobacco Retailer Land Use Regulations). The proposed action would send a recommendation to the Board of Supervisors to repeal Chapter 130.40.340 (Tobacco Retailers) in its entirety, and would amend Chapter 130.22.020 (Matrix of Allowed Uses) as directed by the Board on July 29, 2025 (File No. 25-0901).

The best thing would be to follow California State Law since there are already policies in place by the state and they enforce these policies. If county officials propose a new law and enforce a different law than state law, it would be a waste of EDC taxpayer money. The state already spent a lot of money to come up with a list to include all the smoking products, it's called UTL (unflavored tobacco list) by DOJ and it took more than a few years to have this list finalized. The list just recently came out and here is a link for your information.

https://utl.doj.ca.gov/

Let's avoid serious financial impacts to the county by enforcing an ordinance that is so harmful to so many small businesses. Let's also face the facts that restricting legitimate businesses from selling tobacco products only forces customers to other jurisdictions and/or to "underground" with potentially more harmful products.

Do the right thing for small businesses, for EDC and for kids by discouraging use of tobacco products through education via the media, schools, and parent involvement.

Thanks for listening!

Doug Hus
3941 Park Dr., Ste. 20-127
El Dorado Hills, CA 95762

This email does not intend to create any form of a binding agreement. ***Also, the information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any dissemination, distribution or copying is strictly prohibited. If you believe that you have received this e-mail message in error, please notify the sender immediately.***

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0182

***File ID #:**	26-0182	**Agenda Type:**	Agenda Item	**Status:**	Agenda Item
Version:	1	**Reference:**		**Gov Body:**	Planning Commission
Department:	Planning and Building			**Created:**	01/13/2026
Agenda Title:	02-26-26 PC Ranney Condo			**Final Action:**	

Title: Hearing to consider REZONE AND TENTATIVE PARCEL MAP, P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion request to:
1. Rezone from Multi-Unit Residential - Design Control (RM-DC) to Multi-Unit Residential - Planned Development (RM-PD-DC);
2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA);
3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acre (Exhibit F).

The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A), submitted by Sean Ranney;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 5)

Notes:			
Code Sections:		**Agenda Date:**	03/12/2026
		Agenda Number:	4.
Sponsors:		::	
Attachments:	A - Staff Report, B - Findings, C - Conditions of Approval, D - Staff Report Exhibits A-F, E - Public Noticing UPDATED, F - Staff Presentation, Continuation Memo	::	

:: ::

Contact: Evan Mattes ::

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/26/2026	Continued				

Action Text: Chair Frega opened the hearing. Upon hearing from staff and the public, a motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to continue the item to a date certain of March 12, 2026.

Notes: *Public Comment: None*

Text of Legislative File 26-0182

Hearing to consider REZONE AND TENTATIVE PARCEL MAP, P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion request to:
1. Rezone from Multi-Unit Residential - Design Control (RM-DC) to Multi-Unit Residential - Planned Development (RM-PD-DC);
2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA);
3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acre (Exhibit F).

The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A), submitted by Sean Ranney;

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 5)

DISCUSSION / BACKGROUND

Request to 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

February 12, 2026, at 8:30 a.m., to consider the following: Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion submitted by Sean Ranney to: 1. Rezone from Multi-Unit Residential - Design Control (RM-DC) to Multi-Unit Residential - Planned Development - Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a homeowners' association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acre. The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, email: Evan.Mattes @edcgov.us) (Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 of the CEQA Guidelines).

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT

Agenda of: February 26, 2026

Item No.: 3

Staff: Evan Mattes

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBERS: P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion

APPLICANT/OWNER: Sean Ranney

AGENT: Hogan Land Services Inc., Danielle Keenan

REQUEST:

1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development (RM-PD-DC).

2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA).

3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acres (Exhibit F).

LOCATION: On the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A).

SUPERVISOR DISTRICT: 5

APN: 101-284-009-000 (Exhibit C)

ACREAGE: 0.21 Acres

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit D)

CURRENT ZONING: Multi-Unit Residential-Design Control (RM-DC) (Exhibit E)

PROPOSED ZONING: Multi-Unit Residential-Planned Development (RM-PD-DC)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15301 and 15305 of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and

2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

This proposal would result in three (3) residential condominium units. A zone change, parcel map, and development plan are necessary to allow for the subdivision of three (3) parcels (units) and one (1) common area within an existing multi-unit two-story development. The rezone would add the PD overlay to allow zoning setback flexibility so that the new units could meet County standards. The project site is fully developed, and the resultant parcel map would not increase development potential. The condominium units would continue site access from Spruce Ave.

PROJECT BACKGROUND

The subject parcel, in its current 0.21-acre configuration, was created by the Pollock Pines Subdivision in 1937. The existing triplex residential development, including associated grading, access driveway from Spruce Avenue, was constructed in 1984. Since then, the triplex has been utilized as a rental property.

PROJECT DESCRIPTION

This project is a Rezone, PD and Tentative Parcel Map. The zone change from RM-DC to RM-PD-DC, would add the PD overlay to enable flexible development standards to allow for the

subdivision within an existing multi-unit two-story development. Unit 1 would be 1,095 sq ft, Unit 2 would be 944 sq ft, and Unit 3 would be 1,001 sq ft. Each parcel includes the entirety of each existing unit and outdoor patio/deck. Other onsite amenities such as parking and laundry areas would be included within the 0.18-acre common parcel. Unit 1 is located on the ground floor of the existing complex with Units 2 and 3 being located on the second story. Second story parcels are commonly referred to as "air space" parcels. The project site would continue to take access off Spruce Ave. There would be no increase of use. Existing parking facilities would continue to be consistent with RM standards. The subject parcel is served by Pacific Gas and Electric (PG&E) for electric and gas and El Dorado Irrigation District (EID) water with existing septic facilities. The PD utilizes flexible development standards to allow for the creation of the new parcels below the 2,000 sq ft minimum lot size requirement and to allow for a 0-foot setback, within the condominium project.

STAFF ANALYSIS

General Plan Consistency:

The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (High-Density Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21(Compatibility with Adjoining Land Uses), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Uses, Including Fire Protection), Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy 7.4.4.4 (impacts to oak resources), and Policies TC-Xa through TC-Xi (Transportation and Circulation Element). Staff has determined that the project is consistent with these polies and related requirements in the El Dorado County General Plan, as discussed in more detail in Section 2.0 of the Findings section below.

Zoning Ordinance Consistency:

Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The subject parcel is currently zoned RM-DC and the proposal includes a rezone request to RM-PD. The establishment of -PD overlay is to allow for the utilization of flexible development standards. To allow for the condominium parcel map, the setbacks would be reduced to 0 feet and the minimum lot size would be reduced to 944 sq ft. The project has been analyzed in accordance with all applicable development standards for the RM zone district. As proposed, the resultant parcels will conform with the applicable development standards of the RM zone, with the approval of the Development Plan.

County Subdivision Ordinance:

Staff has determined the project is consistent with all applicable standards and requirements of the

County Subdivision Ordinance (Title 120 of the County Ordinance Code) for Tentative Parcel Maps including consistency with the General Plan, consistency with zoning regulations and the Minor Land Division Ordinance, and consistency with other specific findings for subdivision map approval. Such findings include documentation that the site is physically suitable for the proposed type and density of development and documentation that the proposed subdivision is not likely to cause substantial environmental damage. Further details are discussed in the Findings section below.

Public and Agency Comments:
The project was distributed to all applicable public agencies and organizations for review and comment including the County Department of Transportation (DOT), the County Environmental Management Department (EMD), EID, El Dorado County Sheriff's Office, the County Surveyor's Office, and El Dorado County Fire Protection District (EDCFPD). None of these agencies had any significant issues or concerns regarding the project. Comments received have been considered and if applicable, incorporated as Conditions of Approval from each of the agencies listed above. To date, no public comments have been received for the project.

Environmental Review:
The Project has been found Categorically Exempt pursuant to Section 15301 (Class 1; Existing Facilities) and 15305 (Class 5; Minor Alterations in Land Use Limitations) of the CEQA Guidelines. The Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing of former use. The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

The proposed three (3) lot and one (1) common lot condominium conversion of an existing triplex would not result in an expansion of an existing or former use. The project site is currently developed and is on a grade less than 20%. The applicant may, in accordance with CEQA Guidelines Section 15062, initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant may submit a $50.00 recording fee within 48 hours of project approval to the Planning Division in order for the County Recorder to file the Notice of Exemption.

Public Outreach:
Pursuant to California State Government Code Section 66427.1(2)(A), the tenants of the proposed condominium project shall receive written notification 60 days prior to the filing of a tentative map. The project applicant provided written notification, to tenants, in the format identified in California State Government Code Section 66452.18, 60 days prior to applying for the

condominium conversion project.

Additionally, tenants shall receive written notification of the property owner's intention to convert existing residential units to condominium units 180-days prior to termination of tenancy due to the conversion or proposed conversion. This notification may not occur prior to local authority approval of a tentative map. Tenants shall receive a notice of an exclusive right to contract for the purchase of their respective unit upon the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant. The exclusive right to purchase shall run for a period of not less than 90 days from the date the subdivision public report is issued. These State notification requirements are to be completed by the project applicant after approval of the tentative map, and prior to recordation of the parcel map.

No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed per County Code Section 130.52.030 with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Aerial Map
Exhibit C.....Assessor's Parcel Map
Exhibit D.....General Plan Land Use Map
Exhibit E .....Zoning Map
Exhibit F.....Tentative Parcel Map

\\CDAData\DS-Shared\DISCRETIONARY\Z\2023\Z23-0002, P23-0003 Falco Zone Change and Parcel Split_PC

FINDINGS

Tentative Parcel Map P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Planning Commission/February 12, 2026

1.0 CEQA FINDINGS

1.1 The Project, (P25-0009, PD25-0004, Z25-0005) has been found Categorically Exempt pursuant to Section 15301 (Class 1, Minor Existing Facilities), and 15305 (Class 5, Minor Alterations in Land Use Limitations), of the California Environmental Quality Act (CEQA) Guidelines. As proposed, the project is consistent with this exemption classifications under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project location is not environmentally sensitive; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to

Section 65962.5 of the Government Code. The proposed project location is not considered a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

1.0 GENERAL PLAN FINDINGS

2.1 **The project is consistent with General Plan Policy 2.2.1.2.**

General Plan Policy 2.2.1.2 states that the purpose of the Multifamily Residential (MFR) land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units, and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation and other public facilities. The minimum allowable density is five (5) dwelling units per acre, with a maximum density of 24 dwelling units per acre. Lands designated as MFR are considered appropriate only within Community Regions and Rural Centers.

Rationale: The proposed project is located in the Pollock Pines Rural Center, with a land use designation of MFR and is surrounded by MFR lands on all sides. The proposed project does not propose any change in the land use designation of the site and does not propose to install infrastructure beyond that needed to serve the proposed parcels and the existing residential units. The proposed project is consistent with this policy.

2.2 **The project is consistent with General Plan Policy 2.2.5.2.**

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The requested Rezone and Tentative Parcel Map are consistent with applicable General Plan policies as discussed in the Findings. The project is consistent with this policy.

2.3 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is developed with a three-unit residential complex and associated accessory improvements. The adjoining properties to the west, east and south are zoned Multi-Unit Residential-Design Control (RM-DC) with properties to the north being zoned Limited Commercial-Design Control (CL-DC). The property is surrounded by a mix a multi-unit and single-unit residential uses. The project has been located and designed to be compatible with adjoining land uses. The project is consistent with this policy.

2.4 **The project is consistent with General Plan Policy 2.2.5.3.**

Policy 2.2.5.3 requires that the County evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether there are changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following 19 criteria:

Rationale: The proposed project is consistent with all 19 criteria of this policy as described below.

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;

   Rationale: El Dorado Irrigation District (EID) has reviewed the project and confirmed that there is adequate water supply for the existing residential needs.

2. Availability and capacity of public treated water system;

Rationale: EID reviewed the project and confirmed that there is adequate capacity of the public treated water system to serve the existing residences.

3. Availability and capacity of public wastewater treatment system;

   Rationale: The entire Rural Center of Pollock Pines is on private septic systems. The project was reviewed by El Dorado County's Environmental Management Department (EMD) for consistency with private wastewater systems standards. No concerns or additional conditions were received.

4. Distance to and capacity of the serving elementary and high school;

   Rationale: The proposed project would allow three (3) condominium parcels and one (1) common lot parcel within an existing thee (3) unit residential development. The Initial Consultation Notice was provided to the Pollock Pines and El Dorado School Districts, and no comments or concerns were received.

5. Response time from nearest fire station handling structure fires;

   Rationale: The El Dorado County Fire Protection District (EDCFPD) reviewed the project and provided comments which are included as Conditions of Approval.

6. Distance to nearest Community Region or Rural Center;

   Rationale: The project parcel is located within the Pollock Pines Rural Center.

7. Erosion hazard;

   Rationale: No grading or development is proposed as a part of this application. Erosion hazard review would be a part of any future development applications.

8. Septic and leach field capability;

   Rationale: The project does not propose new private septic sanitation systems.

9. Groundwater capability to support wells;

   Rationale: The project does not propose any private wells. All parcels would be connected to existing EID infrastructure for water service.

10. Critical flora and fauna habitat areas;

Rationale: The project site is currently developed and is not located within an Important Biological Corridor (IBC). No new development is anticipated as part of project implementation.

11. Important timber production areas;

Rationale: The project site is currently developed and is not located within a Forest Resource or Agricultural Zone. No new development is anticipated as part of project implementation. There would be no impact to a timber production area.

12. Important agricultural areas;

Rationale: The project site is not located within or adjacent to an agricultural zone or district. There would be no impact to an important agricultural area.

13. Important mineral resource areas;

Rationale: The project site is not located within a mineral resource area. There would be no impact to a mineral resource area.

14. Capacity of the transportation system serving the area;

Rationale: El Dorado County Department of Transportation (DOT) reviewed the project and completed review of the Transportation Impact Study Initial Determination form (TIS-ID) and determined the project would not impact the capacity of the transportation system serving the area.

15. Existing land use pattern;

Rationale: The project site is surrounded by Commercial (C) and MFR zoned areas and would remain consistent with the expected uses for the Pollick Pines Rural Center. The project would not result in new development.

16. Proximity to perennial water course;

Rationale: No perennial water courses have been identified on the subject parcel or in the vicinity of the project.

17. Important historical/archeological sites;

Rationale: There are no known historical or archaeological sites in the project vicinity. The project would not result in any new development. Standard protective measures are included as Conditions of Approval.

18. Seismic hazards and presence of active faults; and

Rationale: There are no known active faults or extraordinary seismic hazards in the vicinity of the project.

19. Consistency with existing Conditions, Covenants, and Restrictions (CC&Rs).

Rationale: No CC&Rs exist for the subject parcel. However, the project has been conditioned to incorporate this document prior to parcel recordation.

2.5 **The project is consistent with General Plan Policy 5.1.2.1**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was submitted for review by the EDCFPD, DOT, EMD, and EID for adequate public services and utilities. No comments regarding concerns about public services or utility impacts were received. Electric service is currently provided by Pacific Gas and Electric (PG&E) and there would be no change to existing service as part of the project. As proposed and conditioned, the project is consistent with this policy.

2.6 **The project is consistent with General Plan Policy 5.1.2.2.**

General Plan Policy 5.1.2.2 requires adequate levels of public services be provided to new discretionary development, including quantity and quality of water and adequate fire protection services.

Rationale: The project was distributed to affected public service agencies and organizations serving the project parcel including EDCFPD, DOT, EMD, and EID. No comments regarding concerns about quality or quantity of water and adequate fire protection services or other public services were received. As proposed and conditioned, the project is consistent with this policy.

2.7 **The project is consistent with** G**eneral Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 states that an adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Rationale: The project was reviewed by EID and EDCFPD for adequate supply for all uses. Neither agency indicated that emergency water supply was not available to serve the project. Water supply and conveyance facilities are currently available and sufficient to supply emergency water supply to the proposed parcels. The project is consistent with this policy.

2.8 **The project is consistent with General Plan Policy 5.7.2.1.**

General Plan Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers) requires that prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

Rationale: The project was distributed to EDCFPD for review and no comments were received concerning the ability to provide required services to the project site or to ensure services will not be reduced below acceptable levels as a result of project approval. The project, as proposed and conditioned, is consistent with this policy.

2.9 **The project is consistent with General Plan Policy 6.2.2.2.**

General Plan Policy 6.2.2.2 (High and Very High Fire Zone Development Limitations) precludes development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.

Rationale: The EDCFPD has waived the requirement for a WUI Fire Safe Plan for this project as the site is currently developed. The project is consistent with this policy.

2.10 **The project is consistent with General Plan Policy 6.2.3.2.**

General Plan Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was distributed to the EDCFPD for review and no comments were received concerning the ability to provide required services to the project site or to ensure services will not be reduced below acceptable levels as a result of project approval. The project, as proposed, is consistent with this policy.

2.11 **The project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources to be mitigated in accordance with the standards of the Oak Resources Management Plan (ORMP).

Rationale: No oak trees will be removed or impacted as no development is being proposed as a part of the project. The project, as proposed, is consistent with this policy.

2.12 **The project is consistent with General Plan Policy TC-Xa**

(1) Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the County.

Rationale: The project would create three (3) residential condominium conversion parcels; therefore, this policy does not apply.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voter's approval.

Rationale: This policy is not applicable to the project ass the project is not requesting any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This policy is not applicable as the project as the project is not requesting the County create an Infrastructure Financing District.

(6). Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five (5) or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project would create three (3) residential condominium conversion parcels; therefore, this policy does not apply.

2.13 **The project is consistent with General Plan Policy TC-Xb**

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable to this project as this policy refers to the County preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

2.14 **The project is consistent with General Plan Policy TC-Xc**

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable to this project as this policy directs how the County will pay for building necessary road capacity.

2.15 **The project is consistent with General Plan Policy TC-Xd**

LOS for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the

Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Rationale: This project will not worsen (as defined by General Plan Policy TC-Xe) LOS for any County-maintained road or State highway.

2.16 **The project is consistent with General Plan Policy TC-Xe**

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

A. A two-percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or

B. The addition of 100 or more daily trips, or

C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than ten trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B, and C of this policy are not met.

2.17 **The project is consistent with General Plan Policy TC-Xf**

At the time of approval of a tentative map for a single family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project would create three (3) residential condominium conversion parcels; therefore, this policy does not apply.

2.18 **The project is consistent with General Plan Policy TC-Xg**

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable to this project as the project does not worsen traffic conditions.

2.19 **The project is consistent with General Plan Policy TC-Xh**

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project is developed and would not be required to pay additional traffic impact fees, unless future dwelling units were to be constructed; therefore, the project is consistent with this policy.

2.20 **The project is consistent with General Plan Policy TC-Xi**

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies, and the project does not include any U.S.

Highway 50 capacity enhancements.

3.0 ZONING FINDINGS

3.1 **The project is consistent with Section 130.24.030.**

Section 130.24.030 (Residential Zone Development Standards/RM Zone Development Standards) prescribes site-specific development standards for new parcels, allowed uses and associated structures within the RM zone district.

Rationale: The project, as designed and conditioned, is consistent with the Zoning Ordinance because with the approval of the development plan the parcels have been designed to comply with the RM development standards as provided within Section 130.24.030.

3.2 **The project is consistent with Section 130.28.050.B.1**

Section 130.28.050.B.1 states that condominium conversions are exempt from the development plan open space requirements.

Rationale: The project is a condominium conversion.

3.3 **The project is consistent with Section 130.28.070.**

Section 130.28.070 (Condominium Conversions) requires for condominium conversions to meet the following requirements:

A. Conformance with all applicable standards of Chapter 110.16 (Uniform Building Code of Title 110 (Buildings and Construction) in the County Code of Ordinances;

Rationale: The project site was developed in 1986 under Building Permit 46396. As part of permit processing the project was sent to the El Dorado County Building Department for review. No comments or concerns were brought forward.

B. All private streets driveways, walkways, parking areas, landscape areas, storage areas, utilities, open space, recreational facilities, drainage facilities, and other infrastructure and improvements not dedicated to a public entity shall be maintained by the property owners and incorporated in the Covenants, Conditions & Restrictions (CC&Rs) for the

project;

Rationale: The project has been conditioned to incorporate this requirement.

C. The units shall be individually metered or provisions contained in the CC&Rs to provide for a single meter billed to the property owners association;

Rationale: The project has been conditioned to incorporate this requirement.

D. Applications for conversion of a multi-unit residential dwellings shall be reviewed by the Public Housing Authority for a determination of the impact of the project on the availability of affordable housing stock and a recommendation on options for preserving said housing stock;

Rationale: The project has been reviewed by the local Public Housing Authority and determined that the project would not have impact on existing housing stock.

E. Multi-unit residential dwellings shall not be converted to a condominium, stock cooperative, or timeshare until the following time periods have expired:
   a. 10 years from the date of issuance of the certificate of occupancy for the affected building that was not income restricted; or
   b. 20 years from the date of issuance of the certificate of occupancy for building(s) for which density bonuses were granted incompliance with Chapter 130.31 (Affordable Housing Requirements and Incentives), or that contain any units restricted to households earning 120 percent or less of the area median family income.

Rationale: The certificate of occupancy for the building was issued over 20 years ago in 1986.

F. Notice to the California Department of Housing and Community Development and the existing tenants shall be provided, in compliance with California Government Code Section 66427.1, at least two years prior to the conversion of any affordable residential housing units which met any of the following criteria at the time of construction;
   a. The units were built with the aid of government funding;
   b. The project was granted an affordable housing density bonus in compliance with Chapter 130.31 (Affordable Housing Density Bonus) in Article 3 (Site Planning and Project Design Standards) of this Title; or

c. The project received other incentives based on the inclusion of the affordable housing.

Rationale: The project was not built using government aid and was not granted affordable housing density bonus.

4.0 PARCEL MAP FINDINGS

The Subdivisions Ordinance Section 120.44.030 (Findings Requiring Disapproval) requires the approving authority not approve a tentative map if the approving authority makes any of the following findings:

4.1 **That the proposed map is not consistent with applicable General and Specific Plans (Section 120.44.030(A)).**

Rationale: The project proposes to create three (3) multi-unit parcels and one (1) common parcel from an approximately 0.21-acre parcel. The resulting parcels would be as follows: 1095 sq ft (Parcel 1), 944 sq ft (Parcel 2), and 1001 sq ft (Parcel 3). The subject parcel is in the Pollock Pines Rural Center. The General Plan Land Use Designation for the parcel is MFR. The proposed Tentative Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding Section 2.0.

4.2 **That the design or improvement of the proposed division is not consistent with applicable General and Specific Plans (Section 120.44.030(B)).**

Rationale: The design or improvement of the proposed Tentative Parcel Map has been found to be consistent with all applicable General Plan policies as set forth in Finding 2.0 and as described in Finding 4.1 above.

4.3 **That the site is not physically suitable for the type of development (Section 120.44.030(C)).**

Rationale: The project is consistent with the allowed uses in the RM zone. With the approval of PD25-0009, the proposed parcels will meet the required development standards of the RM zone district and therefore, the site is physically suitable for the type of development proposed.

4.4 **That the site is not physically suitable for the proposed density of development (Section 120.44.030(D)).**

Rationale: The project, as proposed, is consistent with the density requirements of the RM zone.

4.5 **That the design of the division of the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat (Section 120.44.030(E)).**

Rationale: The project site is currently developed, with the project consisting of a condominium conversion map. The Project has been found Categorically Exempt pursuant to Section 15301 (Class 1; Existing Facilities) and 15305 (Class 5; Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

4.6 **That the design of the division or type of improvements is likely to cause serious public health hazards (Section 120.44.030(F)).**

Rationale: The project has been reviewed by all applicable County departments and local agencies for compliance with health and safety regulations, including DOT, EDCFPD, EID, PG&E, EMD, County Air Quality Management District (AQMD), and the Planning Division. As proposed and conditioned, all departments and agencies have determined the subdivision design and improvements will conform to all applicable health and safety regulations, and the project will not cause serious public health hazards.

4.7 **That the design of the division or the improvements are not suitable to allow for compliance of the requirements of Public Resources Code Section 4291(Section 120.44.030(G)).**

Rationale: The proposed subdivision and associated improvements have been reviewed and approved by EDCFPD as suitable to allow for compliance with Public Resources Code § 4291, applying to vegetative clearances and related fire protection measures to protect existing structures.

4.8 **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the approving authority may approve a map if it finds that alternate easements for access or use will be provided and that these will be substantially equivalent to ones previously acquired by the**

public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision (Section 120.44.030.H).

Rationale: Preliminary subdivision plans, and easement documentation has been reviewed by the County Surveyor's Office staff for potential conflicts with existing or proposed easements, and no conflicts have been found on the project parcel. To further ensure no potential easement conflicts will occur on the site, the County Surveyor's Office staff will conduct a final easement review of the proposed parcels, as a part of standard procedure, prior to recordation of the final map.

5.0 CALIFORNIA STATE GOVERNMENT CODE

5.1 California State Government Code Section 66427.1.(a) requires that the Board shall not approve a final map for a subdivision for the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project, unless if finds that written notification, pursuant to Section 66452.18, of intention to convert, provided at least 60 days prior to the filing of a tentative map pursuant to Section 66452.

Rationale: The project applicant provided tenants of written notification, in the format specified by Section 66452.18 of the intention to convert real property into a condominium project. Written notification was given 60 days prior to application submittal. All other State notification requirements are to be made after approval of the tentative map, but prior to finaling or recordation of the parcel.

CONDITIONS OF APPROVAL

Tentative Parcel Map P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Planning Commission/February 12, 2026

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

   Exhibit F.....Tentative Parcel Map

   The project description is as follows:

   This project is a Rezone, Planned Development and Tentative Parcel Map that would result in a zone change from a zoning of Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development (RM-PD-DC),which utilizes flexible development standards under a development plan to allow for the subdivision of three (3) parcels (units) and one (1) common area lot within an existing multi-unit two-story development. Unit 1 would be 1,095 sq ft, Unit 2 would be 944 sq ft and Unit 3 would be 1,001 sq ft. Each parcel includes the entirety of each existing unit and outdoor patio/deck. Other onsite amenities such as parking and laundry areas would be included within the 0.18 acre common parcel. Unit 1 is located on the ground floor of the existing complex with Units 2 and 3 being located on the second story. The project site would continue to take access off Spruce Ave. There would be no increase of use. Existing parking facilities would continue to be consistent with RM standards. The subject parcel is served by Pacific Gas and Electric (PG&E) for electric and gas and El Dorado Irrigation District (EID) water with existing septic facilities. The Development Plan utilizes flexible development standards to allow for the creation of the new parcels below the 2,000 sq ft minimum lot size requirement and to allow for a 0 foot setback, within the condominium project.

   The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County. Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

Planning Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36-months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

3. **Covenants, Conditions, and Restrictions (CC&R's):** Concurrently with parcel map recordation, the project shall record CC&R's with a homeowners' maintenance agreement, to include but not limited to those requirements under Section 130.28.070 of the County Code.

4. **Notification:** Pursuant to California State Government Code Section 66427.1(2)(E), the property owner shall provide each tenant written notice of intention to convert, prior to termination of tenancy due to conversion. This notice shall be given 180 days prior to recordation of the parcel map, but not before approval of the project. The applicant shall provide the Planning and Building Department notarized copies of notification prior to parcel map recordation.

5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

   The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

   The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

6. **Archaeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archaeological resource", contingency funding, and a time allotment sufficient to allow

recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

7. **Human Remains:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

   Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall

be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

El Dorado County Surveyor's Office

8. Upon project approval from the Planning Division, a Parcel Map Package will need to be submitted with the County Surveyor's Office.

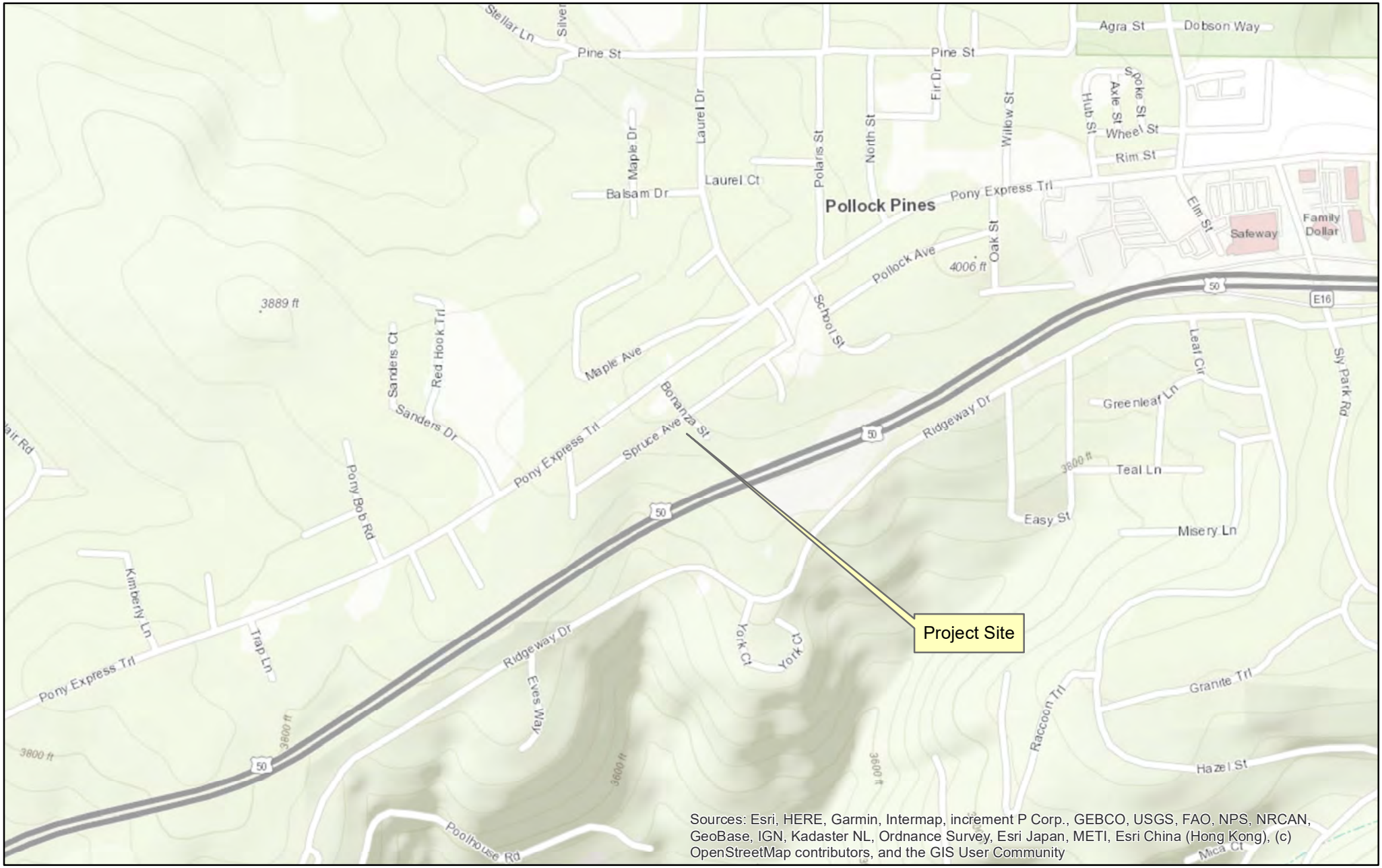
9. All survey monuments must be set prior to filing the Parcel Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to the filing of the Parcel Map.

10. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

11. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filling the Final Map.

12. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on P25-0009 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

13. All boundary monuments shat may be disturbed or destroyed during project construction shall be identified and referenced and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).



P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit A - Vicinity Map

N

0 0.125 0.25 0.5 Miles



P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit B - Aerial Map

N

0 0.0125 0.025 0.05 Miles

POR. NE 1/4 SEC. 36, T.11N., R.12 E., M.D.M., POLLOCK PINES SUBDIVISION A-25

101:28

1 " = 100 '

MAPLE AVE

PONY EXPRESS TRL

SPRUCE CT

SPRUCE AVE

BONANZA ST

MANZANITA ST

US HWY 50

P 21

P 20

P 23

P 27

P 29

RS 35/2/1 9 0.155 A NA

RS 35/2/2 19 0.24 A

RS 35/2/3 20 0.264 A

RS 26/88 3 0.22 A

RS 25/87 18 0.219 A

POR L 60

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit C - Assessor's Parcel Map

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Rev. OCT 23, 2015

Assessor's Map Bk. 101, Pg. 28
County of El Dorado, CA

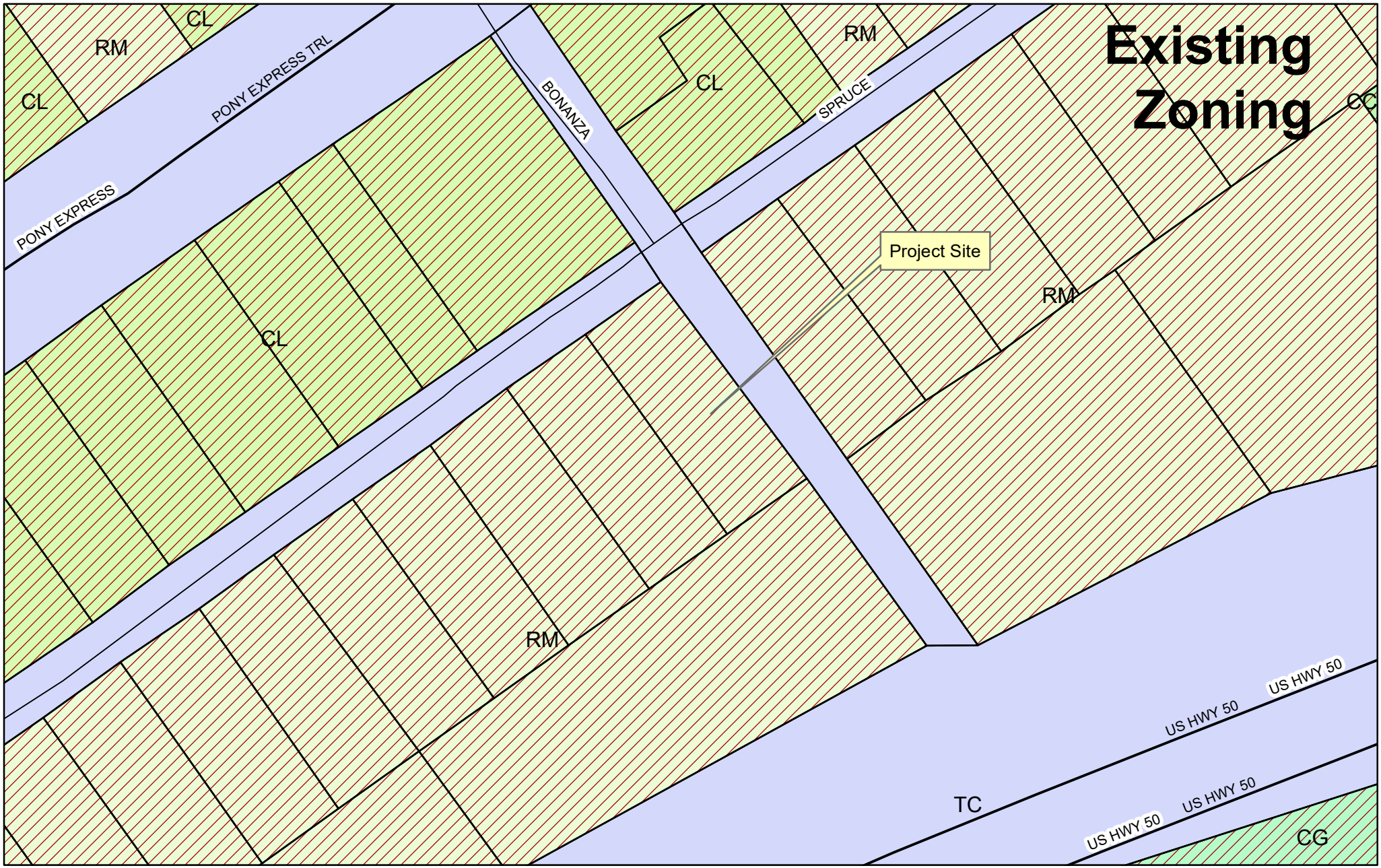


C MFR

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit D - General Plan Land Use Map

N

0 0.0125 0.025 0.05 Miles

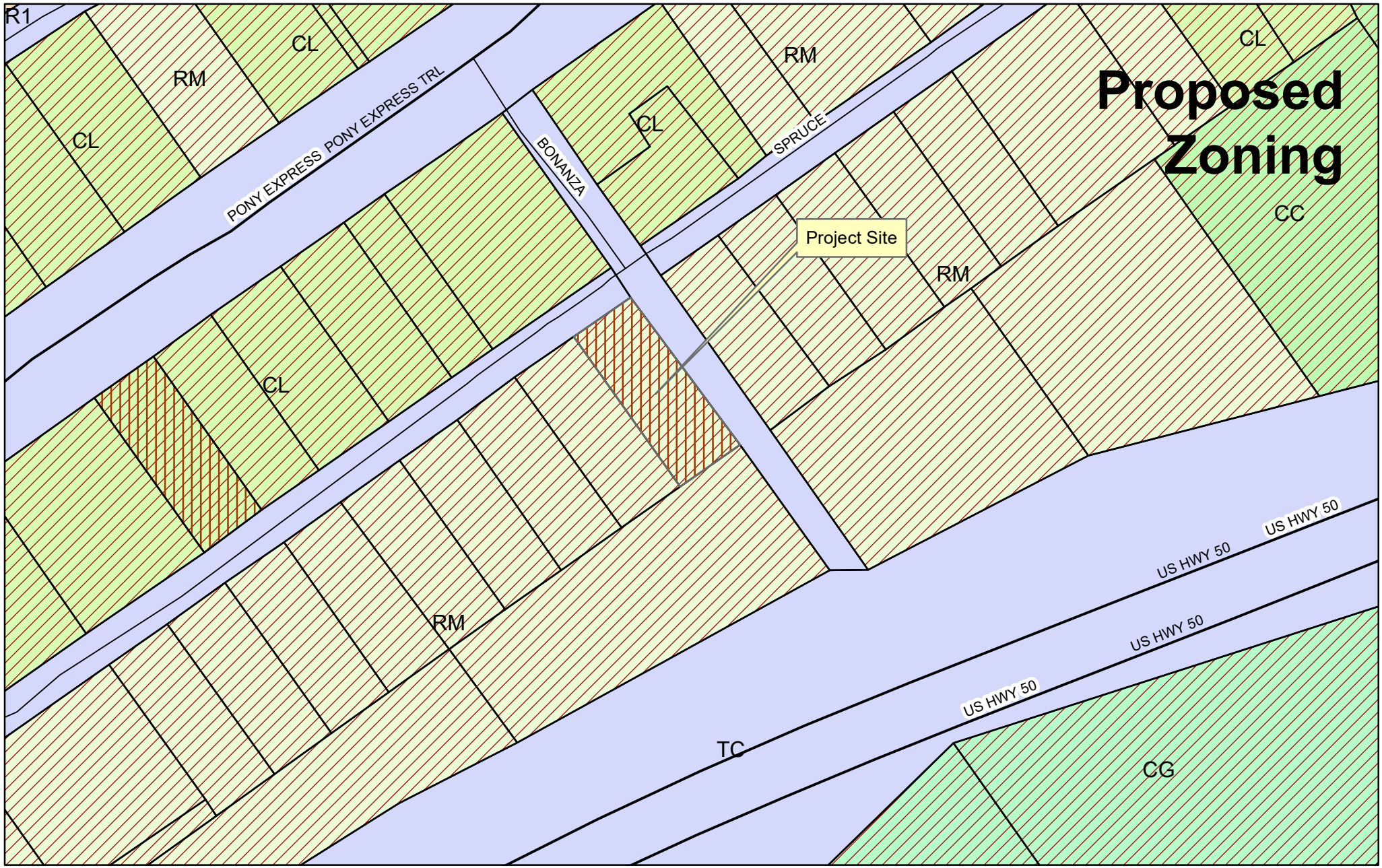


CC RM
CG TC
CL DC

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit E - Zoning Maps

N

0 0.0125 0.025 0.05 Miles



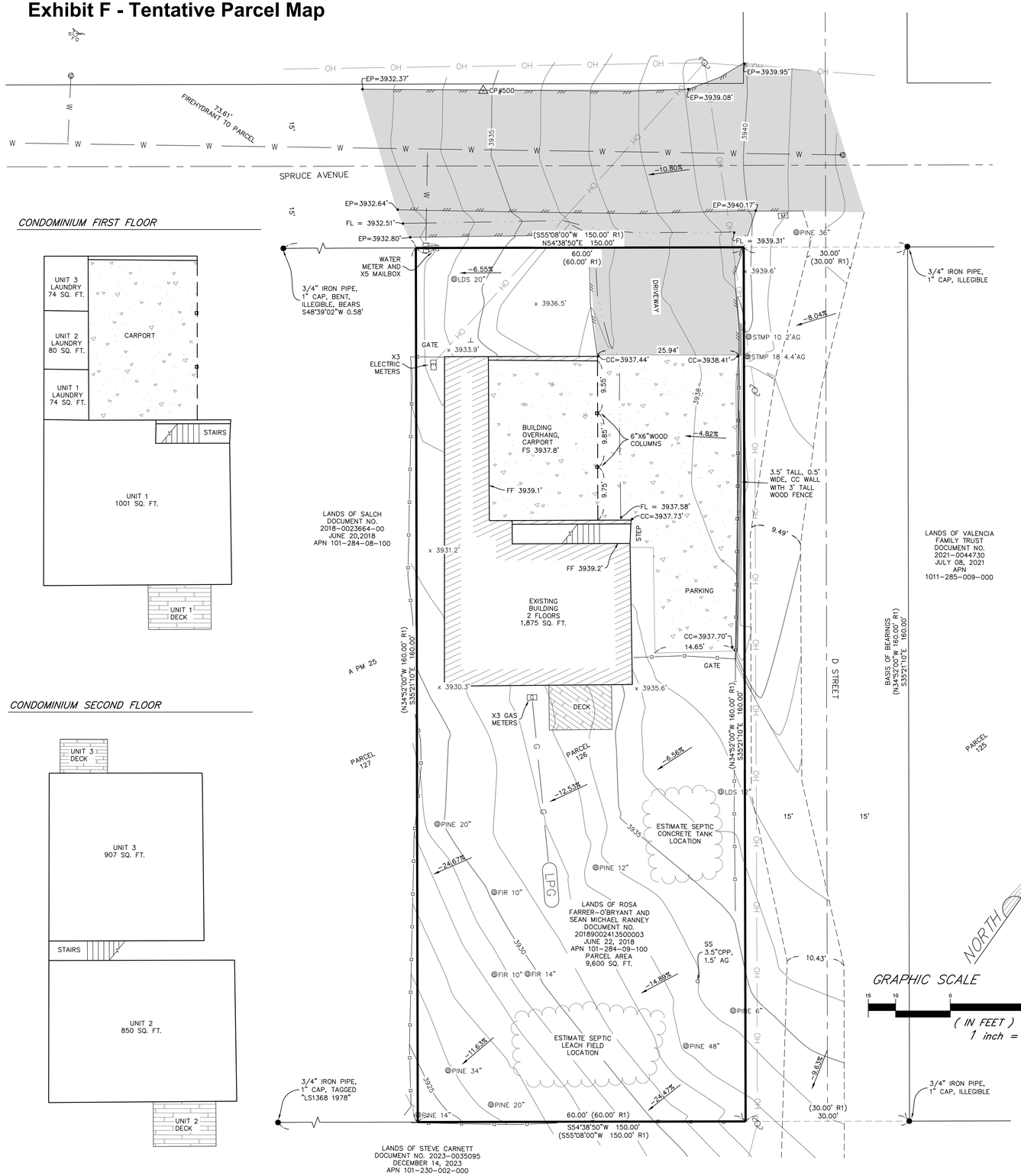
PD
R1
CC
RM
CG
TC
CL

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit E - Zoning Maps

N

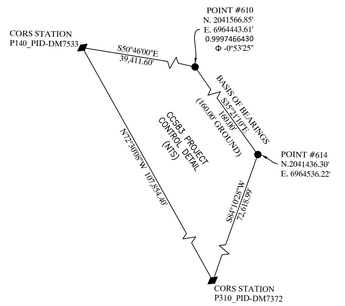
0 0.02 0.04 0.08 Miles

P25-0009/PD25-00004/Z25-0005/Ranney
Exhibit F - Tentative Parcel Map



CONDOMINIUM FIRST FLOOR

CONDOMINIUM SECOND FLOOR



BASIS OF BEARINGS: **S35°21'10"E**

SOUTH 35°21'10" EAST, BETWEEN FOUND MONUMENTS, PROJECT POINTS 610 & 614, AS THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983. **CCS83 ZONE 2, EPOCH 2011.00,** IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS [illegible] UPON FIELD OBSERVED TIES TO THE CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS AS SHOWN IN THE (1" CAP, ILLEGIBLE) CONTROL DETAIL.

THE CONTROL DIAGRAM SHOWS GRID DISTANCES. THE MAP DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF. TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCE BY THE COMBINED SCALE FACTOR OF **0.9997466430** SHOWN AT PROJECT POINT **500**.

NOTES:

1) THE PURPOSE OF THIS MAP IS FOR DESIGN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.

2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY DETERMINATION BY THIS SURVEYOR. RECORD BOUNDARY LINES SHOWN ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP FILED IN BOOK A AT PAGE 25, EL DORADOR COUNTY RECORDS.

3) HORIZONTAL CONTROL: THE BASIS OF BEARINGS FOR THIS SURVEY BEING, S35°21'10"E, AS SHOWN BETWEEN FOUND MONUMENTS, A 3/4" IRON PIPE AND A 3/4" IRON PIPE, PER THAT CERTAIN MAP, BOOK A AT PAGE 25.

4) VERTICAL CONTROL: ELEVATION DATUM IS DERIVED FROM A STATIC OBSERVATION OVER CP 500 (3,934.91 FEET) (NAVD 88)

5) ALL DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.

Owner:
Sean Ranney
6218 Spruce Ave,
Pollock Pines, CA 95726

Applicant and Map Prepared by:
James Renfro, PLS 9062, PE 72009
Hogan Land Services, Inc.
2601 41st Ave, Suite b
Soquel, CA 95073

Scale: 1" = 10'

Contour Interval: 1' and 5' Intervals

Topography Source: Hogan Land Services
Field Survey on 02/19/25

Section, Township, Range:
NE 1/4 Section 36, T11N, R12E, MDM

Assessor's Parcel Number: 101-284-09-100

Present Zoning: RM (MFR General Plan)

Proposed Zoning: RM-PD (MFR General Plan)

Total Area of Building: 1,875 Sq. Ft.

Total Area of Parcel: 9,600 Sq. Ft.

Total Number of Parcels: 3 and a remainder parcel

Min. Parcel Area: 850 Sq. Ft.

FEMA: Flood Zone X, Minimal

Water Supply: El Dorado Irrigation District

Sewage Disposal: On-Site Wastewater System

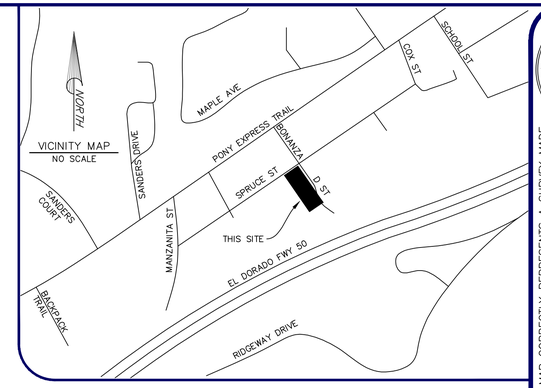
Electric and Gas: Pacific Gas and Electric

Fire-hydrant distance to West Parcel Corner: 74'

Proposed Improvements: None

Tree Removal: None

Date of Preparation: March 2025



LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- RECORD CENTER LINE
- FLOWLINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT CONCRETE
- EDGE OF DIRT ROAD
- EDGE OF BUILDING
- BUILDING OVERHANG
- WOOD FENCE
- OH — OVERHEAD WIRE
- W — UNDER GROUND WATER LINE
- G — UNDER GROUND GAS LINE
- ESTIMATED SEPTIC LOCATION
- MINOR CONTOUR
- 100 — MAJOR CONTOUR
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- DECKING

SYMBOLS

- × 143.2 — SPOT ELEVATION
- @RW 24" — TREE TYPE & DIA.
- POWER POLE W/ GUY ANCHOR
- E — ELECTRIC METER
- W — WATER METER
- WATER VALVE
- HOSE BIB
- FIRE HYDRANT
- G — GAS METER
- LPG — LIQUID PROPANE GAS TANK
- FOUND MONUMENT AS NOTED
- △# — HLS CONTROL POINT W/#
- CORS STATION

ABBREVIATIONS

FIR	FIR TREE
PINE	PINE TREE
LDS	LANDSCAPE TREE
STMP	STUMP
CPP	CORRUGATED PLASTIC PIPE
FF	FINISHED FLOOR
FS	FINISHED SLAB
SS	SANITARY SEWER
CC	CONCRETE
EP	EDGE OF PAVEMENT

REFERENCES

R1 POLLOCK PINES SUBDIVISION MAP, BOOK A OF MAPS 25, JUNE 1937 EL DORADO COUNTY RECORDS

Zoning Administrator: _____

Approval/Denial Date:_____

Board of Supervisors:_____

Approval/Denial Date:_____

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SEAN RANNEY IN FEBRUARY, 2025

JAMES E. RENFRO L.S. 9062

LICENSED LAND SURVEYOR * JAMES E. RENFRO * L.S. 9062 * STATE OF CALIFORNIA

DRN:	ESD
CHK:	JG
PM:	JER
DATE:	03/18/25
JOB #:	6723

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
2601 41ST AVENUE SUITE B
SOQUEL, CA 95073
Tel (877) 544-2104
Fax (707) 522-2105
www.hoganls.com

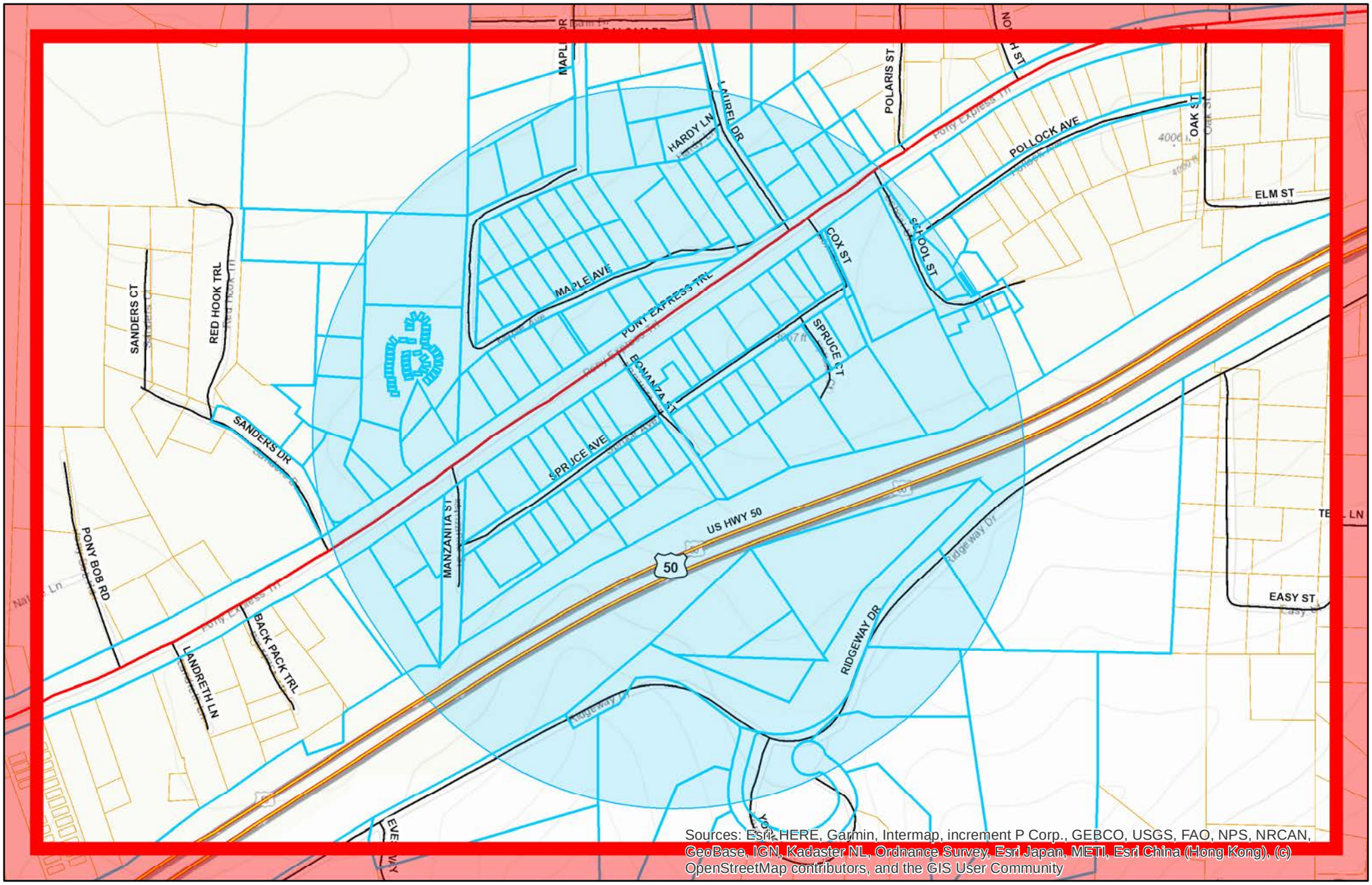
CONDOMINIUM TENTATIVE PARCEL MAP

6218 SPRUCE AVE
POLLOCK PINES, CALIFORNIA

APN: 101-284-009

1 OF 1

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January 12, 2026

Ranney Condo Conversion PC 02-26-26 (1,000 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.

N W E S

0 140 280 420 560 Fe

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

101210013

[redacted]

CORRECTION
February 26, 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

Postcard mailed 02-10-26 with corrected hearing date

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

February 12, 2026 at 8:30 AM

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February 12, 2026 at 8:30 AM

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Postcard mailed 02-04-26 with wrong hearing date

NOTICE OF PUBLIC HEARING

PROJECT: Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion submitted by Sean Ranney.
REQUEST: Request to: 1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development—Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a home-owners' association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acres. [Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 of the CEQA Guidelines]
LOCATION: The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4.
COUNTY PLANNER: Evan Mattes, email: Evan.Mattes @edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 4, 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:

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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 **February 26, 2026,** at **8:30 a.m.**, to consider the following: **Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005**, Ranney Condo Conversion submitted by Sean Ranney to: 1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development – Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a homeowners' association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acre. The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, email: Evan.Mattes @edcgov.us) (Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 of the CEQA Guidelines)**

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**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.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any comment received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 4, 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-with:

2/4

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 4th day of FEBRUARY, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

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COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 4, 2026
2/4 **15672**

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

101490002

February 12, 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:
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NOTICE OF PUBLIC HEARING

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COUNTY PLANNER: Evan Mattes, email: Evan.Mattes @edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 12, 2026

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2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: **planning@edcgov.us**

120 Postcard mailed 01-16-26 before hearing date change

EL DORADO COUNTY
PLANNING DIVISION
https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division

NOTICE OF PUBLIC HEARING - UPDATED

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 ~~**February 12, 2026,**~~ at ~~**8:30 a.m.**~~, **To be rescheduled at future date** to consider the following: **Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005**, Ranney Condo Conversion submitted by Sean Ranney to: 1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development – Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a homeowners' association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acres. The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, email: Evan.Mattes @edcgov.us) (Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 of the CEQA Guidelines)**

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COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
January 16, 2026

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 **February 12, 2026,** at **8:30 a.m.**, to consider the following: **Rezone, Development Plan and Tentative Parcel Map: P25-0009, PD25-0004, Z25-0005**, Ranney Condo Conversion submitted by Sean Ranney to: 1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development – Design Control (RM-PD-DC); 2. A development plan to convert an existing three (3) unit rental apartment complex into three airspace condominium units with common areas under management of a homeowners' association (HOA); 3. A parcel map creating three airspace condominium units on one parcel consisting of approximately 0.21 acres. The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, email: Evan.Mattes @edcgov.us) (Categorical or Statutory Exemption pursuant to Sections 15301 and 15305 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 in the search box.

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 the County of El Dorado Planning Division, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US

**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.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any comment received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
January 16, 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-with:

1/16

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 16th day of JANUARY, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

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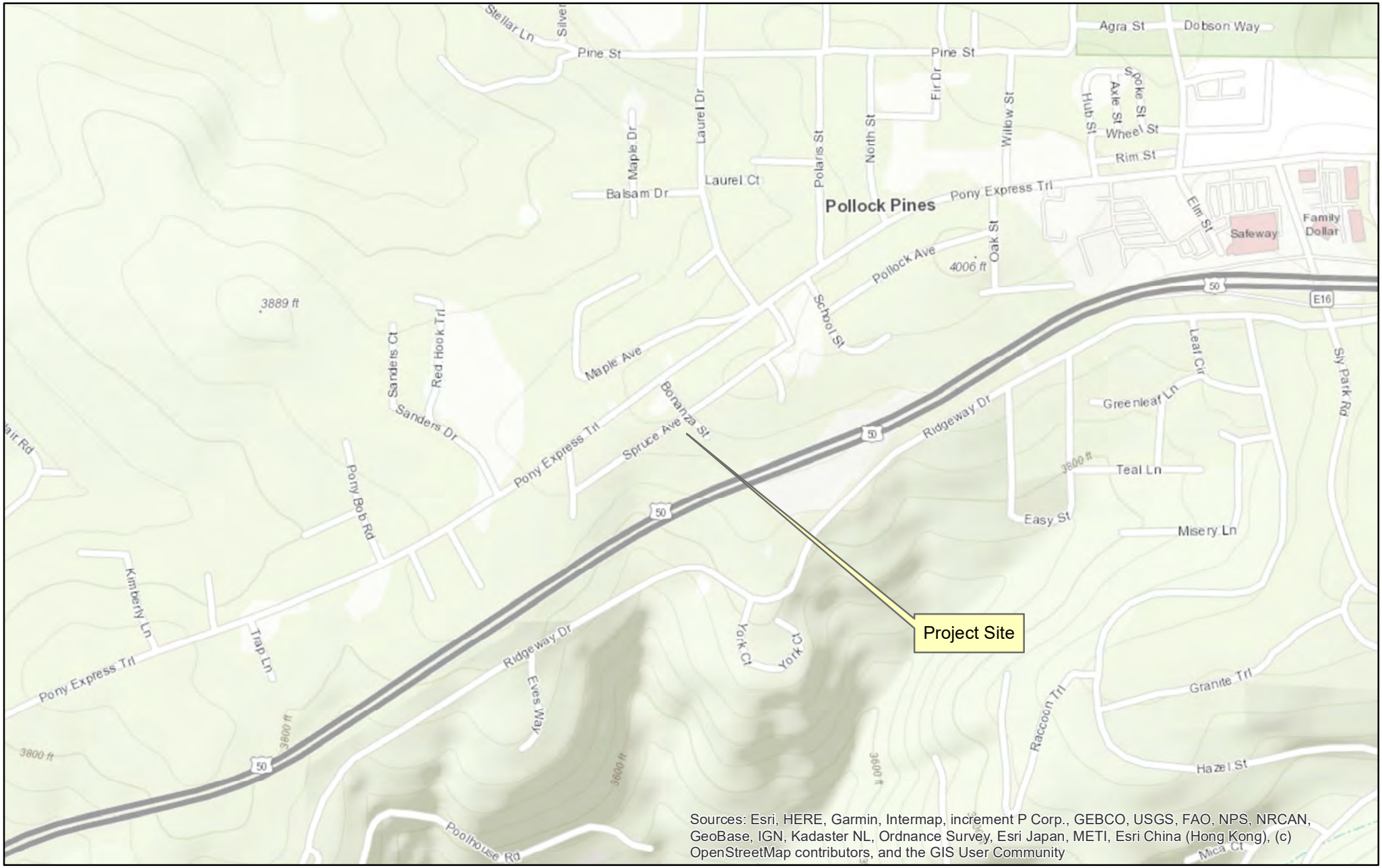
COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
January 16, 2026
1/16 **15590**

Planning Commission Hearing

P25-0004/PD25-0004/Z25-0005
Ranney Condo Conversion

FEBRUARY 26, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit A - Vicinity Map

N

0 0.125 0.25 0.5 Miles

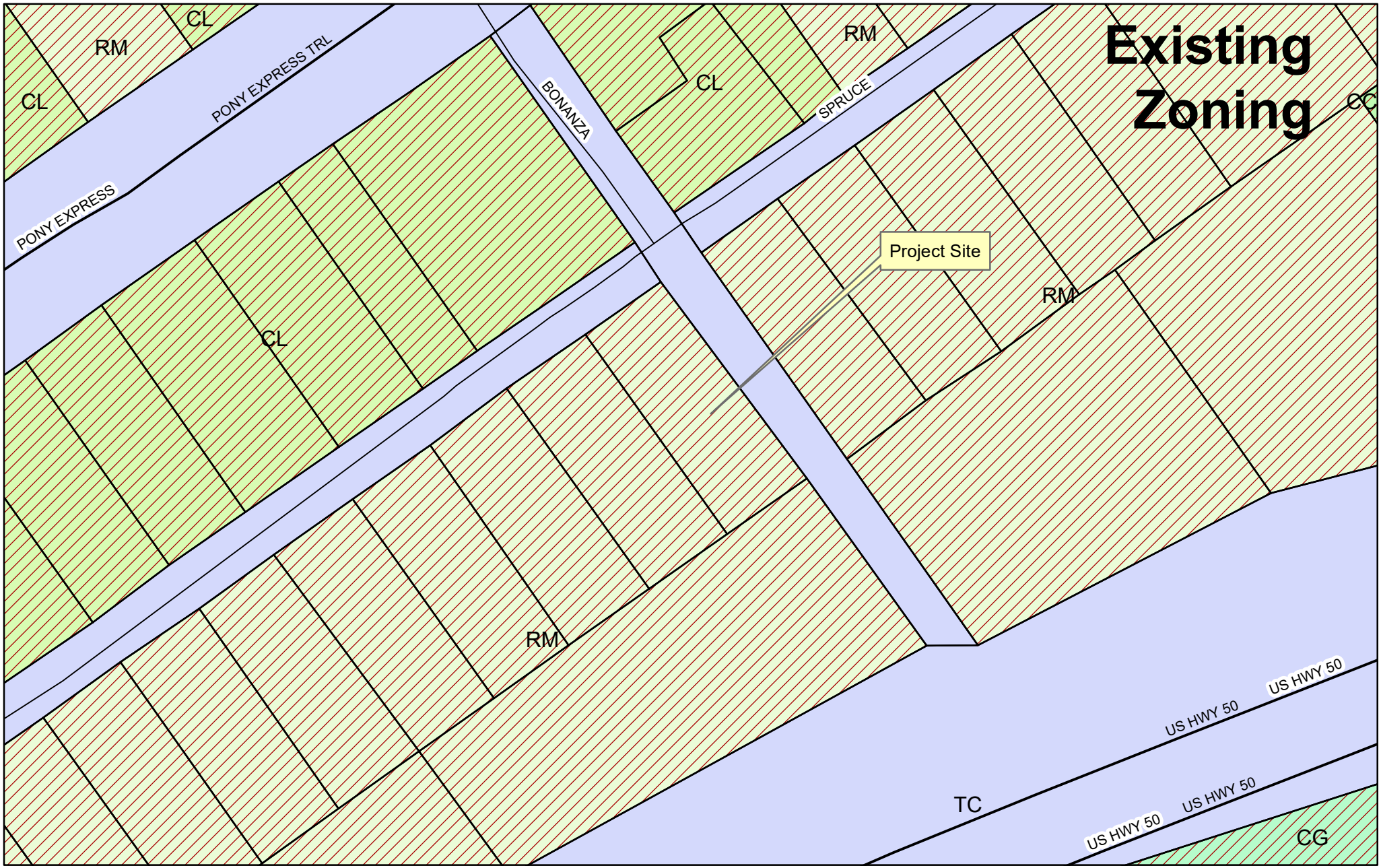


C MFR

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit D - General Plan Land Use Map

N

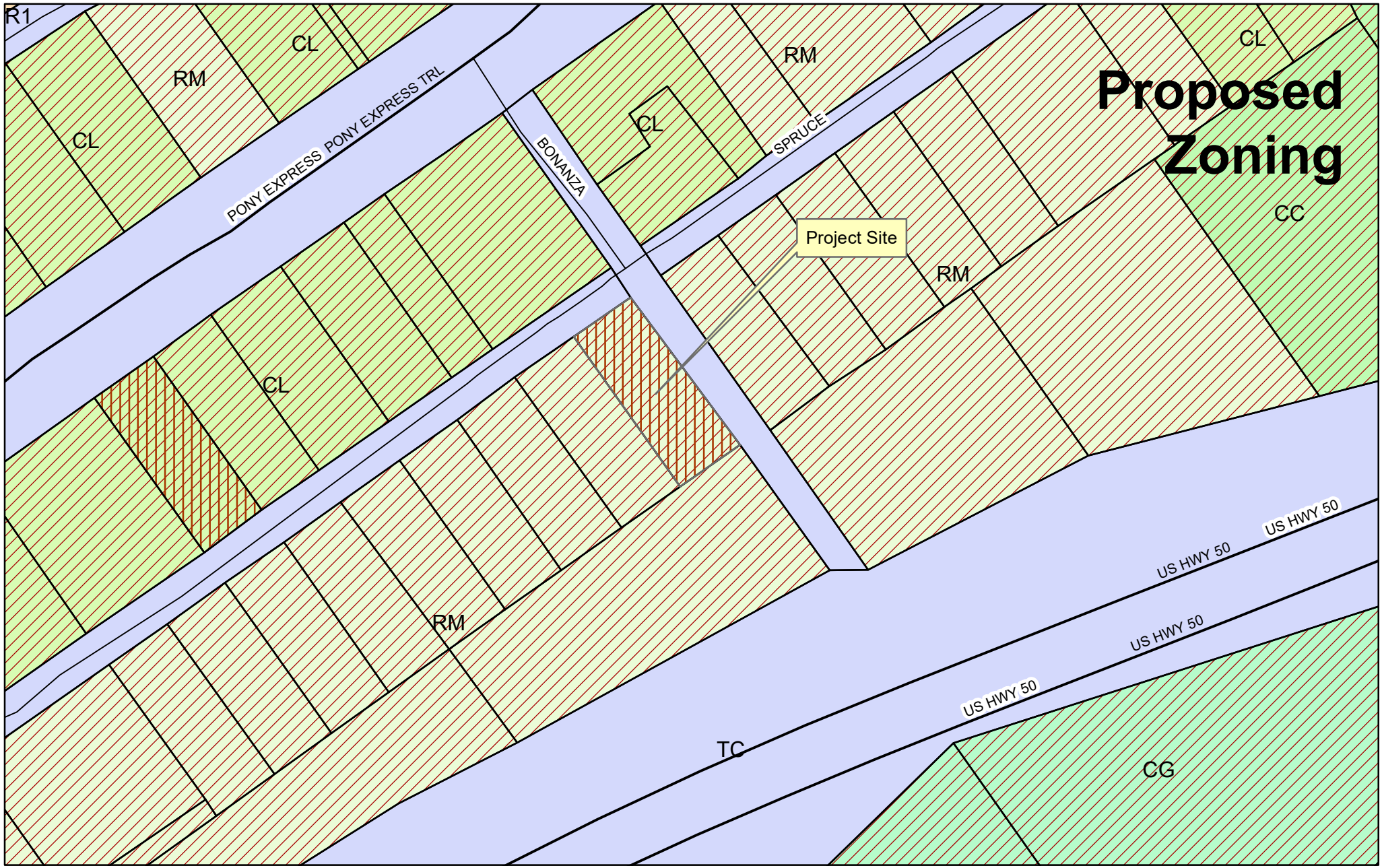
0 0.0125 0.025 0.05 Miles



CC RM
CG TC
CL DC

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit E - Zoning Maps

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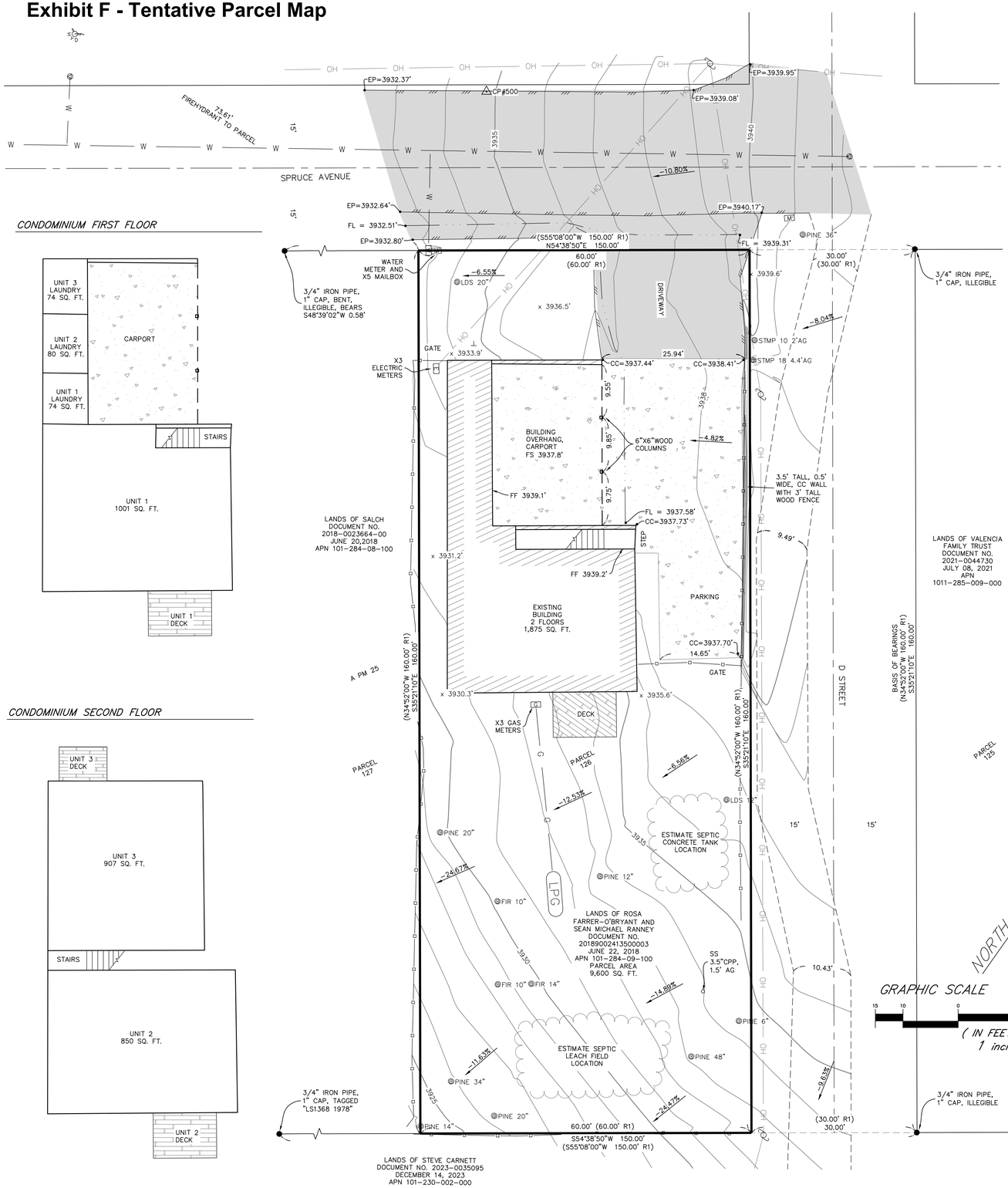
PD
R1
CC
RM
CG
TC
CL

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit E - Zoning Maps

N

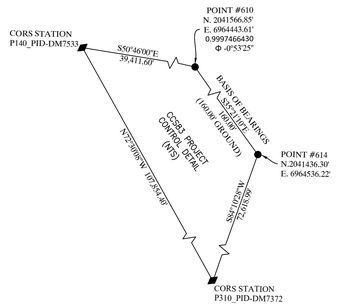
0 0.02 0.04 0.08 Miles

P25-0009/PD25-00004/Z25-0005/Ranney
Exhibit F - Tentative Parcel Map



CONDOMINIUM FIRST FLOOR

CONDOMINIUM SECOND FLOOR



BASIS OF BEARINGS: **S35°21'10"E**

SOUTH 35°21'10" EAST, BETWEEN FOUND MONUMENTS, PROJECT POINTS 610 & 614, AS THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983. **CCS83 ZONE 2, EPOCH 2011.00,** IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BE[illegible] UPON FIELD OBSERVED TIES TO THE CALIFORNIA SP[illegible] IRON PIPE, [illegible]ETWORK, OR EQUIVALENT STATIONS AS SHOWN IN THE ([illegible] CAP, ILLEGIBLE [illegible] CONTROL DETAIL.

THE CONTROL DIAGRAM SHOWS GRID DISTANCES. THE MAP DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF. TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCE BY THE COMBINED SCALE FACTOR OF **0.9997466430** SHOWN AT PROJECT POINT **500**.

NOTES:

1) THE PURPOSE OF THIS MAP IS FOR DESIGN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.

2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY DETERMINATION BY THIS SURVEYOR. RECORD BOUNDARY LINES SHOWN ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP FILED IN BOOK A AT PAGE 25, EL DORADOR COUNTY RECORDS.

3) HORIZONTAL CONTROL: THE BASIS OF BEARINGS FOR THIS SURVEY BEING, S35°21'10"E, AS SHOWN BETWEEN FOUND MONUMENTS, A 3/4" IRON PIPE AND A 3/4" IRON PIPE, PER THAT CERTAIN MAP, BOOK A AT PAGE 25.

4) VERTICAL CONTROL: ELEVATION DATUM IS DERIVED FROM A STATIC OBSERVATION OVER CP 500 (3,934.91 FEET) (NAVD 88)

5) ALL DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.

Owner:
Sean Ranney
6218 Spruce Ave,
Pollock Pines, CA 95726

Applicant and Map Prepared by:
James Renfro, PLS 9062, PE 72009
Hogan Land Services, Inc.
2601 41st Ave, Suite b
Soquel, CA 95073

Scale: 1" = 10'

Contour Interval: 1' and 5' Intervals

Topography Source: Hogan Land Services
Field Survey on 02/19/25

Section, Township, Range:
NE 1/4 Section 36, T11N, R12E, MDM

Assessor's Parcel Number: 101-284-09-100

Present Zoning: RM (MFR General Plan)

Proposed Zoning: RM-PD (MFR General Plan)

Total Area of Building: 1,875 Sq. Ft.

Total Area of Parcel: 9,600 Sq. Ft.

Total Number of Parcels: 3 and a remainder parcel

Min. Parcel Area: 850 Sq. Ft.

FEMA: Flood Zone X, Minimal

Water Supply: El Dorado Irrigation District

Sewage Disposal: On-Site Wastewater System

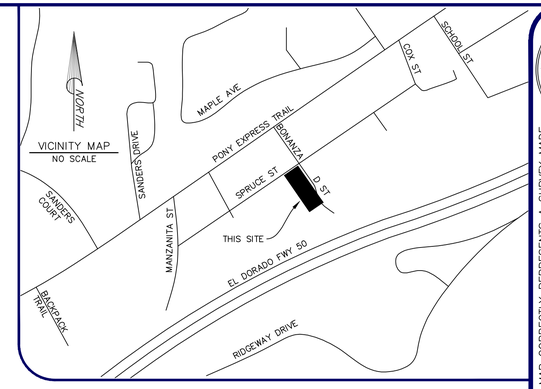
Electric and Gas: Pacific Gas and Electric

Fire-hydrant distance to West Parcel Corner: 74'

Proposed Improvements: None

Tree Removal: None

Date of Preparation: March 2025



LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- RECORD CENTER LINE
- FLOWLINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT CONCRETE
- EDGE OF DIRT ROAD
- EDGE OF BUILDING
- BUILDING OVERHANG
- WOOD FENCE
- OH — OVERHEAD WIRE
- W — UNDER GROUND WATER LINE
- G — UNDER GROUND GAS LINE
- ESTIMATED SEPTIC LOCATION
- MINOR CONTOUR
- 100 — MAJOR CONTOUR
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- DECKING

SYMBOLS

- x 143.2 — SPOT ELEVATION
- @RW 24" — TREE TYPE & DIA.
- POWER POLE W/ GUY ANCHOR
- E — ELECTRIC METER
- W — WATER METER
- WATER VALVE
- HOSE BIB
- FIRE HYDRANT
- G — GAS METER
- LPG — LIQUID PROPANE GAS TANK
- FOUND MONUMENT AS NOTED
- △# — HLS CONTROL POINT W/#
- CORS STATION

ABBREVIATIONS

FIR	FIR TREE
PINE	PINE TREE
LDS	LANDSCAPE TREE
STMP	STUMP
CPP	CORRUGATED PLASTIC PIPE
FF	FINISHED FLOOR
FS	FINISHED SLAB
SS	SANITARY SEWER
CC	CONCRETE
EP	EDGE OF PAVEMENT

REFERENCES

R1 POLLOCK PINES SUBDIVISION MAP, BOOK A OF MAPS 25, JUNE 1937 EL DORADO COUNTY RECORDS

Zoning Administrator: _____

Approval/Denial Date:_____

Board of Supervisors:_____

Approval/Denial Date:_____

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SEAN RANNEY IN FEBRUARY, 2025

JAMES E. RENFRO L.S. 9062

LICENSED LAND SURVEYOR * JAMES E. RENFRO * L.S. 9062 * STATE OF CALIFORNIA

DRN:	CHK:	PM:	DATE:	JOB #:
ESD	JG	JER	03/18/25	6723

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
2601 41ST AVENUE SUITE B
SOQUEL, CA 95073
Tel (877) 544-2104
Fax (707) 522-2105
www.hoganls.com

CONDOMINIUM TENTATIVE PARCEL MAP

6218 SPRUCE AVE
POLLOCK PINES, CALIFORNIA

APN: 101-284-009

1 OF 1

Copyright ©2005 Hogan Land Services, Inc. This drawing is an instrument of service and is the sole property of Hogan Land Services, Inc. Any use of this drawing without written consent by Hogan Land Services, Inc. is prohibited.

Project Description

- Project is a Rezone, PD and Tentative Parcel Map
- Zone change from RM-DC to RM-PD-DC, would add the PD overlay to enable flexible development standards to allow for the subdivision within an existing multi-unit two-story development.
- Parcel Map would create three condominium parcels ranging in size from 944 sf to 1,095 sf, and one 0.18 acre common space parcel to be managed by a HOA.

Environmental Review

The Project has been found Categorically Exempt pursuant to Section 15301 (Class 1; Existing Facilities) and 15305 (Class 5; Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

https://www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

TO:	Planning Commission	Agenda of:	February 25, 2026
FROM:	Evan Mattes, Senior Planner	Item No.:	3
DATE:	February 26, 2026	Legistar No.:	26-0182
RE:	P25-0009, PD25-0004, Z25-0005/Ranney Condo Conversion		

The purpose of this memorandum is to continue the subject project, date certain, to the March 12, 2026 Planning Commission hearing. This continuation is being requested to accommodate the additional notification prescribed in California Government Code Section 66452.3, requiring that any report or recommendation on a tentative map by the staff of the local agency to the advisory agency or legislative body shall be provided to the subdivider and each tenant at least three days prior to any hearing or action. This continuation would allow for distribution of the prepared staff report to all tenants.

Attachment: California Government Code Section 66452.3

State of California

GOVERNMENT CODE

Section 66452.3

66452.3. Any report or recommendation on a tentative map by the staff of the local agency to the advisory agency or legislative body shall be in writing and a copy thereof served on the subdivider and on each tenant of the subject property, in the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, at least three days prior to any hearing or action on such map by such advisory agency or legislative body. Pursuant to Section 66451.2, fees may be collected from the subdivider for expenses incurred under this section.

(Amended by Stats. 1980, Ch. 1128.)

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-0333

***File ID #:**	26-0333	**Agenda Type:**	Agenda Item	**Status:**	Agenda Item
Version:	1	**Reference:**		**Gov Body:**	Planning Commission
Department:	Planning and Building			**Created:**	02/09/2026
Agenda Title:	03-12-26 PC Monopine Garden Valley			**Final Action:**	

Title: Hearing to consider CONDITIONAL USE PERMIT, CUP25-0006 T-Mobile Monopine Garden Valley 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. 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, submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC;

Staff recommends the Planning Commission take one of 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.

(Supervisorial District 4)

Notes:			
Code Sections:		**Agenda Date:**	03/12/2026
		Agenda Number:	5.
Sponsors:		::	
Attachments:	A - Staff Report, B - Findings, C - Condition of Approval, D.1 - Staff Report Exhibits A-D, D.2 - Staff Report Exhibit E - Initial Study Negative Declaration, D.3 - Staff Report Exhibit F - Alternative Site Analysis, D.4 - Staff Report Exhibits G-K, E - Public Noticing, F - Staff Presentation, G - Applicant Presentation	::	
::		::	
Contact:	Ande Flower	::	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-0333

Hearing to consider CONDITIONAL USE PERMIT, CUP25-0006 T-Mobile Monopine Garden Valley 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. 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, submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC;

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(Supervisorial District 4)

DISCUSSION / BACKGROUND

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. 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 inter-section 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)

A Staff Report is attached.

CONTACT

Ande Flower

Planning and Building Department, Planning Division

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT

Agenda of: March 12, 2026

Staff: Craig Osborn

CONDITIONAL USE PERMIT

FILE NUMBER: CUP25-0006 T-Mobile Monopine Garden Valley

APPLICANT/AGENT: Samantha Herrmann/Assurance Development obo VB BTS III, LLC

OWNER: Kimberly & Gary Hoel

REQUEST: 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.

LOCATION: The site address 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 (Exhibit A).

SUPERVISOR DISTRICT: 4

APN: 060-420-028 (Exhibit B)

ACREAGE: 12.62 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: Three-acre Residential (R3A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit E).

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.

REGULATORY AUTHORITY

Pursuant to Zoning Ordinance Section 130.40.130(D)(7)(b), new towers or monopoles within five hundred (500) feet of a residential zone require a Conditional Use Permit (CUP) subject to Planning Commission (PC) approval. This project is located within a Three-Acre Residential (R3A) zone and therefore requires a CUP subject to PC approval.

PROJECT INFORMATION

Tolling Timeframe

CUP25-0006 was submitted May 2, 2025. With an application date of May 2, 2025, the uninterrupted 150-day shot clock period would have expired September 28, 2025, however, a determination of application completeness was issued on May 15, 2025 which extended the shot clock period to October 11, 2025. An initial tolling agreement extended the project time to November 15, 2025. A subsequent tolling agreement extended the project time to January 31, 2026. The latest tolling agreement was enacted on December 16, 2025, extending the project time to April 10, 2026. This additional time allows the project to be heard at the March 12, 2026 Planning Commission hearing. If there should be an appeal filed, the tolling agreement has provided for additional 45 days to account for a potential Board of Supervisor's appeal hearing.

Background

The subject parcel has been developed with a single-family residence. The project site is an undeveloped portion in the center of the subject parcel.

Site Description

The 12.62-acre subject parcel is in a rural setting predominately characterized by a mixture of oak and pine woodlands and annual grasslands. The property slopes upward, east to west, with elevations ranging from approximately 1,950 to 2,000 feet above mean sea level (msl), and a drop-off slope to 1,920 in the southern corner of the property.

The project site consists of a 1,600-square-foot fenced proposed lease area in the center of the parcel. The proposed wireless telecommunications facility would be situated on a relatively flat area accessed via an existing driveway, which is to be widened and improved as a result of the project. Existing development on-site consists of a single-family residence and driveway. Adjoining properties are zoned Three-Acre Residential (R3A), Two-Acre Residential (R2A), Rural Land - 10 Acres (RL-10) and U.S. Bureau of Land Management open space to the southwest.

Project Description

The proposed request is for a CUP to allow the construction and operation of a new multi-carrier wireless telecommunications facility, which consists of a 120-foot-tall monopine structure and ground equipment within a new 40-foot by 40-foot leased area, enclosed by a six-foot-tall chain link fence with earth toned vinyl slats. A proposed PG&E transformer would be located directly south of the enclosure, protected by barrier posts (Exhibit I). The monopine is proposed to include up to 12 panel antennas, 12 remote radio units, one (1) microwave antenna, one Global Positioning Antenna, and a five (5) foot lightning rod atop the tower. The ground equipment consists of two (2) ground-mounted radio cabinets, PG&E transformer, and an ice bridge from the radio cabinets to the tower to protect the cable that run between the equipment cabinets and the tower. Primary access to the wireless telecommunications facility would be through an existing encroachment from Garden Valley Road via a 13-foot-wide gravel access road. The applicant is requesting a 112-foot waiver from the setback requirement, as available according to Section 130.40.130 (F)(2), and discussed below Staff Analysis (Exhibit J, Section 2.4.3).

STAFF ANALYSIS

The proposed telecommunications facility (facility) meets all development standards and design guidelines, as shown on the plans (Exhibit I) and as conditioned, with the exception of the standard setback requirement, for which a waiver is requested.

The applicant has conducted extensive outreach pertaining to feasibility for siting this facility at alternative parcels and has selected a location on-site that meets radio frequency (RF) coverage

objectives and reduces visual impact from public roadways and neighboring parcels. The applicant sent letters of interest to twenty-six (26) property owners and received responses from 12 property owners, including the property owner of the proposed parcel. As described in the Alternative Sites Analysis (Exhibit F), the applicant engaged five (5) property owners in leasing negotiations before proceedings ceased. After further analysis, RF coverage was determined to be inadequate on three (3) other locations due to topography. Two (2) locations were infeasible due to the adjacent property owner's refusal to grant access easements. One (1) location was not viable due to proximity to the residence on-site.

Because the facility is located on a residentially zoned site primarily surrounded by residentially zoned parcels, a minimum setback equal to 1.5 times the overall height of the telecommunications tower must be measured from the part of the facility closest to the applicable lot line or structure. Section 130.40.130.Q (Glossary) defines wireless telecommunications facilities as "equipment and network components such as towers, utility poles, transmitters, base stations, and emergency power systems that are integral to provide wireless telecommunications services." Section 130.40.130(F)(2) authorizes setback waivers to be considered to allow flexibility in landscaping and siting the facility in a location that best reduces visual impact on the surrounding area and roads.

With a monopine height of 120 feet, the facility must be a minimum of 180 feet from the nearest property line or residential structure, whichever is closer. One (1) neighboring property line is nearer to the proposed facility than the minimum 180 feet required; however, the residential structure associated with this parcel is approximately 440 feet from the wireless communication facility. The proposed facility (i.e., fenced enclosure) is approximately sixty-eight (68) feet from the southeast property line. Therefore, a 112-foot waiver from this setback requirement is being requested by the applicant (Exhibit J, Section 2.4.3).

Setback Waiver Request

Though the proposed telecommunication facility meets the R3A zoning setbacks, it does not meet the minimum setback required for new towers that are on a parcel adjacent to parcels with an existing residential use or a site zoned for residential uses (Zoning Ordinance Section 130.40.130(F)(2)). Since the proposed facility does not meet the specified setback, as defined in the Zoning Ordinance, the applicant is requesting a setback waiver request (Exhibit J, Section 2.4.3). Consequently, the applicant selected the subject site and sited the telecommunications facility in its specific location to meet RF coverage objectives and best reduce visual impact on the surrounding area and roads. In the setback waiver request, the applicant shares that other locations on-site that would comply with the 180-foot setback were considered, but these alternative locations would be situated on steep, declining slopes, which would not only be more

difficult to site but would also require a taller tower or siting on a more visually exposed location to meet RF objectives.

An alternative location that would meet setback requirements would likely need to be taller than the proposed structure, which would necessarily require a larger setback waiver due to the proportional requirement. Therefore, even if it were possible for the proposed project to be positioned in an area where a setback waiver would not be necessary, the alternative location would be similarly visually impactful, if not more so.

As the photosimulations (Exhibit G) show, the proposed views northeast and southeast of the site along Garden Valley Road show that the monopine blends in with the existing trees. The views from Garden Valley Road, more directly east of the site, show a location where the monopine is more visible. The finding for a setback waiver does not require that the facility have no visual impact; instead, it requires that the proposed facility location best reduces the visual impact on the surrounding area and roads. Given that an alternative site would likely require an increased tower height, the proposed site would meet this finding.

In the current proposed location, the plans show that the proposed tower is sited in a location that is close to the existing access road, has already been graded, and shows signs of previous use. It is located on a relatively flat area, atop a hill, which would help meet RF coverage objectives. The visual impacts are reduced by its distance from Garden Valley Road (~430 feet) and topographical height above the road. Although the facility is approximately 68 feet from the nearest internal property line shared with a residential-zoned parcel with a residential use; the proposed facility would be approximately 440 feet from the existing residence on the neighboring parcel. The adjacent residence is set at a lower elevation than the facility's elevation, with a hill between, which may help to reduce visual impact. In sum, while the proposed facility does encroach on the southeasterly residential lot line, it meets the setback requirement for all other surrounding residential structures and property lines, and the applicant did consider alternative locations on-site and how to best reduce visual impacts from the surrounding area and roads.

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 E).

According to the CEQA Guidelines Section 15075, filing a Notice of Determination (NOD) is required to initiate a 30-day statute of limitations on legal challenges to the County's environmental determination. The filing of the NOD is optional; however, not filing the NOD extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

Should the applicant choose to have the NOD filed and recorded, the applicant shall submit to Planning Services a recording fee of $50.00 as required by the County Recorder, as well as the current 2025 California Department of Fish and Wildlife CEQA review fee for a Negative Declaration, $3,043.75. This fee is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning, and Conditional Use Permit Findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B .....Assessor's Parcel Map
Exhibit C .....Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E .....Initial Study Negative Declaration Document
Exhibit F.....Alternative Site Analysis
Exhibit G.....Photosimulations
Exhibit H.....Radio Frequency Radiation Report
Exhibit I .....Project Plans
Exhibit J .....Applicant Project Narrative
Exhibit K ..... Public Comment

FINDINGS

Conditional Use Permit CUP25-0006/T-Mobile Monopine Garden Valley
Planning Commission/March 12, 2026

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following Findings can be made:

1.0 California Environmental Quality Act (CEQA) FINDINGS

1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgement of the County and has been completed in compliance with CEQA and is adequate for this project.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 **The proposed use is consistent with General Plan Policy 2.2.1.2.**

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Medium Density Residential (MDR) land use designation establishes areas for single-family residential development in a rural setting.

Rationale: The project proposes to allow the construction and operation of a new telecommunications facility. The land use designation of the subject parcel allows for the development of single-family residences and associated structures, including those uses and structures allowed as a conditional use. The proposed monopine facility would not intensify uses on the parcel to a significant degree and would not result in negative impacts to the general health, safety, or welfare of nearby residents. As proposed, and as conditioned, this proposal is consistent with this policy.

2.2 **The project is consistent with General Plan Policy 2.2.5.2.**

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Conditional Use Permit (CUP) is consistent with applicable General Plan policies as discussed in the Staff Report and is, therefore, consistent with this policy.

2.3 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids incompatibility or shall be located on a different site.

Rationale: The proposed 120-foot-tall monopine tower would be located on the southwestern portion of the subject parcel and is set back from the nearest residential developed lot line approximately sixty-eight (68) feet and is approximately 440 feet from the nearest residential structure on the adjacent parcel. The proposed monopine has been designed and located in a manner that avoids incompatibility with adjoining land uses and is therefore consistent with this policy.

2.4 **The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was distributed to the El Dorado County Department of Transportation (DOT), Pacific Gas and Electric (PG&E), Garden Valley Fire District, El Dorado County Emergency Medical Services and CAL FIRE for review. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. Therefore, this project is consistent with this policy.

2.5 **The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed project is located on a parcel that is developed. The site is currently served by CAL FIRE and the Garden Valley Fire Protection District for fire protection and Georgetown Divide Public Utilities District for water service. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. No changes are anticipated with regards to the demand of potable or emergency water by this project Therefore, the proposed project is consistent with this policy.

2.6 **The project is consistent with General Plan Policy 6.2.2.2.**

General Plan Policy 6.2.2.2 (High and Very High Fire Zone Development Limitations) precludes development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.

Rationale: The proposed parcel is located in a High Fire Hazard Severity Zone. The Fire Safe plan is conditioned as part of this project. The Garden Valley Fire Protection District and Cal Fire has reviewed the project. The project is consistent with this policy.

2.7 **The project is consistent with General Plan Policy 6.2.3.2.**

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was reviewed by DOT, Garden Valley Fire Protection District and CAL FIRE as proposed, there were no concerns regarding the existence

of adequate access for emergency vehicles. The subject parcel currently takes access from Garden Valley Road from a driveway on the northeast corner of the parcel. The encroachment is permitted by DOT and therefore the project is consistent with this policy.

2.8 **The project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

Rationale: No oak trees are proposed to be removed as part of the proposed project. Therefore, the project is consistent with this policy.

2.9 **The project is consistent with General Plan Policy TC-Xa.**

(1) Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: This policy does not apply, as the project does not propose residential development.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voter's approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the Project is not requesting the County create an Infrastructure Financing District.

(6) Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five (5) or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project does not create any residential parcel(s); therefore, this policy does not apply.

2.10 **The project is consistent with General Plan Policy TC-Xb.**

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable as this policy refers to the County preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

2.11 **The project is consistent with General Plan Policy TC-Xc.**

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable as this policy directs how the County would pay for building the necessary road capacity.

2.12 **The project is consistent with General Plan Policy TC-Xd.**

LOS for County-maintained roads and State highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in

that table. LOS would be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation (DOT) which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Rationale: This project would not worsen (as defined by General Plan Policy TC-Xe) LOS for any County-maintained road or State highway.

2.13 **The project is consistent with General Plan Policy TC-Xe.**

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

A. A two (2) percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or

B. The addition of 100 or more daily trips, or

C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project would generate fewer than 10 trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B or C of this policy are not met.

2.14 **The project is consistent with General Plan Policy TC-Xf.**

At the time of approval of a tentative map for a single family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project would not worsen traffic on the County road system. Therefore, this policy does not apply.

2.15 **The project is consistent with General Plan Policy TC-Xg.**

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable as this project does not worsen traffic conditions.

2.16 **The project is consistent with General Plan Policy TC-Xh.**

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This policy is not applicable, since the project does not propose any subdivisions.

2.17 **The project is consistent with General Plan Policy TC-Xi.**

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is directed to the County to coordinate with other agencies.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The Three-acre Residential (R3A) zone, is utilized to create a more dispersed residential character to an area by providing for and regulating medium density residential development at the lowest range of one dwelling unit per three acres. Agricultural structures and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone.

Rationale: The subject parcel is zoned R3A (Exhibit D). The residential zone matrix of allowed uses (Table 130.24.020) establishes those uses that are permitted and those that require approval by a CUP in the R3A zoning designation. The matrix includes communication facilities as a use that is allowed by the issuance of a CUP approved by the Planning Commission.

The project has been analyzed in accordance with Zoning Ordinance Section 130.24.030 (Residential Zone Development Standards) for minimum lot size, dimensions, height, and building setbacks. The project, as proposed and conditioned, is consistent with the Zoning Ordinance and complies to all applicable standards.

3.2 The project is consistent with Section 130.40.130(D)(7)(a-b).

The construction or placement of communication facilities on new towers or monopoles, or an increase in height of existing towers or monopoles may be allowed as set forth below:

a. In all commercial, industrial, and research and development zones, except where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, a new tower or monopole may be allowed subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

b. In all other zones or where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, new towers or monopoles shall be subject to Commission approval of a CUP in compliance with Section 130.52.021

(Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

Rationale: The proposed project is located on a residential zone and is within 500 feet of a residential zone. The application for a CUP fulfills the necessary requirements and is consistent with Section 130.40.130(D)(7)(a-b).

3.3 **The project is consistent with Section 130.40.130(E).**

Visual simulations of the wireless telecommunications facility, including all support facilities, shall be submitted as part of the application. A visual simulation consists of a photo simulation showing the existing and post-project condition. Simulations that include future landscaping, including trees, shall typically show ten-year growth. The applicant shall also submit a map showing the location of the project site and the visual vantage points. Vantage points shall emphasize public views of the project sites.

Rationale: Photo-simulations of the facility are provided as (Exhibit G). These simulations demonstrate how the facility would blend with the existing tree canopy. Therefore, the project is consistent with this policy.

3.4 **The Project is consistent with Section 130.40.130(F)(1-13)**

1. **Screening.** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).

Rationale: The project site is located on a vacant portion of a residentially developed parcel. No tree canopy exists within the proposed 40-foot by 40-foot lease area. The Project site and surrounding properties is in a rural setting predominately characterized by a mixture of oak and pine woodlands and annual grasslands. The use of chain link fencing with earth-toned vinyl slats would help conceal the ground mounted equipment from view. The siting of the proposed monopine has been determined to be the least intrusive placement for the project and would not have a significant effect on

surrounding uses or viewsheds. Therefore, as proposed and conditioned, the project is consistent with this development standard.

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.

   Rationale: The facility, which includes a 120-foot-tall monopine, must be at least 180 feet from all residential structures and all property lines shared with a residential use or a residentially zoned parcel. The proposed facility is approximately sixty-eight (68) feet from the nearest property line shared with a residentially zoned parcel that contains an existing residence. The facility is, however, approximately 440 feet from the residential structure associated with this adjacent parcel. An 112-foot waiver from this setback requirement is requested by the applicant (Exhibit J, Section 2.4.3). A setback waiver may be approved if it allows flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

   The proposed site is on a relatively flat area, on a hill, that is 415 feet from Garden Valley Road. The applicant has engaged in extensive alternative sites outreach in the area and has considered alternative locations on-site which would meet RF coverage objectives. The alternative locations would likely need to be sited at a lower elevation and require an increase in tower height, which would not be less visually impactful than the proposed project. Therefore, as proposed and conditioned, the project is consistent with this development standard.

3. **Maintenance.** All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

Rationale: The project has been conditioned to conduct routine wireless facility maintenance for the ongoing operation and safety of all equipment. Additional immediate visits would occur if the site equipment is not functioning. Conditions shall ensure that the colors and materials of the stealth enclosure and ground equipment enclosure would be maintained at all times and would be consistent with the features as depicted in the elevations (Exhibit I). Therefore, as conditioned, the project is consistent with Section 130.40.130(F)(3).

4. **Location Preferences.** Wireless telecommunication facilities are encouraged to co-locate on existing buildings and structures to the extent feasible based coverage requirements. Additionally, to minimize the aesthetic and visual impacts, all new wireless telecommunication facilities shall take into consideration the aesthetic impact of the proposed telecommunication facility as seen from roadways and other public properties should any adverse effects be noted. The following preferences should be considered in locating new facilities.

    a. Industrial and research and development, including corporation yards and mineral resource uses.
    b. Commercial.
    c. Agricultural, rural, and open space.
    d. Residential.

Rationale: In the Alternative Sites Analysis (Exhibit F), the applicant states that there are no existing towers within the designated search area to enhance service coverage to this rural and residential area of Garden Valley. In terms of existing non-tower structures, the applicant states that there are no structures within the search area that could support the required height of 115-foot-tall antenna tip height to meet the coverage objectives for this tower.

The applicant considered visual impacts from roadways and other properties by siting the facility at least 415 feet from Garden Valley Road (Exhibit G). Therefore, as proposed, the project is consistent with Section 130.40.130(F)(4).

5. **Historic Resources.** No facilities shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless it is determine

that the facility would have no adverse effect on the building's visual integrity, structure or eligibility for historic designation.

Rationale: The project is not located on a parcel that is within a Federal, State or local historic register thereby making the project consistent with Section 130.40.130(F)(5).

6. **Accessibility.** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).

Rationale: No aspect of the project creates a barrier as defined in the ADA and the project is consistent with Section 130.40.130(F)(6).

7. **Written Approval of Owner.** A wireless telecommunication facility shall not encroach onto any private or other property outside the public right-of-way unless the owner has provided written consent.

Rationale: Written approval of parcel owner is on file making the project consistent with Section 130.40.130(F)(7).

8. **Underground Equipment.** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.

Rationale: Only electrical lines would be routed underground and would be entirely underground. The project is consistent with 130.40.130(F)(8)

9. **Site Security Measures.** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

Rationale: The project proposes securing the site with a six (6) foot tall chain link fence and twelve (12) foot wide double-swing gate with a lock making the project consistent with Section 130.40.130(F)(9).

10. **Signage.** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless

approved by the Director, required by law or recommended under FCC, Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.

Rationale: The facility would be conditioned to include all necessary signage and would have no other signage or advertisements thus making it consistent with Section 130.40.130(F)(10).

11. **Compliance with Health and Safety Regulations.** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.

Rationale: As proposed and conditioned, this wireless telecommunication facility would be designed, operated, and maintained in compliance with all generally applicable health and safety regulations including regulations for human exposure to RF emissions, ADA, California Building Code, and County Code therefore making it consistent with Section 130.40.130(F)(11).

12. **Lighting.** All wireless telecommunication facilities shall not include any lights that would be visible from publicly accessible areas, except as otherwise required in compliance with the Federal Aviation Administration or the Airport Land Use Commission area standards, and except when authorized personnel are present at night, and for exempt facilities listed in Subsection B (Exempt Facilities).

Rationale: No lighting is proposed on the monopine structure and therefore no light would be visible from publicly accessible areas. The walk-up cabinet comes with two spotlights that would only be utilized during site maintenance visits or in case of an emergency. The project is consistent with Section 130.40.130(F)(12).

13. **Aesthetics.** All review shall consider aesthetic impacts, including the location, height, and design of the proposed wireless telecommunications facility and an evaluation of the character of the area.

Rationale: The wireless telecommunication facility would be situated in a rural setting of mixed oak and pine woodlands, at least 400 feet from Garden Valley Road. As detailed in the project narrative in the application packet the monopine steel pole structure would be painted brown. The antenna mounts would be painted green to match the monopine needles. The cable bridge extending slightly higher than the 8' tall wood fenced enclosure would be painted brown or forest green to blend in with the facility and to eliminate the possibility of glare or reflection. The lease area would consist of a six (6) foot tall chain link fence with brown vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting and is consistent with Section 130.40.130(F)(13).

3.5 **The Project is consistent with Section 130.40.130(G)**

Radio Frequency (RF) Requirements: The application for a discretionary permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths in all directions from the facility to the property lines of the facility site. Facilities must not be planed or operated in a manner that violates FCC's standards for human exposure to RF emmissions.

Rationale: The submitted application includes an RF analysis report that confirms compliance with the applicable FCC Regulations under 47 C.F.R Section 1.1307(b) (3) and 1.1310 (Radio Frequency Radiation Exposure Limits) (Exhibit H). The proposed facility is calculated to provide RF level of 0.045 mW/cm^2, which is 5.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 2.9% of the public exposure limit.

3.6 **The Project is consistent with Section 130.40.130(H)**

Availability: All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.

Rationale: The project proponents have confirmed adequate space would be available for future colocations with other cellular service providers.

3.7 **The Project is consistent with Section 130.40.130(I)**

Unused Facilities: The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunications facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned

Rationale: The project has been conditioned to comply with this requirement.

3.8 **The Project is consistent with Section 130.40.130(J)**

Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in addition to the noticing requirements of Section 130.51.050 (Public Notice Requirements and Procedures), the following notification shall occur for discretionary permit applications:

a. New facilities less than 100 feet in height: 1,500 feet from the proposed facility.

b. New facilities 100 feet or greater in height: 2,000 feet from the proposed facility.

c. School District Notification. If the proposed wireless facility is located within either 1,500 feet or 2,000 feet from a school based on the height of the proposed facility under Subsections J.1 or J.2 above, the appropriate school district shall be notified during the initial consultation.

d. Homeowners Association Notification. For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations that are within either 1,500 feet or 2,000 feet from the property based on the height of the proposed facility under Subsections J.1 or J.2 above. Any homeowners associations that are identified shall be notified during the initial consultation.

Rationale: The proposed project is not located within 1,000 feet of a school or on a property within an HOA, and no adjacent properties are within an HOA. Notices have been sent out to all property owners within 2,000 feet of the proposed facility. The project complies with the notification requirements.

3.9 **The Project is consistent with Section 130.40.130(K)**

Additional Sites and Needs Analysis. The application for a discretionary permit shall contain a site justification letter that includes an alternative sites analysis, a discussion of alternative sites that would accomplish the project goals, an evaluation of the feasibility of using multiple small sites to meet coverage needs rather than a single large site, and a description of the need for the proposed facility based on the adequacy of existing coverage. The letter shall detail meaningful outreach to owners of alternative sites. The analysis shall provide specific comparative analysis of how different sites would impact aesthetic and environmental values, as applicable.

Rationale: An Alternative Site Analysis (Exhibit F) has been provided detailing the various and meaningful efforts of alternative siting. The project is consistent with 130.40.130(K).

3.10 **The Project is consistent with Section 130.40.130(L)**

Fees. For each initial application, or for the renewal of an application, the applicant shall pay an initial deposit and any associated recurring fees, including maintenance and right-of-way permit fees, consistent with the County's current Community Development Agency Consolidated Fee Schedule.

Rationale: The applicant has paid the initial deposit fee consistent with the County’s Planning and Building Department Fee Schedule at the time of application. Any other processing fees would be paid prior to building permit issuance.

3.11 **The Project is consistent with Section 130.40.130(M)**

Airport Operations. Wireless telecommunication facilities shall not be sited in locations where they would interfere with airport operations. The siting of wireless towers and related facilities within the airport influence area of any public airport shall be referred to the El Dorado County Airport Land Use Commission for a determination of consistency with Airport Land Use Compatibility Plan.

Rationale: This wireless telecommunication facility is not located near any airport and therefore would not interfere with airport operations.

3.12 The Project is consistent with Section 130.40.130(N)

Five Year Review. Every five years following approval of a Conditional Use Permit for a wireless telecommunications facility, the county shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility Conditional Use Permits shall be staff level. This section shall take precedent over existing conditions of approval.

1. Notification. All five-year reviews shall be noticed to nearby property owners in accordance with Table 130.51.050.2.

2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

Rationale: The project is consistent with Section 130.40.130(N) as conditioned below in the Conditions of Approval.

3.13 **The Project is consistent with Section 130.40.130(O).**

Revocation. Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).

Rationale: The project is consistent with Section 130.40.130(O) as conditioned below in the Conditions of Approval.

4.0 CONDITIONAL USE PERMIT FINDINGS 130.52.021(C)

4.1 **The issuance of the permit is consistent with the General Plan.**

Rationale: The proposed use is consistent with the policies and requirements of the General Plan as discussed in the General Plan section of the Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0 above.

4.2 **The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.**

Rationale: The use would not conflict with the adjacent uses as the ground-support equipment and towers are sited on a parcel which is zoned and developed for residential use and for which a telecommunication facility is a use allowed by CUP. As conditioned, the project is not anticipated to result in significant environmental impacts or impacts to neighboring parcels. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 **The proposed use is specifically permitted by Conditional Use Permit.**

Rationale: Because the project complies with the requirements of Zoning Ordinance Section 130.40.130.A through O, as proposed and conditioned, the telecommunication facility is a specifically permitted use with a CUP.

CONDITIONS OF APPROVAL

Conditional Use Permit CUP25-0006/T-Mobile Monopine Garden Valley Road
Planning Commission/March 12, 2026

Planning Services

1. This Conditional Use Permit (CUP) is based upon and limited to compliance with the project description, the following project exhibits, and Conditions of Approval set forth below:

   Exhibit E .....Initial Study Negative Declaration Document
   Exhibit H.....Radio Frequency Radiation Report
   Exhibit I ..... Project Plans

   A 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 situated inside a new 40-foot by 40-foot compound surrounded by a six (6) foot tall chain link and brown vinyl slatted fenced compound. Installation of T-Mobile equipment (up to 12 panel antennas, 12 RRUs, a 2' microwave antenna, 1 GPS antenna, required antenna cabling along with all associated mounting equipment, and a 5' lightning rod atop the tower).

   Any deviations from the project description, exhibits, or Conditions of Approval must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

   The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Permit Expiration:** Pursuant to Zoning Ordinance Section 130.54.060.A, implementation of the project shall occur within 24 months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and

make diligent progress toward implementation of the project and compliance with Conditions of Approval.

3. **Screening:** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).

4. **Maintenance:** All improvements associated with the telecommunication facility, such as equipment shelters, towers, antennas, fencing, and landscaping shall be maintained in good condition at all times, free from trash, debris, graffiti, and any form of vandalism. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

5. **Accessibility:** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).

6. **Underground Equipment:** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.

7. **Site Security Measures:** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

8. **Signage:** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless approved by the Director, required by law or recommended under FCC, Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.

9. **Compliance with Health and Safety Regulations:** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all

applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.

10. **Availability:** All existing telecommunication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.

11. **Unused Facilities:** The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunication facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned. All site disturbance related to the facility shall be restored to its pre-project condition.

10. **Conditions Compliance:** Prior to issuance of a building permit or commencement or any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Division prior to building permit final for any building permit for verification of compliance with applicable Conditions of Approval.

11. **Five-Year Review:** Every five years following approval of a Conditional Use Permit for a wireless telecommunications facility, the County shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility Conditional Use Permits shall be staff level. This section shall take precedent over existing conditions of approval.
    1. Notification. All five-year reviews shall be noticed to nearby property owners in accordance with Table 130.51.050.2.
    2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

7. **Revocation:** Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).

8. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the CUP and building permit prior to issuance of a building permit.

9. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.
The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a CUP.

   The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

10. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24-hours, the Native American Heritage Commission. The Native American Heritage Commission would immediately notify the person it believes to be the most likely descendant of the deceased Native American.

    Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48-hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Air Quality Management District (AQMD)

11. **Fugitive Dust:** Mitigation measures for dust control shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

12. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.

13. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.

14. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetation originating from the property may be disposed of using an open outdoor fire and burning shall adhere to AQMD Rule 300, Open Burning.

15. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§2249 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB's website here: https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment. Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

16. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

17. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and

emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.

Surveyor's Office

18. **Boundary Monuments:** All boundary monuments disturbed during project construction shall be identified and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

Stormwater Division

19. **Erosion and Sediment Control:** An Erosion and Sediment Control Plan would need to be included in the plan submittal. If the project would disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

20. **Post-Construction Water Quality Requirements.** The County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements). Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided here: https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Tahoe-Planning-and-Building-Division-Stormwater-Unit/West-Slope-Development-and-Redevelopment-Standards.

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

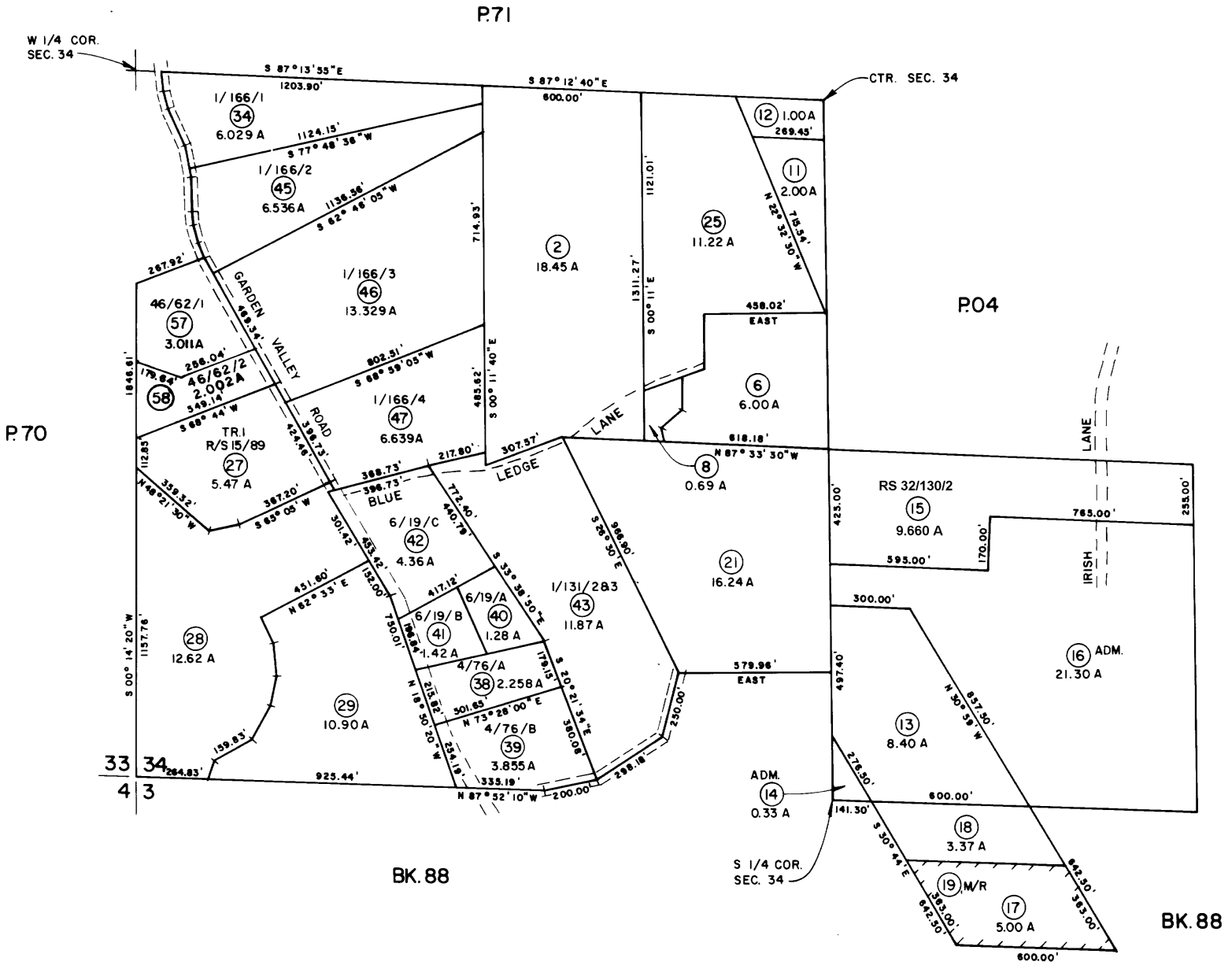


N
W
E
S

0 550 1,100 2,200 Feet

Legend

Parcel Base
Major Roads
Roads



CUP25-0006 T-Mobile Monopine Garden Valley
Exhibit B - Assessor's Parcel Map

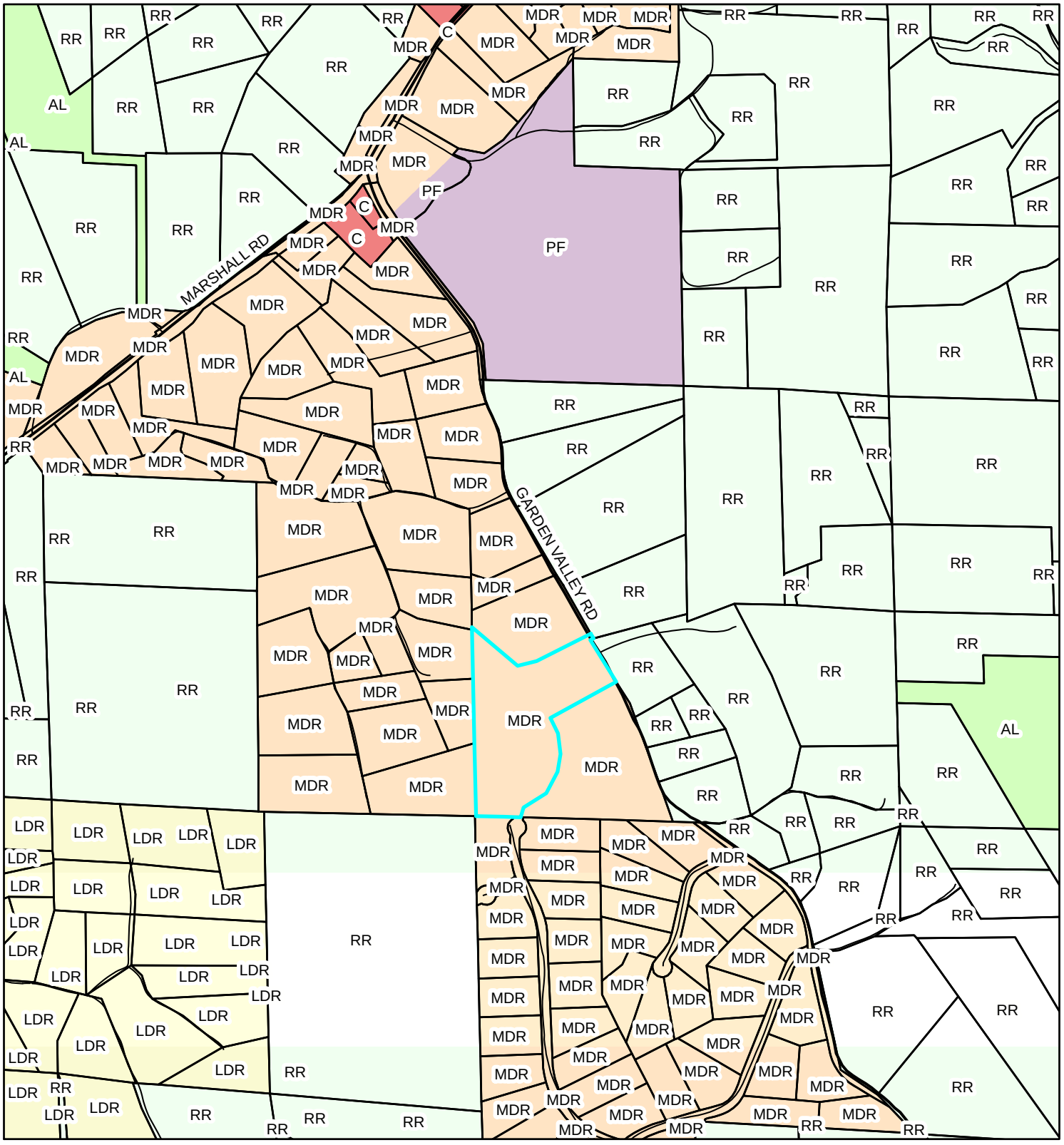
REV. 5/9/2011

Assessor's Map Bk. 60 – P
County of El Dorado, Califor

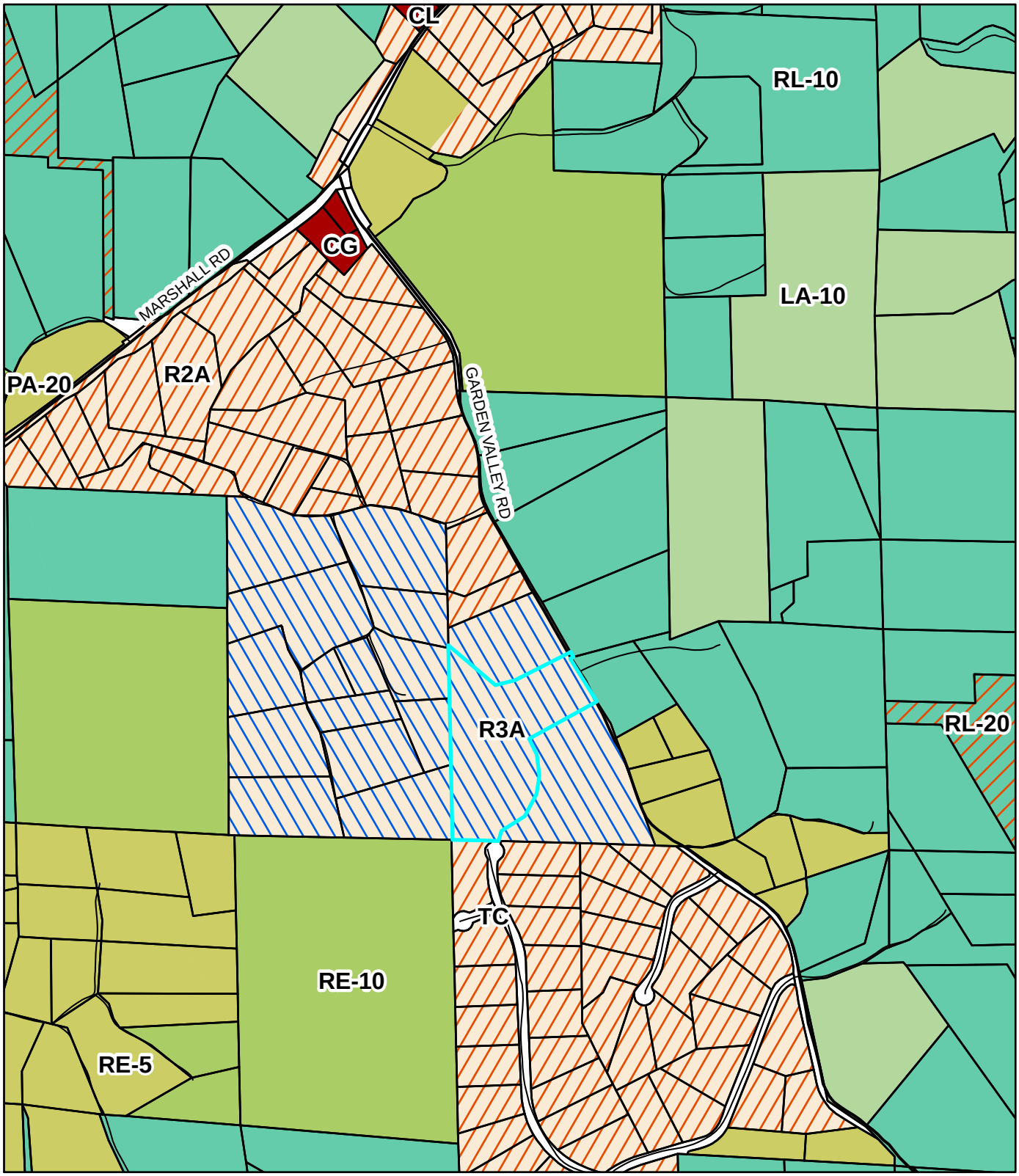
NOTE – Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

170

CUP25-0006 T-Mobile Monopine Garden Valley
Exhibit C - Land Use Designation Map



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



N
W E
S

0 0.075 0.15 0.3 Miles

Legend
Parcel Lines
Roads
<all other values>
CLASS
HIGHWAY
MAJOR
MINOR
RAMP
LA-10 = Limited Agriculture 10 Acres
PA-20 = Planned Agriculture 20 Acres
CG = Commercial General
CL = Commercial Limited
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
LA-10 = Limited Agriculture 10 Acres
PA-20 = Planned Agriculture 20 Acres
CG = Commercial General
CL = Commercial Limited
R2A = Residential 2 Acres
RL-10 = Rural Land 10 Acres
RL-20 = Rural Land 20 Acres
TC = Transportation Corridor

NEGATIVE DECLARATION

FILE: CUP25-0006

PROJECT NAME: T- Mobile Garden Valley Monopine

NAME OF APPLICANT: Assurance Development obo VB BTS III, LLC

ASSESSOR'S PARCEL NO.: 060-420-028 **SECTION:** 34 **T:** 12 N **R:** 10 E

LOCATION: The property is located on the west side of Garden Valley Road 0.5 miles southeast of the intersection with Marshall Road.

☐ **GENERAL PLAN AMENDMENT:** **FROM:** **TO:**

☐ **REZONING:** **FROM:** **TO:**

☐ **TENTATIVE PARCEL MAP** ☐
SUBDIVISION (NAME):

☒ **SPECIAL USE PERMIT TO ALLOW:**
A Conditional Use Permit request to allow for the construction and operation of a wireless telecommunications tower consisting of a 120' monopine with associated equipment within a 40'x40' lease area. No water or sewer service is required. This is an unmanned facility.

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

☒ **NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**

☐ **MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this Negative Declaration . A period of (30) thirty days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the _____on _____.

_____
Executive Secretary

Draft
Initial Study/Proposed Mitigated Negative Declaration
for
Conditional Use PermitCUP25-0006 T-Mobile Monopine Garden Valley Project

Prepared for:

El Dorado County
2850 Fairlane Court
Placerville, CA 95667
530/621-5697

Contact: Craig Osborn, Associate Planner

September 2025

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LIST OF ABBREVIATIONS

2023 Ozone Plan	Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan
AB	Assembly Bill
ADU	accessory dwelling unit
APN	Assessor's Parcel Number
AQAP	air quality attainment plan
Basin Plan	Water Quality Control Plan for the Sacramento and San Joaquin River Basins
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CARB	California Air Resources Board
CESA	California Endangered Species Act
CFC	California Fire Code
CNDDB	California Natural Diversity Database
CO_2	carbon dioxide
County	County of El Dorado
CRPR	California rare plant rank
CWPP	community wildfire protection plan
dB	decibels
DOT	County Department of Transportation
DTSC	California Department of Toxic Substance Control
DWR	California Department of Water Resources
EDCAQMD	El Dorado County Air Quality Management District
EDCHMP	El Dorado County Multi-Jurisdictional Hazard Mitigation Plan
EDCSO	El Dorado County Sheriff's Office
EP	Ecological Preserve
ESA	federal Endangered Species Act
GHG	greenhouse gas
LAMP	Local Agency Management Plan
LOS	level of service
MCAB	Mountain Counties Air Basin
MRZ	Mineral Resource Zones
MS4	municipal separate storm sewer system
msl	mean sea level

$MTCO_2e/yr$	metric tons of carbon dioxide equivalent per year
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Center
NCIC	North Central Information Center
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation
ORMP	Oak Resources Management Plan
PG&E	Pacific Gas and Electric Company
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particles
Project Applicant	Assurance Development obo VB BTS III, LLC
Project	CUP25-0006 T-Mobile Monopine Garden Valley
GVFPD	Garden Valley Fire Protection District
RL	Rural Lands
RR	Rural Residential
RWQCB	regional water quality control board
SB	Senate Bill
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SR	State Route
SRA	state responsibility area
SWMP	storm water management plan
SWPPP	storm water pollution prevention plan
TAC	toxic air contaminant
Technical Advisory	*Technical Advisory on Evaluating Transportation Impacts in CEQA*
US 50	US Highway 50
USACE	US Army Corps of Engineers
USFWS	US Fish and Wildlife Service
USGS	US Geological Service
VMT	vehicle miles traveled
WEAT	Worker Environmental Awareness Training
WERS	Western El Dorado Recovery Systems

1 NOTICE ON INTENT TO ADOPT A NEGATIVE DECLARATION

The attached Initial Study/Proposed Negative Declaration (IS/Proposed ND) has been prepared for the County of El Dorado (County) as the lead agency under the California Environmental Quality Act (CEQA). The purpose of this IS/Proposed ND is to evaluate and disclose potential environmental effects resulting from the CUP25-0006 T-Mobile Monopine Garden Valley Project. Under CEQA, the lead agency is the public agency with primary responsibility over approval of the project.

The County prepared this Proposed ND because, although the attached IS identifies potentially significant environmental effects, revisions to the project have been made or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, consistent with Section 15070 of the State CEQA Guidelines.

1.1 PROJECT DESCRIPTION

Assurance Development obo VB BTS III, LLC has submitted an application to the County of EL Dorado (the Lead Agency) for the CUP25-006 T-Mobile Monopine Garden Valley (Project)). The Project would allow for the construction and operation of a new 120' monopine multi carrier wireless communication Facility.

1.2 LOCATION

The Project site is located at 5280 Garden Valley Road, in the unincorporated community of Garden Valley in El Dorado County, California (assessor parcel number [APN] (060-420-028).

1.3 REVIEW AND APPROVAL

The purpose of the IS/Proposed ND is to present to decision-makers and the public information about the environmental consequences of implementing the project. This IS/Proposed MND will be available for a XX-day public review period from Month XX, 20XX to Month XX, 20XX.

Supporting documentation referenced in this document is available for review at:

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

Comments should be addressed to:

Craig Osborn, Associate Planner
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

E-mail comments may be addressed to: sosborn@edcgov.us

If you have questions regarding the IS/Proposed ND, please call Craig Osborn at: (530) 621-5697. If you wish to send written comments (including via e-mail), they must be postmarked by Month XX, 20XX.

After comments are received from the public and reviewing agencies, the County may (1) adopt the MND, a mitigation monitoring and reporting program (MMRP), and approve the project; (2) undertake additional environmental studies, potentially including preparation of an Environmental Impact Report; or (3) deny the project. If the project is approved, the project proponent may proceed with the project.

1.4 PROPOSED FINDINGS

The County has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment and based upon the substantial supporting evidence provided in the IS. The County hereby prepares and proposes to adopt a ND for this project.

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

Assurance Development obo VB BTS III, LLC (Applicant) has submitted an application to the County of El Dorado (County) (the Lead Agency under CEQA) for the CUP25-0013 AT&T Monopine Garden Valley (Project). The Project would allow for the construction of a new 120' monopine multi carrier wireless communication Facility.

2.2 PROJECT LOCATION AND EXISTING SETTING

The Project site is located at 5280 Garden Valley Road, in the unincorporated community of Garden Valley, in El Dorado County, California. The Project site is within the western slope of the Sierra Nevada foothills, approximately 6.70 miles north of the City of Placerville (Figure 2-1). The project site is approximately .50 miles due south of the intersection of Marshall Road and Garden Valley Road.

The Project site is comprised of a 12.62-acre parcel, Assessor's Parcel Number (APN) 060-420-028, located along Garden Valley Road (Figure 2-2). The Project site is located in Section 34, Township 12N, and Range 10E, on the Garden Valley, California 7.5-minute USGS quadrangle.

The Project site and surrounding properties is located in a rural setting predominately characterized by a mixture of oak and pine woodlands and annual grasslands. The property is gently sloping, with elevations ranging from approximately 1,950 to 2,000 feet above mean sea level (msl).

Existing development on-site consists of a single-family residence and driveway. Adjoining properties support rural residences and Bureau of Land open space to the southwest.

2.2.1 General Plan and Zoning

The Project site is designated as Medium Density Residential (MDR) in the County General Plan Land Use Diagram. As described in the County's General Plan Land Use Element, the MDR designation establishes areas for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County.

The zoning designation for the Project is Three-acre Residential (R3A) and is utilized to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the mid-range of one dwelling unit per two acres. Accessory structures and uses and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone. This zone is applicable to lands designated as Medium Density Residential (MDR) in the General Plan.

2.3 PROJECT OBJECTIVES

The objective of the proposed project is to build a new multi carrier wireless communications facility with the initial objective of expanding and enhancing T-Mobile's existing wireless network services serving the Garden Valley community. This Facility is intended to fill a significant gap in 5G and 4G LTE coverage experienced by its customers in a targeted coverage area in El Dorado County, more specifically, the proposed facility provides coverage to this rural and residential area of Garden Valley, specifically along Garden Valley Road and Marshall Road.

Designed to be consistent with the surrounding area, the Applicant is proposing a multi carrier wireless communications facility consisting of a 120' tall monopine structure situated inside a new 40' x 40' x 6' tall chain link fenced compound with a 50" x 52" inch concrete pad for a transformer outside the fenced compound. T-Mobile antennas and associated radios and equipment will be installed at the 111' center-line. All equipment will be installed within the circumference of the faux monopine branches and painted with non-glare green paint to match the monopine branches and needles. The antennas will be covered with antenna socks to mimic the monopine branches and needles. This method of concealment for tower mounted equipment will also be required for future collocating carriers.

The 6' chain link fence with earthtone colored vinyl privacy slats is required to secure and conceal the equipment cabinets the facility. Access to the facility will be from Garden Valley Road and will require a new 13' wide gravel driveway from Garden Valley Road to the front of the fenced compound with a fire access hammerhead in front of the communications facility as shown on the site plan. A fire extinguisher will be installed inside the compound and two manually operated spotlights switched on/off in emergency situations. The nearest fire hydrant is approximately 900' northeast of the facility.

The communications facility will be above ground. Proposed power and fiber utilities servicing the facility are anticipated to come from an existing utility pole in the public right-of-way at the southwest corner of the property. Electrical lines to the facility will be placed underground and any material that is removed for trenching will be distributed on the larger portion of the property.

No trees or plant species will be removed and replaced as a result of this project. Accordingly, no landscaping plan is proposed with this wireless communications facility as it would be inconsistent with the existing flora of the immediate area and because the existing tree coverage on and near the site provide effective screen of the proposed facility.

2.4 PROJECT APPROVALS

The project would require the following approvals:

- County of El Dorado approval of CUP25-0006 T-Mobile Monopine Garden Valley



Figure 2-1 CUP25-0006 Project Site Map

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	CUP25-0006 T-Mobile Monopine Garden Valley
2.	Lead Agency Name and Address:	County of El Dorado Planning and Building Department 2850 Fairlane Court, Building C Placerville, California 95667
3.	Contact Person and Phone Number:	Craig Osborn (530) 621-5697 Associate Planner
4.	Project Location:	5280 Garden Valley Road Garden Valley, CA 95633 Assessor parcel number (APN) 060-420-028
5.	Project Sponsor's Name and Address:	Assurance Development obo VB BTS lll, LLC 1499 Huntington Dr., STE 305, South Pasadena, CA 91030
6.	General Plan Designation:	Medium Density Residential (MDR)
7.	Zoning:	Three-acre Residential (R3-A)

8. The construction and operations of a 120' monopine wireless telecommunication facility. See Chapter 2 of this document for additional information. Designed to be consistent with the surrounding area, the Applicant is proposing a multi carrier wireless communications facility consisting of a 120' tall monopine structure situated inside a new 40' x 40' x 6' tall chain link fenced compound with a 50" x 52" inch concrete pad for a transformer outside the fenced compound. T-Mobile antennas and associated radios and equipment will be installed at the 111' center-line. All equipment will be installed within the circumference of the faux monopine branches and painted with non-glare green paint to match the monopine branches and needles. The antennas will be covered with antenna socks to mimic the monopine branches and needles. This method of concealment for tower mounted equipment will also be required for future collocating carriers. The 6' chain link fence is required to secure and conceal the equipment cabinets. the facility. Access to the facility will be from Garden Valley Road and will require a new 13' wide gravel driveway from Garden Valley Road to the front of the fenced compound with a fire access hammerhead in front of the communications facility as shown on the site plan. A fire extinguisher will be installed inside the compound and two manually operated spotlights switched on/off in emergency situations. The nearest fire hydrant is approximately 900' northeast of the facility. The communications facility will be above ground. Proposed power and fiber utilities servicing the facility are anticipated to come from an existing utility pole in the public right-of-way at the southwest corner of the property. Electrical lines to the facility will be placed underground and any material that is removed for trenching will be distributed on the larger portion of the property. No trees or sensitive plant species will be removed and replaced as a result of this project. Accordingly, no landscaping plan is proposed with this wireless communications facility as it would be inconsistent with the existing flora of the immediate area and because the existing tree coverage on and near the site provide effective screen of the proposed facility.

9. Surrounding Land Uses and Setting:

   The Project site is located at 5280 Garden Valley Road, in the unincorporated community of Garden Valley, in El Dorado County, California. The Project site is within the western slope of the Sierra Nevada foothills, 6.70 miles north of the City of Placerville (Figure 2-1). The project site is approximately .50 miles due south of the intersection of Marshall Road and Garden Valley Road. The Project site is comprised of a 12.62-acre parcel, Assessor's Parcel Number (APN) 060-420-028, located along Garden Valley Road (Figure 2-2). The Project site is located in Section 34, Township 12N, and Range 10E, on the Garden Valley, California 7.5-minute USGS quadrangle. The Project site and surrounding properties are located in a rural setting predominately characterized by a mixture of oak and pine woodlands and annual grasslands. The property is gently sloping, with elevations ranging from approximately 1,950 to 2,000 feet above mean sea level (msl). Existing development on-site consists of a single-family residence and driveway. Adjoining properties support rural residences with a Bureau of Land Management parcel at the southwest corner.

10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)

- County of El Dorado approval of CUP25-0006 T-Mobile Monopine Garden Valley.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?
    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

    Yes; consultation was requested on May 16, 2025 and completed September 30, 2025.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards / Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance
	☒ None	☐ None with Mitigation Incorporated

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project could not have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Craig Osborn	Associate Planner
Printed Name	Title
El Dorado County	
Agency	

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less than Significant Impact with mitigation, or Less than Significant Impact. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less than Significant Impact With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-than-Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a Less than Significant Impact level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant Impact with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 Environmental Setting

The Project is in a rural area, with existing development at the Project site consisting of a single-family residential structure located on the southern portion of the site. The visual quality of the Project site is typical for the area, with no unusual or distinctive characteristics. The Project site and surrounding properties are located in a rural setting predominately characterized by pine and oak woodlands and annual grasslands. The property is gently sloping, with elevations ranging from approximately 1,950 to 2,000 feet above mean sea level (msl).

A list of the county's scenic views and resources is presented in Table 5.3-1 of the El Dorado County General Plan EIR (El Dorado County 2003, p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage. The project site is not among the scenic views identified in the General Plan EIR.

There are no officially designated or eligible state scenic highways in proximity to the project site. The closest eligible state scenic highway is State Route (SR) 49, approximately 3.0 miles southwest of the Project site. The project site is not within the viewshed of State US 50 or SR 49, given the distance and topography.

The proposed project includes two (2) switch activated emergency lights on the ground level structure in the lease area. Any potential light sources would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare, during the building permit process. This would not be a substantial new

source of light or glare. There would be less than significant impacts associated with light and glare as a result of project approval.

3.1.2 Discussion

a) Have a substantial adverse effect on a scenic vista?

No Impact. There are no scenic vistas at the Project site. Views from, and of, the project site are limited by topography and vegetation (e.g., pine tree forest). Because the project site is not part of a scenic vista, and no scenic vistas are visible from the project site, the Project would have no effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As discussed in Section 3.1.1, the project site is not within the viewshed of an officially designated or eligible state scenic highway. The Project would have no effect to scenic resources within a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The Project site is in a non-urbanized area with a Three-acre Residential (R3-A) zoning designation, which identifies lands suitable for residential development, with a minimum lot size of 3 acres. Photo simulations of the proposed 120-foot tall monopine tower (Attachment B) have been included with the project application. Based on the photo simulations of the various views traveling along adjacent Garden Valley Road, the tower appears to blend in with the existing tall pine and oak trees. This tower is most visible when looking at the site from a section of Garden Valley Road roughly east of the project site. However, there is not an expectation of high-quality scenic views on this roadway and the monopine would not be inconsistent with the existing visual character of the area.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The proposed project includes two (2) manually activated emergency lights on the ground level structure in the lease area. Any potential light sources would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare, during the building permit process. Lighting would also be obscured by the solid wood fence surrounding the lease area. This would not be a substantial new source of light or glare.

3.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
II. Agriculture and Forest Resources.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

3.2.1 Environmental Setting

According to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program, the Project site is classified as Other Land (CDC 2025a). The project site does not have current Wiliamson Act enrollment (CDC 2025b).

County lands that are suitable for timber production are typically designated Natural Resource (NR) on the General Plan Land Use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR). The Project site is zoned R2A

and does not contain forestland or timberland. California Public Resource Code (PRC) Section 12220(g) defines forest as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." PRC Section 4526 defines *timberland* as land that "is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." California Government Code Section 51104(g) defines a *timberland production zone* as "an area which has been zoned pursuant to Sections 51112 or 5113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses; and timber as trees maintained for eventual harvest for forest project purposes (not including nursery stock."

3.2.2 Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As discussed in Section 3.2.1, there are no lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and there are no agricultural uses within the project site. Therefore, the project would not convert Important Farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. As discussed in Section 3.2.1, the project site is not in an agricultural zone and is not enrolled in a Williamson Act contract. The existing zoning would not change as a result of the proposed project. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is not zoned as forest land, timberland, or Timberland Production and does not contain forest land or timberland as defined by the Public Resources Code or Government Code. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project does not contain forest land or timberland as defined by the Public Resources Code or Government Code. The project does not propose the removal of trees. Therefore, the project would not result in the loss of forest land or the conversion of forest land to non-forest use.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Less than Significant Impact. The Project site does contain farmland of local importance. Project activities have a relatively small footprint and would not significantly affect Therefore, impacts would be Less than Significant Impact.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations?	☒ Yes		☐ No	
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 Environmental Setting

The project is located in the Mountain Counties Air Basin (MCAB), which is comprised of the western portion of El Dorado County, the middle portion of Placer County, and the entirety of Plumas, Sierra, Nevada, Amador, Calaveras, Tuolumne, and Mariposa counties. Ozone, respirable particulate matter (PM_{10}), and fine particles ($PM_{2.5}$) are the criteria air pollutants of primary concern in this analysis because of their nonattainment status with respect to the applicable National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) in the El Dorado County portion of the MCAB.

The El Dorado County Air Quality Management District (EDCAQMD) is the primary agency responsible for planning to meet NAAQS and CAAQS in El Dorado County. EDCAQMD works with other local air districts in the Sacramento region to maintain the region's portion of the State Implementation Plan (SIP) for ozone. The SIP is a compilation of plans and regulations that govern how the region and State will comply with the Clean Air Act requirements to attain and maintain the NAAQS for ozone. The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2023 Ozone Plan) was prepared by the five local air districts of the Sacramento Federal Non-attainment Area, with the support of the California Air Resources Board (CARB), and is an air quality attainment plan (AQAP) applicable to development in the Project area (CARB 2023).

EDCAQMD has developed a *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under CEQA* (EDCAQMD 2002) for use by lead agencies when preparing environmental documents. The guidance includes thresholds of significance for criteria pollutants and toxic air contaminants (TACs) and recommendations for conducting air quality analyses. The guidance also describes project screening criteria to identify projects that can be

classified as Less than Significant Impact for one or more pollutants without the need for detailed calculations or modeling. The El Dorado County AQMD's guide to air quality assessment also includes a table addressing construction emissions (El Dorado County AQMD 2002:Table 5.2). ROG and NOx emissions from construction activities may be assumed to not be significant if the project meets one of the conditions below:

- The project encompasses 12 acres or less of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to construction emissions controls is incorporated into the construction of the project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the district (or such program in another air pollution control district that is acceptable to District); or
- Daily average fuel use is less than 337 gallons per day for equipment from 1995 or earlier, or 402 gallons per day for equipment from 1996 or later

Furthermore, the EDCAQMD reviewed the proposed Project application and confirmed that quantitative Air Quality Impact Analysis is not required for the Project (EDC 2024a). In their review of the conditional use permit application, the EDCAQMD identified the following standard conditions as potentially applicable to the Project:

- Fugitive Dust: A Fugitive Dust Mitigation Plan Application with appropriate fees shall be submitted to and approved by the EDCAQMD prior to start of project construction if during the course of the project a Grading Permit is required from the Building Department. Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Painting/Coating: The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
- New Point or Stationary Source: Prior to construction/installation of any qualifying new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations). The full text of the regulation can be found at CARB's website here: https://ww2.arb.ca.gov/ourwork/topics/construction-earthmoving-equipment Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.

CRITERIA AIR POLLUTANTS

Concentrations of criteria air pollutants are used to indicate the quality of the ambient air. Emission source types and health effects are summarized in Table 3-1 and El Dorado County's attainment status for the CAAQS and the NAAQS are shown in Table 3-2.

Table 3-1 Sources and Health Effects of Criteria Air Pollutants

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
Ozone	Secondary pollutant resulting from reaction of ROG and NO_X in presence of sunlight. ROG emissions result from incomplete combustion and evaporation of chemical solvents and fuels; NO_X results from the combustion of fuels	increased respiration and pulmonary resistance; cough, pain, shortness of breath, lung inflammation	permeability of respiratory epithelia, possibility of permanent lung impairment
Carbon monoxide (CO)	Incomplete combustion of fuels; motor vehicle exhaust	headache, dizziness, fatigue, nausea, vomiting, death	permanent heart and brain damage
Nitrogen dioxide (NO_2)	combustion devices; e.g., boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines	coughing, difficulty breathing, vomiting, headache, eye irritation, chemical pneumonitis or pulmonary edema; breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, death	chronic bronchitis, decreased lung function
Sulfur dioxide (SO_2)	coal and oil combustion, steel mills, refineries, and pulp and paper mills	Irritation of upper respiratory tract, increased asthma symptoms	Insufficient evidence linking SO_2 exposure to chronic health impacts
Respirable particulate matter (PM_{10}), Fine particulate matter ($PM_{2.5}$)	fugitive dust, soot, smoke, mobile and stationary sources, construction, fires and natural windblown dust, and formation in the atmosphere by condensation and/or transformation of SO_2 and ROG	breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death	alterations to the immune system, carcinogenesis
Lead	metal processing	reproductive/ developmental effects (fetuses and children)	numerous effects including neurological, endocrine, and cardiovascular effects

Notes: NO_X = oxides of nitrogen; ROG = reactive organic gases.

[1] "Acute" refers to effects of short-term exposures to criteria air pollutants, usually at fairly high concentrations.

[2] "Chronic" refers to effects of long-term exposures to criteria air pollutants, usually at lower, ambient concentrations.

Sources: EPA 2024.

Attainment Status

As shown in Table 3-2, El Dorado County is designated as nonattainment for ozone with respect to both the NAAQS (8-hour standard) and CAAQS (1-hour Classification and 8-hour standard), nonattainment for PM_{10} with respect to the CAAQS, and nonattainment for $PM_{2.5}$ with respect to the NAAQS.

Table 3-2 El Dorado County Attainment Status Designations

Pollutant	National Ambient Air Quality Standard	California Ambient Air Quality Standard
1-hour Ozone	Nonattainment	Revoked in 2005
8-hour Ozone	Nonattainment	Serious Nonattainment
Carbon Monoxide	Unclassified	Unclassified/Attainment
Nitrogen Dioxide	Attainment	Unclassified/Attainment
Sulfur Dioxide	Attainment	Unclassified/Attainment
24-hour Respirable Particulate Matter (PM_{10})	Nonattainment	Unclassified/Attainment
Annual PM_{10}	Nonattainment	
24-hour Fine Particulate Matter ($PM_{2.5}$)	—	Nonattainment
Annual $PM_{2.5}$	Unclassified	Nonattainment

Source: CARB 2024.

NATURALLY OCCURING ASBESTOS

An asbestos map of western El Dorado County prepared by the County shows the location of individual parcels and areas in the following four categories that either contain NOA or are considered to be subject to elevated risk of containing NOA (El Dorado County 2018):

- Found Area of NOA,
- Quarter Mile Buffer for Found Area of NOA,
- More Likely to Contain Asbestos, and
- Quarter Mile Buffer for More Likely to Contain Asbestos or Fault Line.

The Project site is not located in an area that contains NOA or is at an elevated risk of containing NOA (El Dorado County 2018).

3.3.2 Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. Applicable air quality attainment plans (AQAPs) (e.g. CARB 2023) for the region, including the MCAB portion of El Dorado County, were developed to bring the region into attainment as required by the federal and California Clean Air Acts. According to the EDCAQMD CEQA guidance (2002), projects are considered consistent with applicable air quality plans if they satisfy the following criteria:

- The project does not require a change in the existing land use designation, such as through a general plan amendment or rezone.
- The project does not exceed the "project alone" significance criteria.
- The project implements applicable emission reduction measures.
- The project complies with all applicable district rules and regulations.

The currently proposed project would not require a change in existing land use or zoning for the project site, and would consist of development which was included in growth projections used in the formulation of applicable AQAPs. Potential short-term construction and long-term operation associated with future development would be required to implement all applicable emission reduction measures and comply with applicable EDCAQMD rules and

regulations. The "Project Alone" significance criteria is based on use of an emissions model to estimate a project's long term operational emissions of reactive organic gases (ROG) and oxides of nitrogen (NOx). According to EDCAQMD guidance, the current project is below the size of projects requiring emission modeling and can be presumed to have Less than Significant Impacts. Because the Project would not conflict or obstruct implementation of applicable air quality plans, impacts would be Less than Significant Impact.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. El Dorado County is currently designated as nonattainment with respect to the NAAQS and CAAQS for ozone, the NAAQS for $PM_{2.5}$, and the CAAQS for PM_{10}. The significance criteria for ozone is based on two directly emitted primary precursors of ozone, ROG and NOx. A project that emits 82 pounds per day or more of either of these pollutants would be considered to have a significant adverse impact on air quality. For the other criteria pollutants, including PM_{10}, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s). (EDCAQMD 2002)

The EDCAQMD has advised that the current project is below the size of projects requiring modeling of anticipated emissions. Future construction-related activities for new development could result in project-generated emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ from construction activities (e.g., site preparation, grading, building construction, paving, and architectural coating), off-road equipment, material delivery, and worker commute trips. Additionally, long-term operational emissions associated with potential future new development at the Project site could include area sources (landscape equipment, consumer products, maintenance activities) and mobile sources (vehicle trips to the project site). Future development of the Project site (construction and operation) would be required to comply with applicable EDCAQMD conditions. Emissions resulting from future development would be negligible and would meet the County's screening criteria for projects that can be presumed to have Less than Significant Impact construction and operational impacts without the need for detailed calculations or modeling. Emissions would not exceed applicable thresholds and would not contribute substantially to the region's nonattainment status.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. Sensitive receptors are generally considered to include those land uses where exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly. Residential dwellings, schools, hospitals, playgrounds, and similar facilities are of primary concern because of the potential presence of individuals particularly sensitive to pollutants and the potential for increased and prolonged exposure of individuals to pollutants. The closest sensitive receptors to the Project site are existing residences on adjacent properties, most of which are at least 100 feet from Project site boundaries.

Potential future development could result in the release of construction and operational pollutants. Construction-related activities could result in temporary, intermittent emissions of diesel PM from equipment exhaust, including during site preparation and grading. Future site development could also result in the operational emissions of diesel PM from the increase in vehicle trips and associated diesel PM emissions.

Given the limited extent of potential future development or improvements, emissions would be of negligible quantities and would not expose sensitive receptors to substantial pollutant concentrations. In addition, both the CDC and El Dorado County have identified the project site as an area that does not contain NOA. Therefore, future ground disturbance would not result in the potential for NOA to be mobilized and for particles to reach nearby parcels. Impacts would be Less than Significant Impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact Project development could result in the release of construction odors. Because construction-related odors would be intermittent, temporary, and would disperse rapidly with distance from the source, construction-related odors would not result in the frequent exposure of a substantial number of individuals to objectionable odors. With respect to operation, wireless communication uses are not land uses that typically generate excessive objectionable odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

3.4.1 Environmental Setting

The Project site is comprised of a 12.62-acre parcel, Assessor's Parcel Number (APN) 060-420-028, located along Garden Valley Road (Figure 2-2). The Project site is located in Section 34, Township 12N, and Range 10E, on the Garden Valley, California 7.5-minute USGS quadrangle.

The Project site and surrounding properties are located in a rural setting predominately characterized by a mixture of oak and pine woodlands and annual grasslands. The property is gently sloping, with elevations ranging from approximately 1,950 to 2,000 feet above mean sea level (msl). There are no riparian features on the project site.

Existing development on-site consists of a single-family residence and driveway. Adjoining properties support rural residences..

3.4.2 Discussion

Information on sensitive biological resources previously recorded near the Project site was collected through a search of the following databases and background reports:

- California Natural Diversity Database (CNDDB) record search within the Garden Valley, CA; Coloma, CA; Slate Mountain, CA; Georgetown, CA: US Geological Service (USGS) 24K Quadrangle (CDFW 2024a);
- California Native Plant Society, Rare Plant Inventory search of the Shingle Springs, Pilot Hill, Coloma, Garden Valley, Placerville, Fiddletown, Latrobe, Folsom SE, and Clarksville USGS 7.5-minute quadrangles (CNPS 2024b);
- US Fish and Wildlife Service (USFWS) Information for Planning and Conservation project planning tool (USFWS 2024a);
- USFWS National Wetlands Inventory website (USFWS 2024b);
- USGS National Hydrography Dataset (USGS 2024a);
- CDFW Terrestrial Connectivity Data and Resources (CDFW 2024b, Spencer et al. 2010);
- NRCS Web Soil Survey (NRCS 2024);
- Site-specific Rare Plant Survey Report (EBI Consulting 2024a)(Attachment A);
- Site-specific Biological Resources Evaluation Report (EBI Consulting 2024b)(Attachment A);
- Conservation and Open Space Element of the El Dorado County General Plan, as amended (EDC 2004a).

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service?

Less than Significant Impact. Special-status species are defined as species that are legally protected or that are otherwise considered sensitive by federal, state, or local resource agencies, which fall into one or more of the following categories:

- officially listed under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA) as endangered, threatened, or rare;
- a candidate for state or federal listing as endangered, threatened, or rare;
- taxa (i.e., taxonomic category or group) that meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the State CEQA Guidelines;
- species identified by CDFW as Species of Special Concern;
- species listed as Fully Protected under the California Fish and Game Code;
- species afforded protection under local planning documents; and

- taxa considered by CDFW to be "rare, threatened, or endangered in California" and assigned a California rare plant rank (CRPR). The CDFW system includes five rarity and endangerment ranks for categorizing plant species of concern. The three relevant to the project are summarized as follows:
  - CRPR 1A - Plants presumed to be extinct in California;
  - CRPR 1B - Plants that are rare, threatened, or endangered in California and elsewhere; and
  - CRPR 2 - Plants that are rare, threatened, or endangered in California but more common elsewhere.

Special-Status Plants

The Project site is not within an area designated by the County as a preferred ecological preserve for rare plants, as the project is not located within a General Plan Ecological Preserve or within a Rare Plant Mitigation area (EDC 2024a) (Figure 3-1). The California Native Plan Protection Act (NPPA) (California Fish and Game Code Section 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances. The California Native Plant Protection Act (California Fish and Game Code Section 1900–1913) prohibits the taking, possessing, or sale of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). The California Native Plant Society (CNPS) maintains a list of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. Plants are given one of four rankings, with Rank 1 being the rarest and Rank 4 including plants of the least rarity. This information is published in the Inventory of Rare and Endangered Plants of California (CNPS 2001). Potential impacts to populations of CNPS-listed plants in the Rank 1 and Rank 2 categories receive consideration under CEQA review. According to a biological resources assessment conducted by Lotis Environmental, LLC (May, 2025), no plants under the jurisdiction of the NPPA or CNPS Rank 1 or Rank 2 listed plant species are known to occur on the project site.

Special-Status Wildlife

A biological resources evaluation for special-status wildlife species was completed for the Project site in May 2025 Lotis Environmental, LLC (Attachment A). No special-status habitat or wildlife species were observed at the Project site during reconnaissance-level field surveys in 2024. According to a review of database searches, there are 3 special-status wildlife species known to occur in the Project region.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service?

No Impact. According to the U.S. Fish and Wildlife Service National Wetlands Inventory, there are no wetlands or aquatic habitats on the subject parcel. There is no riparian habitat or other sensitive habitats on the project site. Project implementation would have no impact on these resources.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant Impact. Lotis Environmental LLC. has reviewed the United States Geological Survey's (USGS) topographic map as well as the USFWS National Wetlands Inventory Map (NWIM) to determine if the lease area and easements would have an impact on any wetlands. Lotis determined that the proposed undertaking is not located in

a recognized national wetland area, however Lotis recommends best management practices be incorporated to protect adjacent habitats and wetlands from runoff caused by impervious surfaces. The closest USFWS identified wetland is approximately 322 feet southwest of the proposed undertaking's access easement. A wetlands map is included in this report to show all wetlands in the surrounding area. As such, based on the review, the Facility is not anticipated to impact identified wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant Impact. The Project site does not support habitat for native resident or migratory fish. Based on CDFW's *California Essential Habitat Connectivity* project, which includes an evaluation of areas of contiguous natural habitat blocks and linkages between these blocks in California, the Project site is not located within an Essential Connectivity Area, Natural Landscape Block (defined as relatively natural habitat blocks that support native biodiversity) or Natural Areas Small, which are designated important blocks of habitat and movement corridors for wildlife. The Project site is also not within the range of mule deer migration. The USFWS has indicated its concern of the impact of towers on migrating bird populations. The proposed undertaking and design process for this undertaking could not conform to all the USFWS recommendations to decrease potential effects on migratory birds. Lotis has assessed the potential habitat for migratory birds and has determined that potential habitat is present at and around the proposed undertaking. This habitat includes a few wetlands, wooded land, and open fields in the surrounding area. The siting of this proposed undertaking has placed it within disturbed habitat. It should also be noted that the proposed undertaking is located within 2.04 miles of an existing 103-foot monopine telecommunication tower to the southwest. Based upon the efforts during this IBA as well as the current data made available, surrounding habitat has the potential to support migratory birds; however, potential negative effects of a nearby tower are unknown and the addition of another tower may or may not negatively affect migratory birds.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project will not interfere or conflict with any local policies or ordinances protecting biological resources. The adopted El Dorado County General Plan Conservation and Open Space Element discusses significant natural resources in the County, including aquatic habitat, special-status species, and sensitive habitats, and establishes goals, objectives, and policies related to these topics. Relevant policies from the El Dorado County General Plan include:

- Objective 7.3.3: Wetlands - Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.
  - Policy 7.3.3.1: For projects that would result in the discharge of material to or that may affect the function and value of river, stream, lake, pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the US Army Corps of Engineers (USACE) Wetland Delineation Manual.
  - Policy 7.3.3.5: Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.
- Objective 7.3.4: Drainage - Protection and utilization of natural drainage patterns.
  - Policy 7.3.4.1: Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.

- Policy 7.3.4.2: Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.

- Objective 7.4.1: Pine Hill Rare Plant Species - The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.
  - Policy 7.4.1.1: The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 130.71 and the USFWS *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan* (USFWS 2002).
  - Policy 7.4.1.2: Private land for Pine Hill rare plant preserve sites will be purchased only from willing sellers.
  - Policy 7.4.1.3: Limit land uses within established Pine Hill rare plant preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and education. In conjunction with use as passive recreational areas, develop a rare plant educational and interpretive program.
  - Policy 7.4.1.4: The Pine Hill Preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.
  - Policy 7.4.1.6: All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Policy 7.4.2.8 and Implementation Measure CO-M).
- Objective 7.4.2: Identify and Protect Resources - Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.
  - Policy 7.4.2.5: Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.
  - Policy 7.4.4.4: For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County ORMP. The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

El Dorado County General Plan Biological Resources Policy Update and Oak Resources Management Plan

The El Dorado County Board of Supervisors adopted the Biological Resources Policy Update and ORMP in October 2017. The Biological Resources Policy Update included revisions to the General Plan objectives, policies, and implementation measures to establish a comprehensive Biological Resource Mitigation Program. The objective of this program is to conserve special-status species habitat, aquatic habitat, wetland and riparian habitat, habitat for migratory deer herds, and large expanses of native vegetation. The ORMP updated and revised the existing Oak Woodland Management Plan, and now defines mitigation requirements for impacts on oak woodlands, individual native oak trees, and heritage trees; and also outlines El Dorado County's strategy for oak resource management and conservation. The ORMP establishes an in-lieu fee payment option for impacts on oak woodlands and oak trees and identifies Priority Conservation Areas where oak woodland conservation efforts will be focused. The standards for implementing the County's ORMP are established in the County's Oak Resources Conservation Ordinance, found in County Code Chapter 130.39.

The ORMP designates three classes of protected oak resources: oak woodlands that have at least 10 percent oak canopy; heritage trees, defined as native oaks with a total trunk diameter at breast height of 36 inches or greater;

and individual oak trees, defined as native oak trees with a trunk diameter at breast height of 6 inches or greater that are not located in oak woodlands. An oak woodland removal permit is required prior to removal of oak trees that are part of an oak woodland and an oak tree removal permit is required prior to removal of heritage trees and individual oak trees. Mitigation for impacts on oak woodlands is based on the total area affected ranging from 1:1 mitigation for zero to 50 percent removal to 2:1 mitigation for more than 75 percent removal. Mitigation may be completed with a combination of the following options: acquisition of an off-site conservation easement, payment of in-lieu fees, or either on- or off-site replacement planting of up to 50 percent of the required mitigation area. Mitigation for removal of heritage or individual oak trees requires on- or off-site replacement planting or payment of in-lieu fees at a 3:1 (heritage trees) or 1:1 (individual oak trees) ratio, respectively, to the number of trunk inches removed. Any oak woodland preserved on site and all mitigation planting areas must be protected in perpetuity through deed restrictions or a conservation easement.

El Dorado County Ecological Preserve Fee Program

In 1998, the County established the Ecological Fee Program, through Ordinance 4500 and Resolution 205-98, to protect eight special-status gabbro soils plant species (i.e., El Dorado bedstraw, Layne's butterweed, Pine Hill ceanothus, Pine Hill flannel bush, Stebbins' morning glory, Bisbee Peak rush rose, El Dorado mule ears, Red Hills soaproot). The County has established the following three Mitigation Areas to protect gabbro soils rare plants through on-site and off-site mitigation requirements and options.

- Mitigation Area 0 – Lands within one of the five ecological preserves that comprise Pine Hill Preserve (i.e., Salmon Falls, Martel Creek, Pine Hill, Penny Lane Ridge, Cameron Park). The Mitigation Area 0 boundaries are the same as the General Plan Ecological Preserve overlay (approximately 3,450 acres).
- Mitigation Area 1 – Lands outside of Mitigation Area 0 that contain gabbro soils rare plant habitat (approximately 36,000 acres).
- Mitigation Area 2 – Lands outside of Mitigation Areas 0 and 1, but within the service area of the El Dorado Irrigation District, excluding parcels served by wells.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state habitat conservation plans that apply to the Project site. Compliance with County conservation requirements is described under question e.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
c) Substantially disturb human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

3.5.1 Environmental Setting

A cultural resources records search was conducted in by the North Central Information Center (NCIC) of the California Historical Resources Information System at California State University, Sacramento. The records search was conducted to determine if archaeological or historic cultural resources had been previously recorded within the Project site, the extent to which the Project site had been previously surveyed, and the number and type of cultural resources within a 1/4-mile radius of the Project site.

The NCIC records search indicated that the proposed project area contains 0 recorded indigenous-period/ethnographic-period cultural resources and 0 recorded historic-period cultural resources. Additionally, 0 cultural resources study reports on file that covers a portion of the project site. Outside the proposed project area, but within the ¼ mile radius, the broader search area contains 0 recorded indigenous-period/ethnographic-period cultural resources and 1 recorded historic period cultural resources. Additionally, 1 cultural resources study reports are on file at NCIC that covers a portion of the broader search area.

This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Project site has been previously surveyed with negative results for indigenous-period/ethnographic-period cultural resources. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating indigenous period/ethnographic-period cultural resources in the Project site.

3.5.2 Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less than Significant Impact. Section 15064.5 of the CEQA Guidelines notes that "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

- listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code Section 5024.1[k]);
- included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or
- determined by a lead agency to be historically significant.

There are no known historic resources on the project site.

From NCIC records search of the 1871 GLO plat of T10N, R10E and the 1872 GLO plat of T11N, R10E shows Garden Valley Road in the vicinity of the proposed project area. The 1950 Garden Valley 7.5' USGS topographical map shows Garden Valley Road and Blue Ledge Lane in the vicinity of the proposed project area. Given the extent of the known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources within the proposed project area. nineteenth-century roads and Dutch Henry's Ranch in close proximity to the subject property.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant Impact. As previously discussed, there are no records of archaeological resources at the Project site and the potential for discovery of archaeological material is estimated to be moderate (NCIC 2023). Nevertheless, the possibility remains that archaeological materials could be encountered during potential future ground disturbing activities. This impact could be potentially significant, however the implementation of standard conditions of approval to address discovery of human remains consistent with California Health and Safety Code Section 7050.5 would ensure that impacts on previously undiscovered human remains would be Less than Significant Impact.

c) Substantially disturb human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. Based on documentary research, no evidence suggests that any marked or un-marked human interments associated with periods before or after European arrival in the project area are present within or in the immediate vicinity of the project site. However, the location of grave sites and Native American remains can occur outside of identified cemeteries or burial sites. Therefore, there is a possibility that unmarked, previously unknown Native American or other graves could be present within the project site and could be uncovered by project-related construction activities.

California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and PRC Section 5097.

These statutes require that, if human remains are discovered, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the El Dorado County coroner shall be notified immediately. If the remains are determined by the coroner to be Native American, the Native American Heritage Center (NAHC) shall be notified within 24 hours, and the guidelines of NAHC shall be adhered to in the treatment and disposition of the remains. Following the coroner's findings, the NAHC-designated most likely descendants and the landowner shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments, if present, are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.94.

Compliance with California Health and Safety Code Sections 7050.5 and PRC Section 5097, would provide an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered.

3.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.6.1 Environmental Setting

California relies on a regional power system composed of a diverse mix of natural gas, petroleum, renewable, hydroelectric, and nuclear generation resources:

- Natural gas: Approximately 39% of California's net electricity generation is fueled by natural gas, and six out of ten California households use natural gas for home heating (EIA 2024).
- Petroleum: Petroleum products (gasoline, diesel, jet fuel), which are consumed almost exclusively by the transportation sector, account for vast majority of the energy used in California by the transportation sector, with the rest provided by ethanol, natural gas, and electricity (Bureau of Transportation Statistics 2023). For the first time since 1953, transportation's reliance on petroleum dipped below 90 percent in 2020 during the COVID-19 pandemic. Transportation's petroleum dependence remained below 90 percent, at 89.7 percent in 2021 and 89.4 percent in 2022 (Bureau of Transportation Statistics 2023). California is the largest consumer of jet fuel and second-largest consumer of motor gasoline among the 50 states (EIA 2024).
- Electricity and renewables: In 2023, renewable resources, including hydroelectric power and small-scale solar power, supplied 54% of California's in-state electricity generation. (EIA 2024).
- Alternative fuels: Conventional gasoline and diesel may be replaced (depending on the capability of the vehicle) with many alternative transportation fuels (e.g., biodiesel, hydrogen, electricity). Use of alternative fuels is encouraged through various statewide regulations and plans (e.g., Low Carbon Fuel Standard, 2022 Scoping Plan).

Electricity and natural gas service in the County is provided by Pacific Gas and Electric Company. However, like much of the rural development in the County, natural gas service is not available at the project site and propane, delivered to on-site propane tanks, would be used in place of natural gas if needed.

3.6.2 Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact. Construction and operation of the project will result in a small increase in energy use. Implementation of the Project would include construction of a concrete pad, installation of a metal monopine structure and associated facilities related cabinets. Grading for a driveway and parking area would also occur during the construction phase. During normal operation the facility will utilize electricity provided from the electrical grid. During potential future construction, energy would be required to operate and maintain construction equipment and transport construction materials. The one-time energy expenditure required to construct the physical buildings and infrastructure associated with potential future development would be nonrecoverable. The energy needs for potential future construction would be temporary and would not require additional capacity or substantially increase peak or base period demands for electricity and other forms of energy. Associated energy consumption would be typical of that associated with construction of a wireless communication facility. Non-renewable energy would not be consumed in a wasteful, inefficient, and unnecessary manner when compared to other construction activity in the region.

The potential for adding or modifying antennas or facilities related cabinets at the Project site could result in a negligible increase in electricity consumption in the region relative to existing conditions. However, the new facilities would be built in compliance with current Title 24 Building Energy Efficiency Standards (or the standards in effect at the time of construction), which serve to reduce wasteful, uneconomical, and unnecessary uses of energy for the State. Operation of the project would be typical of telecommunication facility uses requiring electricity for sending and receiving electromagnetic radiation and climate control for related equipment. The net fuel consumption associated with potential additional future vehicle trips to the Project site would not be considered wasteful, inefficient, or unnecessary in comparison to other similar developments in the region. State and federal regulations regarding fuel efficiency standards for vehicles in California are designed to reduce wasteful, inefficient, and unnecessary use of energy for transportation

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. . Relevant plans that pertain to the efficient use of energy include the Energy Efficiency Action Plan, which focuses on energy efficiency and building decarbonization (CEC 2022). Potential future development at the Project site has the potential to result in a negligible increase in consumption of energy resources during construction and operation of new buildings and facilities. However, any future development would be minor and would be required to comply with all applicable requirements for construction and operational efficiency. The project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

3.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

3.7.1 Environmental Setting

Based on mapping by California Geologic Survey, the nearest Alquist-Priolo Fault Zones are approximately 45 miles from the project site (CDC 2024b). According to the General Plan EIR, "no active faults have been identified in El

Dorado County. One fault, part of the Rescue Lineament–Bear Mountains fault zone, is classified as a well located late-Quaternary fault (CDC 1990); therefore, it represents the only potentially active fault in the county. It is part of the Foothill Fault Suture Zone system, which was considered inactive until a Richter scale magnitude 5.7 earthquake occurred near Oroville on August 1, 1975 (CDC 1990). All other faults located in El Dorado County are classified as pre-Quaternary (inactive)." (EDC 2003).

The local area geology is characterized by Tertiary pyroclastic and volcanic mudflow deposits within a larger area of undivided Paleozoic metasedimentary rocks.

There are two NRCS mapped soil units in the Project site:

- SkD, Sites loam , 15 to 30 percent slopes, 55.4% of Area of Interest (AOI)
- BpD, Boomer sites loam, 15 to 30 percent slopes, 31.9% AOI
- MaD, Mariposa gravelly silt loam, 3 to 30 percent slopes, 12.7% AOI

All two soil units are derived from residuum weathered from metasedimentary rock, are well-drained, and have medium runoff rates (NRCS 2024). Depth to bedrock for these soil units typically range from approximately 36 to 79 inches. According to the web soil survey, depth to water table is typically more than 80 inches in the well-drained El Dorado Area, California (CA624), soils (NRCS 2024).

The topography of the project site is gently sloping with generally no particular aspect.

Based on the soil characteristics, topography, depth to groundwater, and distance to active faults, there is low potential for geologic hazards from landslides, steep areas, rock falls, mud flows, liquefaction, and expansive soils at the project site.

3.7.2 Discussion

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)

No Impact. As discussed in Section 3.7.1, the project site is not within an Alquist-Priolo Fault Zone and is located approximately 40 miles west of the nearest Alquist-Priolo Fault Zones (CDC 2024b). Therefore, the project would not cause substantial adverse effects involving rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

Less than Significant Impact As described in Section 3.7.1, the project site is not within an active fault zone; however, earthquakes in the region have potential to cause seismic ground shaking of low severity at the project site. Potential future construction and building design would be subject to the County's Building Code (Title 110-Buildings and Construction), which incorporates the California Building Code and International Building Code standards. Potential future development at the Project site would involve limited excavation that would not alter seismic and fault conditions in the region and would not create new seismic events or exacerbate existing seismic hazards. Therefore, the project would not cause substantial adverse effects from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is the process in which water is combined with unconsolidated soils, generally from ground motion and pressure, which causes the soils to behave like a liquid (e.g., like "quicksand"). Liquefaction potential is determined from a variety of factors, including soil type, soil density, depth to the groundwater table, and the duration and intensity of ground shaking. Liquefaction is most likely to occur in deposits of water-saturated alluvium or areas of considerable artificial fill. Other types of seismic-related ground failure include ground lurching, differential settlement, and lateral spreading.

The potential for liquefaction and other seismic-related ground failure is considered low on the project site because the depth to groundwater is typically greater than 50 feet below ground surface and the distance to the nearest active fault is approximately 40 miles from the project site. The site is not located within a State Designated Seismic Hazard Zone for liquefaction (CDC 2024b). Therefore, the project would not cause substantial adverse effects from seismic-related ground failure, including liquefaction.

iv) Landslides?

Less than Significant Impact. The project site has gently rolling hills typical of those in the western central Sierra Nevada foothills. The potential for landslides to occur is considered low given the lack of steep slopes within or adjacent to the project site. Therefore, the project would not cause substantial adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by varying processes and may occur in the project site where bare soil is exposed to wind or moving water (both rainfall and surface runoff). The processes of erosion are generally a function of material type, terrain steepness, rainfall or irrigation levels, surface drainage conditions, and general land uses.

The proposed Project would not affect erosion. Potential future development could include ground disturbance, such as excavation, grading, and trenching, which could increase the potential for erosion to occur. Future development will occur in compliance with the grading, erosion, and sediment control requirements outlined in Section 110.14 of the County municipal code. Potential future development would also comply with all applicable EDCAQMD fugitive dust requirements. Furthermore, if potential future development were to result in a disturbance area of more than 1 acre, it would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a storm water pollution prevention plan (SWPPP), with best management practices (BMPs) for erosion and sediment control. The Construction General Permit is issued and enforced by the appropriate RWQCB. The Project site is within the jurisdiction of the Central Valley RWQCB and the project would be subject to all existing regulations associated with the protection of water quality, including erosion and sediment control.

Potential future development would comply with standard requirements for erosion control, thereby preventing substantial soil erosion or the loss of topsoil. Impacts would be Less than Significant Impact.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less than Significant Impact. The surrounding topography is moderately hilly, with relatively gentle slopes, and soils are typically well-drained stony, sandy, loams. The potential for on- or off-site landslides, lateral spreading, liquefaction, or collapse is considered low. Potential future development at the Project site would not cause soils to become unstable.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?

No Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The Project site does not have fine-grained clayey soils; the soils found on the project site are loosely unconsolidated and well drained. There would be no impact.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. Project proposes no septic tanks or alternative waster water disposal systems and there would be no impact.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. As described in Section 3.7.1, the local area geology of the project is characterized by reidumm weathered from metasedimentary rock. The geomorphology of the area is igneous and metamorphic in nature. Because fossils typically occur in sedimentary rocks, which are not present within the Project site, potential future ground disturbance is unlikely to encounter a paleontological resource. No fossil-bearing strata or paleontological sites have been previously recorded or observed within or near the project site. The project would not destroy a unique paleontological resource or site or unique geologic feature.

3.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.8.1 Environmental Setting

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with on-road and off-road transportation, industrial/manufacturing, electricity generation by utilities and consumption by end users, residential and commercial on-site fuel usage, and agriculture and forestry. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (IPCC 2014).

Climate change is a global problem. GHGs are global pollutants because even local GHG emissions contribute to global impacts. GHGs have long atmospheric lifetimes (one to several thousand years) and persist in the atmosphere long enough to be dispersed around the globe. Although the lifetime of any particular GHG molecule is dependent on multiple variables and cannot be determined with any certainty, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, and other forms of sequestration (IPCC 2013).

GREENHOUSE GAS EMISSION SOURCES AND SINKS

As discussed previously, GHG emissions are attributable in large part to human activities. CO_2 is the main byproduct of fossil fuel combustion. Methane, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices, organic material decomposition in landfills, and the burning of forest fires. Nitrous oxide emissions are largely attributable to agricultural practices and soil management. CO_2 sinks, or reservoirs, include vegetation and the ocean, which absorb CO_2 through sequestration and dissolution (CO_2 dissolving into the water); respectively, these are the two of the most common processes for removing CO_2 from the atmosphere.

STATEWIDE GHG EMISSION TARGETS AND THE CLIMATE CHANGE SCOPING PLAN

Reducing GHG emissions in California has been the focus of the state government for approximately two decades (State of California 2018). GHG emission targets established by the state legislature include reducing statewide GHG emissions to 1990 levels by 2020 (Assembly Bill [AB] 32 of 2006) and reducing them to 40 percent below 1990 levels by 2030 (Senate Bill [SB] 32 of 2016). EO S-3-05 calls for statewide GHG emissions to be reduced to 80 percent below 1990 levels by 2050. EO B-55-18 calls for California to achieve carbon neutrality by 2045 and achieve and maintain net negative GHG emissions thereafter. These targets align with the scientifically established levels needed globally to limit the rise in global temperature to no more than 2 degrees Celsius, the warming threshold at which major climate disruptions, such as super droughts and rising sea levels, are projected; these targets also pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius (UN 2015).

CARB adopted the *Final 2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) on December 16, 2022, which traces the State's pathway to achieve its carbon neutrality and an 85 percent reduction in 1990 emissions goal by 2045. It identifies the reductions needed by each GHG emission sector (e.g., transportation [including off-road mobile source emissions], industry, electricity generation, agriculture, commercial and residential, pollutants with high global warming potential, and recycling and waste) to achieve these goals. (CARB 2022)

Unlike thresholds of significance established for criteria air pollutants in the EDCAQMD's CEQA guidance (EDCAQMD 2002), the EDCAQMD has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, El Dorado County AQMD recommends using the adopted thresholds of other lead agencies, which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a Less than Significant Impact level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, most recently updated in 2020, if a proposed project results in emissions less than 1,100 metric tons of carbon dioxide equivalent per year ($MTCO_2e/yr$) during both construction and/or operation, the proposed project would result in a less-than-significant impact related to GHG emissions.

3.8.2 Discussion

a, b) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment of conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. As stated above, the EDCAQMD recommends the use of thresholds adopted by the SMAQMD for assessing the significance of GHG emissions from individual projects. The SMAQMD thresholds were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Within these thresholds is the criteria that if a proposed project results in emissions less than 1,100 $MTCO_2e/yr$ during both construction and operation, the proposed project would result in a less-than-significant impact related to GHG emissions. Although specific GHG emissions have not been calculated for the future development that could occur as a result of the proposed Project, it can still be confirmed that emissions from construction and operation would be below the 1,100 $MTCO_2e/yr$ threshold. For comparison, in the Draft EIR for the Dorado Oaks Tentative Subdivision Map Project (which included 157 single-family

residential lots and 225 multi-family lots covering approximately 48 acres, approximately 18 acres of roadway and intersection improvements, roughly 3 acres of public parks, and installation of utility connections), first year construction GHG emissions were modelled at 1,044 $MTCO_2e$, below the threshold of 1,100 $MTCO_2e$ (Draft EIR available at Dorado Oaks Tentative Subdivision Map, Draft EIR (July 2021)). If construction at this scale would result in GHG emissions below the 1,100 $MTCO_2e$ threshold, then the relatively modest level of potential future construction and operational activity that may result from the proposed Project would also generate GHG emissions below this threshold. Modelled operational impacts for the Dorado Oaks Project are 1,906 $MTCO_2e$, exceeding the 1,100 $MTCO_2e$ threshold. However, Operation of the proposed telecommunications facility, involving electricity usage for this one facility and only occasional vehicle trips for inspection and maintenance as well as occasional backup generator testing and use, would result in GHG emissions substantially less the Dorado Oaks project and below the 1,100 $MTCO_2e$ threshold.

Because both the construction and operational GHG emissions of the proposed telecommunication facility would be below 1,100 $MTCO_2e$, any potential impacts related to GHG emissions would be less than significant impact. Because emissions would be Less than Significant Impact, the project also would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

3.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or	☐	☐	☐	☒

	public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Environmental Setting

There are no hazardous materials sites at or near the Project site (DTSC 2024, *also CA Water Board Geotracker*). There are no existing or proposed schools within 0.25 miles of the project site. The nearest school is Golden Sierra Junior/Senior High School, approximately .5 miles southeast of the project site. The Georgetown Airport is the closest public airport, located approximately 5.0 miles north of the project site.

The project and surrounding vicinity are subject to the County's 2022 General Plan Safety Element Update (EDC 2004a), as well as the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCHMP) (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation.

According to the California Department of Forestry and Fire Protection (CAL FIRE), the project site is in a state responsibility area (SRA) within a very high fire hazard severity zone (CAL FIRE 2024). . The El Dorado County Fire Department provides fire and initial emergency medical services to the Project site. Wildfire risks are discussed further in Section 3.20. Development at the Project site would be subject to vegetation management requirements of El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space.

3.9.2 Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health or to the environment if released. Potential future development at the Project site may involve the temporary use, transport, and disposal of hazardous materials in the form of inorganic and organic chemicals, solvents, paints, oil, gasoline, cleansers. However, any future construction-related transport, use, and disposal of hazardous materials would be temporary, and all materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be temporary in nature and localized to the Project site.

Land uses that involve the routine transport, use, and disposal of hazardous materials include but are not limited to manufacturing plants, dry cleaning facilities, gas stations, agricultural properties, recycling centers, refineries, and shipyards. Potential future development at the Project site would not involve activities that involve the routine transport, use, or disposal of hazardous materials. Any hazardous materials needed for ongoing maintenance and landscaping activities (e.g., solvents, paints, and pesticides) would be used and stored in small quantities typical of residential land uses. Therefore, the Project would not create a significant hazard to the public or the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Refer to Section 3.9.2(a) above. Potential future construction at the Project site could involve the temporary use, transport, and disposal of hazardous materials. This would be required to comply with federal, state, and County regulations relating to control of hazardous materials. Compliance with these regulations would reduce the likelihood of accidents and risks associated with release of hazardous materials. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

Once operational, telecommunication facility land use would not involve activities that often give rise to concerns regarding hazardous materials. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. As discussed in Section 3.9.1, there are no existing or proposed schools within 0.25 miles of the project site. The closest school, Golden Sierra High School, is located approximately 0.3 miles north of the project site. Therefore, the project would have no impact related to the emission or handling of hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Project site is not located near any hazardous materials sites on the California Department of Toxic Substance Control (DTSC) EnviroStor or SWQCB's Geotracker database (DTSC 2024). The Project site is not located at a site that is mapped as likely to contain NOA (CDC 2000). There would be no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Georgetown Airport is the closest public airport, located approximately 5.3 miles north of the project site. The Project site is not within the airport's land use plan. There would be no impact.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Potential future development at the Project site would occur in a manner consistent with the existing zoning for the site and planned population growth for the region. There would be no alteration of roadways that could hinder emergency response or evacuation. For each potential future point of access, an encroachment permit would be obtained from the County Department of Transportation and driveways would be constructed in accordance with County Design and Improvements Standards Manual. The Project would not impair or physically interfere with implementation of the EDCHMP.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less than Significant Impact. Compliance with existing laws and regulation, such as El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

3.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial on- or offsite erosion or siltation;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.10.1 Environmental Setting

According to the USGS Watershed Boundary Dataset, the project site is in the r South Fork American River Subbasin and the Middle South Fork American River Watershed (USGS 2024). There is a seasonal stream, Big Sailor Creek that begins approximately 660 feet to the south of the project site and flows north to south. approximately 1.25 miles to the southeast where it joins Little Sailor Creek to then discharge into an unnamed lake.

According to groundwater basin maps developed under the California Department of Water Resources' (DWR) Sustainable Groundwater Management Act (SGMA), the Project site is located within a non-basin area, which refers to areas that are not part of a defined groundwater basin (DWR 2021).

According to the Federal Emergency Management Agency, the project site is within an area of minimal flood hazard (FEMA 2008). The project site is not within a tsunami hazard area (CDC 2024c) and is not in proximity to an enclosed body of water that is susceptible to seiche.

3.10.2 Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant Impact. Potential future development at new associated with the proposed Project could adversely affect surface or groundwater quality through ground disturbance, such as excavation, grading, and trenching, as well as construction of new areas of impervious surfaces.

The Project site is under the jurisdiction of the Central Valley RWQCB. The Central Valley RWQCB adopted the Water Quality Control Plan for the Sacramento and San Joaquin River Basins (Basin Plan) in 1975, with the current fifth edition approved in 2019, as amended in 2020. The purpose of the Basin Plan is to designate beneficial uses of waters within the Sacramento and San Joaquin River basins, establish water quality objectives to protect those beneficial uses, and implement a program needed to achieve those objectives. The Basin Plan establishes water quality standards for both surface and ground waters (Central Valley RWQCB 2019).

Discretionary projects must comply with the County's West Slope Development and Redevelopment Standards (EDC 2024c), the storm water management plan (SWMP) for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013). Any future development with a disturbance area of more than 1 acre (43,560 sq. ft.) would also be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2022-0057-DWQ). Through compliance with all applicable regulations and requirements, potential future development at the Project site would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

The unincorporated portion of El Dorado County's west slope, including the Project site, is subject to the State of California's Phase II NPDES municipal separate storm sewer system (MS4) permit. As such, the County's post-construction water quality requirements follow those outlined in Section E.12 of the MS4 permit. Under the MS4 Permit, projects that create or replace less than 2,500 square feet of impervious surface are exempt from post construction requirements; small projects, including single family homes, which create or replace between 2,500 and 4,999 square feet of impervious surface, must follow a set of standard site design measures, found in Section E.12.b of the MS4 Permit (EDC 2024c). Future development at the Project site will be required to comply with applicable NPDES permit requirements, which may include treatment of stormwater prior to the water leaving the site or entering a waterbody, submittal of an Erosion and Sediment Control Plan, and/or other requirements, as applicable. Through compliance with all applicable standard County and State regulations, impacts would be Less than Significant Impact.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. Potential future development at the Project site could include new well drilling and/or introduction of new impervious surfaces. The Project is in a non-basin area and any new future wells would be subject to applicable County permitting requirements, preventing a substantial decrease in groundwater supplies.

Potential new impervious cover would not reach levels that could substantially affect groundwater recharge; however, development would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it to percolate back into the soil. Therefore, potential future development would avoid substantial impacts to groundwater supplies and groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial on- or offsite erosion or siltation.

Less than Significant Impact. Potential future development that includes ground disturbance, such as excavation, grading, and trenching, could increase the potential for erosion to occur. As described under Question a), potential future development would be required to comply with all applicable regulations and requirements, including the NPDES MS4 permit; the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance; and, if disturbance is greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB, which would require a SWPPP with BMPs to control erosion. With adherence to applicable rules and regulations and implementation of BMPs, potential future development would result in a Less than Significant Impact related to erosion and siltation.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

Less than Significant Impact Potential future development at the Project site could include introduction of new impervious surfaces; however, this would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it to percolate back into the soil. Therefore, potential future development would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less than Significant Impact. Potential future development at the Project site could include introduction of new impervious surfaces and ground disturbance, such as excavation, grading, and trenching. However, potential future development would be required to comply with all applicable regulations related to stormwater drainage and water quality protection. Therefore, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows?

Less than Significant Impact. As discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Therefore, any development on the Project site would not result in impacts related to impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. As discussed in Section 3.10.1, the Project site is not within a flood hazard zone, a tsunami hazard area, or in proximity to an enclosed body of water that is susceptible to seiche (FEMA 2008; CDC 2024c). Therefore, the Residences Project would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. The Project site is in a non-basin area and is not subject to a sustainable groundwater management plan. Potential future development at the Project site would be required to comply with requirements of the NPDES MS4 permit, the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance, and, if disturbance is greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB. During potential future development, BMPs would be implemented during construction activities to prevent stormwater contamination, control sedimentation, and erosion, and comply with stormwater discharge requirements. Because potential future development would comply with applicable rules and regulations and implementation of BMPs, the project would not conflict with or obstruct implementation of the Basin Plan.

3.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

3.11.1 Environmental Setting

The Project site is in a rural residential setting in the unincorporated community of Garden Valley, in El Dorado County, in the Sierra Nevada foothills. The Project site and surrounding properties are predominately characterized by mixed pine and oak woodlands and annual grasslands. Adjoining properties support rural residences, with most parcels in the region being privately owned.

The project site is designated as MDR (Medium Density Residential) in the County General Plan Land Use Diagram (EDC 2004a). As described in the County's General Plan Land Use Element, the MDR designation establishes areas for residential development.

The zoning designation for the Project is 3A, which identifies lands that are suitable for residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. The minimum lot size designator for the Project site is 3 acres.

3.11.2 Discussion

a) Physically divide an established community?

No Impact. As described in Section 3.11.1, the project site is surrounded by existing residential and open space development and would not result in the physical division of an established community or conflict with existing land use patterns. The project site is not a pathway connecting one part of the community to another. The project proposes a use that is compatible with surrounding uses and with the site's General Plan land use designation.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. As discussed in Section 3.11.1, the project site is designated for MDR land uses and is zoned R3A. The proposed project is consistent with the objectives of these designations, including minimum parcel size requirements. The proposed project would not conflict with any land use plan, policy, or regulation and the construction of a telecommunications facility has been determined to be consistent in the R3A zone with the approval of a Conditional Use Permit.

3.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

3.12.1 Environmental Setting

The California Surface Mining and Reclamation Act of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ) according to the known or inferred mineral potential of that land. Areas classified as MRZ-2 include areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. The process is based solely on geology, without regard to existing land use or land ownership. The primary goal of mineral land classification is to ensure that the mineral resource potential of land is recognized by local government decision-makers and considered before land-use decisions that could preclude mining are made. However, according to the El Dorado County General Plan EIR, the project site is not within an area classified as MRZ-2 (EDC 2003).

3.12.2 Discussion

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Project site's land use designation is MDR, which does allow for mineral resource extraction with an approved Conditional Use Permit. Additionally, the project site is outside of a mineral resource overlay designation. The proposed Project would not preclude future mineral resource extraction after the minor amount of project development. However, because the Project site is not known to support significant mineral deposits, any future development would not result in the loss of availability of a known mineral resource of regional value or of a locally important mineral resource recovery site delineated on a land use plan.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Project site's land use designation is MDR, which does not allow for mineral resource extraction. The proposed Project would not preclude future mineral resource extraction after the minor amount of project development. However, because the Project site is not known to support significant mineral deposits, any future development would not result in the loss of availability of a known mineral resource of regional value or of a locally important mineral resource recovery site delineated on a land use plan.

3.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.13.1 Environmental Setting

ACOUSTIC FUNDAMENTALS

Acoustics is the scientific study that evaluates perception, propagation, absorption, and reflection of sound waves. Sound is a mechanical form of radiant energy, transmitted by a pressure wave through a solid, liquid, or gaseous medium. Sound that is loud, disagreeable, unexpected, or unwanted is generally defined as noise. Noise is typically expressed in decibels (dB), which is a common measurement of sound energy. Definitions of acoustical terms used in this section are provided in Table 3-3.

Table 3-3 Acoustic Term Definitions

Term	Definition
Noise	Noise is generally defined as sound that is loud, disagreeable, unexpected, or unwanted.
Decibel (dB)	Sound levels are measured using the decibel scale, developed to relate to the range of human hearing. A decibel is logarithmic; it does not follow normal algebraic methods and cannot be directly summed. For example, a 65-dB source of sound, such as a truck, when joined by another 65-dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by 3 dB). A sound level increase of 10 dB corresponds to 10 times the acoustical energy, and an increase of 20 dB equates to a 100-fold increase in acoustical energy.
A-weighted decibel (dBA)	The human ear is not equally sensitive to loudness at all frequencies in the audible spectrum. To better relate overall sound levels and loudness to human perception, frequency-dependent weighting networks were developed, identified as A through E. There is a strong correlation between the way humans perceive sound and A-weighted sound levels. For this reason, the A-weighted sound levels are used to predict community response to noise from the environment,

Term	Definition
	including noise from transportation and stationary sources, and are expressed as A-weighted decibels. All sound levels discussed in this section are A-weighted decibels unless otherwise noted.
Equivalent Noise Level (L_{eq})	The average noise level during a specified time period; that is, the equivalent steady-state noise level in a stated period of time that would contain the same acoustic energy as the time-varying noise level during the same period (i.e., average noise level).
Maximum Noise Level (L_{max})	The highest instantaneous noise level during a specified time period.

Source: Caltrans 2013.

Noise Generation and Attenuation

Noise can be generated by many sources, including mobile sources such as automobiles, trucks, and airplanes and stationary sources such as activity at construction sites, machinery, and commercial and industrial operations. As sound travels through the atmosphere from the source to the receiver, noise levels attenuate (i.e., decrease) depending on ground absorption characteristics, atmospheric conditions, and the presence of physical barriers. Sound from a localized source (i.e., a point source) propagates uniformly outward in a spherical pattern. The sound level attenuates at a rate of 6 dB for each doubling of distance from a point source. Noise from a line source, such as a road or highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. Noise attenuation from ground absorption and reflective wave canceling provides additional attenuation associated with geometric spreading. For acoustically absorptive sites such as soft dirt, grass, or scattered bushes and trees, additional ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. When added to the attenuation rate associated with cylindrical spreading, the additional ground attenuation results in an overall drop-off rate of 4.5 dB per doubling of distance. This would hold true for point sources, resulting in an overall drop-off rate of up to 7.5 dB per doubling of distance.

Atmospheric conditions such as wind speed, wind direction, turbulence, temperature gradients, and humidity also alter the propagation of noise and affect levels at a receiver. Furthermore, the presence of a barrier (e.g., topographic feature, intervening building, and dense vegetation) between the source and the receptor can provide substantial attenuation of noise levels at the receiver. Natural (e.g., berms, hills, and dense vegetation) and human-made features (e.g., buildings and walls) may function as noise barriers.

To provide some context to noise levels described throughout this section, common sources of noise and associated noise levels are presented in Table 3-4.

Table 3-4 Typical Noise Levels

Common Outdoor Activities	Noise Level (dB)	Common Indoor Activities
	110	Rock band
Jet flyover at 1,000 feet	100	
Gas lawnmower at 3 feet	90	
Diesel truck moving at 50 mph at 50 feet	80	Food blender at 3 feet, garbage disposal at 3 feet
Noisy urban area, gas lawnmower at 100 feet	70	Vacuum cleaner at 10 feet, normal speech at 3 feet
Commercial area, heavy traffic at 300 feet	60	
Quiet urban daytime	50	Large business office, dishwasher in next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime	30	Library, bedroom at night, concert hall (background)
Quiet rural nighttime	20	Broadcast/recording studio
	10	

Threshold of human hearing	0	Threshold of human hearing

Notes: dB = A-weighted decibels; mph = miles per hour

Source: Caltrans 2013.

Effects of Noise on Humans

Exposure to excessive noise may result in physical damage to the auditory system, which may lead to gradual or traumatic hearing loss. Gradual hearing loss is caused by sustained exposure to moderately high noise levels over a period of time; traumatic hearing loss is caused by sudden exposure to extremely high noise levels over a short period. Non-auditory behavioral effects of noise on humans are primarily subjective effects such as annoyance, nuisance, and dissatisfaction, which lead to interference with activities such as communications, sleep, and learning.

EXISTING NOISE SOURCES AND LEVELS

The project will be located within a residential setting. Existing noise sources and levels are consistent with typical larger lot residential use such as automobiles, lawn care equipment and HVAC equipment, etc

NOISE- AND VIBRATION-SENSITIVE LAND USES AND RECEPTORS

Noise- and vibration-sensitive land uses generally include those uses where noise exposure could result in health-related risks to individuals, places where a quiet setting is an essential element of the intended purpose (e.g., schools and libraries), and historic buildings that could sustain structural damage due to vibration. The project is in a moderately populated area where land is developed to the northwest and south of the project site. Noise- and vibration-sensitive receptors in the vicinity of the project area include nearby residents. The closest sensitive receptors are the existing nearby residences, which are typically a minimum of 100 feet from the project site boundary.

AIRPORTS AND PRIVATE AIRSTRIPS

There are no airport influence area or private airstrips located on or near the project site.

COUNTY NOISE STANDARDS

County Municipal Code Chapter 9.16 (Noise) and Chapter 130.37 (Noise Standards) establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses, in compliance with General Plan Goal 6.5 (Acceptable Noise Levels). Section 6.5 of the General Plan identifies noise criteria for various stationary and transportation noise sources, including those related to construction.

3.13.2 Discussion

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

Less than Significant Impact. Proposed development at the Project site could result in temporary or permanent increases in ambient noise levels. The site is located within the El Dorado County Zoning jurisdiction on property designated with.Medium Density Residential Land Use. The receiving properties to the north, south, and west are designated with Medium-Density Residential Land Use. The receiving property to the east is designated with Rural Residential Land Use. These properties are all located within the

Garden Valley Rural Center area.

The proposed new equipment includes equipment support cabinets.
The equipment support cabinets are expected to run 24 hours a day.
El Dorado County Code Chapter 130.37 limits noise from equipment to a receiving property as follows:

Rural Center: Noise is limited to 55 dBA during daytime hours. During evening hours, between the hours of 7 p.m. and 10 p.m., the maximum permissible sound level is decreased by 5 decibels. During nighttime hours, between the hours of 10 p.m. and 7 a.m., the maximum permissible sound level is decreased by 10 decibels.

Since the support cabinets are expected to operate 24 hours a day, they must meet the 45 dBA nighttime limit at the Residential receiving properties to the east and west.

Potential future construction could result in temporary increased noise levels from equipment use, construction activities, and increased vehicle trips to the site. Construction-related noise sources could include both mobile and stationary on-site equipment (e.g., dozers, loaders, generators). Construction noise would be short-term and temporary, and operation of heavy-duty construction equipment would be intermittent throughout the day during construction.

County code exempts certain activities, including construction, from noise standards as long as the construction occurs between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on weekends and on federally recognized holidays.

Construction activities would occur within the timeframe identified by the County's noise ordinance when construction noise is exempt from noise standards. Thus, the project would not generate a substantial temporary increase in ambient noise levels in excess of allowable standards in the vicinity of the project.

Potential future development at the Project site could also result in increased operational noise, from both traffic and stationary sources. With potential future additional maintenance employees. at the Project site, there could be an increase in average daily traffic volumes and associated increases in traffic noise levels along affected roadway segments near the site. However, given the relatively minor number of visits to a telecommunication facility, the increase in traffic volume and associated noise would be negligible and would not result in a substantial noise increase due to new vehicle trips.

Potential noise impacts would be less than significant impact.

The telecommunications equipment will be located at grade surrounded by a 6'-0" tall chainlink fence. The nearest receiving properties are approximately 400 feet north, 540 feet west, 700 feet east, and 470 southeast of the equipment. Due to the extended distance of surrounding properties from the facility any noise impacts will be less than significant impact.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. The proposed parcel split would not affect groundborne vibration or groundborne noise levels. Potential future site development would not use ground vibration–intensive activities, such as pile driving or blasting, although pieces of equipment that generate lower levels of ground vibration, such as dozers and pavers, may be used during construction. However, any potential vibration would be minor and temporary and would not result in structural damage or human annoyance.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There is no airport influence area or private airstrips located on or near the project site.

3.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. Population and Housing. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.14.1 Environmental Setting

According to the County General Plan Housing Element 2021-2029 Update, the 2020 population of the unincorporated areas of El Dorado County was 159,722 residents, which was an increase of 7 percent from the 2010 population. Projections estimate that the population will increase an additional 8.8 percent between 2020 and 2030, with an average growth of 0.9 percent per year. In 2018 there were approximately 68,094 housing units in the unincorporated portions of the County. Of these, 56,478 units (82.9 percent) were occupied, and 11,616 units (17.1 percent) were vacant. However, 8,946 units (13.1 percent) were classified as vacant for seasonal, recreational, or occasional uses only. (EDC 2003)

3.14.2 Discussion

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. Potential future development included in the proposed project consists of constructing a monopine cellular communication facility and would not increase residential building density. This potential future development would not result in a increase in population in the area. Therefore, the Project would not induce substantial unplanned population growth.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project would not displace people or housing, necessitating the construction of replacement housing elsewhere.

3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

3.15.1 Environmental Setting

The Garden Valley Fire Protection District (GVFPD)) is the department that provides all fire and initial emergency medical services to the Project site. The (GVFPD) provides fire, rescue, and non-transport ALS medical response to a 60 square mile area with a population of 8100 people. The district operates 3 stations, 1 staffed and 2 volunteer. The current staffing level of the district is one Captain and one Chief officer 24/7, supplemented with volunteer response. Garden Valley Fire Protection District operates a fleet of 2 engines, 1 water tender, 1 type 6 engine, and 5 command/utility vehicles.

The El Dorado County Sheriff's Office (EDCSO) provides law enforcement services in the unincorporated portions of the County, including the Project site. EDCSO is made up of the South Lake Tahoe patrol and the West Slope patrol, operating out of Placerville, which serves the Project site. In 2023 the Sheriff's Dispatchers answered 99.71 percent of all 911 calls within 15 seconds, exceeding national standards, which recommend 90% of all 911 calls be answered within 15 seconds. (EDCSO 2023)

The project site is within the boundaries of the Black Oak Mine Unified School District.

Nearby public parks and open space/recreation areas include Garden Valley Park, an approximately 1.0 mile drive from the Project site.

3.15.2 Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Less than Significant Impact. Potential future development resulting from the proposed Project could result in a minor increase in population in the Project. However, this would not result in the need for new or expanded fire protection facilities. The Project site would continue to be served by the GVFPD. Building permits associated with potential future development at the Project site would require permits from County departments relating to traffic, public services, and safety and would require payment of various fees (e.g., schools, roads). Through this process, the potential future development would contribute its proportional amount to support public services operations. The potential addition of Project development and associated population in their service area would not significantly affect the response time, service ratios, or performance of the GVFPD or any other public service. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection and emergency services facilities.

Police protection?

Less than Significant Impact. The Project site would continue to receive law enforcement services from the EDCSO West Slope patrol, operating out of Georgetown. . Potential future development on the Project site would consist of the construction of a wireless communication monopine facility. This would not significantly increase the demand for EDCSO services or affect EDCSO service ratios and response times. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities.

Schools?

Less than Significant Impact. The proposed Project includes the construction of a wireless communication monopine facility. This would not result in population growth and would not have the potential to add new students to these school districts. While this population growth could include some student enrollment, the amount would be minor and could be accommodated by existing facilities. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities.

Parks?

Less than Significant Impact. The potential future population growth in the region that could result from the proposed Project is minimal and could be accommodated by existing nearby parks. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public park facilities.

Other public facilities?

Less than Significant Impact. Given the negligible amount of population growth that could result from the proposed Project, it would not cause a substantial adverse physical impact associated with the provision of new or physically altered public facilities.

3.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.16.1 Environmental Setting

Section 3.15.1 includes a summary of the existing public parks and recreational facilities in the vicinity of the project site.

3.16.2 Discussion

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. As discussed in Section 3.15.2(a), Garden Valley Park is an approximately 1.0 mile drive from the Project site. The potential future population growth in the Project area that could result from the proposed project is minimal and could be accommodated by existing nearby parks. The Project would not cause substantial physical deterioration of existing parks or recreational facilities to occur or be accelerated.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The Project does not include recreational facilities and would not require the construction or expansion of recreational facilities. There would be no impact.

3.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

3.17.1 Environmental Setting

EXISTING TRANSPORTATION NETWORK

Access to the Project site is provided by the surrounding roadway network, which includes Garden Valley Road and State Highway 193. Garden Valley Road is classified as a minor collector and State Highway is classified as a minor arterial. The project site is in a rural area where public transportation is not available

REGULATORY SETTING

Senate Bill 743

SB 743, passed in 2013, required OPR to develop new State CEQA guidelines that address traffic metrics under CEQA. As stated in the legislation, upon adoption of the new guidelines, "automobile delay, as described solely by level of service (LOS) or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In December of 2018, OPR published the most recent version of the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory) which provides guidance for vehicle miles traveled (VMT) analysis. The Office of Administrative Law approved the updated State CEQA Guidelines and lead agencies had an opt-in period until July 1, 2020, to implement the updated guidelines as they related to VMT. As of July 1, 2020, implementation of Section 15064.3 of the updated CEQA Guidelines is required statewide.

The OPR Technical Advisory states that lead agencies may screen out VMT using project size, maps, transit availability, and provision of affordable housing. Many agencies use these screening thresholds to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. The screening criteria applicable to this project is for small projects, stating that projects that generate or attract fewer than 110 trips per day generally may be assumed to result in a less-than-significant transportation impact.

Regional Transportation Planning

El Dorado County is within the boundaries of the Sacramento Area Council of Governments, which oversees the regional transportation plan for the Sacramento region, updated every four years in collaboration with local governments. The El Dorado County Transportation Commission is the Regional Transportation Planning Agency for the west slope of El Dorado County and is responsible for coordinating the regional transportation efforts on the western slope of El Dorado County and the City of Placerville.

The County developed and adopted the El Dorado County and City of Placerville SB 743 Implementation Plan (EDCTC 2019), which shifted the evaluation of transportation impacts from LOS to VMT and describes the CEQA analysis for transportation impacts that shall be used in the County. The El Dorado County Board of Supervisors Resolution 141-2020 adopting VMT thresholds of significance for transportation impacts under CEQA (EDC 2020) includes the following screening criteria to identify projects that are presumed to have Less than Significant Impacts:

- Projects that generate or attract less than 100 trips per day, consistent with OPR's determination of projects that generate or attract fewer than 110 trips per day and further reduced to 100 to remain consistent with the existing threshold in General Plan Policy TC-Xe;
- Projects that are within 0.5 miles of either a major transit stop, as defined in Public Resources Code Section 21064.3, or a high-quality transit corridor, as defined in Public Resources Section 21155. Consistent with CEQA Guidelines section 15064.3(b)(l) and OPR's conclusions in its Technical Advisory; and
- 100% affordable residential development, including moderate, low, and very low categories as defined in the Regional Housing Needs Assessment, consistent with OPR's conclusions in its Technical Advisory.

3.17.2 Discussion

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant Impact. The Project would add minimal vehicle trips due to periodic maintenance visits. Additional equipment changes at the site could result in additional vehicle trips to and from the Project site in the future. Even with the maximum potential future development at the Project site, the Project meets the County's screening criteria as a small project that would generate or attract less than 100 trips per day (see the discussion of Question b) below). Therefore, further traffic modeling and analysis are not required, and impacts are presumed to be Less than Significant Impact. The project and potential future development at the Project site would comply with these requirements. The Project would not conflict with the programs, plans, policies, or ordinances addressing the circulation system.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled?

Less than Significant Impact. Potential future development at the Project site could result in additional trips to the Project site, both operationally at the monopine telecommunication facility and temporarily during construction. This may generate new VMT, or it may redistribute existing VMT. Trip generation from the project using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. Therefore, the Project meets the County's screening criteria as a small project that would generate or attract less than 110 trips per day. Therefore, further traffic modeling and analysis are not required, and project impacts are presumed to be Less than Significant Impact. Potential VMT impacts would be Less than Significant Impact.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. As described under question a) above, potential future changes related to new parcel access would require an encroachment permit from the County DOT for each point of access, and potential future driveways serving each proposed parcel would be constructed in compliance with the County Design and Improvements Standards Manual. The Project would not create dangerous intersections, would not include incompatible uses, and would not substantially increase hazards.

d) Result in inadequate emergency access?

Less than Significant Impact. Driveway at project site would comply with County Design and Improvements Standards Manual, County Regional Fire Protection Standards (GVFPD)2024), and California Fire Code (CFC) requirements, including those that define standards for providing emergency access, including fire apparatus access. The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads or otherwise affect emergency response times. Therefore, the project would not result in inadequate emergency access.

3.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?	☒ Yes		☐ No	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

3.18.1 Environmental Setting

AB 52, signed by Governor Edmund G. Brown, Jr., in September 2014, established a new class of resources under CEQA: "tribal cultural resources." AB 52, as provided in Public Resource Code Sections 21080.3.1, 21080.3.2, and 21082.3, requires that lead agencies undertaking CEQA review must, upon written request of a California Native American Tribe, begin consultation once the lead agency determines that the application for the project is complete, and prior to the issuance of a NOP of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration.

The NAHC was contacted to request a Sacred Lands File search for known cultural resources within or near the project site. The results of the search returned by the NAHC on January 14, 2025, were positive for Native American cultural resources in the project vicinity. The NAHC provided contact information for tribal members and organizations affiliated with the region and recommended that they be contacted for more information on the potential for Native American cultural resources within or near the project area. The following tribes were contacted on date, for consultation under AB 52:

- United Auburn Indian Community of the Auburn Rancheria
- Nashville Enterprise Miwok-Maidu-Nishinam Tribe
- Shingle Springs Band of Miwok Indians

- Tsi Akim Maidu
- United Auburn Indian Community of the Auburn Rancheria
- Washoe Tribe of Nevada and California
- Ione Band of Miwok Indians
- Wilton Rancheria

There have been no replies for further consultation.

3.18.2 Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a, b) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact. Consultation under AB 52 did not result in the identification of tribal cultural resources as defined by PRC Section 21074. A California Historical Resources Information System records search indicates the proposed project area contains 0 recorded indigenous period/ethnographic-period cultural resources. Initial Consultation began on May 16, 2025 with Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of Nevada and California, and Wilton Rancheria. No response or request for mitigation was received.

3.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

3.19.1 Environmental Setting

There is currently no water or wastewater infrastructure at the project site. The proposed telecommunication facility will be unoccupied and proposes no use of water or wastewater utility services.

Pacific Gas and Electric Company (PG&E) provides electricity which the project will utilize to power the facility. Electrical supply will be routed underground from an existing power pole approximately 60' southwest of the facility.

El Dorado Disposal Services provides solid waste collection, disposal, and recycling services in the region. Solid waste is transported to the Western El Dorado Recovery Systems (WERS) Transfer Station and Material Recovery Facility, located at 4100 Throwita Way in Placerville, which handles a maximum permitted throughput of 400 tons per day (CalRecycle 2024a). After undergoing processing, non-recyclable waste from the WERS Transfer Station and Material Recovery Facility are delivered to the Potrero Hills Landfill, located at 3675 Potrero Hills Lane, in Suisun City, which has a maximum permitted capacity of 83.1 million cubic yards and, as of the year 2006, a remaining estimated

capacity of approximately 13.9 million cubic yards, or 16.7 percent of the landfill's total capacity. The landfill receives a maximum disposal of 4,330 tons per day (CalRecycle 2024b).

Chapter 8.42- Solid Waste Management Ordinance No. 4525 describes the County's requirements related to the provision of solid waste disposal services including collection and transport. The California Integrated Waste Management Act of 1989 (AB 939) required a diversion of a minimum of 50 percent of discarded materials away from disposal in landfills.

3.19.2 Discussion

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. The project will not require or result in the significant relocation or construction of new or expanded utility infrastructure. Any impact from providing the facility with electric service will be minimal and thus will have a Less than Significant Impact.

b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. Any water needed for the maintenance of the telecommunication facility will be delivered by truck or trailer. The project proposes no water use now or into the future, therefore insufficient water supplies available to serve the project is irrelevant and has no impact.

c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

No Impact. The project proposes no need for wastewater treatment now or into the future, therefore the project will have no impact on the wastewater treatment provider.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The proposed project would generate solid waste from construction. The project would not generate waste in excess of local standards or in excess of the capacity of local infrastructure and would not impair the attainment of solid waste reduction goals.

e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. Operation of the telecommunications facility would not produce daily trash, recycling or organic waste. If needed, solid waste services to the project site would be provided by El Dorado Disposal Services and waste generated at the site would be disposed of at the Potrero Hills Landfill. Development at the Project site would be provided, if needed, with trash, recycling, and organics disposal services in accordance with local, state, and federal regulations. The project would, therefore, comply with regulations including the County's ordinances and AB 939. The Project would not fail to comply with federal, state, and local management and reduction regulations related to solid waste.

3.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?		☒ Yes		☐ No
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

3.20.1 Environmental Setting

According to CAL FIRE, the project site is within the SRA for fire protection and is located within a designated very high fire hazard severity zone (CAL FIRE 2024). The Project is in a rural area, with most properties in the region being privately owned. The topography of the project site is characterized by gently rolling hills with a generally southwest aspect.

The project site is in an area susceptible to wildland fires. Surrounding properties support residential structures, amongst foothill pine woodlands and annual grasslands. The topography of the project site is generally relatively flat with some gentle rolling hills; there are no steep slopes within or adjacent to the project site. Nearby roads that may be used for Project site access include State Highway 49 and 139, Marshall Grade Road, and Garden Valley Road.
Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The project and surrounding vicinity are subject to a number of emergency response plans, including the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation. Impairment of emergency response plans or emergency evacuation plans would occur if the project would introduce an undue or extraordinary burden on emergency responders as they respond to an emergency incident. The proposed wireless telecommunication facility would not affect emergency response or evacuation. Any future development at the Project site would be required to conform to applicable County Development Standards and Guidelines, County Regional Fire Protection Standards, and CFC requirements, including those that define standards for providing emergency access, including fire apparatus access. The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads or otherwise affect emergency response times. Therefore, the project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact. The project site is in an area susceptible to wildland fires. Development at the unoccupied Project site would not increase the population of the site, thereby having little effect on increasing the ignition risk. The Western El Dorado Community Wildfire Protection Plan (CWPP) describes wildfire risks and mitigation strategies for the portion of the County that includes the Project site (EDC 2022). Implementation of the County CWPP, which includes ongoing vegetation management, would reduce the likelihood of an ignition becoming an out-of-control wildfire. The project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact. The proposed wireless telecommunication facility would not materially affect infrastructure. Any future development at the Project site would avoid exacerbating fire risk during infrastructure installation through compliance with the most current building and fire codes, CFC requirements, and County Regional Fire Protection Standards, including those for access and roadways, rural water supply, and firefighting. The installation of new infrastructure would also be required to comply with all applicable County regulations to protect the environment, including the ORMP and other measures. Actions associated with development of new utility facilities, including transmission or utility lines, are not exempt from the mitigation requirements of the ORMP. Actions taken to maintain existing utility facilities, as well as action taken pursuant to an approved Fire Safe Plan, including fuel break construction, are exempt from the ORMP mitigation requirements.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact. Implementation of the project would not exacerbate wildfire risk, nor would it substantially increase the likelihood that the project would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

As discussed in Section 3.7.2(a)(iv), the potential for landslides to occur is negligible because the site generally has gentle hills and there are no steep slopes within or adjacent to the project site. In addition, as discussed in Section

3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Potential future development at the Project site could change the drainage patterns of the project site by increasing impervious surfaces; however, development would be designed to comply with the County's West Slope Development and Redevelopment Standards (EDC 2024c), the SWMP for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013) to prevent drainage, flooding, and erosion impacts from site runoff (see Section 3.10.2[c] for additional information). Therefore, the Project would not expose people or structures to significant risks from runoff, post-fire slope instability, or drainage changes. Impacts would be Less than Significant Impact.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after European arrival)?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.21.1 Environmental Setting

The environmental setting for this section is presented above in the environmental settings for each of the checklist issue areas. No additional environmental setting is necessary.

3.21.2 Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after European arrival)?

Less than Significant Impact. Based on evaluations and discussions contained in Sections 3.1 through 3.20 of this Initial Study, the Project is not anticipated to substantially degrade the quality of the environment. .As conditioned or mitigated, and with adherence to established laws, regulations, and County permit requirements, this project would

not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. In addition, as discussed in Section 3.5, "Cultural Resources," although unlikely, ground-disturbing activities during project construction may result in the unanticipated discovery of archaeological resources; however, the County requires that specific procedures be followed in the event of unanticipated discoveries (refer to Section 3.5 for additional information) as a condition of project approval. Therefore, the project would not eliminate important examples of the major periods of California history (both before and after European arrival).

b) Does the project have impacts that are individually limited, but cumulatively considerable?

Less than Significant Impact. The Project would not result in significant cumulatively considerable impacts for the following reasons:

- The Project would not make a substantial contribution to the cumulative condition for agricultural and forest resources, biological resources, cultural and tribal cultural resources, and mineral resources due to the lack of Important Farmland and known mineral resources at the project site.
- Impacts related to geology, soils, hazards and hazardous materials are generally site-specific and would not substantially contribute to the cumulative condition.
- The project would be consistent with existing land use and zoning designations for the project site, the County's Municipal Code and ordinances, and the County's Design Guidelines. In addition, population growth from the Project would be consistent with the growth anticipated in the County's General Plan. Therefore, the Project would not substantially contribute to the cumulative condition for aesthetics, land use and planning, population and housing, public services, recreation, and wildfire.
- The Project could indirectly increase impervious surfaces and change drainage patterns within the watershed; however, the Project would not substantially contribute to the cumulative condition for hydrology and water quality because the proposed development would be designed to meet all applicable stormwater quality requirements.
- With respect to air quality, energy, noise, transportation, and utilities, the project would be consistent with the existing land use designation and the population assumptions for the area. GHG emissions impacts, which are inherently cumulative, would be Less than Significant Impact.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. The project's potential effects on the way residents experience the existing environment (aesthetics) and plans for future use of the area (land use and population and housing) would be Less than Significant Impact. Elements of the project that could physically affect sensitive populations, including air quality impacts and generation of noise, were also found Less than Significant Impact. GHG emissions, which are understood to result in global warming, would be less-than-significant.

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Mandatory Findings of Significance

No citations are used in this section.

5 REPORT PREPARERS

EL DORADO COUNTY

Craig Osborn ..... *Associate Planner*

Evan Mattes ..... *Senior Planner*

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Attachment 10

Alternative Sites Analysis

Alternative Sites Analysis

Vertical Bridge: US-CA-5398, Black Oak

5280 Garden Valley Rd, Garden Valley CA 95633

Prepared By:
Samantha Herrmann, Assurance Development
T-Mobile/VB BTS III, LLC
3/20/2025

Summary

A search ring was provided by T-Mobile's Radio Frequency ("RF") Engineer identifying the project's coverage needs. We reviewed this search ring and compared it to existing zoning, development requirements, land uses, and existing parcel conditions. After this review, we identified multiple properties as potential sites.

The El Dorado County Zoning Ordinance §130.40.130.K states that an Alternative Sites and Needs Analysis is required. The following document examines possible alternative sites within this determined coverage area. Applicants conducted substantial outreach within this area and community and determined this location to be the most feasible and least intrusive option in this area.

Collocation on Existing Towers

Whenever possible, T-Mobile seeks to construct new sites on existing infrastructure before proceeding with the construction of a new free-standing facility. T-Mobile analyzed the area within the targeted search area and found no existing towers. T-Mobile has equipment on an existing tower located at the coordinates 38.8213, -120.8838. The intent of the proposed WCF to be located at 5280 Garden Valley Road is to provide broader coverage to this rural area of El Dorado County. Please see **Attachment 9, T-Mobile Coverage Maps** for further details.

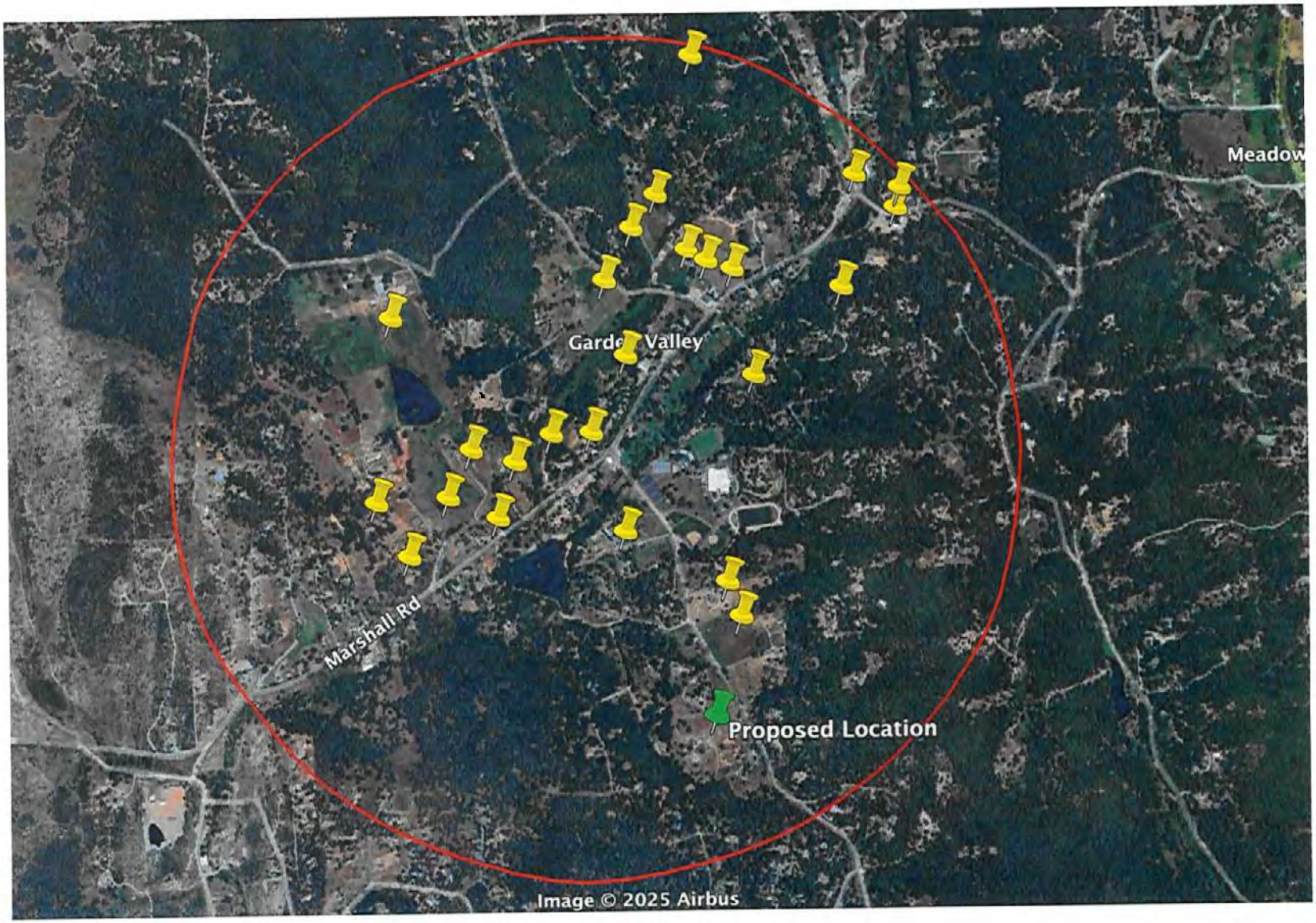
Collocation on Existing Non-Tower Structures @ 115' antenna tip height AGL

There are no structures within the search area that can support the required height of 115' antenna tip height to meet the coverage objectives for this tower. The majority of the buildings in this area within the El Dorado County jurisdiction are residential structures (20'-30' tall) or raw/agricultural land.

These structures cannot support a tower at the required height while meeting the requirements set forth in Sec. 130.40.130.D.3(a)(2), whereas the height of the facility shall not exceed 15 feet above the roof top or the maximum height for the zone, whichever is less. The average maximum building height within the search ring is 50'. Therefore, Applicants have proposed to locate a freestanding monopole tower at 5280 Garden Valley Rd.

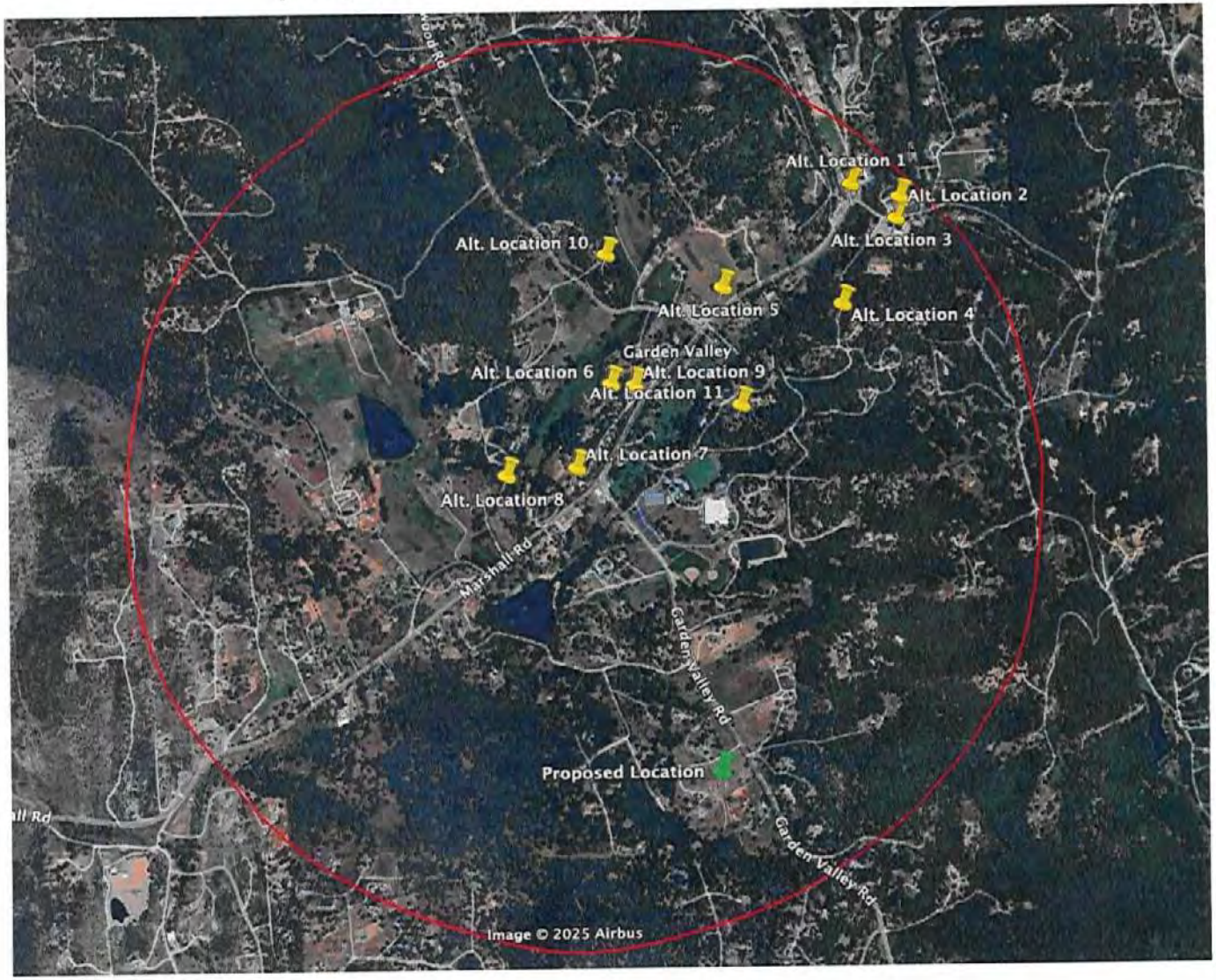
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Page 3 of 6

Property Owners Received Letters of Interest



ASA
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Page 4 of 6

Property Owners Responded to Letters of Interest



ASA
US-CA-5450
Page 5 of 6

Alternative Analysis Summary – New Tower Development

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
*	APN: 060-420-028	Zoning: R3A Land Use: MDR	Y	Y	This parcel was selected as the least intrusive option for the proposed WCF. Within the R3A zoning district, telecommunications facilities are permitted with the approval of a Conditional Use Permit by the Planning Commission. The proposed WCF meets the required development standards set forth in El Dorado Zoning Ordinance Section 130.40.130 – Telecommunications Facilities, and Chapter 130.24 – Residential Zones.
New Tower Location Alternatives					
1	APN: 060-361-086	Zoning: CL Land Use: C	Y	N	A letter of interest was mailed out, but after further evaluations, it was determined that this location would not be feasible to meet the RF coverage objectives for this site due to the increased elevation to the west.
2	APN: 060-401-016	Zoning: CG Land Use: C	Y	N	A letter of interest was mailed out, but after further evaluations, it was determined that this location would not be feasible to meet the RF coverage objectives for this site due to the increased elevation to the west.
3	APN: 060-401-023	Zoning: CG Land Use: C	Y	N	A letter of interest was mailed out, but after further evaluations, it was determined that this location would not be feasible to meet the RF coverage objectives for this site due to the increased elevation to the west.
4	APN: 060-401-001	Zoning: RE-5,R2A Land Use: MDR,RR	Y	Y	A letter of interest was mailed out and the owner Initially expressed interest, however, proceedings fell out during leasing negotiations.
5	APN: 060-361-097	Zoning: CC Land Use: C	Y	Y	A letter of interest was mailed out and the owner Initially expressed interest, however, proceedings fell out during leasing negotiations.

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Page 6 of 6

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
6	APN: 060-240-007	Zoning: LA-10 Land Use: RR	Y	N	A letter of interest was mailed out and the owner entered into a leasing agreement. However, it was later determined that an access easement would be required from the adjacent parcel. The adajcent property owner was contacted and would not enter into the agreement necessary to secure the access easement.
7	APN: 060-240-009	Zoning: RL-10 Land Use: RR	Y	N	A letter of interest was mailed out and the owner entered into a leasing agreement. However, it was later determined that an access easement would be required from the adjacent parcel. The adajcent property owner was contacted and would not enter into the agreement necessary to secure the access easement.
8	APN: 060-031-030	Zoning: RL-10 Land Use: RR	Y	N	A letter of interest was mailed out and the property owner expressed interest. However, the topography of the parcel required lease area to be too close to the house and this property was not a viable alternative for the proposed WCF.
9	APN: 060-240-012	Zoning: R2A Land Use: MDR	Y	Y	This parcel was considered as a potential site for the proposed WCF. The property owner confirmed they were not interested in leasing space for the proposed wireless facility; therefore, this property was not a viable alternative.
10	APN: 060-361-043	Zoning: LA-10 Land Use: RR	Y	Y	A letter of interest was mailed out, and the property owner initially expressed interest in leasing space; however, they eventually became unresponsive, and leasing negotiations ultimately ceased.
11	APN: 060-710-011	Zoning: LA-10 Land Use: RR			A letter of interest was mailed out and the owner initially expressed interest, however, proceedings fell out during leasing negotiations.

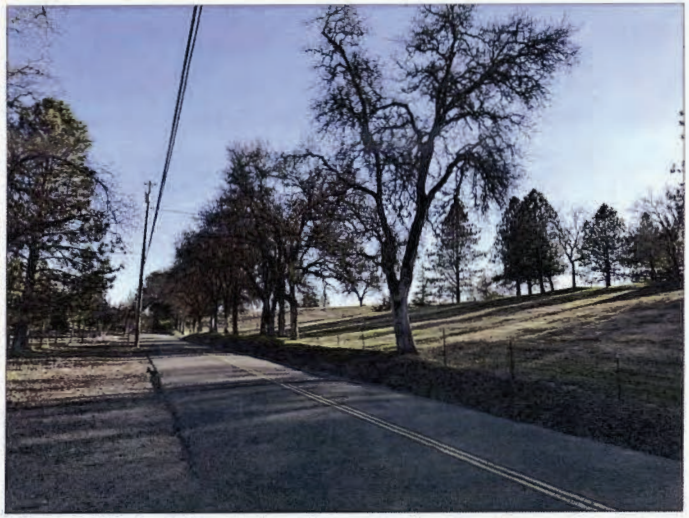
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AERIAL MAP

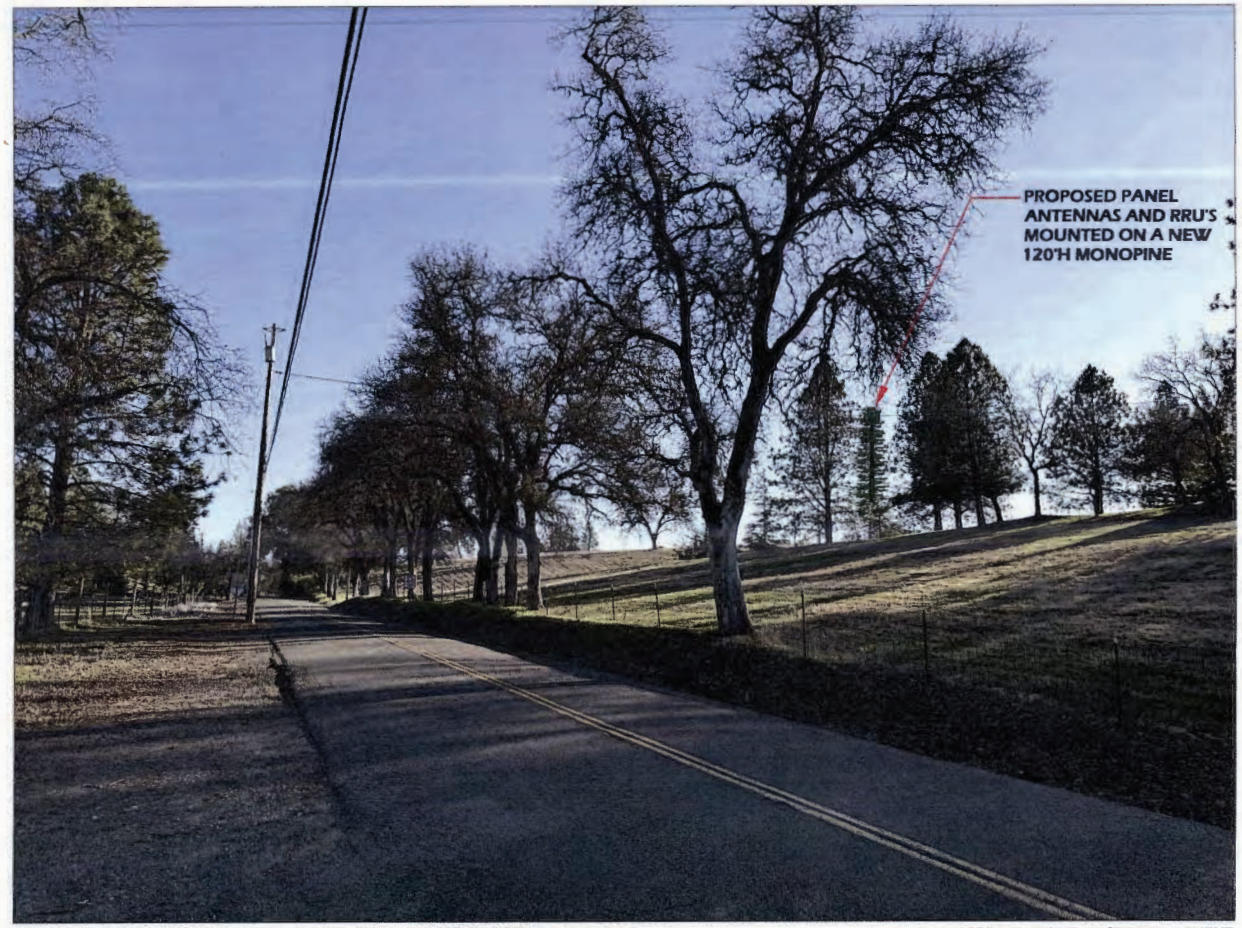


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DRAFTLINK CONTACT : JOYCE YU EMAIL : EMS@DRAFTLINK.COM PHONE : 949-232-5043 WWW.DRAFTLINK.COM	ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY	verticalbridge	US-CA-5398 BLACK OAK 5280 GARDEN VALLEY ROAD GARDEN VALLEY, CA 95633	VIEW: A SHEET: 1 / 4
		0	2/25/2025	ISSUED FOR SUBMITTAL	JFY			

AERIAL MAP

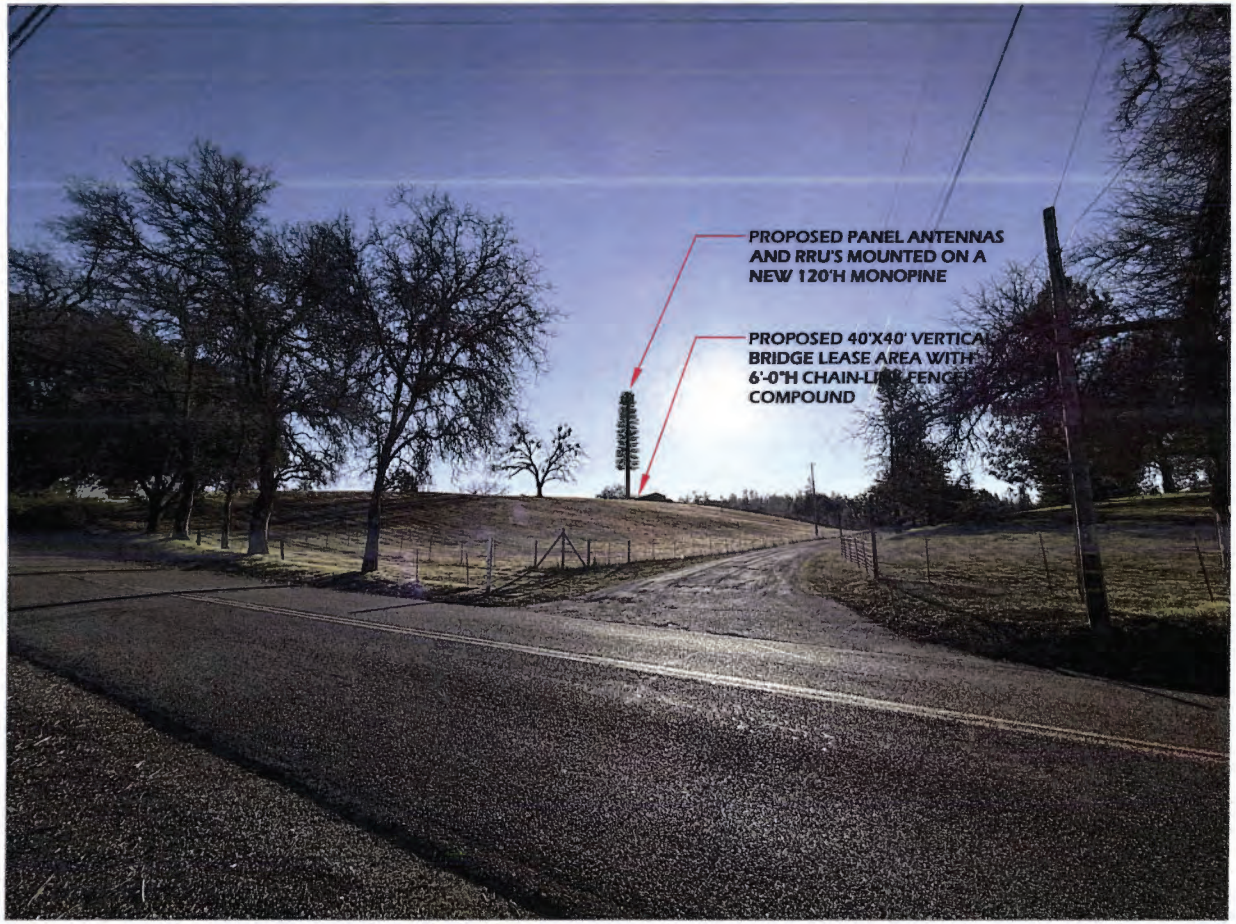


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Attachment 12

EME Report

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Vertical Bridge • Site No. US-CA-5398
T-Mobile West LLC • Proposed Base Station (Site No. SC60442F)
5280 Garden Valley Road • Garden Valley, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by Vertical Bridge, a wireless telecommunications facilities provider, to evaluate the T-Mobile West LLC base station (Site No. SC60442F) proposed to be located at 5280 Garden Valley Road in Garden Valley, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

T-Mobile proposes to install directional panel antennas on a tall pole, configured to resemble a tree, to be sited at 5280 Garden Valley Road in the Garden Valley area of unincorporated El Dorado County. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standard

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	"Uncontrolled" Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm^2	5.0 mW/cm^2
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
C-Band	3,700 MHz	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0

Vertical Bridge • Site No. US-CA-5398
T-Mobile West LLC • Proposed Base Station (Site No. SC60442F)
5280 Garden Valley Road • Garden Valley, California

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios") that are connected to the traditional wired telephone lines, and the antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by T-Mobile, including zoning drawings by Assurance Development, dated March 3, 2025, it is proposed to install ten directional panel antennas – three Amphenol Model APXVAALL24M-U-J20, three Ericsson Model AIR6419, and four inactive antennas* for future operation – on a 115-foot steel pole, configured to resemble a pine tree,† to be sited near the hilltop on the residential property located at 5280 Garden Valley Road in the Garden Valley area of unincorporated El Dorado County. The Amphenol and Ericsson antennas would employ up to 12° and up to 19° downtilt, respectively, would be mounted at an effective height of about 111 feet above ground, and would be oriented in identical pairs (one of each model) toward 0°T, 120°T, and 240°T, to provide service in all directions. The maximum effective radiated power in any direction would be 38,130 watts,

* It is recommended that RF exposure conditions be re-evaluated for compliance with FCC limits at such time as these antennas are to be put into service.

† Foliage atop the pole puts the overall height at about 120 feet.

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representing simultaneous operation at 14,230 watts for BRS,‡ 6,800 watts for AWS, 12,750 watts for PCS, 970 watts for 700 MHz, and 3,380 watts for 600 MHz service. Also proposed to be located on the pole, at an effective height of about 111 feet above ground, is a 2-foot microwave "dish" antenna, for interconnection of this site with others in the T-Mobile network. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed T-Mobile operation, including the contribution of the microwave dish, is calculated to be 0.045 mW/cm^2, which is 5.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building§ is 2.9% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the T-Mobile antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. It is presumed that T-Mobile will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by T-Mobile West LLC at 5280 Garden Valley Road in Garden Valley, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

---

‡ T-Mobile reports maximum effective radiated power in this band of 59,310 watts, to which a duty cycle of 75% is applied; a statistical factor of 32% is also included, to account for spatial distribution of served users, based on the United Nations International Telecommunication Union ITU-T Series K, Supplement 16, dated May 20, 2019.

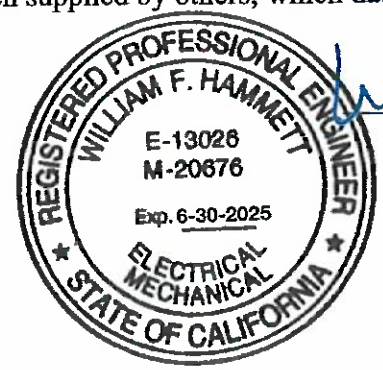
§ Including the residence on the property, located about 265 feet to the southwest, based on the drawings.

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Vertical Bridge • Site No. US-CA-5398
T-Mobile West LLC • Proposed Base Station (Site No. SC60442F)
5280 Garden Valley Road • Garden Valley, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2025. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.
707/996-5200

March 24, 2025

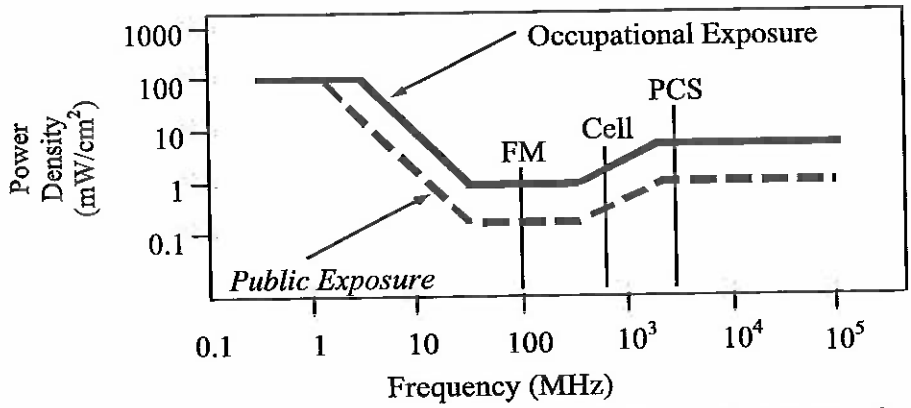
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FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers IEEE C95.1-2019, "Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*$180/f^2$*
3.0 – 30	$1842/f$	*823.8/f*	$4.89/f$	*2.19/f*	$900/f^2$	*$180/f^2$*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. Hammett & Edison has incorporated conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

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RFE.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

Hammett & Edison has incorporated the FCC Office of Engineering and Technology Bulletin No. 65 ("OET-65") formulas (see Figure 1) in a computer program that calculates, at millions of locations on a grid, the total expected power density from any number of individual radio frequency sources. The program uses the specific antenna patterns from the manufacturers and allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain accurate projections of RF exposure levels. The program can account for spatial-averaging when antenna patterns are sufficiently narrow, and time-averaging is typically considered when operation is in single-frequency bands, which require time-sharing between the base station and the subscriber devices.

OET-65 provides this formula for calculating power density in the far-field from an individual RF source:

$$\text{power density} \quad S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2} \quad \text{in mW/cm}^2$$

where ERP = total Effective Radiated Power (all polarizations), in kilowatts,
RFF = three-dimensional relative field factor toward point of calculation, and
D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to reflections, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). This factor is typically used for all sources unless specific information from FCC filings by the manufacturer indicate that a different reflection coefficient would apply. The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density.

Because antennas are not true "point sources," their signal patterns may not be fully formed at close distances and so exposure levels may be lower than otherwise calculated by the formula above. OET-65 recommends the cylindrical model formula below to account for this "near-field effect":

$$\text{power density} \quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h} \quad \text{in mW/cm}^2$$

where P_{net} = net power input to antenna, in watts,
θ_{BW} = half-power beamwidth of antenna, in degrees,
D = distance from antenna effective height to point of calculation, in meters, and
h = aperture height of antenna, in meters.

The factor of 0.1 in the numerator converts to the desired units of power density.

OET-65 confirms that the "crossover" point between the near- and far-field regions is best determined by finding where the calculations coincide from the two different formulas, and the program uses both formulas to calculate power density.

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ASSURANCE DEVELOPMENT

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MAY 02 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Attachment 13

NCIC Records Search

ASSURANCE DEVELOPMENT

RECEIVED
MAY 02 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Attachment 14

Assessor's Parcel Map

CUP25-0006

RECEIVED

MAY 02 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 120' MONOPINE WITH (10) 8' ANTENNAS, (12) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
4. 2022 CALIFORNIA ELECTRIC CODE
   2022 CALIFORNIA ENERGY CODE
   2022 CALIFORNIA MECHANICAL CODE
5. TIA/EIA-222-H OR LATEST EDITION
6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
7. CITY/COUNTY ORDINANCES

vertical bridge

US-CA-5398 BLACK OAK

5280 GARDEN VALLEY RD
GARDEN VALLEY, CA 95633

120' MONOPINE

TENANT SITE ID: SC60442F

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TITLE DETAILS
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
A6	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	BLACK OAK
SITE NUMBER:	US-CA-5398
TENANT SITE ID:	SC60442F
SITE ADDRESS:	5280 GARDEN VALLEY RD GARDEN VALLEY, CA 95633
PARCEL #:	060-420-028
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	R3A
ZONING JURISDICTION:	EL DORADO COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	120'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	1,990.82' (NAVD88)
LATITUDE (NAD 83):	38.841881° (38° 50' 30.77" N)
LONGITUDE (NAD 83):	-120.856669° (120° 51' 24.01" W)

EMERGENCY:
CALL 911

DIGALERT — UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION
811

PROJECT DIRECTORY	
PROPERTY OWNER:	KIMBERLY HOEL 5280 GARDEN VALLEY RD GARDEN VALLEY, CA 95633
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

CLIENT
vertical bridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.5367

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/20/25
B	ISSUED FOR ZONING	APP	02/07/25
A	ISSUED FOR REVIEW	JR	02/04/25

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

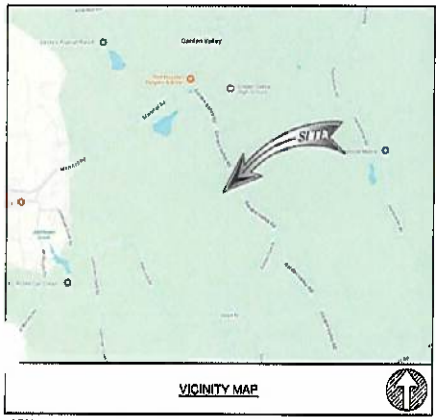
ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE: AS NOTED
DATE: 02/04/25
ZD

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DRAWING NUMBER:
T1



VICINITY MAP

APN
060-420-028-000, EL DORADO COUNTY, CALIFORNIA

RECORD OWNER
THE TRUSTEE OF THE GARY AND KIMBERLY HOEL FAMILY TRUST OF WHICH GARY DAVID HOEL AND KIMBERLY SUE HOEL ARE THE CURRENT TRUSTEES

TITLE REPORT
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. IC-TNR-180585-C DATED NOVEMBER 14, 2024.

BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 2.

FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06017C0004F EFFECTIVE DATE 01/20/2021.

LEGAL DESCRIPTION
THE LAND HEREINAFTER TO HEREIN HEREIN IS SITUATED IN THE COUNTY OF EL DORADO, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 10 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34, MARKED BY A 2 INCH CAPPED IRON PIPE STAMPED "L.S. 2803" SET IN A FENCE CORNER; THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 0° 14' 20" WEST 1157.76 FEET, THENCE SOUTH 46° 21' 30" EAST 359.32 FEET TO A POINT IN THE CENTERLINE OF A 60.00 FOOT IN WIDTH ROAD RIGHT OF WAY; THENCE ALONG SAID CENTERLINE NORTH 78° 17' 20" EAST 116.79 FEET, AND NORTH 65° 05' EAST 387.20 FEET TO A POINT IN THE CENTERLINE OF GARDEN VALLEY ROAD; THENCE ALONG SAID CENTERLINE SOUTH 39° 04' 30" EAST 30.93 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 79° 00' WEST 20.00 FEET, THENCE SOUTH 31° 00' EAST 301.42 FEET; THENCE SOUTH 62° 33' WEST 451.60 FEET TO A POINT IN THE APORESAID 60.00 FOOT IN WIDTH ROAD RIGHT OF WAY; THENCE ALONG SAID CENTERLINE (6 COURSES) SOUTH 25° 01' 40" EAST 103.98 FEET, SOUTH 4° 20' 30" EAST 196.25 FEET, SOUTH 12° 02' 20" WEST 112.05 FEET, SOUTH 29° 35' 20" WEST 139.83 FEET, SOUTH 60° 24' 30" WEST 158.83 FEET, AND SOUTH 19° 51' WEST 24.00 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 34; THENCE ALONG SAID SOUTH LINE NORTH 87° 54' 40" WEST 264.83 FEET TO THE POINT OF BEGINNING.

APN/PARCEL NO. 060-420-028-000

THIS BEING THE SAME PROPERTY CONVEYED TO THE TRUSTEE OF THE GARY AND KIMBERLY HOEL FAMILY TRUST OF WHICH GARY DAVID HOEL AND KIMBERLY SUE HOEL ARE THE CURRENT TRUSTEES FROM GARY DAVID HOEL, A SINGLE MAN IN DEED DATED JULY 31, 2001 AND RECORDED JULY 31, 2001 AS INSTRUMENT NO. 2001-0041824-00, AFFECTED BY A CORRECTIVE DEED RECORDED OCTOBER 16, 2003 AS INSTRUMENT NO. 2003-0107219-00.

PARCEL ID: 060-420-028-000
PROPERTY COMMONLY KNOWN AS: 5280 GARDEN VALLEY ROAD, GARDEN VALLEY, CA 95633

SCHEDULE B, PART II
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

6. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS OR, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

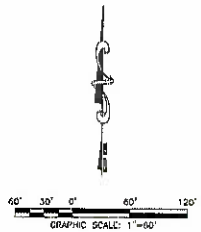
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

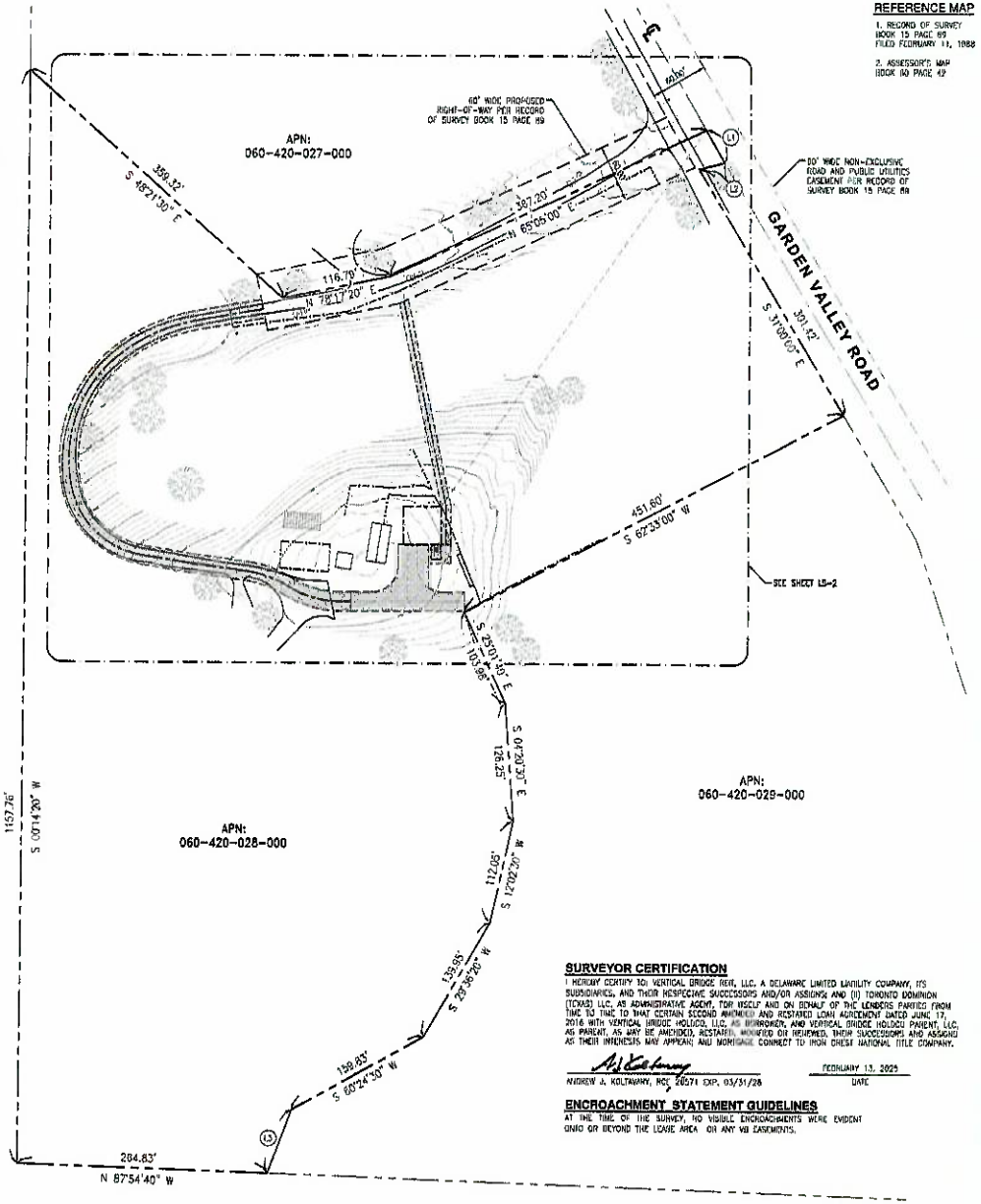
8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO OILS, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

9. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

LEGEND
CENTER LINE
PROPERTY LINE
WIRED FENCE
WOOD FENCE
WROUGHT IRON FENCE
EASEMENT LINE
CMU WALL
TREE

	LENGTH	BEARING
L1	39.23'	S 30°04'30" E
L2	28.00'	S 79°00'00" W
L3	74.00'	S 19°51'00" W





REFERENCE MAP
1. RECORD OF SURVEY BOOK 15 PAGE 89 FILED FEBRUARY 11, 1988
2. ASSESSOR'S MAP BOOK 60 PAGE 42

SURVEYOR CERTIFICATION
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR REFUNDED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND MORTGAGEE CONNECT TO IRON CREST NATIONAL TITLE COMPANY.

ANDREW J. KOLTAVARY, PLS 28571 EXP. 03/31/26 — FEBRUARY 13, 2025 DATE

ENCROACHMENT STATEMENT GUIDELINES
AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

SURVEY PREPARED FOR:
verticalbridge
VB BTS II, LLC
750 PARK OF COMMERCE DR, SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION
AD ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305 SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER
AJK ENGINEERING AND LAND SURVEYING, INC.
2 HUGO
IRVINE, CA 92618
714.854.3867

NO.	SUBMITTAL / REVISION	BY	DATE
1	ADDED LEGAL DESCRIPTION	LA	02/13/25
0	FINAL SURVEY	LA	01/27/25

DRAWN: LA
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-5398

PROJECT TITLE:
US-CA-5398
GARDEN VALLEY
5280 GARDEN VALLEY ROAD, GARDEN VALLEY, CA 95633
EL DORADO COUNTY

ENGINEER STAMP:
REGISTERED PROFESSIONAL ENGINEER — ANDREW J. KOLTAVARY — No. 28571 — 03/31/26 — CIVIL — STATE OF CALIFORNIA

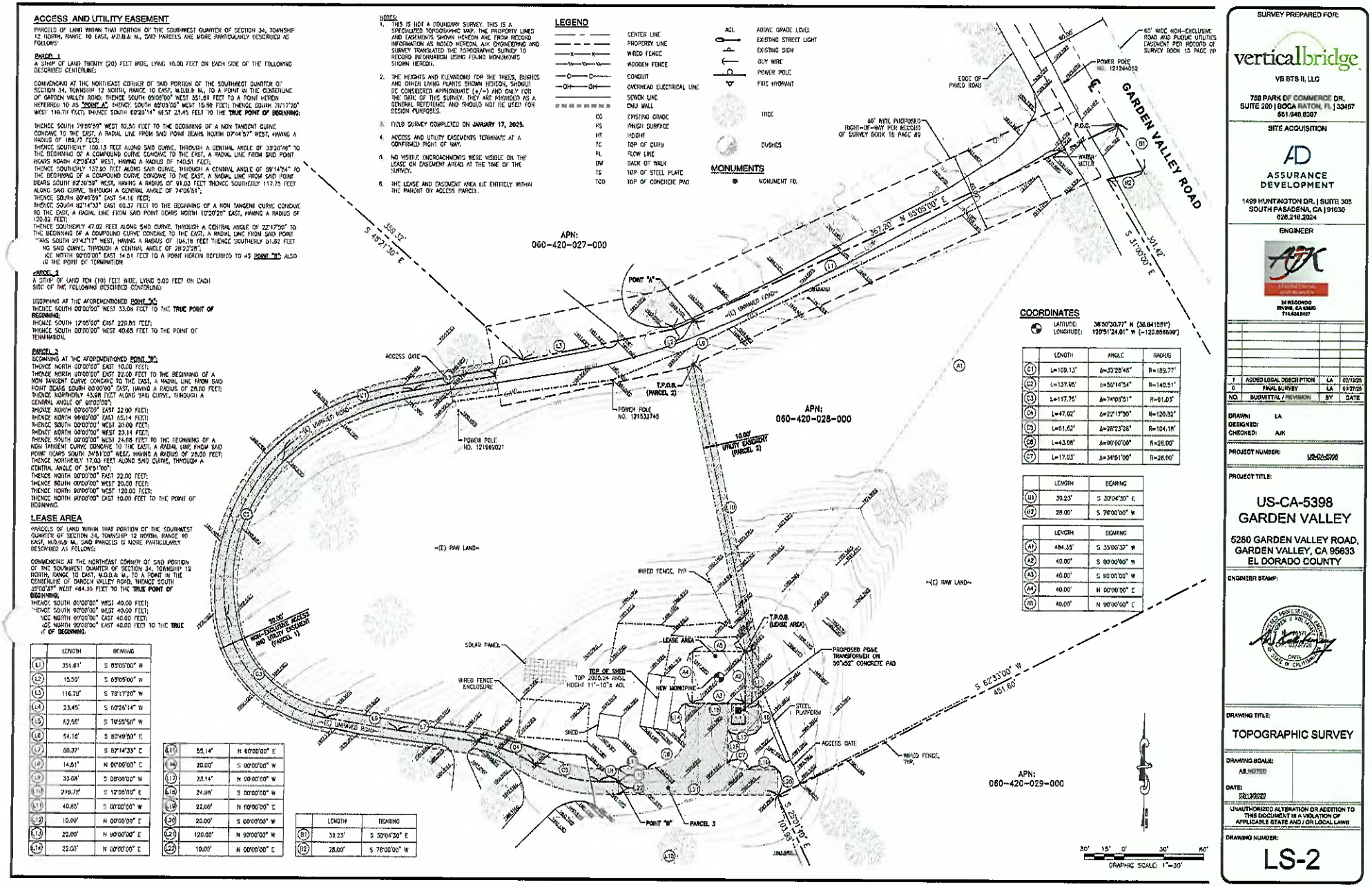
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TITLE DETAILS

DRAWING SCALE:
AS NOTED

DATE:
02/13/2025

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
LS-1



SURVEY PREPARED FOR:

vertical bridge

VB BTS II, LLC

750 PARK OF COMMERCE DR, SUITE 200 | BOCA RATON, FL | 33487
561.840.6307

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER

24 RECOND
IRVINE, CA 92625
714.434.8607

NO.	SUBMITTAL / REVISION	BY	DATE
1	ADDED LEGAL DESCRIPTION	LA	02/19/25
0	FINAL SURVEY	LA	01/27/25

DRAWN: LA
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-5398

PROJECT TITLE:

US-CA-5398
GARDEN VALLEY

5280 GARDEN VALLEY ROAD,
GARDEN VALLEY, CA 95633
EL DORADO COUNTY

ENGINEER STAMP:

DRAWING TITLE:

TOPOGRAPHIC SURVEY

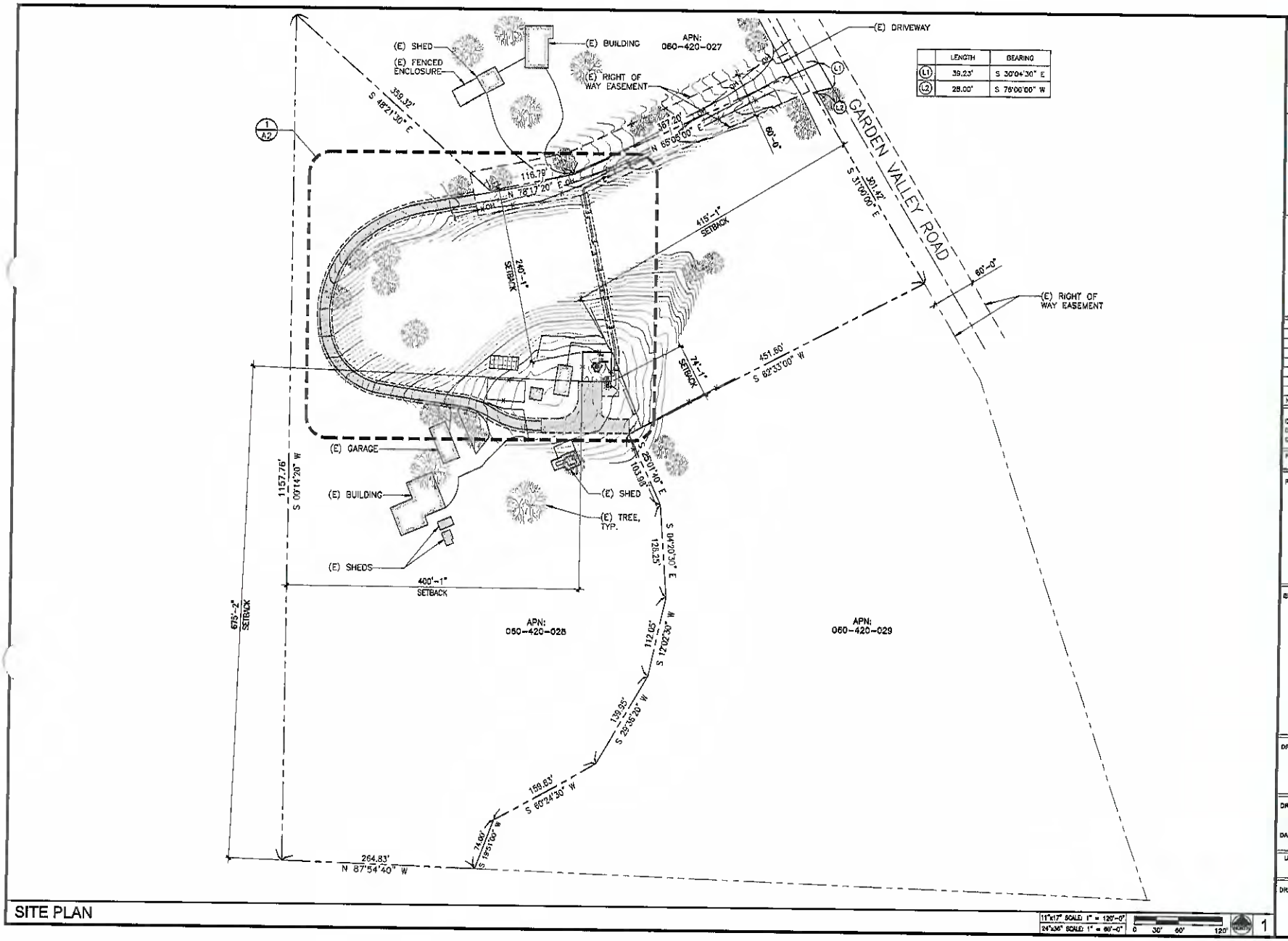
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DATE: 2/19/2025

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-2



SITE PLAN

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

1

CLIENT
vertical bridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.5367

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	03/20/26
0	ISSUED FOR ZONING	APP	02/03/26
A	ISSUED FOR REVIEW	JR	02/04/26

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

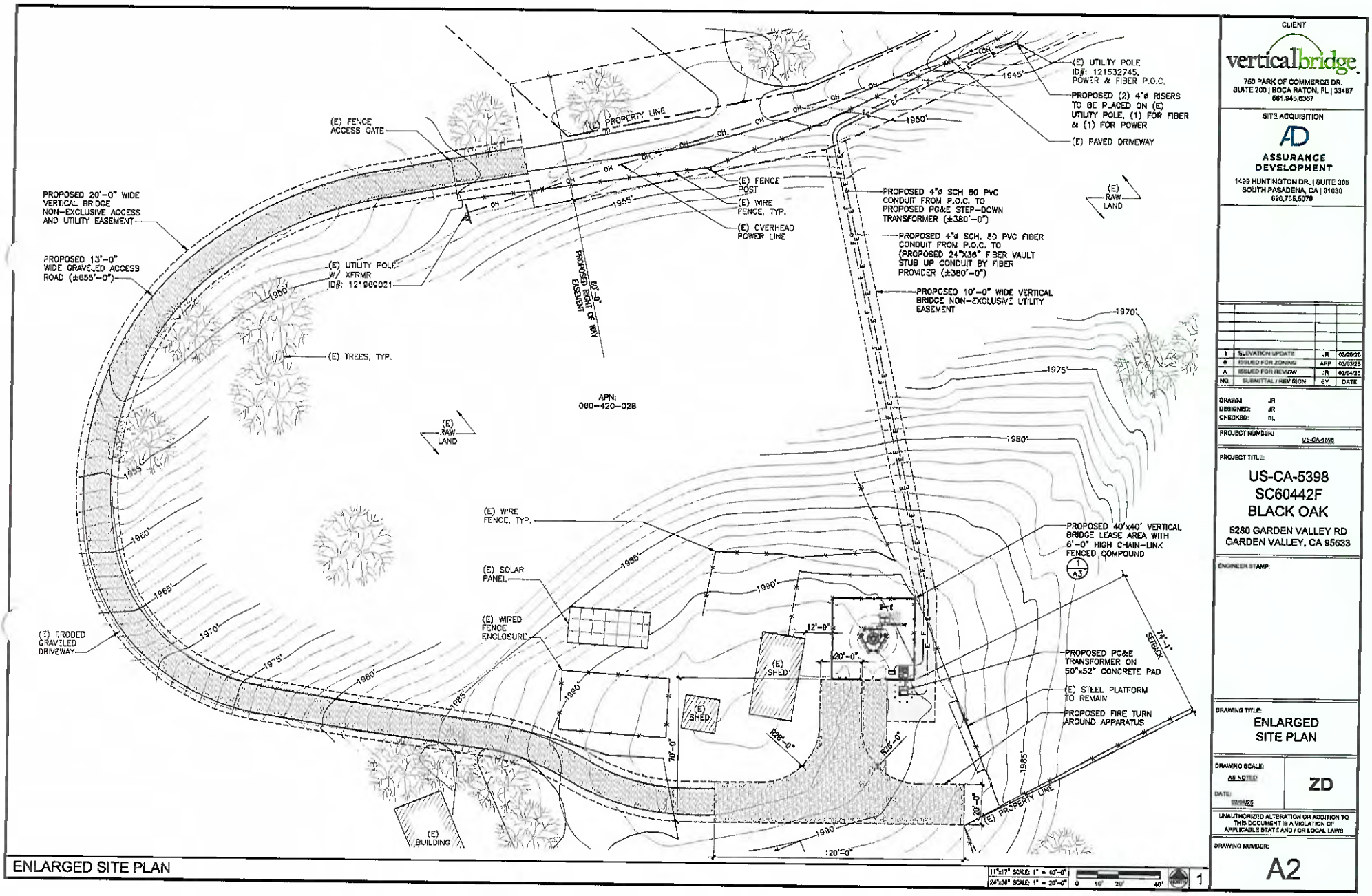
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DRAWING TITLE:
SITE PLAN

DRAWING SCALE: AS NOTED
DATE: 02/04/26
ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A1



ENLARGED SITE PLAN

11"x17" SCALE: 1" = 40'-0"
24"x36" SCALE: 1" = 20'-0"
0 10' 20' 40'

CLIENT
vertical bridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.755.5070

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/20/26
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A	ISSUED FOR REVIEW	JR	02/04/26

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

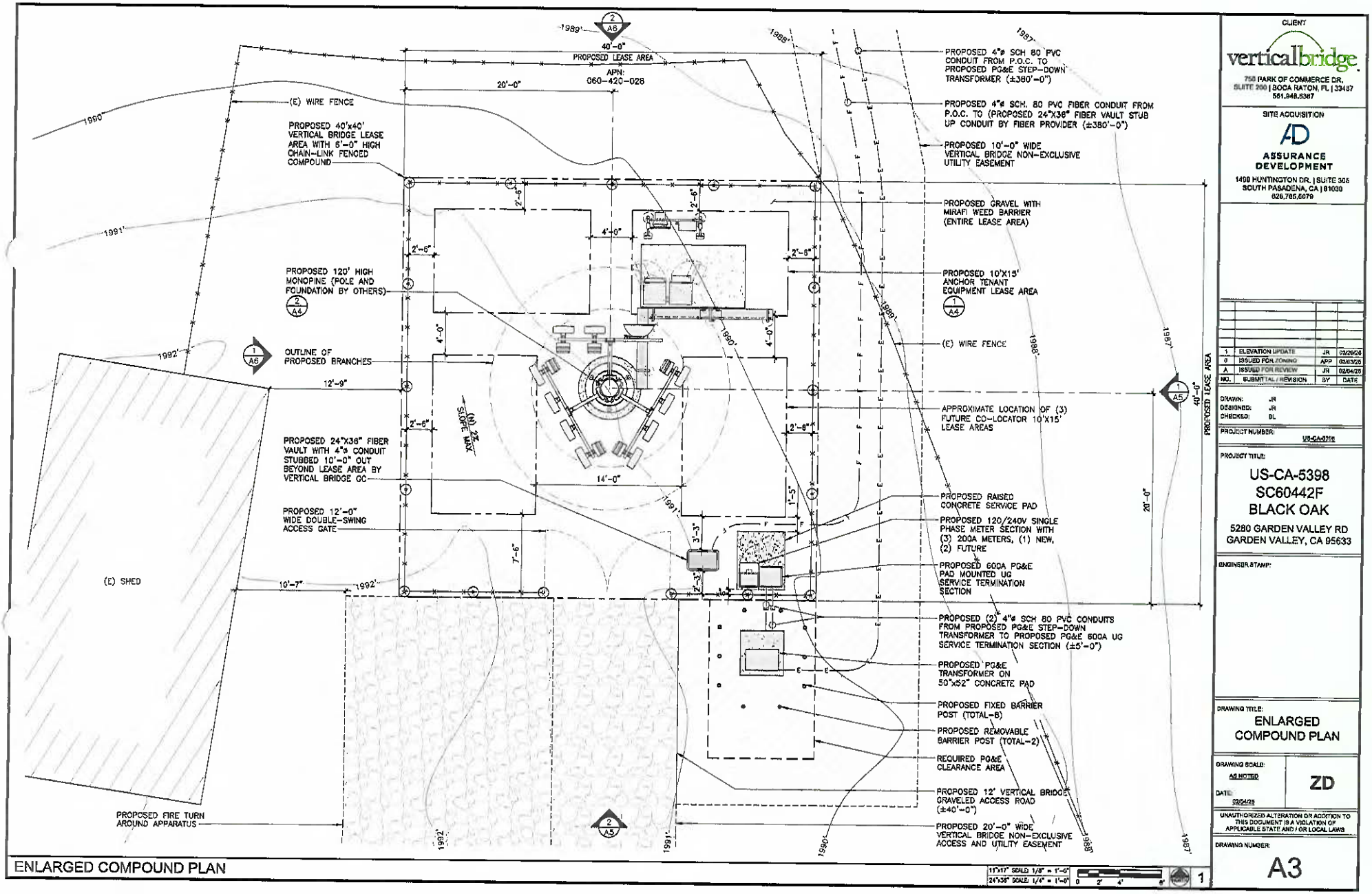
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DRAWING TITLE:
ENLARGED SITE PLAN

DRAWING SCALE: AS NOTED
ZD
DATE: 02/04/26

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A2



CLIENT
vertical bridge
750 PARK OF COMMERCE DR, SUITE 200 | BOCA RATON, FL | 33487
561.948.5387

SITE ACQUISITION
ASSURANCE DEVELOPMENT
1498 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.6679

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/26/26
0	ISSUED FOR ZONING	APP	03/03/26
A	ISSUED FOR REVIEW	JR	02/04/26

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

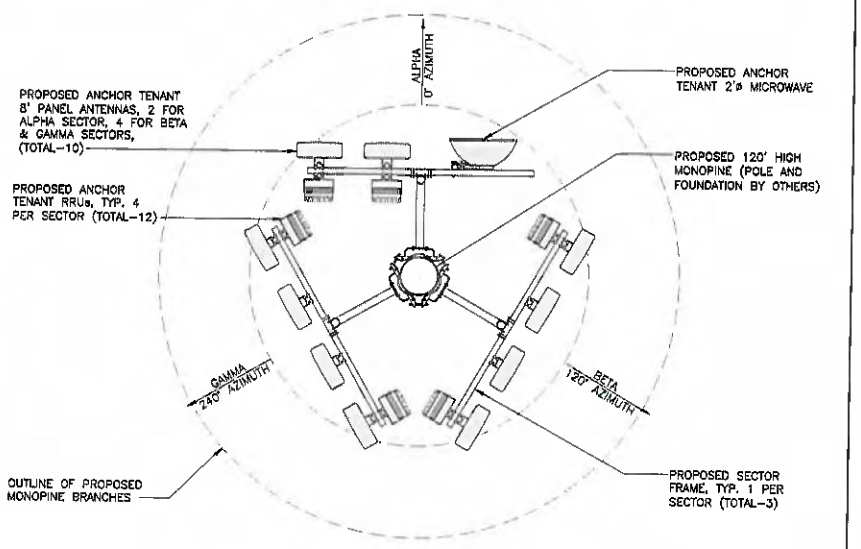
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ENLARGED COMPOUND PLAN

DRAWING SCALE: AS NOTED
DATE: 03/04/26
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UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A3



ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'-0"
24"x36" SCALE: 3/8" = 1'-0"
0 1' 2' 4'

2

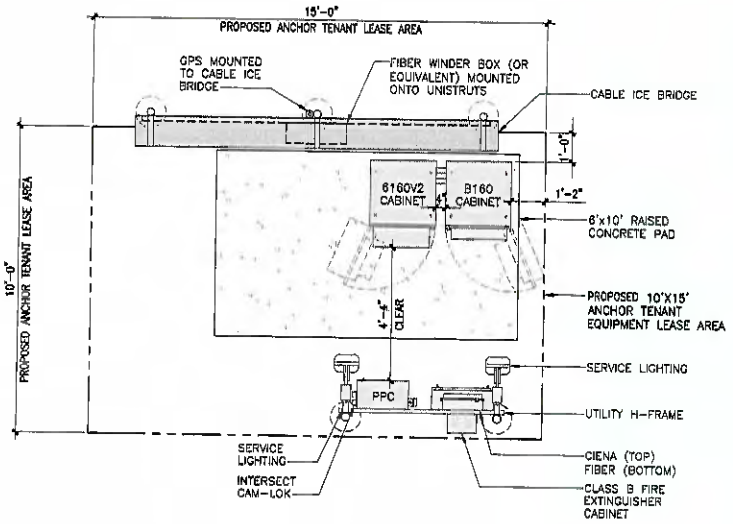
NOT USED

SCALE N.T.S.

3

SERVICE LIGHTING NOTES:
1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
3. THE SERVICE LIGHT SHALL BE POINTED ~45° TOWARDS THE GROUND.

SERVICE LIGHTING SPECIFICATIONS:
MODEL: PLTS-12249 (OR EQUAL)
LED WATTAGE: 15W
LUMENS: 2097 LM
FOOT CANDLE: 194.8 FC



EQUIPMENT PLAN

11"x17" SCALE: 1/4" = 1'-0"
24"x36" SCALE: 1/2" = 1'-0"
0 1' 2' 4'

1

CLIENT
verticalbridge
750 PARK OF COMMERCE DR, SUITE 200 | BOCA RATON, FL | 33487
561.948.8367

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.6079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/20/26
0	ISSUED FOR ZONING	APP	03/03/26
A	ISSUED FOR REVIEW	JR	02/04/26

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: 1/1-CA-5398

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

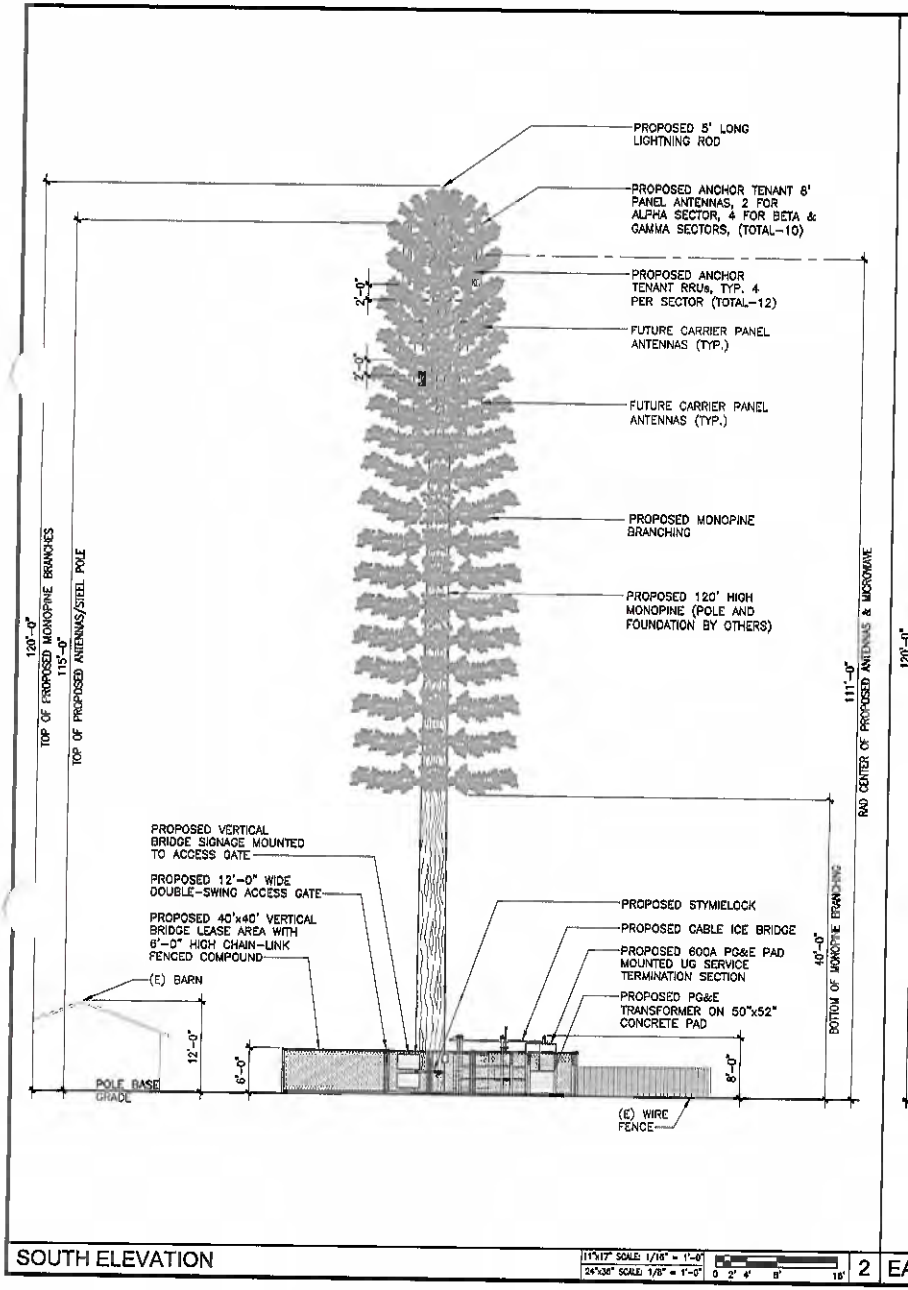
ENGINEER STAMP:

DRAWING TITLE:
EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE: AS NOTED
DATE: 02/04/26
ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

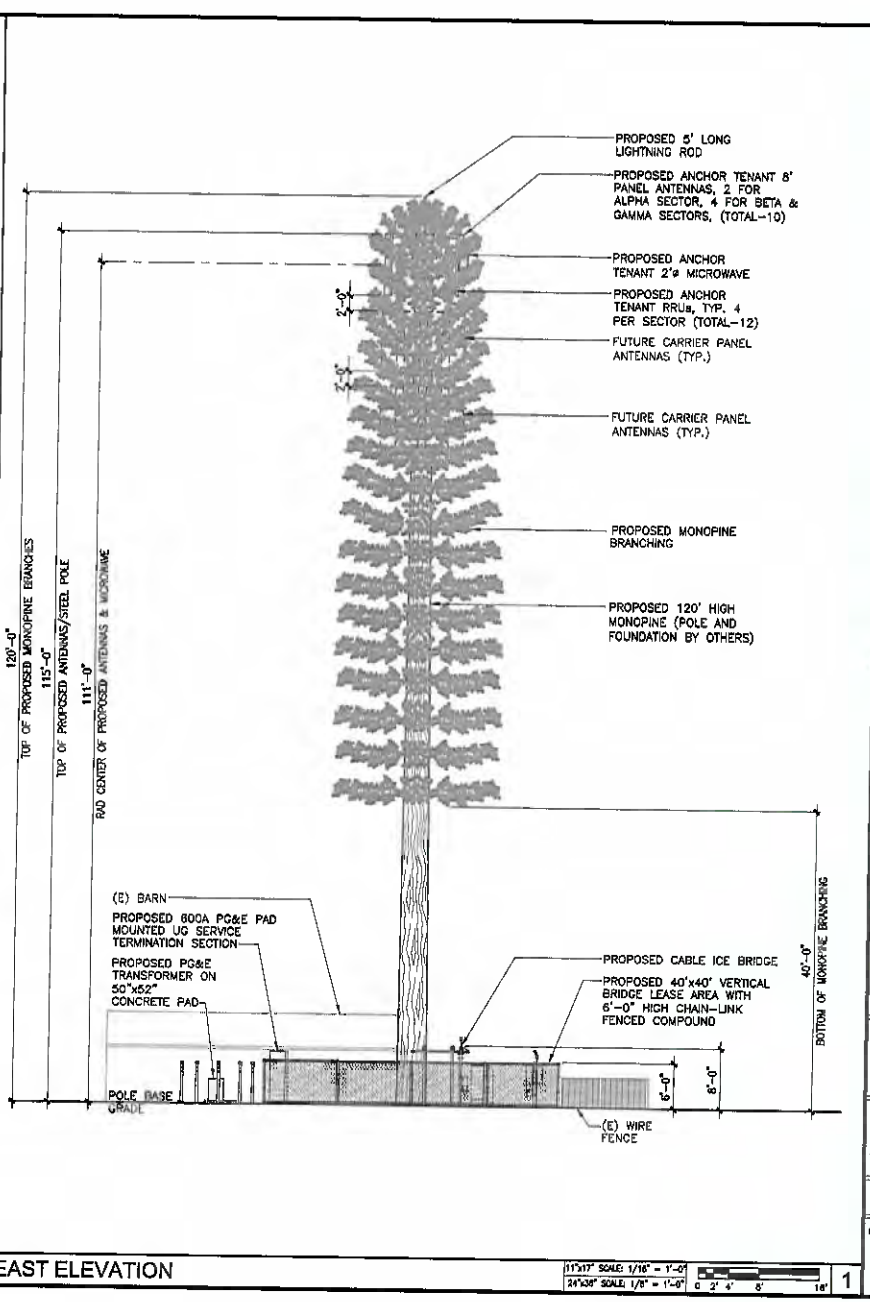
DRAWING NUMBER:
A4



SOUTH ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

2



EAST ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

1

CLIENT

vertical bridge

750 PARK OF COMMERCE DR,
SUITE 200 | BOCA RATON, FL | 33487
561.948.6387

SITE ACQUISITION

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/20/26
0	ISSUED FOR ZONING	APP	03/05/26
A	ISSUED FOR REVIEW	JR	02/04/26

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:

ELEVATIONS

DRAWING SCALE: AS NOTED

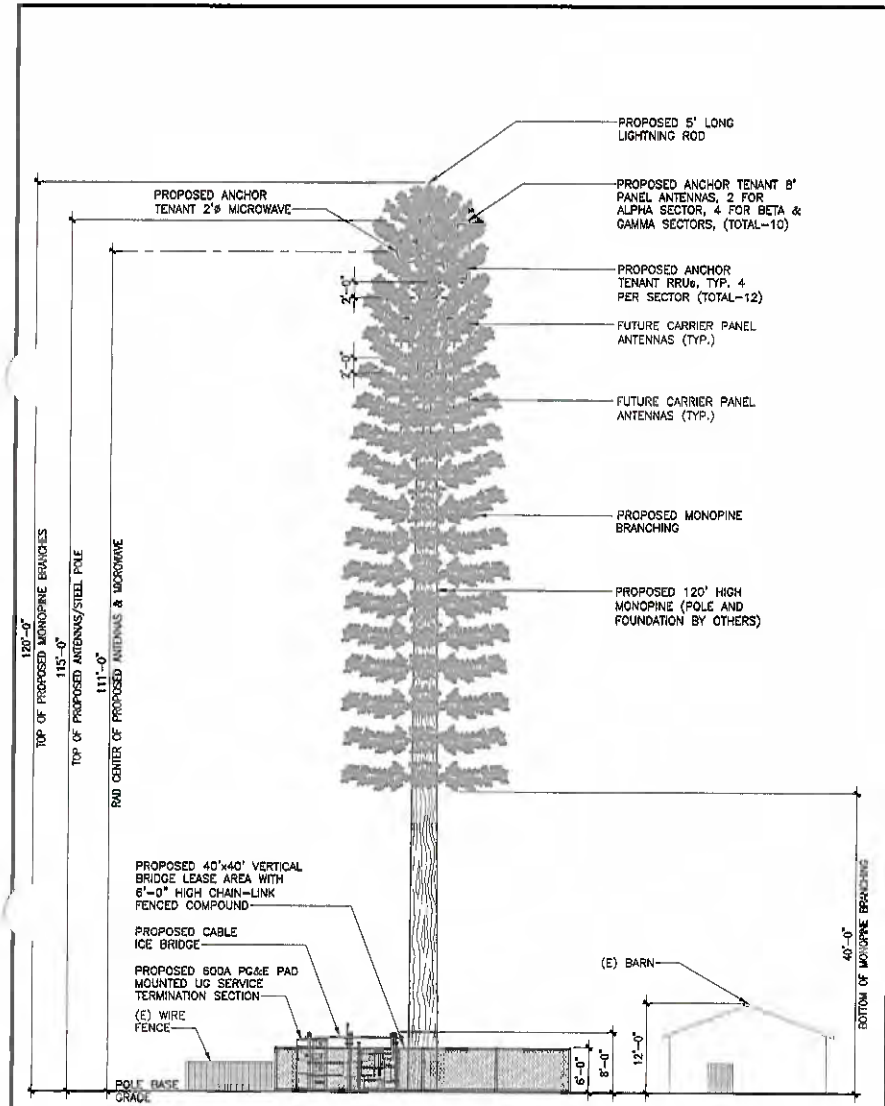
DATE: 02/04/26

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

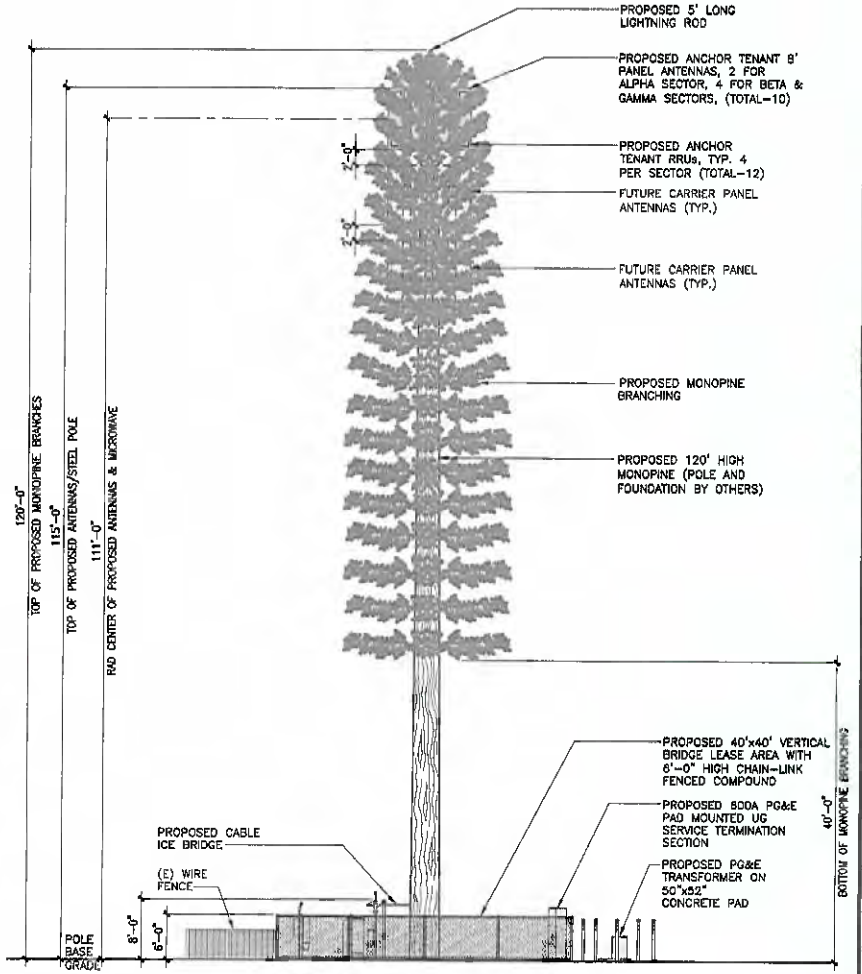
A5



NORTH ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

2



WEST ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

1

CLIENT

vertical bridge

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.8367

SITE ACQUISITION

AD
ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/20/26
0	ISSUED FOR ZONING	APP	03/05/26
A	ISSUED FOR REVIEW	JR	02/04/26

DRAWN: JR
DESIGNED: JR
CHECKED: SL

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:

ELEVATIONS

DRAWING SCALE: AS NOTED

DATE: 02/04/26

ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

A6

ASSURANCE DEVELOPMENT

Vertical Bridge
Proposed 120’ Monopole
US-CA-5398,
Black Oak

Conditional Use Permit Application

APN: 060-420-028
5280 Garden Valley Rd
Garden Valley, CA 95633

ASSURANCE DEVELOPMENT

Attachment 1

Project Narrative

PROJECT NARRATIVE
WCF CONDITIONAL USE PERMIT APPLICATION
US-CA-5398, Black Oak

December 23, 2025
Submitted to the El Dorado County, CA
Planning Department

Applicant:	VB BTS III, LLC Contact: Sean Ferguson 22 Atlantic Ave, Delray Beach, FL 33444 Sean.Ferguson@verticalbridge.com
Co-Applicant:	T-Mobile West LLC ("T-Mobile") 1200 Concord Ave., Suite 500 Concord, CA 94520
Representative:	Assurance Development 1499 Huntington Dr, Ste 305 South Pasadena, CA 91030 **Contact:** Samantha Herrmann 310.488.6237 SHerrmann@assurance-group.com
Property-Owner:	Kimberly Hoel 5280 Garden Valley Rd. Garden Valley, CA 95633
Project Address:	5280 Garden Valley Rd. Garden Valley, CA 95633
Description & Tax Lot:	Parcel No. 060-420-028
Latitude / Longitude:	38.841881°, -120.856669°
Zoning Classification:	R3A (Three-acre Residential**)**
General Plan:	MDR (Medium-Density Residential)

Assurance Development, submits this application on behalf of VB BTS III, LLC and T-Mobile West LLC (“T-Mobile”), collectively referred to as the "Applicants," and the underlying property owner.

VB BTS III, LLC specializes in developing, constructing, leasing, and maintaining the physical components for wireless networks, including cellular towers. Infrastructure providers lay the physical groundwork that supports wireless communication networks. Wireless carriers, such as T-Mobile, lease space on this infrastructure to house their equipment and offer wireless services to end users. Through strategic partnerships with wireless carriers, VB BTS III, LLC allows the opportunity for multiple carriers to collocate onto a single tower and reduces the physical footprint of wireless facilities in the community.

1. REQUEST

Applicants seek a review and approval of a Conditional Use Permit application (“WCF”). Included with this application are the following documents for review (collectively, “Applicants’ Application”):

Attachment 1:	Project Narrative (this document)
Attachment 2:	Statement of Code Compliance
Attachment 3:	Conditional Use Permit Application
Attachment 4:	Supplemental Submittal Information for Wireless Facilities
Attachment 5:	Oak Resources Code Compliance Certificate
Attachment 6:	Agreement for Payment
Attachment 7:	Owner Letter of Authorization
Attachment 8:	Zoning Drawings (Revised July 2025)
Attachment 9:	T-Mobile Coverage Maps
Attachment 10:	Alternative Sites Analysis
Attachment 11:	Photo Simulations (Revised July 2025)
Attachment 12:	EME Report
Attachment 13:	NCIC Records Search
Attachment 14:	Assessor’s Parcel Map
Attachment 15:	Memorandum of Lease
Attachment 16:	Grant Deed
Attachment 17:	Title Report
Attachment 18:	Material Board

2. PROJECT OVERVIEW

VB BTS III, LLC is proposing to build a new wireless communications facility (“WCF” or “Facility”), US-CA-5398, at the above noted project address for the installation of T-Mobile

equipment. This Facility is intended to fill a significant gap in 5G and 4G LTE coverage experienced by its customers in a targeted coverage area in El Dorado County, more specifically, the proposed facility provides coverage to this rural and residential area of Garden Valley, specifically along Garden Valley Road and Marshall Road.

As shown in Applicants' Application, this proposed project meets applicable El Dorado County Zoning Ordinance criteria for siting new wireless telecommunications facilities and complies with all other applicable state and federal laws and regulations. The proposal is also the least intrusive means of meeting wireless coverage objectives for this site. Accordingly, the Applicants respectfully request El Dorado County Planning to approve this project as proposed, subject only to the County's standard conditions of approval.

2.1. Location

Detailed information regarding the subject property and proposed lease area is included in **Attachment 8, Zoning Drawings**, to the Applicants' application.

2.1.1. Lease area. The subject property of this proposal is located at 5280 Garden Valley Rd. Garden Valley, CA 95633 (Parcel No. 060-420-028) (the "Property"). Owned by Kimberly Hoel, the Property is zoned R3A. The Property is currently used as a residence.

2.1.2. Lease area. The proposed 1600 sq. ft. lease area for the WCF is in the center of the property (the "Lease Area"). The Lease Area will be surrounded by a 6' chain-link fence screened with brown vinyl slats.

2.1.3. Access and parking. The proposed 20' wide access and utility easement is provided by an existing driveway stemming from Garden Valley Rd. Applicants are proposing a 13' wide graveled access road to replace an existing eroded gravel path closer to the site. Please see Sheet A2 of **Attachment 8, Zoning Drawings**.

2.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 8, Zoning Drawings**, to Applicants' Application.

2.2.1. Support structure design. Applicants are proposing to build a new 120' tall monopine (the "Tower") on the Property. This will be an unmanned facility.

2.2.2. Antennas and accessory equipment.

- The Tower will contain T-Mobile equipment (up to 12 panel antennas, 12 RRUs, a 2' microwave antenna, 1 GPS antenna, required antenna cabling along with all associated mounting equipment, and a 5' lightning rod atop the tower).
- The antennas, RRUs, and accessory equipment on the Tower will be painted

green to match the Tower. All paint will have an anti-glare finish.

- Space for two additional future collocators has been made available on the Tower as encouraged under the Code, as shown on Sheet A5 of **Attachment 8, Zoning Drawings.**
- The proposed T-Mobile antenna centerline is 111', and the antenna tip height is 115'. See elevations on sheet A5 of **Attachment 8, Zoning Drawings**.

2.3. Ground equipment.

- The Tower and all ground equipment will be constructed within the fenced compound, not including the proposed PG&E transformer.
- Two (2) ground-mounted radio cabinets.
- An ice bridge is proposed from the radio cabinets to the tower to protect the cables that run between the equipment cabinets and the tower/antennas.
- Ground equipment space for two additional future collocators has been made available within the lease area as encouraged under the Code, as shown on Sheet A3 of **Attachment 8, Zoning Drawings.**

2.4. Additional Details

2.4.1. Lighting. The Tower will not be artificially illuminated, and no artificial lighting is required pursuant to state or federal authorities. There will be two service lights on site that will only be utilized during site maintenance visits or in case of an emergency. See **Attachment 8, Zoning Drawings**, Sheet A4.

The following details are service lighting notes for the outdoor service lights which will only be used when the site is undergoing maintenance. The specifications of the light will comply with El Dorado County's outdoor lighting standards.

Service lighting notes:

1. The service light is manually switched on/off in emergency situations.
2. Maintenance of the cell sites are normally performed during day-light hours.
3. The service light shall be pointed -45° towards the ground.

Service lighting specifications:

Model: PLTS-12249 (or equal) / LED wattage: 15w
Lumens: 2097 lm / Foot Candle: 194.8 fc

2.4.2. Utilities. No water or sewer service is required**.** A proposed PG&E transformer will be added adjacent to the lease area. All utility routing will be within the property boundaries. The proposed utility route is shown on **Attachment 8, Zoning Drawings,** sheet A2**.**

2.4.3. Setbacks. The tower is set back 415' from the front property boundary, 74' from the nearest south interior side, 240' from the north interior side, and 400' from the rear.

Applicants respectfully request a waiver to the setbacks as outlined in Section 130.40.130 (F)(2) of the Code, where the minimum setback shall be equal to 1.5 times the height of the tower. This request is to allow the Applicants to site the facility in a manner that reduces visual impacts and provides the necessary wireless coverage to the area. The tower's proposed placement allows it to be set back farther from the public roadway and screened by existing vegetation and structures on the property, thereby minimizing visual impact on surrounding areas and roads. In addition, the proposed fencing design will incorporate brown vinyl slats to further screen ground-mounted equipment.

As the proposed location is at a higher elevation on the property, it also represents the only feasible area capable of accommodating the tower without extensive grading or slope modification. All feasible locations that would comply with the required 180-foot setback are situated on steep declines closer to the roadway. In addition to these physical constraints, the proposed location and elevation are necessary to meet radio frequency (RF) coverage objectives for the service area without increasing tower height or relocating the facility to a more visually exposed location. Alternative setback-compliant locations would require additional height or placement on elevated slopes nearer to the roadway, resulting in greater visual impacts. **Attachment 8**, Zoning Drawings, shows the contour lines of the facility and surrounding area and demonstrates that the proposed location would minimize ground disturbance compared to alternative locations on the property.

Attachment 11, Photo Simulations, and **Attachment 9, T-Mobile Coverage Maps**, demonstrate that the facility is sited in a manner which best screens the facility and provides the coverage needed to adequately serve the surrounding area.

3. T-MOBILE NETWORK COVERAGE AND SERVICES

3.1. Overview—T-Mobile 4G & 5G Coverage

T-Mobile is upgrading and expanding its wireless communications network to support the latest 4G LTE and 5G technology. 4G and 5G stand for "4th Generation" and "5th Generation" and LTE stands for "Long Term Evolution." These acronyms refer to the ongoing process of improving wireless technology standards, now in its 5th generation. With each generation comes improvement in speed and functionality – 4G LTE offers speed up to ten times faster than 3G, and 5G can deliver speeds up to 20 Gbps in ideal conditions. That's nearly 200 times faster than the 4G network.

Most American consumers currently experience wireless connectivity on 4G networks – and are aware of the profound impact on daily life that has occurred from this connectivity. The emerging standard in voice and data telecommunications – 5G – is poised to transform America's reliance on densely populated wireless infrastructure. 5G is the latest iteration of cellular technology. While 5G technology operates on the same radio signals as current 4G/4G LTE networks, it is engineered to transmit data more efficiently. That means superior speeds

and support for more connected devices than ever before. The ultra-low latency of 5G means quick response times during data-demanding activities.

There are several components of 5G wireless technology and separate bands of wavelength spectrum used to build a 5G network – low-band (<1GHz), mid-band (1-6GHz), and high-band millimeter wave ("mmWave") (24 GHz and higher):

- **Low-Band Extended Range 5G.** Low-band 5G frequencies are also known as the "coverage layer." Low-band 5G refers to frequencies below 1 GHz used to roll out substantial 5G coverage as quickly as possible. One example is the 600 MHz spectrum deployed by T-Mobile nationwide. A low-band cell site can cover hundreds of square miles and deliver a downlink data rate from 30-75 Mbps download—ideal for uses like streaming HD video. Because low-band signals easily pass through buildings, they offer solid coverage indoors and outdoors and are an effective way to connect parts of rural America where even fixed broadband speeds don't always meet national benchmarks.
- **Mid-Band 5G.** Mid-range frequencies (spanning 1 GHz and 6 GHz) strike a balance between coverage and capacity. Mid-band 5G base stations can transmit and receive high-capacity signals over fairly large areas, and they can represent an ideal mix of performance for the bulk of 5G traffic in metropolitan areas.
- **High-Band mmWave 5G.** High-band 5G uses millimeter-wave (mmWave) frequency bands. High-band is a very specialized part of the 5G offering. Functioning over a shorter radius, it's particularly useful in urban areas and busy venues like stadiums and shopping malls. High-band can simultaneously provide many high-speed connections focused on an area of just a block or two, from a small cell site mounted close to street level.

Using these frequencies together can help T-Mobile's 5G network deliver the increased connectivity, reliability, speeds, and security the public demands. Upon completion, the Facility will become part of T-Mobile's statewide and nationwide communications network. See **Attachment 9, T-Mobile Coverage Maps.**

3.2. Coverage Objectives for Proposed Facility

This proposed Facility meets T-Mobile's coverage objectives providing in-vehicle and in-building wireless coverage within a geographic area not adequately served by T-Mobile's network.

Specifically, this Facility is intended to enhance service coverage to this rural and residential area of Garden Valley within El Dorado County, specifically along Garden Valley Road and Marshall Road.

T-Mobile has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. The specific coverage objective was determined through a combined analysis of customer complaints, service requests, and radio frequency engineering design. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls,

improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area. See **Attachment 9, T-Mobile Coverage Maps.**

4. SEARCH AREA

T-Mobile's RF engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, T-Mobile's RF engineers identified a "search area" where a WCF may be located to provide effective service in the target coverage area. This search area is depicted in **Attachment 9, T-Mobile Coverage Maps,** and **Attachment 10, Alternative Sites Analysis**.

5. SITING ANALYSIS

Before assigning a search area for a new facility to an infrastructure provider like VB BTS III, LLC, T-Mobile first prioritizes utilizing existing infrastructure. Upon analyzing the search radius, T-Mobile determined that there are no existing towers within the designated search ring. The area within the search radius predominantly consists of single-family homes and agricultural/raw land, lacking any tall structures that could support the height required for T-Mobile's facility. Consequently, collocation on an existing facility or structure within this search ring was deemed not a feasible alternative.

The search ring provided by T-Mobile was compared to existing zoning, development requirements, land uses, existing conditions, etc. The final decision on site selection is the culmination of evaluating all these critical factors. Pursuant to the El Dorado County Zoning Ordinance, §130.40.130.K, Applicants prepared an Alternative Sites and Needs Analysis, evaluating alternative site locations for the proposed facility. See **Attachment 10, Alternative Sites Analysis,** for a summary of the alternative site locations analyzed.

6. *APPLICABLE LAW*

6.1. Local Codes

Pursuant to El Dorado County Zoning Ordinance, § 130.24.010 and §130.40.120.D.7, new WCF in the R3A District are subject to issuance of a Conditional Use Permit subject to approval by the Planning Commission and must comply with the standards of Sec. 130.40.130. **See Attachment 2, Statement of Code Compliance,** for Applicants' demonstration of compliance with the applicable code.

6.2. State Law

Wireless telecommunication facilities that require discretionary review also require environmental review under the California Environmental Quality Act (CEQA). A discretionary project is one that requires the exercise of judgement or deliberation by a public agency in determining whether the project will be approved, or if a permit will be issued.

6.3. Federal Law

Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act"), acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

6.3.1. Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018[1], a local jurisdiction's action has the effect of prohibiting the provision of wireless services when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."[2] Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating new technologies, and/or maintaining high quality service.[3]

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir.2009).

- **Significant Gap**. Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City,* 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007*), affirmed in part,* 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco,* 2006 WL 1699580, *10-11 (N.D. Cal. 2006).

- **Least Intrusive Means.** The least intrusive means standard "requires that the provider show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.'" 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code's preferences and siting requirements.

[1] *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018), *affirmed in part and vacated in part*, *City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), *cert. denied*, 594 U.S., 141 S.Ct. 2855 (June 28, 2021)(No. 20-1354) ("FCC Order").

[2] Id. at ¶ 35.

[3] Id. at ¶¶ 34-42.

6.3.2. Environmental and health effects prohibited from consideration. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). Applicants have submitted an EME Report to confirm that the Facility will operate in compliance with FCC regulations. See **Attachment 12**. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded in this proceeding.

6.3.3. No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

6.3.4. Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq*. According to the Shot Clock rule for "macro" wireless facilities, a reasonable period of time for local government to act on all relevant applications is 90 days for a collocation, with "collocation"[4] defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for a new structure.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods. Pursuant to federal law, the reasonable time period for review of this application is 150 days.

From: Planning Department
To: Steven C. Osborn
Subject: Fw: CUP25-0006/t-mobil monopine garden valley
Date: Wednesday, November 19, 2025 8:03:47 AM

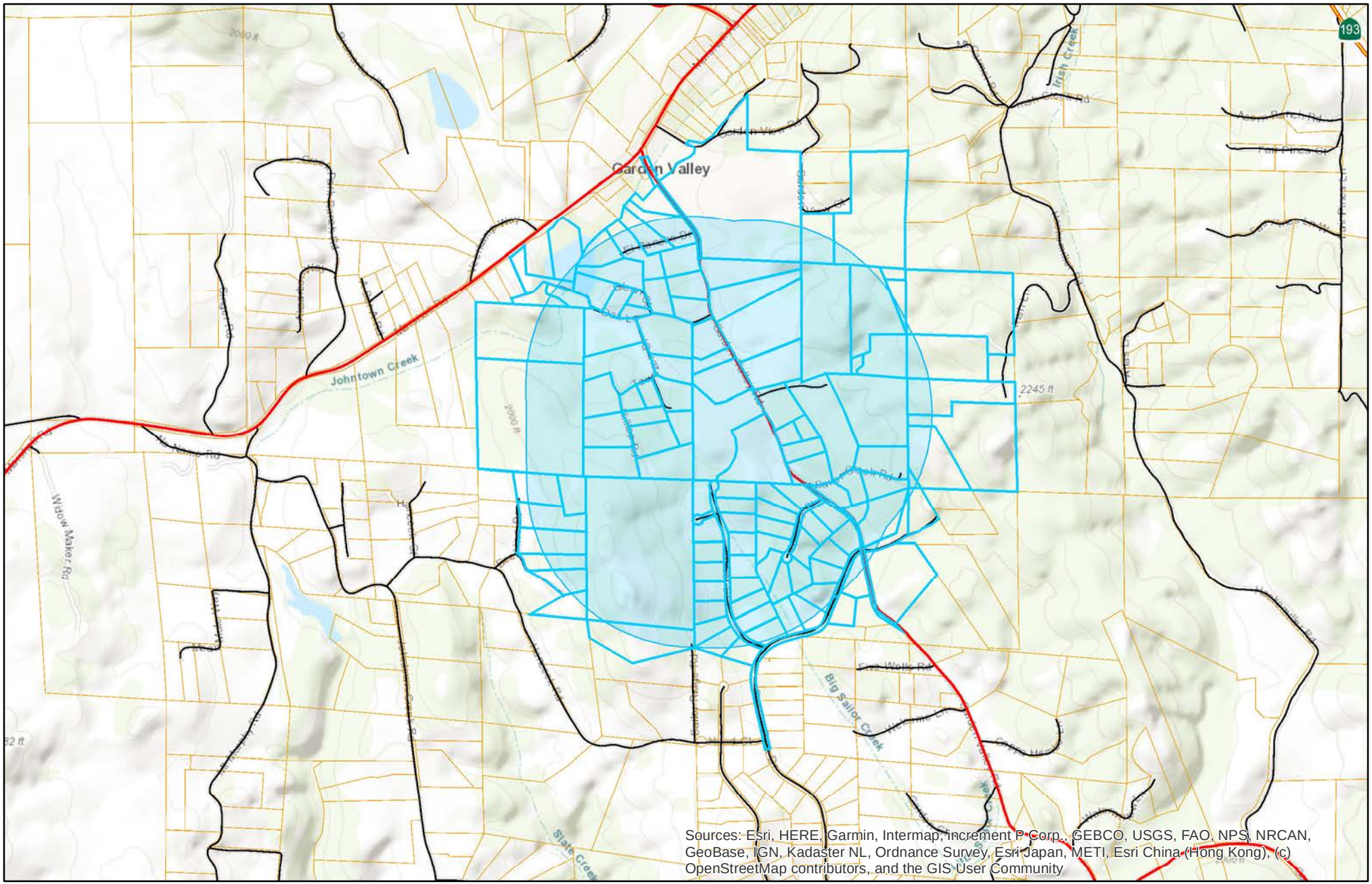
FYI

County of El Dorado
Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355

From: Andersen <oleandersen.andersen84@gmail.com>
Sent: Tuesday, November 18, 2025 10:10 PM
To: Planning Department <planning@edcgov.us>
Subject: CUP25-0006/t-mobil monopine garden valley

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Good evening, to whome it may concern, as a close resident to this cell tower project, I do not support this. I appreciate your time and thought. Best Regards.



February 25, 2026

Monopine Garden Valley Notification Map PC 03-12-26 (2,000 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.

N W E S

0 570 1,140 1,710 2,280 Feet

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

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**

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

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) (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-with:

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

Allison Rains

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)

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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**

GEORGETOWN GAZETTE

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 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

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)

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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
March 5, 2026
3/5 **002671**

Planning Commission Hearing

CUP25-0006 T-Mobile Monopine Garden Valley

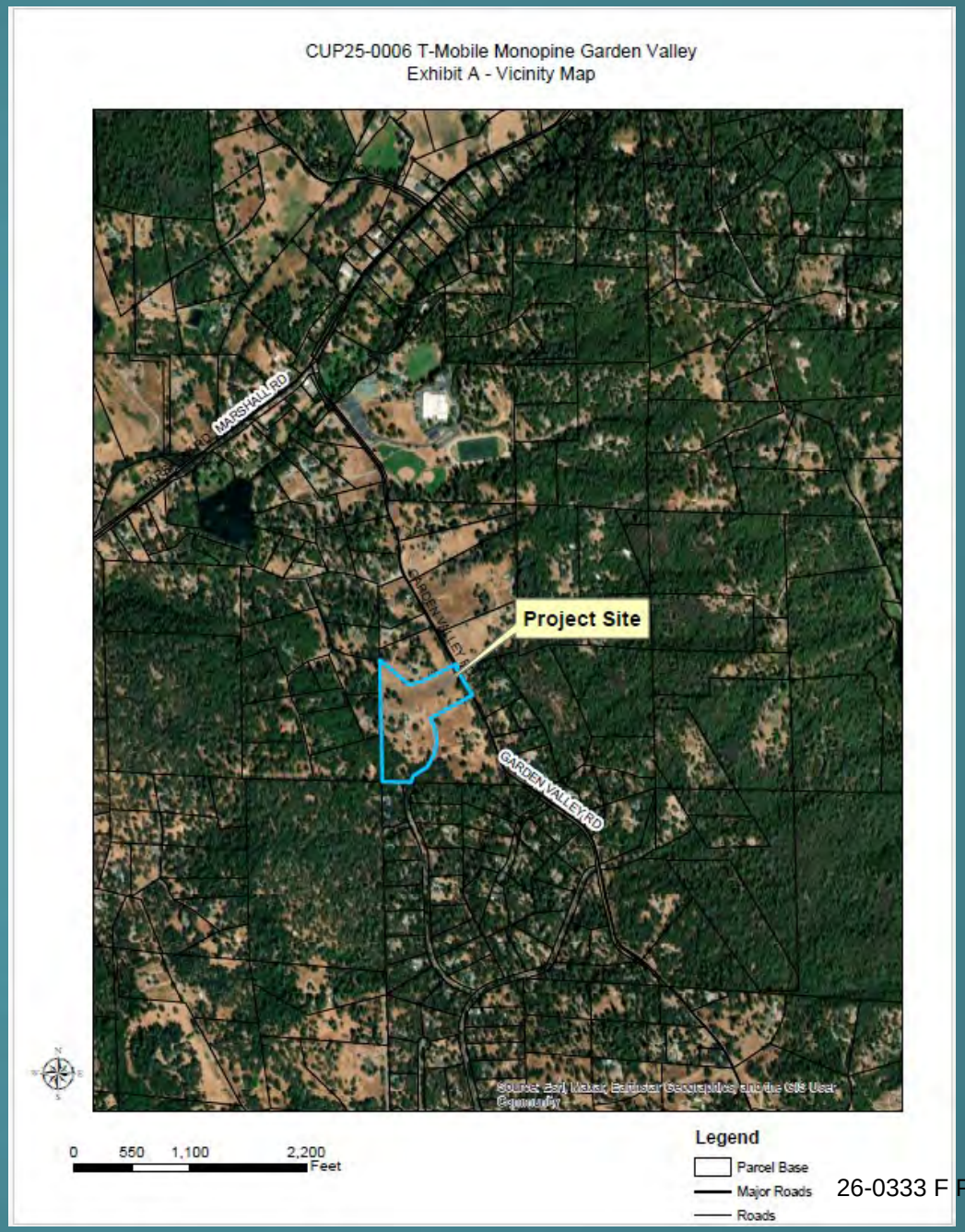
MARCH 12, 2026

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).

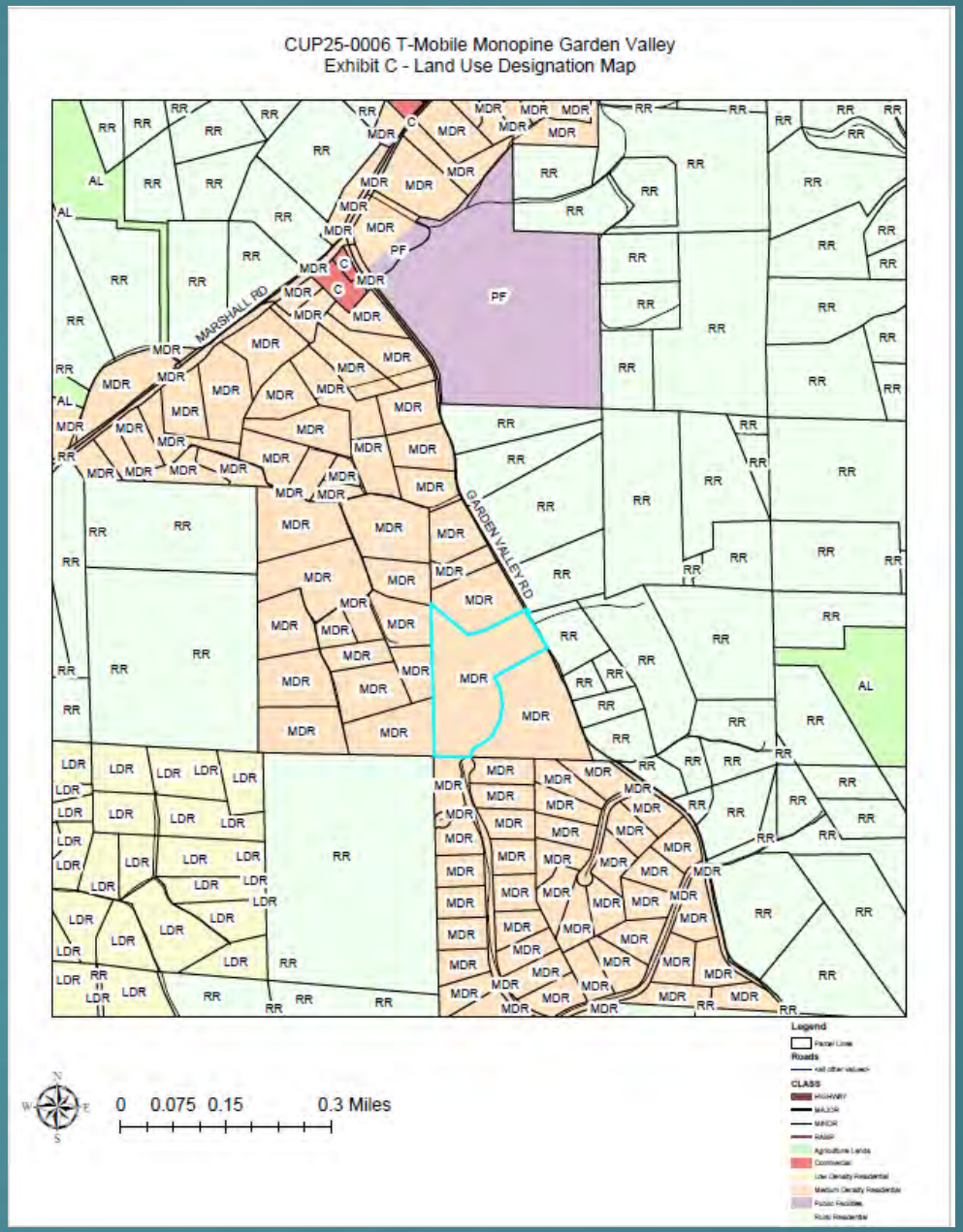
Project Vicinity Map



General Plan Land Use Map

Legend

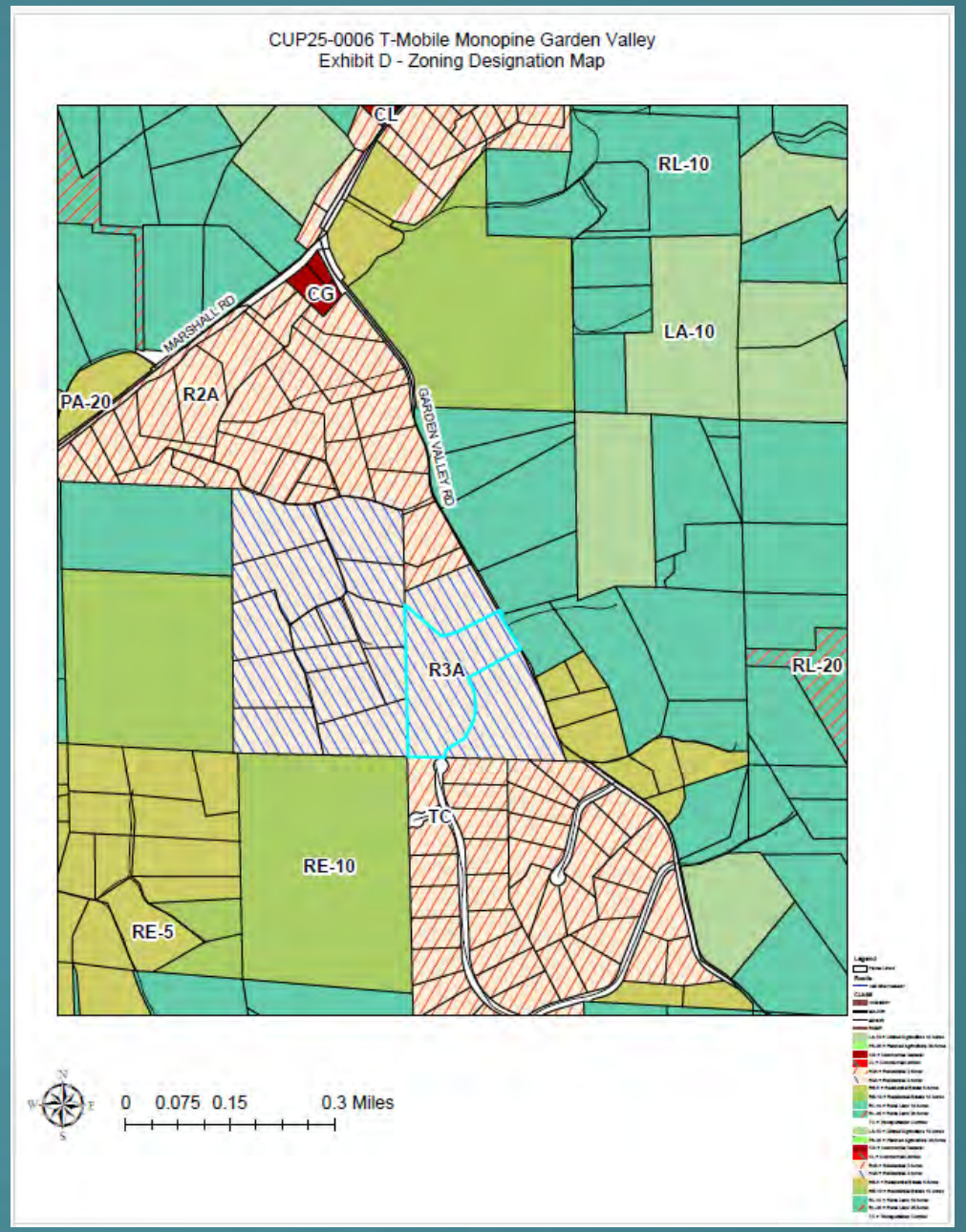
- Agricultural Lands
- Commercial
- Low Density Residential
- Medium Density Residential
- Public Facilities
- Rural Residential



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



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.

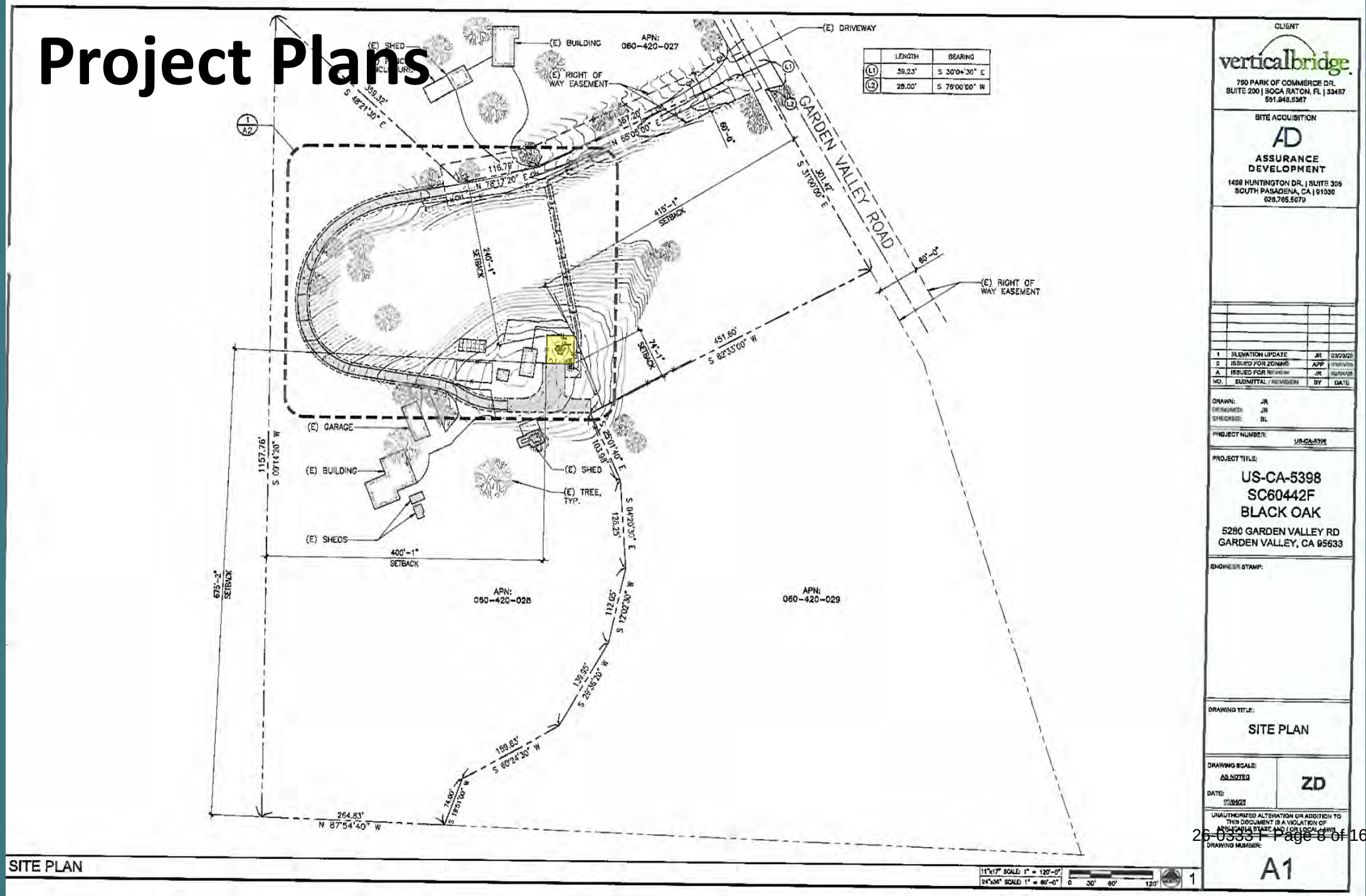
For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower.

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


TOWNZEN DR
PASTURE PL
HILLTOP RD
BLUE LEDGE LN
GARDEN VALLEY RD
RAINIER DR
WHITNEY CT

Project Plans



CLIENT
verticalbridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.5367

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	03/29/26
0	ISSUED FOR ZONING	APP	
A	ISSUED FOR REVIEW	JR	

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER:

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

ENGINEER STAMP:

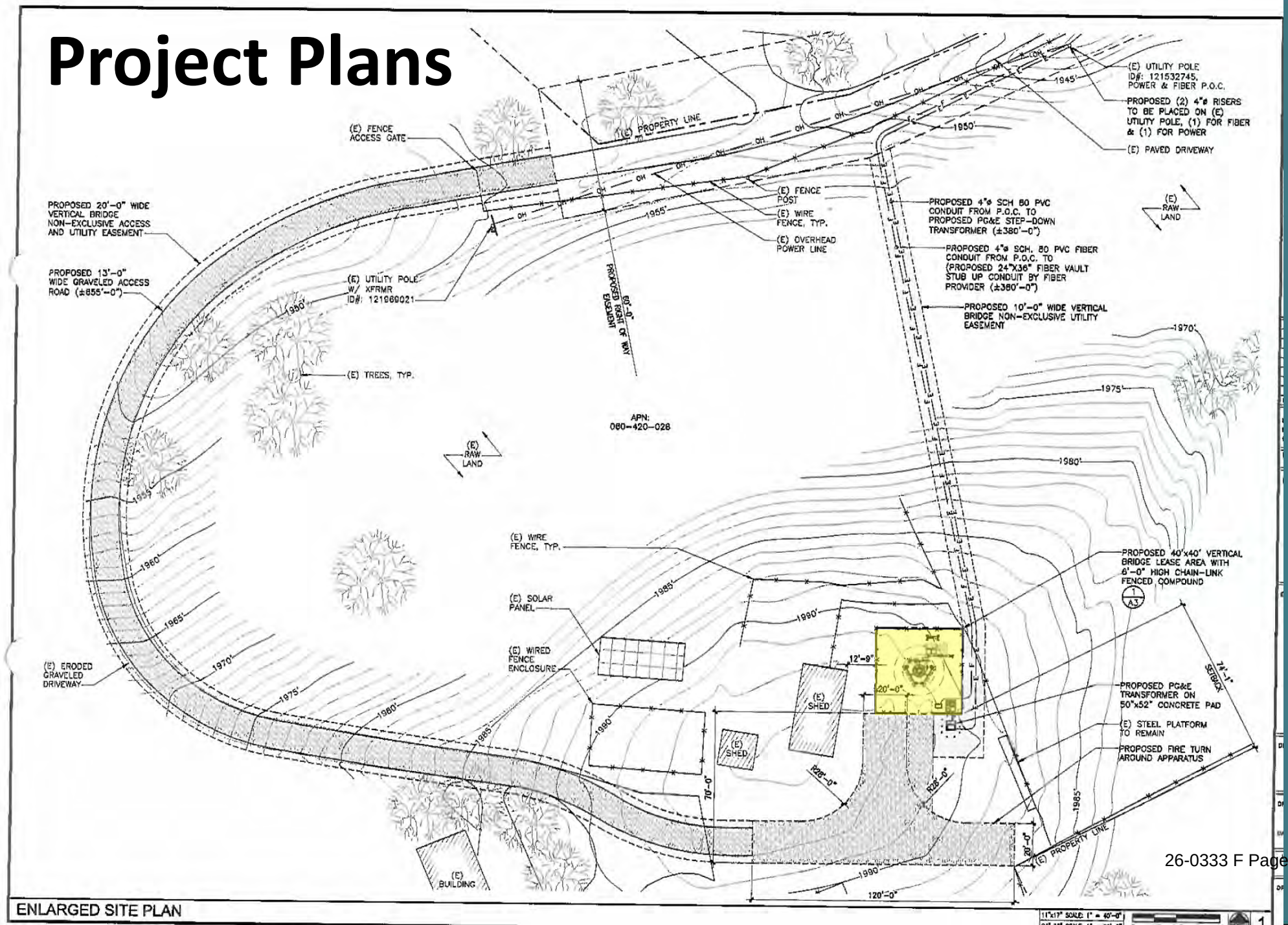
DRAWING TITLE:
SITE PLAN

DRAWING SCALE:
AS NOTED
DATE:
ZD

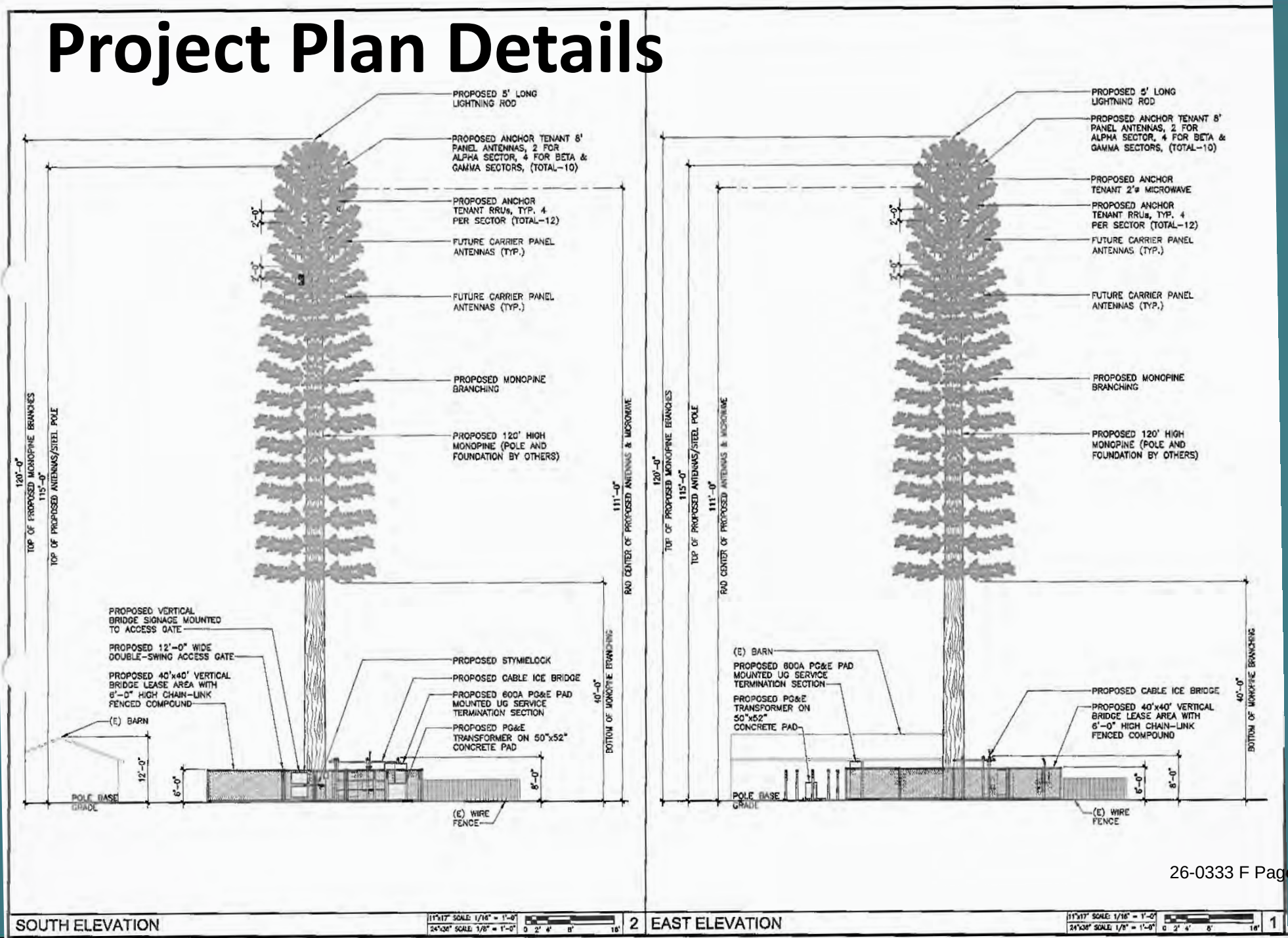
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND FEDERAL LAWS

DRAWING NUMBER:
A1

Project Plans



Project Plan Details



Photosimulations

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

AERIAL MAP



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EXISTING



PROPOSED



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	1/15/2025	ISSUED FOR SUBMITTAL	JFY

DRAFTLINK

AD ASSURANCE DEVELOPMENT

verticalbridge

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

VIEW	SHEET
A	1 / 4

Photosimulations

AERIAL MAP

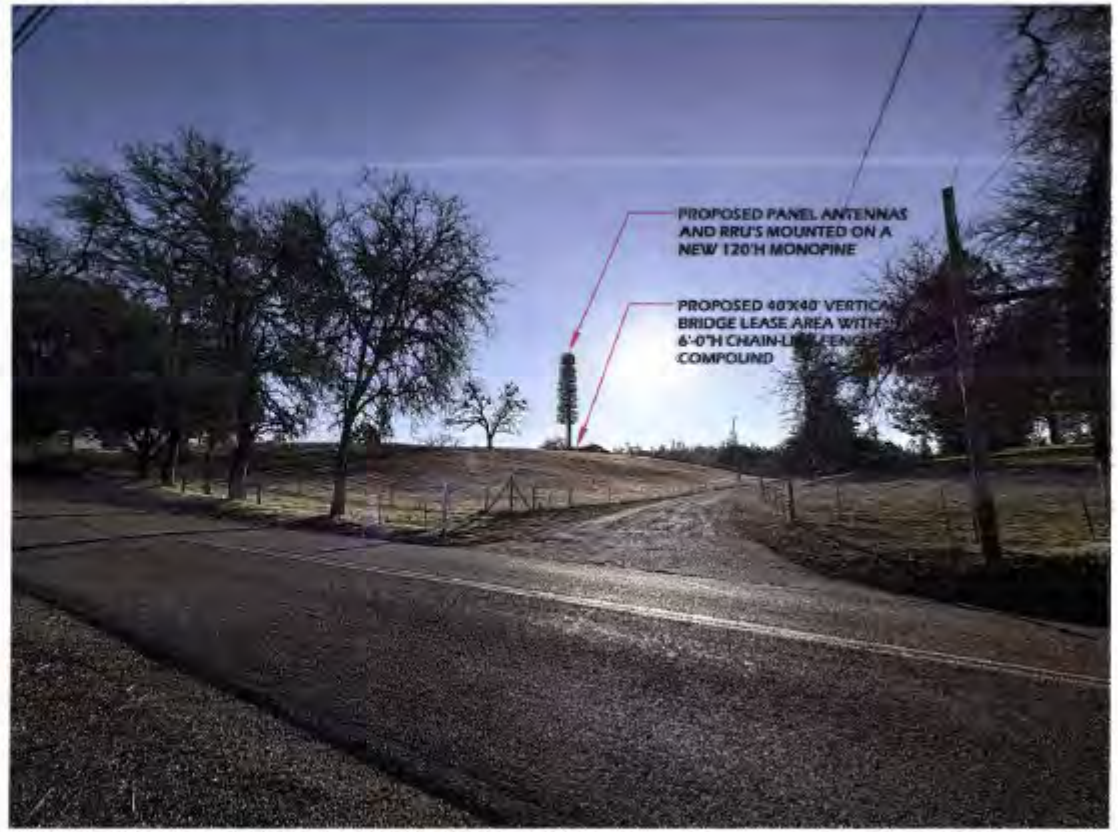


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DRAFTLINK

ASSURANCE DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	2/25/2025	ISSUED FOR SUBMITTAL	JPY

verticalbridge

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

VIEW	SHEET
B	2 / 4

Photosimulations

AERIAL MAP



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DRAFTLINE

ASSURANCE DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	2/25/2025	ISSUED FOR SUBMITTAL	JFY

verticalbridge

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

VIEW	SHEET
C	3 / 4

Photosimulations

AERIAL MAP



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EXISTING



PROPOSED



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DRAFTLINK

ASSURANCE DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	2/25/2025	ISSUED FOR SUBMITTAL	JPY

verticalbridge

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

VIEW	SHEET
D	4 / 4

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.

ASSURANCE DEVELOPMENT

US-CA-5398, Black Oak

WCP Conditional Use Permit Application

5280 Garden Valley Rd,
Garden Valley, Ca 95622

Proposed Vertical Bridge
Wireless Communication Facility ("WCF")

- Proposal is for a new 120' mono-pine wireless facility.
  - Designed to blend in with the surrounding pine trees in this area.

- The facility will allow T-Mobile to fill a service need by providing in-building wireless coverage to an unincorporated area of El Dorado County, in Garden Valley, specifically along Garden Valley Road and Marshall Road.

- The facility will allow T-Mobile to provide more reliable wireless service and improved access to additional wireless services for the benefit of residents, businesses, visitors and First Responders. This includes emergency 911 calls throughout the area.

- The facility has been designed to support additional wireless providers without the need for additional free-standing facilities in the area.

Importance of T-Mobile's Network Improvements

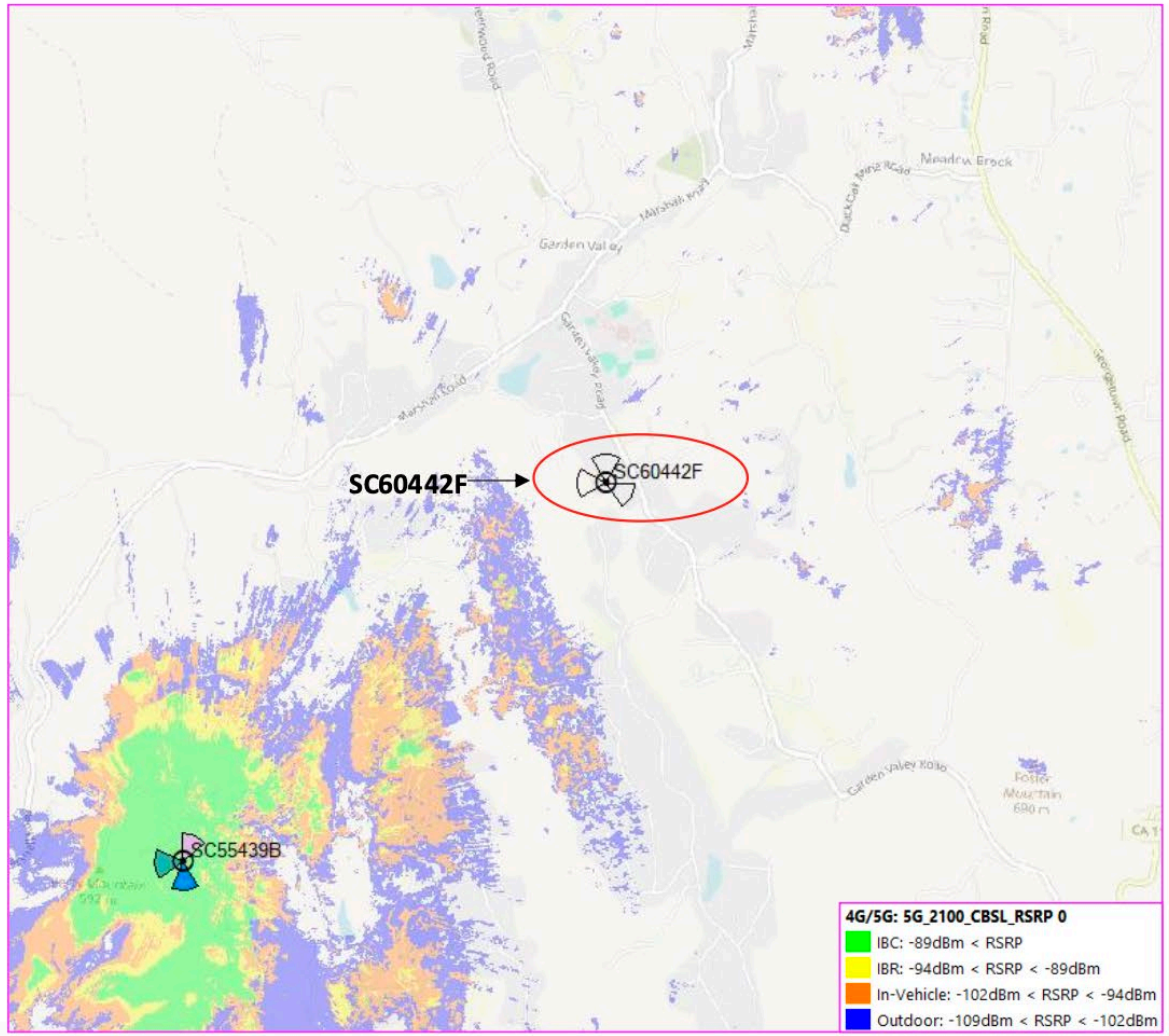
- Demand for wireless data is expected to **grow 20% per year** through **2028**
- **97% of Americans** have a cell phone and **85% own a smartphone**
- Over **72% of households rely on wireless** as their only means of telephone communication
  - Over **81% of children** live in wireless-only households
  - Over **85% of renters** live in wireless-only households.

240 million calls are made to 911 in the U.S. each year, and in many areas 80% or more are from wireless devices.

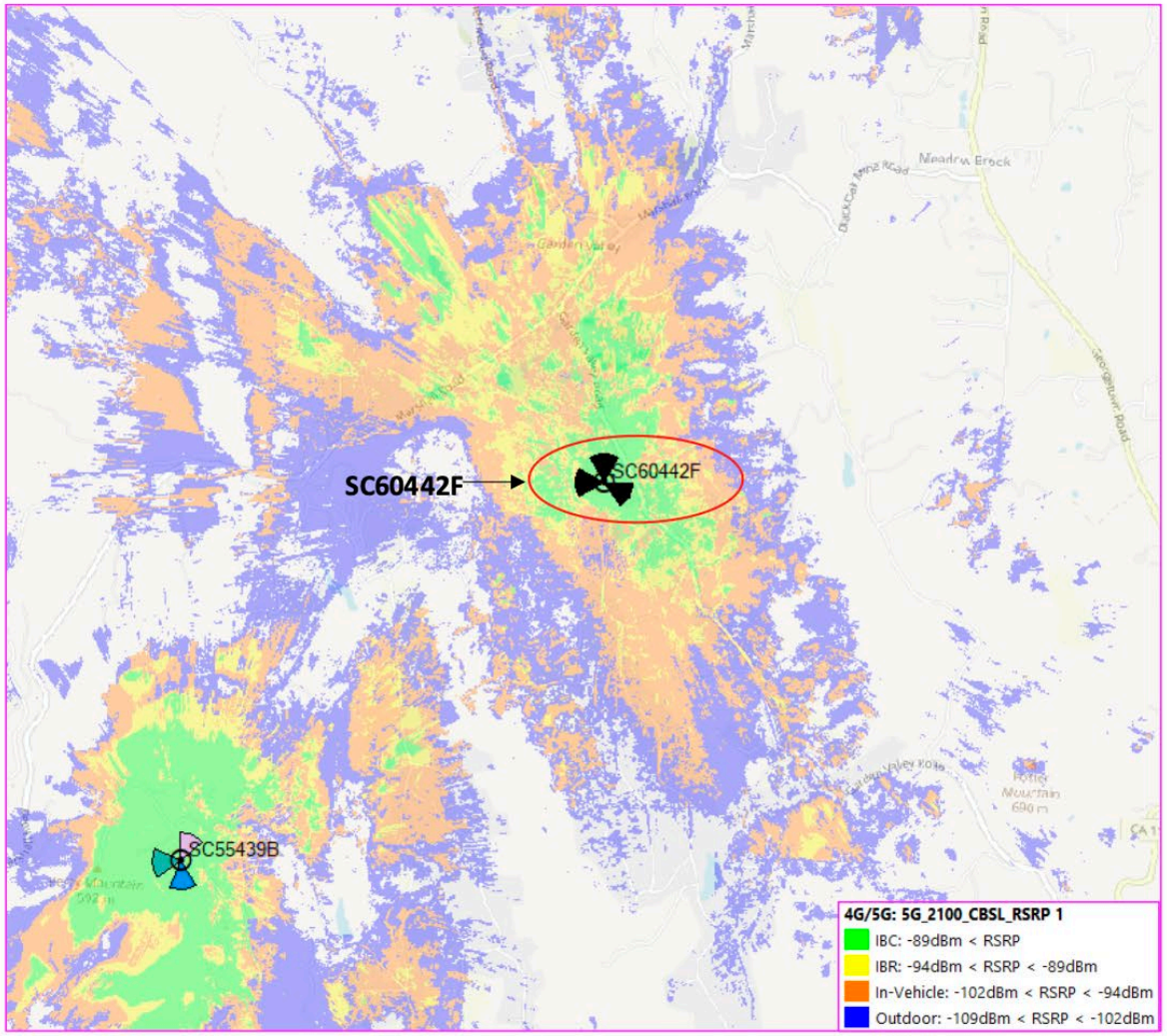
https://www.ericsson.com/en/reports-and-papers/mobility-report/dataforecasts/mobile-traffic-forecast
https://www.pewresearch.org/internet/fact-sheet/mobile/
https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202305.pdf

Coverage Maps

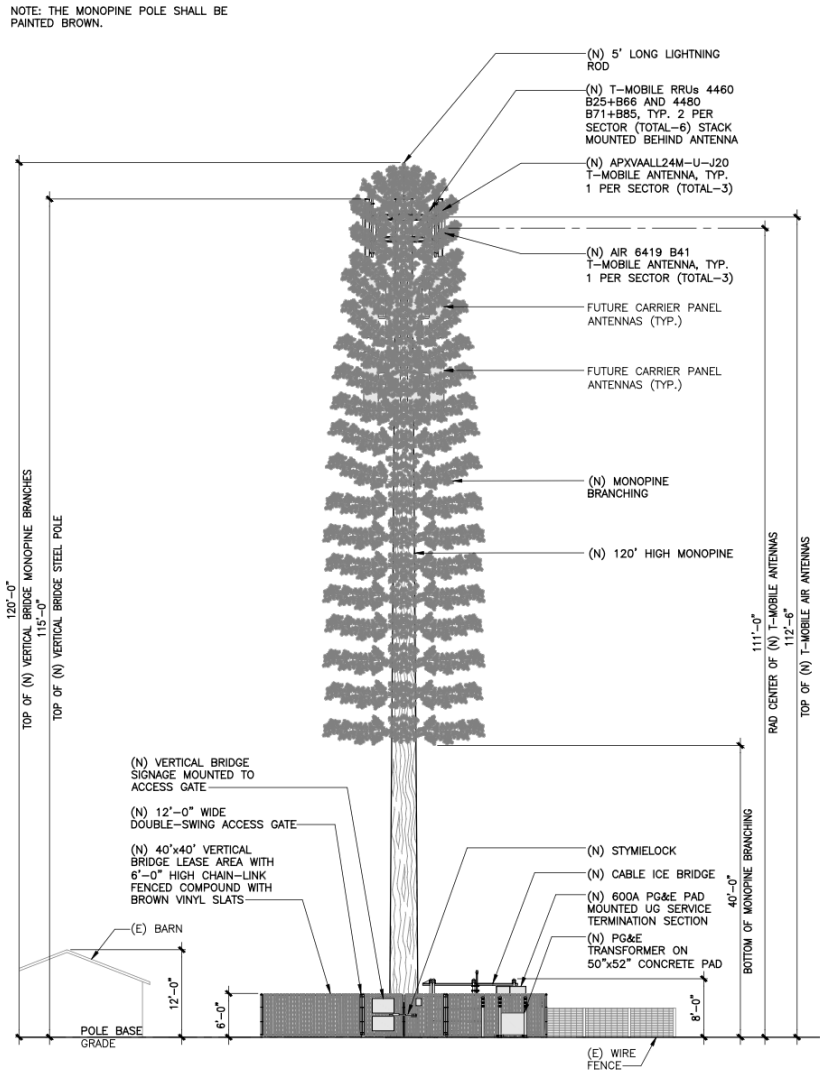
SC60442F N2100 Coverage – Without Site



SC60442F N2100 Coverage – With Site



Proposed Design



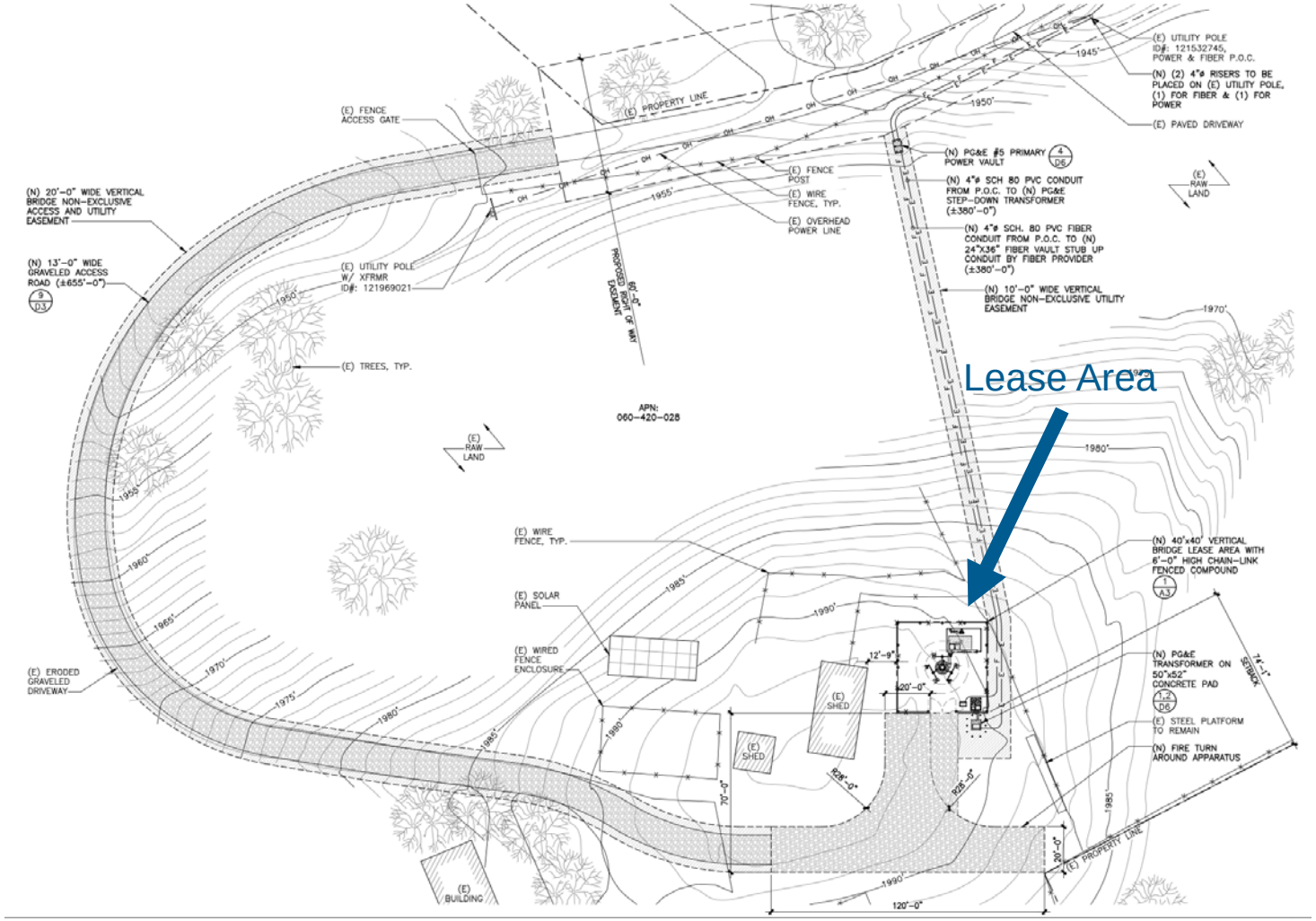


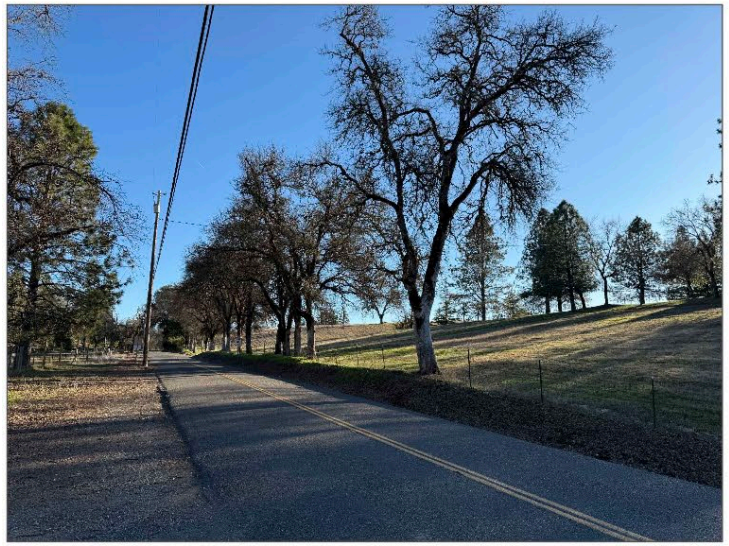
Photo Simulations

AERIAL MAP

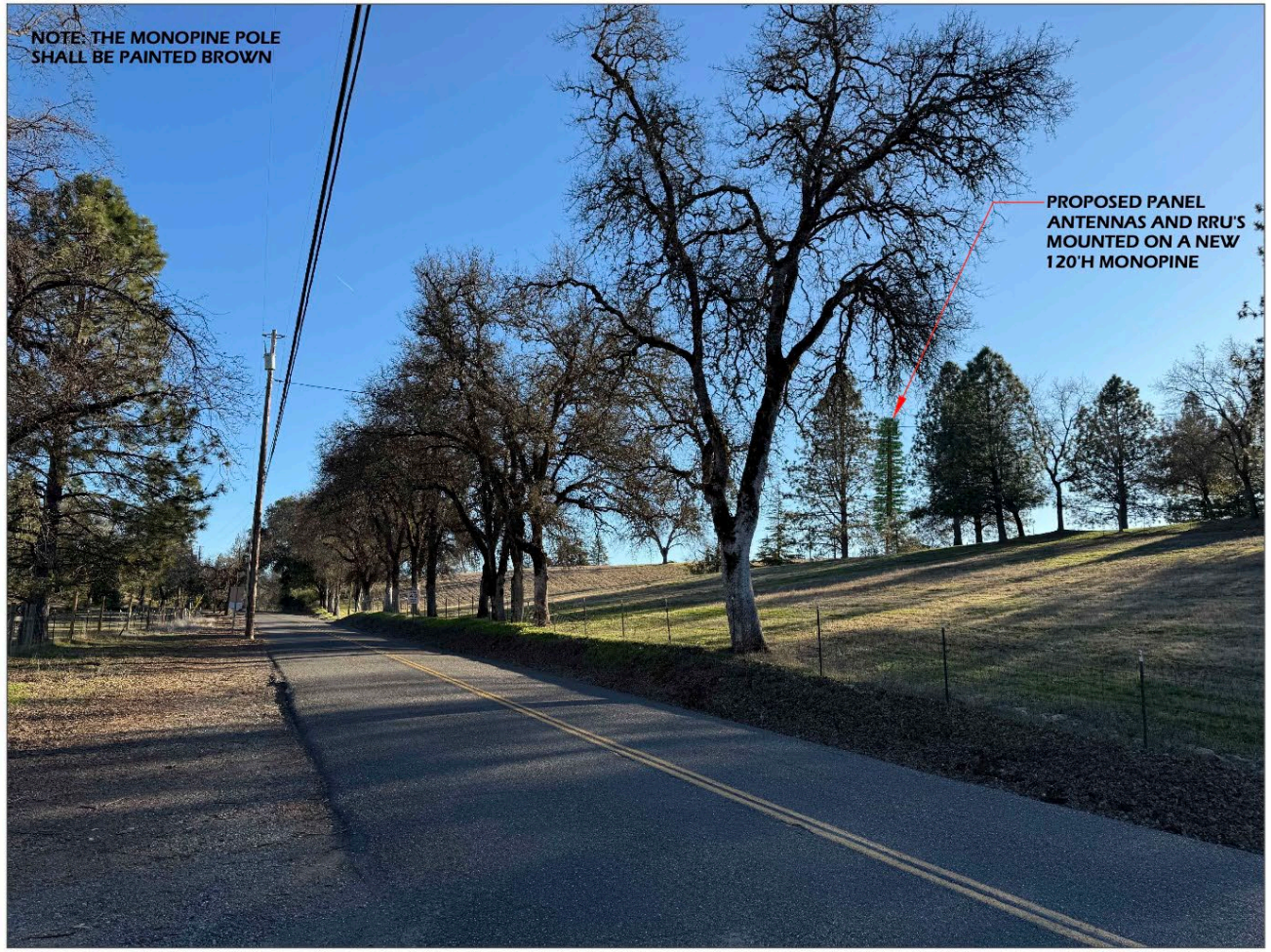


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EXISTING



PROPOSED



Garden Valley Rd: Looking South

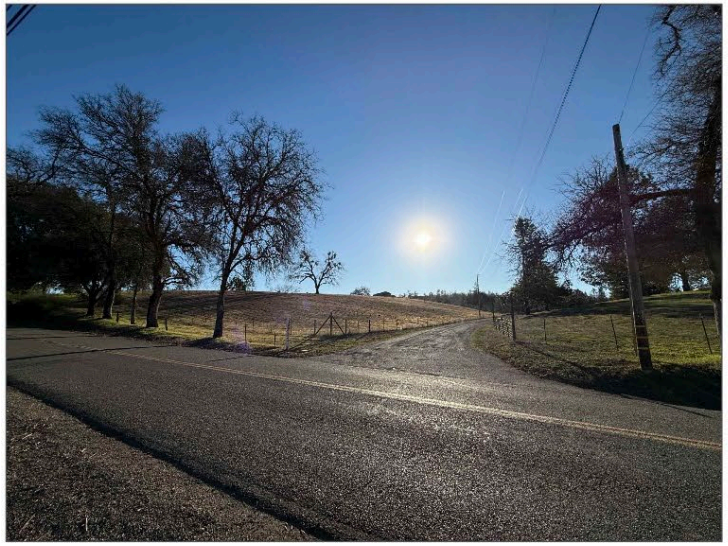
Photo Simulations

AERIAL MAP

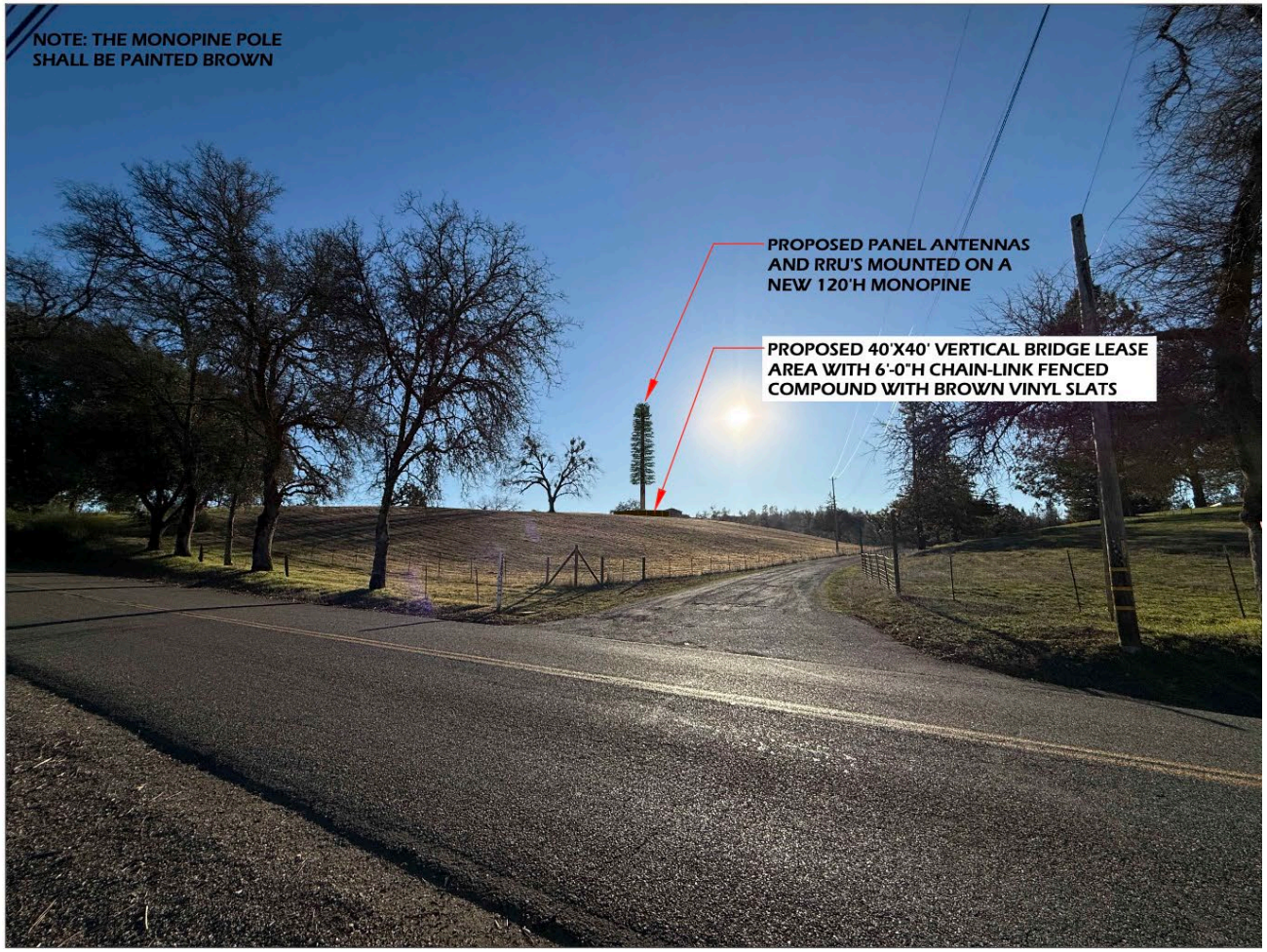


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EXISTING



PROPOSED



Garden Valley Rd: Looking Southwest

Photo Simulations

AERIAL MAP



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Garden Valley Rd: Looking West

Photo Simulations

AERIAL MAP



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EXISTING



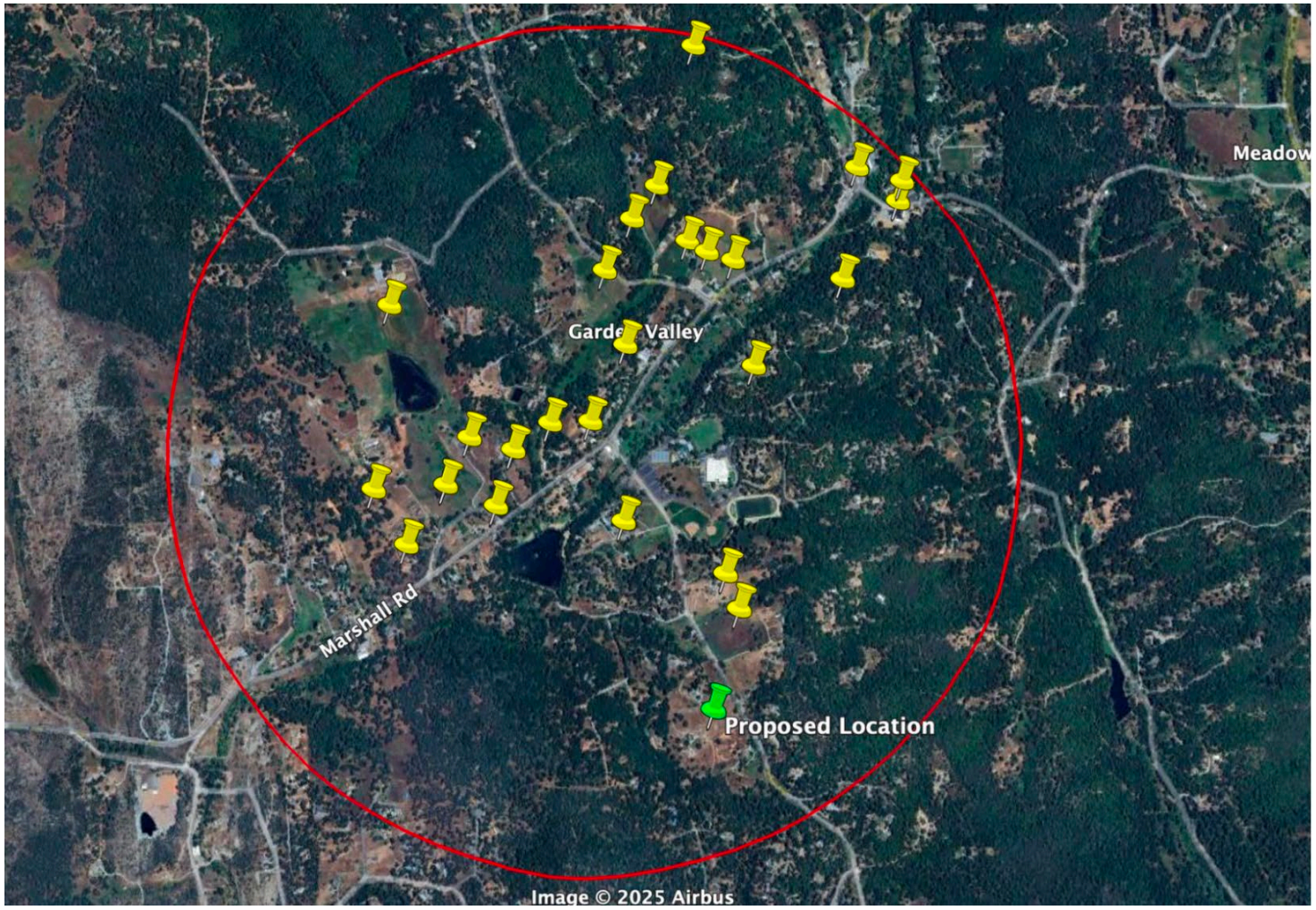
PROPOSED



Garden Valley Rd: Looking Northwest

Alternative Sites

All alternate locations for a new facility were thoroughly assessed and disqualified.



Radio Frequency Emissions Report

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed T-Mobile operation, including the contribution of the microwave dish, is calculated to be 0.045 mW/cm^2, which is 5.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building§ is 2.9% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.



Thank you.