



7/28/2017

Edcgov.us Mail - Brandi Peerman sent you a video: ""Cell Towers Emit Radiation" Kevin Mottus Testimony to LA Board of Supervisors"



Evan Mattes <evan.mattes@edcgov.us>

## Brandi Peerman sent you a video: ""Cell Towers Emit Radiation" Kevin Mottus Testimony to LA Board of Supervisors"

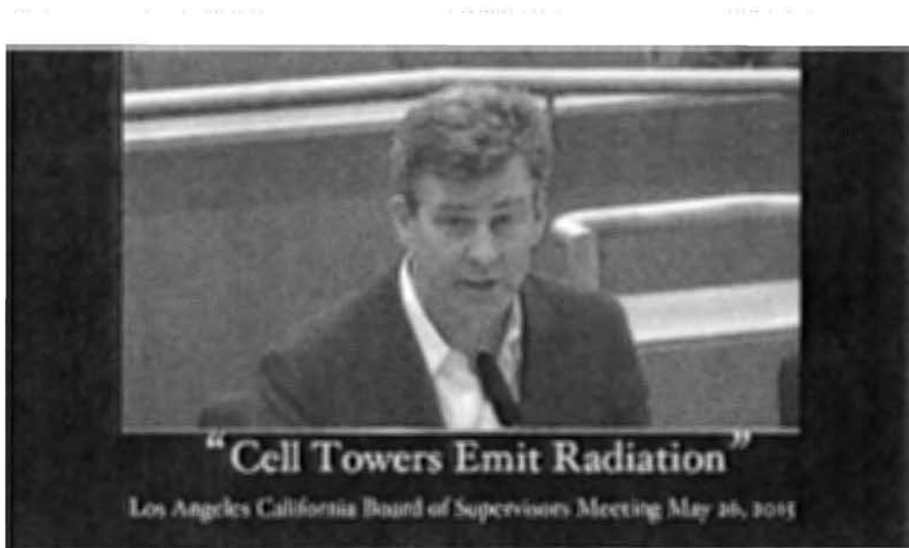
Brandi Peerman via YouTube <noreply@youtube.com>  
To: evan.mattes@edcgov.us

Fri, Jul 28, 2017 at 12:36 PM



Brandi Peerman has shared a video with you on YouTube

I know we are not supposed to talk about this but there are health risks associated with cell towers. Please listen to this.



**"Cell Towers Emit Radiation" Kevin Mottus Testimony to LA Board of Supervisors**  
by Safe Schools

Learn more about cell towers at ...

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Evan Mattes &lt;evan.mattes@edcgov.us&gt;

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## Victory Mine Cell Tower

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Brandi Peerman &lt;brandi@baileymac.com&gt;

Fri, Jul 28, 2017 at 8:25 AM

To: Evan Mattes &lt;evan.mattes@edcgov.us&gt;, planning@edcgov.us, james.williams@edcgov.us

Dear Planning Commissioners,

Please take the time to read this entire email as it directly relates to you and your family's futures in our community. I have been a top producing real estate broker in the El Dorado County are for 17 years. Yesterday I took some high end clients out to look at some homes. One of the homes we looked at was located at 5440 Rainbow Ridge Rd in Placerville. The home is currently listed at \$799,000. When we arrived at the home my clients felt the home was very likely to meet all of their needs. They were very interested in purchasing the property until they noticed a 100ft cell tower carefully hidden on the edge of the property. They said this is a great home but does us no good if we get cancer from that tower and they immediately got in their car and drove away.

Zillow surveys show 94% of home buyers will not purchase a home located near a cell tower. Several other studies show real estate values drop up to 40% for homes located near a cell tower. If a home is not close to a tower it may not be immediately affected by property devaluation. The homes within a few hundred feet of a tower or even the line of site will be drastically affected. If those homes sell for less than they should then the homes around those will devalue and so on, eventually affecting our entire community. Maybe one or two towers inappropriately placed would not make a substantial difference in the entire community. But several towers inappropriately placed throughout the county will absolutely affect the values of the entire community.

Common sense and knowledge of real estate trends would strongly suggest a very big issue with property values in a community with cell towers scattered everywhere in bad locations. There are so many tower applications in right now. It seems it could be very difficult to carefully evaluate the location of each one.

I live on Victory Mine Rd just a few hundred feet from the proposed Tiger Lily cell tower site. There are 5 residences located within 400 feet of the proposed tower, and several other homes located very close to the site. My home is currently listed for sale at \$1,499,000. The other 4 residences are located within 200 ft of the tower site. All 4 of those homes are currently valued over \$700,000 without the cell tower. If the cell tower is approved all of these high end homes will drastically devalue. Based own other cell sites I predict these homes to lose \$200,000-\$300,000 of value if the cell tower goes in. This will destroy the financial futures of all of these families and will have far reaching affects on the entire community. On top of that, everyone on our road has great cell service and high speed internet already, we don't even need the tower.

In addition to property values I want to ask you to please consider the health affects of these towers. I know you can't deny a tower application based on health risks. But please know family's are concerned about the health risks. There are thousands of studies showing 3-4 fold increases in cancer among people living within 1500 ft of cell towers. In Europe it's illegal to place cell towers within 1500 ft of schools because of the health affects on children who are particularly susceptible to leukemia from cellular radiation. We all have cell phones and yes those pose some risk too. But a cell phone is a much smaller amount of radiation that if kept just a small distance from your body really does not do much damage. At least a cell phone we can choose how much we are exposed to. A cell tower placed a few hundred feet from several homes where children spend most hours of the day will have constant exposure to higher amounts of radiation. We can all pretend they are safe in this country, but several other countries acknowledge the risk and have laws to protect the public. It is my hope that some day the telecommunications act will be revised and the safety of the public will be considered.

As a concerned citizen, I am asking you all to please consider not only the Victory Mine cell tower site, but all of these proposed cell tower sites very carefully. I am not opposed to cell towers. I am simply asking that you consider the locations carefully and please do not hurt our families with poor locations. Please choose sites that are far enough away from homes that families do not have to move because they are afraid their children will get cancer. Please choose sites that are far enough away from homes that our families will not have their children's college educations disappear because their financial investment has been destroyed from an improperly placed cell tower. Please consider the affects your choices will have on other people. Please don't hurt our families.

Thank You!  
Brandi Peerman

7/17/2017

Edcgov.us Mail - Fwd: Please oppose victory mine tower



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Please oppose victory mine tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jul 17, 2017 at 11:18 AM

----- Forwarded message -----

From: **Mercedes Somerville** <mikisomerville@gmail.com>  
Date: Mon, Jul 17, 2017 at 11:16 AM  
Subject: Please oppose victory mine tower  
To: planning@edcgov.us

Dear caring reader,

I ask you to deny At&t's use permit for the Victory mine tower. This tower would jeopardize the health, safety and property values of all near by. There are alternative sites that are better and can fulfill the objectives to bring high speed internet to rural settings.

Years ago, doctors recommended smoking, they said it posed no health risk. We now know better. I believe the long term exposure to these towers has not been studied enough and therefore we should do everything in our power to make sure we carefully place them in areas where children and animals are not exposed to the radiation they produce.

This giant eye sore decreases property values by 40%! People know in their gut these things are dangerous and do not want to live by them! This is a heavy burden to families who are just trying to raise a family in a safe environment. This drop in property value makes it impossible to move from these properties without a huge hit financially. All the while, At&t and the land owner of the tower site are making large amounts of money at the expense of others.

Please do the right thing and vote no on the victory mine tower and any tower that is in close proximity to children, animals and homes.

Thank you for your time,

Mercedes Somerville



Evan Mattes &lt;evan.mattes@edcgov.us&gt;

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**Fwd: Victory Mine Cell Tower**

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 27, 2017 at 4:01 PM

----- Forwarded message -----  
From: Phil D. <pdodds@sbcglobal.net>  
Date: Tue, Jun 27, 2017 at 3:36 PM  
Subject: Victory Mine Cell Tower  
To: "planning@edcgov.us" <planning@edcgov.us>

I'm writing to the El Dorado Planning commission to inform those on the commission that the planned cell tower :Tiger Lily Tower, file #S17-0007 should be denied, due to a health hazard being created on the natural habitat, humans and wildlife . It is no secret that cell tower transmissions have been proven to create health hazards such as cancers and learning disabilities for young children. All you have to do is research it and there are plenty of studies. Along with those negative health issues, are the abnormal conditions being created for the natural wildlife and environment. We have all kinds of wild birds and animals in natural sanctuaries that this radiation will affect. We've done without perfect cell coverage in the area this long and everyone has survived. So please rethink this tower installation and do what is right for everyone and everything that is involved.

Thank You

Philip Dodds

Morning Canyon Road

Placerville Ca, 95667



Evan Mattes <evan.mattes@edcgov.us>

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**Fwd: {edcquestions}**

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Wed, Jun 21, 2017 at 8:22 AM

----- Forwarded message -----

From: **Kathy Krizl** <kathy.krizl@edcgov.us>  
Date: Wed, Jun 21, 2017 at 6:03 AM  
Subject: Re: {edcquestions}  
To: barb bryant <barbiek1958@yahoo.com>, Planning Unknown <planning@edcgov.us>  
Cc: "EDCquestions@edcgov.us" <EDCquestions@edcgov.us>

Forwarding your request to the Planning Department for response...

Kathy Krizl  
Web Development  
El Dorado County IT  
(530) 621-5416  
kathy.krizl@edcgov.us

On Tue, Jun 20, 2017 at 6:42 PM, 'barb bryant' via IT-Edcquestions-m <edcquestions@edcgov.us> wrote:  
THE FAMILIES NEAR VICTORY RD. DO NOT want a cell tower near their homes. They are in this area, because they are very concerned about Healthy living and not getting sick. Please re-think where you put these towers..far away from homes. Those living there in this area do not want cell towers near-by.



Evan Mattes &lt;evan.mattes@edcgov.us&gt;

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## Victory Mine Cell Tower - Tiger Lilly

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stevepeerman71@gmail.com <stevepeerman71@gmail.com>  
To: planning@edcgov.us, evan.mattes@edcgov.us, james.williams@edcgov.us

Fri, Jun 16, 2017 at 9:45 AM

Dear Commissioners,

I am one of the residents on Victory Mine Road, very close to the proposed site/sites. There are so many extreme issues with this location its hard to decide which is the most intrusive and damaging. For starters this massive tower will be a eye sore from every angle and miles away but more importantly it brings Industrial Zoning and Extreme Road Safety Issues / Traffic to a very narrow and extremely twisty road. There are 12 switchbacks between this proposed tower site and Pleasant Valley Road. We walk and my children play on our very remote road every day. Most large trucks require somewhere between a 2 to 5 point turn at every one of those switchbacks just to get around them. There are also 2 homes that are under 300 ft from this tower, not including the home on the proposed site. And many more parcels and homes are just a bit further than that.

In addition to the road issues and proximity. Myself and my neighbor, who's property is only 50ft from the proposed site, both have state certified organic farms and are both certified by The National Wildlife Federation as wildlife habitat's where we raise several Critically Endangered animals which will be certain to have their breeding and birthing cycles disrupted by the construction and continued use of this facility as an industrial zone.

Also, the proximity, use and storage of hazardous materials is almost certain to conflict with the strict standards of the state of CA and Wildlife Habitat regulations. This is likely to end up creating another law suit. I say "another" law suit because I assume you are aware of the current ongoing litigation regarding the rights and appropriate usage of the easements specified to be used in the Tiger Lilly application.

We are appalled at the thought of destroying the peace and serenity of our neighborhood that my wife and I spent years finding. With the introduction of this proposed zone change and property use we increase the risk of fire and lightning. A well documented fact. A fire in our neighborhood would not be stopped due to the rugged terrain. We will also be exposed to increased noise and lighting from this tower, potentially having lights flashing in our bedroom window all night. It's a known fact that crime risks go up due to the fact there is copper, generators, fuel etc., stored on site. Additionally, the devaluation to our neighboring properties is absolutely unacceptable and someone will be held accountable for that loss! If all of this isn't enough there is the looming treat of health risks to our children and our critically endangered animals.

Please move this tower to another location. We have previously supplied two additional locations, much more remote and/or already zoned appropriately. We have had an RF engineer review these options and have been informed that there are numerous other sites that would accomplish the same goal. Thank you!!!!

6/16/2017

Edcgov.us Mail - Fwd: Tiger Lily Tower, file #S17-0007



Evan Mattes <evan.mattes@edcgov.us>

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**Fwd: Tiger Lily Tower, file #S17-0007**

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Fri, Jun 16, 2017 at 8:57 AM

----- Forwarded message -----

From: **rebekah johnson** <rebekahis@yahoo.com>  
Date: Thu, Jun 15, 2017 at 6:59 PM  
Subject: Tiger Lily Tower, file #S17-0007  
To: "planning@edcgov.us" <planning@edcgov.us>

To whom it may concern,

I am writing out of concern for the residents, the families and the farms that would be effected by this cell tower being built in such close proximity to them and asking that you PLEASE deny the 5411 Victory Mine Rd cell tower application / Tiger Lily Project

Respectfully,

R. Johnson



6/14/2017

Edcgov.us Mail - Fwd: Tiger Lily Project



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Tiger Lily Project

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Wed, Jun 14, 2017 at 8:20 AM

----- Forwarded message -----  
From: <lauriepowell4304@yahoo.com>  
Date: Tue, Jun 13, 2017 at 7:06 PM  
Subject: Tiger Lily Project  
To: planning@edcgov.us

To Whom it May Concern,

I'm very concerned about the possibility of a cell phone tower being built close to the Peerman's home. From what I've learned, living in close proximity to cell phone tower can be hazardous to one's health.

The Peermans and their neighbors should not be subjected to this danger. Please deny this application.

Thank you,

Laurie Powell  
Teacher, Charter Home Study Academy

Sent from my iPhone



**Phoenix Energy Solutions**<sup>Inc.</sup>  
HEATING, AIR-CONDITIONING & SOLAR

6-13-2017

Victory Mine Cell Tower

To whom it may concern,

We are local residents of the area and it has come to our attention that there is an unnecessary proposed cell tower planned for Victory Mine Rd in Placerville.

We strongly urge you to reconsider the location of this tower and deny the "Tiger Lily project" application for several good reasons!

We source livestock from the "Peerman Family Farm" and know that this tower will jeopardize the organic certification of this product! The Peerman farm is very important to this community as well as the work they do on the farm. They are active in rescuing endangered animals such as rare sheep. Finding hard working people who truly care about the community is very rare and should be protected!

The Peerman Family have small children that help with the raising of the livestock and they moved to this location because they knew they could raise children and livestock in a safe environment. This non-essential cell tower will cause a huge upheaval for them and the other children that live on this street as well as known health risks!

We are frequent guests and the road to the house is very narrow with several switchbacks with only enough room for one vehicle! During the construction and general maintenance of this tower there will be large construction vehicles traveling and making this road even more dangerous!

Please respect the local people and wildlife of this area by not building the cell tower at this location.

Sincerely,

Micah Gilmore

3332 Heights Dr Suite 220, Shingle Springs CA 95682  
916-716-5650 Fax 916-265-9003  
License Number 981354

6/13/2017

Edcgov.us Mail - Fwd: Cell tower



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Cell tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 4:11 PM

----- Forwarded message -----  
From: **Me** <richardwcoats@netzero.net>  
Date: Tue, Jun 13, 2017 at 2:36 PM  
Subject: Cell tower  
To: planning@edcgov.us

Please reconsider the planned cell tower at victory mine rd ,absolutely unnecessary pollution of our beautiful county, thank you

Sent from my iPad

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How To Fix Saggy Skin (Doctors Shocked!)  
Health Report  
<http://thirdpartyoffers.netzero.net/TGL3241/59405ae62bb255ae5037fst02vuc>

6/13/2017

Edcgov.us Mail - Fwd: Deny 5411 victory mine road permit



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Deny 5411 victory mine road permit

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 4:11 PM

----- Forwarded message -----

From: **Megan** <meganh8675309@yahoo.com>  
Date: Tue, Jun 13, 2017 at 2:58 PM  
Subject: Deny 5411 victory mine road permit  
To: planning@edcgov.us

This email is a request to deny the permit to install the cell tower at 5411 victory mine road.

The people that live in the surrounding properties do NOT want this tower installed, and **should have just as much of a say as the person receiving the profit to install it.**

It will significantly impact their property values and ability to continue living in their home.

The Peerman's are honest, active members of the community, who do SO much to help improve the county. In addition, they proactive help family, friends and neighbors improve their life. So PLEASE- help them improve theirs. DO NOT approve this application.

Megan

Sent from my iPhone

6/13/2017

Edcgov.us Mail - Victory Mine Cell Tower project Tiger Lily S17-0007



Evan Mattes <evan.mattes@edcgov.us>

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## Victory Mine Cell Tower project Tiger Lily S17-0007

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Brandi Peerman <brandi@baileymac.com>

Tue, Jun 13, 2017 at 9:43 AM

To: planning@edcgov.us, james.williams@edcgov.us, evan.mattes@edcgov.us, rommel.pabalinas@edv.gov.us, The Bostthree <bostthree@edcgov.us>

Dear Commissioners,

Please find attached the lawsuit that has been filed for the protection of the easements at the top of Victory Mine Rd. The Victory Mine Rd cell tower would have to be accessed via illegal trespass over several parcels of land. There have been some severe errors made on the application package for this site, road use and access being one of them. Not only is Victory Mine Road an extremely dangerous one lane road with switchbacks but the easements on it are currently in litigation. There is no access to the cell tower site without illegal trespass.

Thank you!

Peerman Family



Complaint for Quiet Title (Victory Mine).doc

104K

1 David C. Becker – SBN 111010  
Kevin A. James – SBN 285302  
2 **BECKER & RUNKLE**  
3 263 Main Street, Level 2  
4 Placerville, California 95667  
(530) 295-6400

5 Attorneys for Plaintiffs  
STEVE E. PEERMAN, BRANDI PEERMAN,  
6 JUSTIN HALLOCK, DEBRA HALLOCK,  
& MAHALA VALENCIA

7  
8  
9 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10 COUNTY OF EL DORADO

11 STEVE E. PEERMAN; BRANDI M.  
12 PEERMAN; JUSTIN HALLOCK; DEBRA  
13 HALLOCK; and MAHALA VALENCIA, trustee  
of the Nelson Family Trust dated 2/25/97.

14 Plaintiffs,

15 v.

16 LANCE KRAMER and CINDY KRAMER,  
17 trustees of the Kramer Family Trust dated  
18 3/8/2003; ULDIS J. DAKERS and MARY ANNE  
19 DAKERS, trustees of the Dakers Family  
Revocable Living Trust of 2012; and DOES 1  
through 20, inclusive,

20 Defendants,  
21

Case No.:

PLAINTIFFS' VERIFIED COMPLAINT FOR:

1. Declaratory Relief
  - Express Easement
  - Implied Easement
  - Easement by Estoppel
  - Prescriptive Easement
2. Quiet Title
3. Damages for Trespass and Injunction

22  
23 COMES NOW, Plaintiffs STEVE E. PEERMAN and BRANDI M. PEERMAN, adult  
24 individuals (the "Peermans"), JUSTIN HALLOCK and DEBRA HALLOCK, adult individuals (the  
"Hallocks"), and MAHALA VALENCIA, trustee of the Nelson Family Trust dated February 25, 1997  
25 ("Ms. Valencia") bring this action against Defendants LANCE KRAMER and CINDY KRAMER,  
trustees of the Kramer Family Trust dated March 8, 2003 (the "Kramers"), ULDIS J. DAKERS and  
26 MARY ANNE DAKERS, trustees of the Dakers Family Revocable Living Trust of 2012 (the  
"Dakers"), and DOES 1 through 20, inclusive (collectively referred to as "Defendants") and alleges as  
27 follows:

**GENERAL ALLEGATIONS**

28 1. Plaintiffs JUSTIN HALLOCK and DEBRA HALLOCK are now, and at all times

1 mentioned in this complaint were, adult individuals holding fee title to a parcel of land located in El  
2 Dorado County, generally described as Assessor's Parcel No. 046-490-12 and commonly known as  
3 5331 Victory Mine Rd, Placerville, CA 95667. The legal description of this parcel of land in the  
unincorporated area of El Dorado County is described as follows:

4 A portion of the Northeast Quarter of Section 4 and a portion of Lot 4,  
5 Section 3, Township 9 North, Range 11 East, MDB&M., described as  
follows:

6 Parcel 3, as shown on that certain map filed in the office of the County  
7 Recorder, of El Dorado, State of California on January 22, 1976 in Book 9  
of Parcel Maps at page 149.

8 (Hereinafter, "**Hallock Parcel**")

9 2. Plaintiff MAHALA VALENCIA NELSON, is trustee of the Nelson Family Trust dated  
10 February 25, 1997, which owns the property located in El Dorado County, generally described as  
11 Assessor's Parcel No. 046-490-10 and commonly known as 5341 Victory Mine Rd., Placerville,  
California 95667. The legal description of this parcel of land in the unincorporated area of El Dorado  
County is described as follows:

12 Parcel 1, as designated on the Parcel Map entitled "A portion of NE ¼  
13 Section 4 & a portion of Lot 4 Section 3, being Parcel C of PM 9-147,  
14 Township 9 North, Range 11 East, M.D.M.", filed in the Office of the  
County Recorder of El Dorado County, State of California, on January 22,  
15 1976, in Book 9 of Parcel Maps, Page 149.

16 (Hereinafter, "**Valencia Parcel**")

17 3. Plaintiffs STEVE E. PEERMAN and BRANDI M. PEERMAN are now, and at all  
18 times mentioned in this complaint were, adult individuals holding fee title to a parcel of land located in  
El Dorado County, generally described as Assessor's Parcel No. 046-490-25 and commonly known as  
19 5340 Victory Mine Rd., Placerville, California 95667. The legal description of this parcel of land in  
the unincorporated area of El Dorado County is described as follows:

20 Parcel 4, as shown on that certain parcel map entitled "portion of the NE  
¼ of Section 4, portion of the NW ¼ of the NW ¼ of Section 3 – being  
21 Parcel D of Parcel Map 9-147, Township 9 North, Range 11 East,  
M.D.B.&M.", filed August 18, 1976, in the Office of the County Recorder  
22 of El Dorado County in Book 12 of Parcel Maps, at Page 4.

23 (Hereinafter, "**Peerman Parcel**")

24 4. Plaintiff is informed and believes and thereon alleges that Defendants LANCE  
25 KRAMER and CINDY KRAMER, are now, and at all times relevant to this complaint were, trustees  
of the Lance G. and Cindy Kramer Family Trust, which owns fee title to a parcel of land located in El  
26 Dorado County, generally described as Assessor's Parcel No. 046-490-22 also known as 5411 Victory  
Mine Rd., Placerville, CA 95667. The legal description of this parcel of land in the unincorporated  
area of El Dorado County is described as follows:

27 Parcel 1, as said parcel is shown on that certain parcel map entitled  
28 "portion of the NE ¼ of Section 4, portion of the NW ¼ of the NW ¼ of

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section 3 – being Parcel B of Parcel Map 9-147 Township 9 North, Range 11 East, M.D.M.” filed August 18, 1976, in the office of the County Recorder of Said County in Book 12 of Parcel Maps, at Page 4.

Together with non-exclusive easements for use in common with others for road and utility purposes on, over, under, through and across a strip of land 56 feet in width, as described in the easement recorded May 7, 1975, in Book 1321, Page 372, and the easement deeds recorded July 12, 1976, in Book 1410, Pages 418 and 419 Official Records of El Dorado County.

Said easements shall be appurtenant to the realty herein and to every part and future subdivision thereof.

Also, together with non-exclusive easements for use in common with others for road and public utility purposes upon those portions of Parcel 2, 3, and 4 as are designated for such respective purposes upon said Parcel Map, which easements shall be appurtenant to Parcels 1 and 4 and to every part and future subdivision thereof.

Reserving to Grantor non-exclusive easements for road and utility purposes upon those portions of said Parcel 1 as are designated for such respective purposes upon said Parcel Map, which easements shall be appurtenant to said Parcel 2, 3, and 4 and to every part and future subdivision thereof.

(Hereinafter, “**Kramer Parcel**”)

5. Plaintiff is informed and believes and thereon alleges that Defendants ULDIS J. DAKERS and MARY ANNE DAKERS, are now, and at all times relevant to this complaint were, trustees of the Dakers Family Revocable Living Trust of 2012, which owns fee title to a parcel of land located in El Dorado County, generally described as Assessor’s Parcel No. 046-490-23 also known as 5385 Victory Mine Rd., Placerville, CA 95667. The legal description of this parcel of land in the unincorporated area of El Dorado County is described as follows:

A portion of the Northeast quarter of Section 4 and a portion of the Northwest quarter of the Northwest quarter of Section 3, Township 9 North, Range 11 East, M.D.B.&M., described as follows:

Parcel 2, as said parcel is shown on that certain Parcel map entitled “Portion of the NE ¼ of Section 4, Portion of the NW ¼ of the NW ¼ of Section 3 – being Parcel D of Parcel Map 9-147 Township 9 North, Range 11 East, M.D.M.” filed August 18, 1976 in the office of the County Recorder of said County in Book 12 of Parcel Maps at page 4.

(Hereinafter, “**Dakers Parcel**”) The Peerman Parcel, Hallock Parcel, Valencia Parcel, Kramer Parcel and Uldis Parcel may sometimes be referred to collectively as the “**Subject Properties**”.

6. The true names and capacities of DOES 1 through 20, inclusive, are unknown to Plaintiffs, who therefore sue said Defendants by such fictitious names. Plaintiffs are informed and believe and thereon allege that each of the Defendants designated herein as “DOE” owns or claims an



1 interest in one or more of the Subject Properties. Plaintiffs will amend this complaint to show their  
2 true names and capacities when the same have been ascertained.

3 **JURISDICTION & VENUE**

4 7. Venue is proper in El Dorado County because the real property interests which form the  
5 subject matter of this action are located in the unincorporated area of the County of El Dorado, State  
6 of California.

7 **HISTORY OF THE SUBJECT PROPERTIES**

8 8. The heart of this dispute involves the Plaintiffs' and Defendant's (the "**Parties**")  
9 easement rights on, over, above, and through, the Subject Properties.

10 9. The confusion as to the Parties' respective easement rights can be traced all the way  
11 back to the creation of the Subject Properties.

12 10. The easements providing ingress and egress to the Subject Properties are in dispute.  
13 When creating access to the Subject Properties, the parties that subdivided and severed the Subject  
14 Properties appear to have engaged in a practice commonly referred to as "piggy-backing."

15 11. "Piggy-backing" involves purchasing a landlocked parcel adjacent to a valid ingress and  
16 egress easement, and then creating an easement to the landlocked parcel in order to provide access.

17 12. The problem with "piggy-backing," beyond the fact that it is an illegal method of  
18 creating access to landlocked parcels, is that the landlocked parcel owners can only provide easements  
19 to the boundary lines of their own land. They have absolutely no authority to grant an easement  
20 through their boundary line to the existing, valid ingress and egress easement.

21 13. The result of "piggy-backing" is a patchwork of easements that serve different parcels,  
22 but which end at the boundary lines of each respective parcel, failing to create one continuous  
23 easement for access. In other words, a parcel owner subject to a "piggy-back" easement would have  
24 the right of ingress and egress up to the boundary line of his own parcel, but would have no right over  
25 the validly created roadway easement which serves the adjacent parcel.

26 14. Because "piggy-backing" creates a patchwork of easements, each serving different  
27 parcels, the task of identifying each easement and the parcel it serves becomes very convoluted.  
28 However, by tracing the parcels back to their creation, it is clear that the Kramers and Dakers are using

1 roads to access their property that they have no deeded right to use.

2 **A. The Hallock Parcel**

3 15. The Hallock Parcel can be traced back to Parcel Map 8/112, filed in September 4,  
4 1975. (**Exhibit A.**) Historical Parcel C, as indicated in Parcel Map 8/112 was subsequently  
5 subdivided into four (4) parcels via Parcel Map 9/149, filed in January 22, 1976. (**Exhibit B.**) The  
6 Hallock Parcel is described as a 6.11-acre parcel, identified as Parcel 3 on Parcel Map 9/149.

7 16. The roads providing access to the Hallock Parcel, as shown on Parcel Map 9/149,  
8 includes a 50-foot-wide, non-exclusive road and public utilities easement tracing the Hallock Parcel  
9 from the Northeast corner of the parcel (N 7° 37' 25" W 30.16') to the Western border of the parcel.  
10 Upon reaching the Western border of the Hallock Parcel, the easement travels North, zig-zagging  
11 through Parcel 1 (directly West of the Hallock Parcel) and eventually connecting to a road commonly  
12 known as Jackrabbit Drive near the Northwest corner (N 81° 35' 20" E 138.63') of the Hallock Parcel.

13 17. Jackrabbit Drive then traces the entire Western boundary line of Parcel 4, as shown on  
14 Parcel Map 9/149, but ends at the Southwest corner (S 4° 10' 46" W) of Parcel 4 with no indication of  
15 continuing through to the adjacent parcels.

16 18. The Hallock Parcel has additional access via a 56-foot wide non-exclusive easement  
17 commonly known as Victory Mine Road, which eventually provides access to Pleasant Valley Road –  
18 a County maintained road. This access is provided by an easement found at Book 1410 page 418 of  
19 the Official Records of El Dorado County.

20 **B. The Valencia Parcel**

21 19. The Valencia Parcel can be traced back to Parcel Map 8/112, filed in September 4,  
22 1975. Historical Parcel C, as indicated in Parcel Map 8/112 was subsequently subdivided into four (4)  
23 parcels via Parcel Map 9/149, filed in January 22, 1976. The Valencia Parcel is described as a 4.37-  
24 acre parcel and identified as Parcel 1 on Parcel Map 9/149.

25 20. The roads providing access to the Valencia Parcel, as shown on Parcel Map 9/149,  
26 include a 28-foot-wide road and public utilities easement tracing the Northern boundary line of the  
27 Valencia Parcel from the Eastern-most point (N 43° 14' 35" E 26.32') of the parcel to the Western-  
28 most point of the parcel (N 32° 14' 30" E 93.53').

1           21.     Jackrabbit Drive then traces the entire Western boundary line of Parcel 4, as shown on  
2 Parcel Map 9/149, but ends at the Southwest corner (South 4° 10' 46" W) of Parcel 4 with no  
3 indication of continuing through to the adjacent parcels.

4           22.     Finally, the Valencia Parcel has additional access via a 56-foot wide non-exclusive  
5 easement commonly known as Victory Mine Road, which eventually provides access to Pleasant  
6 Valley Road – a County maintained road. This access is provided by an easement found at Book 1410  
7 page 418 of the Official Records of El Dorado County.

8           **C. The Peerman Parcel**

9           23.     The Peerman Parcel can be traced back to Parcel Map 8/112, filed in September 4,  
10 1975. Historical Parcel D, as indicated in Parcel Map 8/112 was subsequently subdivided into four  
11 (4) parcels via Parcel Map 12-4, filed in January 22, 1976. The Peerman Parcel is described as a 27.2-  
12 acre parcel and identified as Parcel 4 on Parcel Map 12-4.

13           24.     The roads providing access to the Peerman Parcel include a 56-foot wide non-exclusive  
14 easement tracing the Southeast border of the parcel commonly known as Victory Mine Road, which  
15 eventually provides access to Pleasant Valley Road – a County maintained road.

16           25.     The Peerman Parcel also has access via a 56-foot-wide non-exclusive road and public  
17 utilities easement traveling from the Southern border of the parcel to the Northwestern corner of the  
18 parcel eventually connecting to Sawmill Road and Twitchell Road.

19           **D. The Kramer Parcel**

20           26.     The Kramer Parcel can also be traced back to Parcel Map 8/112, filed in September 4,  
21 1975. Historical Parcel D, as indicated in Parcel Map 8/112 was subsequently subdivided into four (4)  
22 parcels via Parcel Map 12-4, filed in January 22, 1976. The Kramer Parcel is described as a 10.83-acre  
23 parcel and described as Parcel 1 on Parcel Map 12-4.

24           27.     The roads providing access to the Kramer Parcel include a 56-foot wide non-exclusive  
25 easement tracing the Western corner of the parcel commonly known as Victory Mine Road, which  
26 eventually provides access to Pleasant Valley Road – a County maintained road.

27           28.     The Kramers purport to have access via a 56-foot-wide non-exclusive road and public  
28 utilities easement traveling from the Western border of the parcel, traveling Northwest and eventually

1 connecting to Sawmill Road and Twitchell Road.

2 29. The Kramers also purport to have access via a 50-foot-wide non-exclusive road and  
3 public utilities easement tracing the Eastern border of the parcel and eventually connecting to  
4 Jackrabbit Road. However, pursuant to Parcel Map 9/149, there is no indication that the easement over  
5 Jackrabbit Road continues through to the adjacent parcels.

6 30. Importantly, the Kramer Parcel does not have a deeded easement to use the 50-foot-  
7 wide, non-exclusive road and public utilities easement bordering the Northern boundary line of the  
8 Kramer Parcel. This easement is only deeded to the Hallock and Valencia Parcels. Despite not having  
9 deeded access to this easement, the Kramers use this road as the primary means of access to their  
10 property.

11 31. Furthermore, the Kramers purport to have access to their property via Sawmill Road  
12 and Twitchell Dr.; however, the parcel maps show the easements ending at the boundary line of the  
13 parcels, with no indication that they continue through to the adjacent parcels. Consequently, the only  
14 valid access the Kramers have to their parcel is via Victory Mine Road. The remainder access points  
15 (including the one the Kramers are using as their primary access) are either “piggy-backed” easements  
16 or non-existent.

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19 **E. The Dakers Parcel**

20 32. Finally, the Dakers Parcel can also be traced back to Parcel Map 8/112, filed in  
21 September 4, 1975. Historical Parcel D, as indicated in Parcel Map 8/112 was subsequently  
22 subdivided into four (4) parcels via Parcel Map 12-4, filed in January 22, 1976. The Dakers Parcel is  
23 described as a 10.03-acre parcel and described as Parcel 2 on Parcel Map 12-4.

24 33. The roads providing access to the Dakers Parcel include a 56-foot wide non-exclusive  
25 easement tracing the Western corner of the parcel commonly known as Victory Mine Road, which  
26 eventually provides access to Pleasant Valley Road – a County maintained road.

27 34. The Dakers also purport to have access via a 50-foot-wide non-exclusive road and  
28 public utilities easement tracing the Eastern border of the parcel and eventually connecting to

1 Jackrabbit Road. However, pursuant to Parcel Map 9/149, there is no indication that the easement over  
2 Jackrabbit Road continues through to the adjacent parcels.

3 35. Importantly, the Dakers Parcel does not have a deeded easement to use the 50-foot-  
4 wide, non-exclusive road and public utilities easement bordering the Northern boundary line of the  
5 Kramer Parcel. This easement is only deeded to the Hallock and Valencia Parcels. Despite not having  
6 deeded access to this easement, the Dakers use this road as the primary means of access to their  
7 property.

8 36. Consequently, the only valid access the Dakers have to their parcel is via Victory Mine  
9 Road and their ability to access Victory Mine Road is in question given the fact that they do not have  
10 deeded access through the Hallock and Valencia Parcels.

11 **F. The AT&T Cell Tower**

12 37. Access to the Subject Properties has come to the forefront because of the Kramers' plan  
13 to contract with AT&T to build a cellular tower on the Kramer Parcel ("AT&T Proposal"). The AT&T  
14 Proposal assumes unfettered access over the roads described herein for AT&T's commercial vehicles;  
15 however, the Kramers and the Dakers do not have the authority to grant licensees the right to use the  
16 roads when they do not have those rights themselves.

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19 **FIRST CAUSE OF ACTION**

20 **(Declaratory Relief Against All Defendants)**

21 38. Plaintiffs incorporate by reference as though fully set forth herein, each and every  
22 preceding paragraph in this Complaint.

23 39. An actual controversy has arisen and now exists between Plaintiffs STEVE E.  
24 PEERMAN, BRANDI M. PEERMAN, JUSTIN HALLOCK, DEBRA HALLOCK, and MAHALA  
25 VALENCIA on the one hand, and Defendants LANCE KRAMER and CINDY KRAMER, and ULDIS  
26 DAKERS and MARIE ANNE DAKERS on the other, concerning the existence, scope, enforceability,  
27 and validity of the Kramers' and Dakers' rights to access their respective parcels, as well as the rights  
28 over the roadway easements described herein.

1           40. The use, value, and marketability of the Hallock, Valencia, and Peerman Parcels are  
2 prejudiced and in doubt as a result of this controversy. The existence of this dispute is causing the  
3 Hallocks, the Peermans, and Ms. Valencia immediate and substantial harm in that the title to their  
4 easements, which provide access to their properties, has been clouded.

5           41. Because of the nature of the dispute, only a judicial resolution capable of recording in  
6 the Official Records will resolve the controversy.

7           42. Accordingly, Plaintiffs STEVE E. PEERMAN, BRANDI M. PEERMAN, JUSTIN  
8 HALLOCK, DEBRA HALLOCK, and MAHALA VALENCIA seek a judicial determination of the  
9 existence, scope, enforceability, and validity of the Kramer’s easement rights to access the Kramer  
10 Parcel, including whether the Kramers have an easement by implication, an easement by estoppel, or  
11 any prescriptive rights over the Hallock and Valencia Parcels. Plaintiffs also seek a judicial  
12 determination of the existence, scope, enforceability, and validity of the Dakers’ easement rights to  
13 access the Dakers Parcel, including whether the Dakers have an easement by implication, an easement  
14 by estoppel, of any prescriptive rights over the Hallock and Valencia Parcels. Plaintiffs seek further  
15 judicial determination of the existence, scope, enforceability, and validity of the transferability of  
16 whatever easement rights the Court determines the Kramers to have.

17           WHEREFORE, Plaintiffs seek judgment against Defendants and the unknown defendants as set  
18 forth below.

19   SECOND CAUSE OF ACTION  
20   **(Quiet Title Against All Defendants)**

21           43. Plaintiffs incorporate by reference as though fully set forth herein, each and every  
22 preceding paragraph in this Complaint.

23           44. Plaintiffs STEVE E. PEERMAN, BRANDI M. PEERMAN, JUSTIN HALLOCK,  
24 DEBRA HALLOCK, and MAHALA VALENCIA are owners of easement rights over a series of roads  
25 providing access to their respective properties as detailed above.

26           45. The basis for Plaintiffs’ interest in these roadways is found in Parcel Map 8/112, Parcel  
27 Map 9-149, Parcel Map 12-4, and an Easement Deed found at Book 1410, Page 418 in the Official  
28 Records of El Dorado County.

1 46. Plaintiffs are informed and believe and based thereon allege that Defendants LANCE  
2 KRAMER and CINDY KRAMER, and ULDIS DAKERS and MARIE ANNE DAKERS, claim an  
3 interest over the roadways described herein that is adverse to Plaintiffs' interests.

4 47. Plaintiffs are informed and believe and based thereon allege that Defendant LANCE  
5 KRAMER and CINDY KRAMER, and ULDIS DAKERS and MARIE ANNE DAKERS, use a  
6 roadway easement to access their respective parcels despite having no deeded right to do so.

7 48. Plaintiffs are also informed and believe and based thereon allege that Defendants  
8 LANCE KRAMER and CINDY KRAMER intend to transfer access rights to AT&T despite having no  
9 access rights themselves over the roads described herein.

10 49. Plaintiffs seek in this action to quiet title against the claims of Defendants LANCE  
11 KRAMER and CINDY KRAMER, as well as ULDIS DAKERS and MARIE ANNE DAKERS, as the  
12 claims of Defendants are without merit.

13 50. Plaintiffs seek to quiet title as of the date of the commencement of this action.

14 WHEREFORE, Plaintiffs seek judgment against Defendants and the unknown defendants as set  
15 forth below.

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19 **THIRD CAUSE OF ACTION**

20 **(Damages and Injunction Due to Trespass Against All Defendants)**

21 51. Plaintiffs incorporate by reference as though fully set forth herein, each and every  
22 preceding paragraph in this Complaint.

23 52. Plaintiffs are rightfully entitled to access their properties via the roadways described  
24 herein. Defendant LANCE KRAMER and CINDY KRAMER, and ULDIS DAKERS and MARIE  
25 ANNE DAKERS, have interfered with and prevented that access by using the roadway easement  
26 passing through the Hallock and Valencia Parcels without deeded access to do so. Such an  
27 interference is a trespass to Plaintiffs' rights to the peaceful enjoyment of their respective parcels.

28 53. The trespass has and will continue to cause damages and hardship to Plaintiffs in that

1 such conduct deprives them of their right to enjoy their property and, if allowed to continue,  
2 Defendants' conduct may ripen into prescriptive rights.

3 54. Because Plaintiffs' property is unique, monetary damages alone would not be an  
4 adequate remedy. Not only are Plaintiffs being denied the full, quiet use and enjoyment of their  
5 properties, but the potential of Defendants' use ripening into prescriptive rights would devalue  
6 Plaintiffs' properties, thereby causing Plaintiffs irreparable harm.

7 WHEREFORE, Plaintiffs seek judgment against Defendants and the unknown defendants as  
8 set forth below.

9 **PRAYER FOR RELIEF**

10 Plaintiffs request judgment and relief as follows:

11 A. A judicial determination of the existence, scope, enforceability, and validity of the  
12 Kramer's and Dakers' easement rights to access the Kramer Parcel and the Dakers Parcel, including  
13 whether the Kramers and/or Dakers have an easement by implication, an easement by estoppel, or any  
14 prescriptive rights over the Hallock and Valencia Parcels. Plaintiffs seek further judicial determination  
15 of the existence, scope, enforceability, and validity of the transferability of whatever easement rights  
16 the Court determines the Kramers to have.

17 B. A determination and award to Plaintiffs of the damages sustained by them as a result of  
18 Defendants' violations described herein, together with interest thereon;

19 C. A determination and award to Plaintiffs of exemplary damages in an amount necessary  
20 to punish Defendants, according to proof at trial;

21 D. An award to Plaintiffs of the costs and disbursements of this action, including  
22 reasonable attorney's and expert fees, costs, and expenses, according to proof at trial; and

23 E. Granting such other and further equitable relief as this Court may deem just and proper,  
24 including an injunction barring use of one or more roadways by Defendants and their  
25 invitees/licensees.

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By \_\_\_\_\_  
Kevin A. James  
Attorneys for Plaintiffs  
STEVE E. PEERMAN, BRANDI PEERMAN,  
JUSTIN HALLOCK, DEBRA HALLOCK,  
& MAHALA VALENCIA



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VERIFICATION

I, STEVE E. PEERMAN, am the owner in fee of the property located in El Dorado County, California at Assessor's Parcel No. 046-490-25 and commonly known as 5340 Victory Mine Rd., Placerville, California 95667. I am a Plaintiff in this action. I have read the foregoing complaint and know the contents thereof. The matters stated herein are true of my own personal knowledge, except where stated on information and belief, and as to those matters, I believe them to be true.

I declare under penalty of perjury under the law of the State of California, that the foregoing is true and correct.

Executed at Placerville, California, this 22th day of May, 2017.

\_\_\_\_\_  
STEVE E. PEERMAN

6/13/2017

Edcgov.us Mail - Fwd: Victory Mine Rd Cell Tower



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Victory Mine Rd Cell Tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 8:48 AM

----- Forwarded message -----

From: **Lonna Messier** <lonna1@gmail.com>  
Date: Tue, Jun 13, 2017 at 8:22 AM  
Subject: Victory Mine Rd Cell Tower  
To: planning@edcgov.us

Please deny the Victory Mine Rd cell tower application for the Tiger Lily project.

There is an organic farm and animal conservation area right next door that will be impacted by this.

Thank you!



Evan Mattes <evan.mattes@edcgov.us>

---

**Fwd: Tiger lily project and Victory mine Rd.**

---

Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 8:48 AM

----- Forwarded message -----

From: **Laurel** <laurel.housh@gmail.com>  
Date: Tue, Jun 13, 2017 at 8:39 AM  
Subject: Tiger lily project and Victory mine Rd.  
To: planning@edcgov.us

Dear sir or Mam,

Many are of us are concerned for the welfare of those who will be adversely affected by the cell tower constructed in a residential & farm area on Victory mine road.  
Won't you consider placing this in an area where children will jot be harmed?

**Love of man can outweigh greed.**

**You have the power in your hand to prove this.**

Please show that you agree and care for others by not approving this project.

Kind Regards,  
Laurel Housh

Kind Regards,  
Laurel Housh  
AVP  
916-801-0447

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**Disclosure Source NHD**  
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www.HomeWarranty.com

Please excuse typos as this email was Sent from my iPhone



Evan Mattes <evan.mattes@edcgov.us>

---

## Fwd: Proposed Victory Mine Road Cell Tower

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Char Tim <charlene.tim@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 8:33 AM

FYI.

----- Forwarded message -----

From: **Donna Reddin** <reddin5@icloud.com>  
Date: Mon, Jun 12, 2017 at 10:06 PM  
Subject: Proposed Victory Mine Road Cell Tower  
To: planning@edcgov.us

Dear Planning Department and Planning Commission,

This is an important request that you deny the Victory Mine Road Cell Tower application for the Tiger Lily Project. If this tower is installed here, it will greatly reduce the property values of the adjacent properties. At least one property owner, who would be devastated by the Tower being installed and used, is making good use of their 30 acres there by operating an organic farm for endangered farm animals, keeping them from extinction and helping to increase their population, serving several important purposes for our county and humanity in general. There is a non-polluting farm, doing their part to keep El Dorado County's soil, water, and air clean, the type of business and residents you should be encouraging to stay here.

Please do not allow the Tiger Lily Project to put a Cell Tower on or near Victory Mine Road.

Thank you for your kind consideration of this request.

Sincerely,  
Donna Reddin

Sent from my iPad Air

--

**Char Tim**  
Clerk of the Planning Commission

Assistant to Roger Trout  
Interim Director

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5351 / FAX (530) 642-0508  
charlene.tim@edcgov.us



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Victory Mine Road Cell Tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 8:10 AM

Please see email.

----- Forwarded message -----  
From: **April** <cowgirlsurf@sbcglobal.net>  
Date: Mon, Jun 12, 2017 at 9:06 PM  
Subject: Victory Mine Road Cell Tower  
To: planning@edcgov.us

I am a resident of El Dorado County and moved here for the natural beauty and scenery the area provides. To allow this cell tower and in such close proximity to residential homes is criminal. There are plenty of areas not populated by animals people and less intrusive. Planning is a big part of what makes a neighborhood feel rural and natural vs city and urban. This is location will drive property values down and take away what is now a bucolic vista. Do not put this tower in a residential area. Big mistake.  
Sincerely,

April Schneider  
4371 Big Branch Road  
Shingle Springs

Sent from my iPhone



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Victory Mine Cell Tower- Tiger Lily Project

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 8:12 AM

Please see email.

----- Forwarded message -----

From: **georgina gilmore** <georgiegilmore@gmail.com>  
Date: Mon, Jun 12, 2017 at 9:48 PM  
Subject: Victory Mine Cell Tower- Tiger Lily Project  
To: planning@edcgov.us

Victory Mine Cell Tower ~ Tiger Lily Project

To whom it may concern,

We are local residents of the area and it has come to our attention that there is an unnecessary proposed cell tower planned for Victory Mine Rd in Placerville.

We strongly urge you to reconsider the location of this tower and deny the "Tiger Lily project" application for several good reasons!

We buy our organic meat from the "Peerman Family Farm" and know that this tower will jeopardize the organic certification of this product! The Peerman farm is very important to this community as well as the work they do on the farm i.e. rescuing endangered animals such as rare sheep etc... Finding hard working people who truly care about the community is very rare and should be protected! If they are loose their "certified organic license" we will no longer be able to support this local business and we all agree that local business need to be supported.

They have small children that help with the raising of the livestock and they moved to this location because they knew they could raise children and livestock in a safe environment. This non-essential cell tower will cause a huge upheaval for them and the other children that live on this street as well as known health risks!

We are frequent guests and the road to the house is very narrow with several switchbacks with only enough room for one vehicle! During the construction and general maintenance of this tower there will be heavy goods vehicles going to and fro making this road even more dangerous!

Please respect the local people and wildlife of this area by not building the cell tower at this location. Surely people caring for the environment and doing general good for the community is worth more then the monetary value of this cell tower?

Thank you

Georgina Gilmore

6/13/2017

Edcgov.us Mail - Fwd: Proposed Victory Mine Road Cell Tower



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Proposed Victory Mine Road Cell Tower

---

Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 8:13 AM

Please see email.

----- Forwarded message -----

From: **Donna Reddin** <reddin5@icloud.com>  
Date: Mon, Jun 12, 2017 at 10:06 PM  
Subject: Proposed Victory Mine Road Cell Tower  
To: planning@edcgov.us

Dear Planning Department and Planning Commission,

This is an important request that you deny the Victory Mine Road Cell Tower application for the Tiger Lily Project. If this tower is installed here, it will greatly reduce the property values of the adjacent properties. At least one property owner, who would be devastated by the Tower being installed and used, is making good use of their 30 acres there by operating an organic farm for endangered farm animals, keeping them from extinction and helping to increase their population, serving several important purposes for our county and humanity in general. There is a non-polluting farm, doing their part to keep El Dorado County's soil, water, and air clean, the type of business and residents you should be encouraging to stay here.

Please do not allow the Tiger Lily Project to put a Cell Tower on or near Victory Mine Road.

Thank you for your kind consideration of this request.

Sincerely,  
Donna Reddin

Sent from my iPad Air

6/13/2017

Edcgov.us Mail - Fwd: Against Victory Mine cell tower



Evan Mattes <evan.mattes@edcgov.us>

---

## Fwd: Against Victory Mine cell tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Jun 13, 2017 at 8:13 AM

Please see email.

----- Forwarded message -----

From: **Jen Dwyer** <jenadwyer@gmail.com>  
Date: Mon, Jun 12, 2017 at 10:06 PM  
Subject: Against Victory Mine cell tower  
To: planning@edcgov.us

Dear El Dorado County Planning Department,  
Please do not allow the Victory Mine Cell tower to be put in place. My family is a resident of El Dorado county and we believe this would be an eyesore and bring down neighboring home values.  
Thank you,  
Jen Dwyer



6/12/2017

Edcgov.us Mail - Fwd: Protest the approval of the project, Tiger Lily Tower



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Protest the approval of the project, Tiger Lily Tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jun 12, 2017 at 1:31 PM

Please see email.

----- Forwarded message -----

From: **Carroll O'Brien Loomer** <carrollloomer@gmail.com>  
Date: Mon, Jun 12, 2017 at 12:11 PM  
Subject: Protest the approval of the project, Tiger Lily Tower  
To: planning@edcgov.us

I am requesting that the El Dorado Planning Department deny the Victory Mine cell tower application for the project known as Tiger Lilly Tower, file # S17-0007.

The American Cancer Society & The World Health Organization have labeled cellular radiation as carcinogenic & that cell towers increase the risk of cancer & other health issues. Cell Towers need to be away from where families live! They also need to not endanger endangered animals and the values of homes being destroyed.

Thank you for considering my input.

Sincerely,  
Carroll O'Brien Loomer

Sent from my iPhone



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Victory Mine CELL TOWER

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jun 12, 2017 at 8:59 AM

Please see email.

----- Forwarded message -----

From: **Dannyelle Mendez** <dannyellemendez@yahoo.com>  
Date: Sun, Jun 11, 2017 at 6:41 AM  
Subject: Victory Mine CELL TOWER  
To: Planning@edcgov.us

Please deny the intrusive Victory Mine cell tower application for the project know as Tiger Lily Tower application #S17-0007.

There are many reasons to consider why a cell tower should not be allowed in a residential area. I'm positive you're aware of the negative effects and impacts that such towers have on the health of the surrounding community, wildlife, and children in particular are affected by the frequencies ommitted by such high EMF radiation. Home values may be affected as well. Placerville is a refuge and destination that people move and visit to get away from the hustle and bustle of daily grinding lives, made worse by these horrible frequency disrupting towers and electronic pollution. Surely, there is a better suited location. This decision could certainly affect my choice to purchase property in Placerville, knowing that my own property or surrounding property could be affected next for such intrusive and irresponsible placement of such a tower and facility.

Thanks,  
Dannyelle Jeske Mendez

6/12/2017

Edcgov.us Mail - Fwd: Stop Victory Mine Road tower



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Stop Victory Mine Road tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jun 12, 2017 at 11:20 AM

Please see email.

----- Forwarded message -----

From: **Hallock's** <rdmhallock@yahoo.com>  
Date: Mon, Jun 12, 2017 at 11:10 AM  
Subject: Stop Victory Mine Road tower  
To: "planning@edcgov.us" <planning@edcgov.us>

It seems to me the residents of this area should have a say in whether or not they want this tower next to their homes. I don't believe there is anyone in favor of this tower but the parcel owner who will profit and ATT. Please listen to ALL the concerns of all those affected in the neighborhood and deny the placement of this tower!

Thank you,  
RaeDel Hallock

Sent from Yahoo Mail on Android



Evan Mattes &lt;evan.mattes@edcgov.us&gt;

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**Fwd: Victory Mine Cell Tower/Tiger Lily Project**

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jun 12, 2017 at 9:51 AM

Please see email.

----- Forwarded message -----

From: **Stephanie Lee** <misszoey22@hotmail.com>  
Date: Mon, Jun 12, 2017 at 9:47 AM  
Subject: Victory Mine Cell Tower/Tiger Lily Project  
To: "planning@edcgov.us" <planning@edcgov.us>

To whom it may concern,

My name is Stephanie Lee and I am a concerned citizen, begging you to PLEASE deny the application for the Victory Mine Cell Tower. These towers do not belong within incorporated areas! There are farms and families in very close proximity to where this tower would be placed. The impact that its construction alone would have on their farm animals, would be devastating. Many of their animals are extremely sensitive to noise and vibration and the construction process could alter their reproductive cycles, causing them to miscarry. These farmers rely on their animals health and well-being to sustain and provide for their families.

In addition to the disruption this tower will cause the farmers who live in the area, it would also cause massive devastation to the wildlife population...several of which are endangered. Construction workers tromping through, heavy machinery destroying the terrain and habitats of countless animals...not to mention the potential for vibrations and frequencies from the tower itself, which could have a number of harmful effects on the animals living in this area.

Towers have been known to collapse and fall, they've been proven to attract lightening, children have been known to climb them and sustain injuries or even death. There are numerous reasons why this tower does NOT belong in this area. Towers such as these have an important role to play within our society, but they must be placed in areas where they do not run the risk of causing severe damage to humans, their livelihoods, and the endangered species that inhabit that area.

It is so easy to be just a name on a piece of paper...we add our signature to documents on a daily basis. Sometimes though, those signatures carry more weight than we realize and have the potential to alter people's lives in ways that we cannot begin to understand. We all love our community and want to do what's right for it. We, the people, are the heart and soul of El Dorado County... I implore you to do your part to protect the rural way of life that makes this community so very special. Deny the application for the Victory Mine Cell Tower and take a stand for your neighbors, not the greed of big business.

Sincerely,  
Stephanie Lee

Get Outlook for Android



Evan Mattes &lt;evan.mattes@edcgov.us&gt;

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**Fwd: Tiger Lily project, Victory Mine Tower**


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**Planning Department** <planning@edcgov.us>  
 To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jun 12, 2017 at 9:01 AM

Please see email.

----- Forwarded message -----

From: **Brandi Peerman** <brandi@baileymac.com>

Date: Sun, Jun 11, 2017 at 8:45 AM

Subject: Tiger Lily project, Victory Mine Tower

To: planning@edcgov.us, bosthree@edcgov.us, Newstips@kcra.com, News@fox40.com, mtdemo@mtdemocrat.net, metro@sacbee.com, Justin Hallock &lt;jh250k@yahoo.com&gt;, Steve Peerman &lt;stevepeerman71@gmail.com&gt;

Dear Commissioners,

I presume you received my prior email and have began receiving emails from our community about the application regarding the incredibly intrusive and environmentally irresponsible placement of the cell tower on Victory Mine Rd. I'm sure you agree there are some issues with this location. I just wanted to make sure you were all aware of the Supreme Courts Banning Ranch case. I have attached it to my email to make sure.

Victory Mine Rd is a very special place to not only our family but to our entire community. It is full of wildlife habitats in addition to our organic farm which participates in the conservation efforts of critically endangered animals. Not only our family farm but Peaceful Mountain Farm which is located 50 ft from the proposed cell tower site. The environmental impacts of a cell tower on this site would be devastating. Victory Mine Rd is home to several wildlife species including Mountain Lions, which are listed as a protected species by the state of California and proposition 117. Not only are the wildlife in danger but the road impact would catastrophic. We are also very concerned with ground water contamination since we are all on wells up here. There are other issues I listed in my prior email, I'm sure you read those so I won't list them here.

Another concern I have is related to the general plan and use of our rural land in El Dorado County. I am disappointed that I am even having to take time away from work and my family to resolve this issue. I have been a real estate broker for 17 years. The time away from work to fight for my own right to use my land the way that our county had intended has cost me tens of thousands of dollars already not to mention the emotional stress and loss of quality of life this has caused me and my family.

Several years ago my husband and I began looking for a home that would fit our needs. We wanted to move to a large piece of land that was safe to raise our critically endangered livestock and our 3 children. It took us 5 years to find our home. Before we purchased our home we went to a website that helps you locate cell towers and antennas and other environmental concerns we had for our organic farm. We had to find land for example that had not had any chemicals used on it for at least 3 years. We found that perfect land at our house on Victory Mine Rd. We bought our home and invested several hundred thousand dollars in improvements not to mention all of our familys hard work. We thought surely this would be a safe place for us. So far outside of town and so rural and clearly property that was intended by you, our county planning department, to be used as residential.

It should be noted that our greedy neighbor or possibly the cell tower acquisition company has already begun cutting down tress and widening our private road to accommodate the tower. I am looking into a cease and desist order for this. Consider this your notice that work has already begun on a site that is not approved. Damage has already been done to our sensitive environment. What a disrespect to our community!

Now, despite all of our efforts to stay away from industrial and commercial zoning, industrial and commercial zoning is being forced on us, by who? By you, the people who are supposed to protect us, the people who are supposed to protect the intended use of our rural land in El Dorado County. This is not right. This is not fair. Our family has thought about moving from our land to find another piece of land that we can be safe raising our family on. But you know what? We can't! We can't move because how do we know you will not just decide to change the zoning in our next backyard, or the next, or the next? Not only that but how can we sell our home with 160 ft cell tower in the backyard? Would you want to buy it? Our property values have already been impacted just by the cell tower application. All of us living in our neighborhood would have to disclose the tower application if we sold. So you see we have already been impacted

6/12/2017

Edcgov.us Mail - Fwd: Tiger Lily project, Victory Mine Tower

financially by this cell tower. We moved from our last house partially because of the plan Stino development that was proposed to go in right behind our home. We moved way out in the middle of nowhere to get away from that sort of thing. And now here we are again. Fighting for the intended use of our land. How many times are we going to have to run from the abuse of zoning power in our county? I'm tired of being treated unfairly. I should be able to shop for a home in El Dorado County and look at the general plan and look at the zoning and decide if this is a suitable place for my family to live. But our zoning in El Dorado County means absolutely nothing! It can change on a dime to the highest bidder. I won't tolerate this. I will fight for my family and our community.

We are sickened at the disrespect of the acquisition company on the application package. They noted on the application that the tower would be good for homeschooling families and families that work from home. That was a direct slap in the face to my family! We get good cell reception and high speed internet at our homes. We do not need a cell tower here! On what planet could a 160 ft cell tower be helpful on any level to our family? I am disgusted at the greed and disregard for human life and wildlife that this company and our neighbor who owns the cell tower land. Our neighbor has left religious hate material for my children by our gate, he carries a loaded weapon on our land, and he shot our family dog.

I have been in contact with several environmental groups and retained legal counsel from several lawyers to represent our family and our community in the fight to protect our intended land use and enjoyment of our homes. I have too much invested in my property to walk away this time. I will be seeking compensation for damages from the appropriate parties for the emotional distress we have been put through. On top of that we will be seeking remedies for damages for our financial losses from work and property devaluation. Prior to the cell tower application being submitted our home was valued at \$1.5 million. If the tower goes in we will be forced out of our home. We will see what the value is then and we will be seeking compensation for those damages from all appropriate parties.

Our family really appreciates your consideration of the negative impact on human lives and the enjoyment of our homes, environmental impact, and property devaluation that this cell tower site would bring. We hope you will make the right choice and protect the rural areas of El Dorado County.

Thank You!

***Brandi Peerman***

**916-220-2393**

brandi@baileymac.com

www.baileymac.com

BRE# 01304778

[www.stopvictoryminetower.com](http://www.stopvictoryminetower.com)



**banning-ranchspct-pdf.pdf**

453K



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Tiger Lily Tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jun 12, 2017 at 9:02 AM

Please see email.

----- Forwarded message -----

From: **Ashley Berenstein** <ashleynewyrk@aol.com>  
Date: Sun, Jun 11, 2017 at 7:57 PM  
Subject: Tiger Lily Tower  
To: planning@edcgov.us

Dear County Planning Department,

I would like to express my concern regarding the placement of a cell tower at Victory Mine Rd. As a resident of the immediate neighboring area, I am concerned for the welfare of the indigenous species, as well as that of the endangered species that are being raised at a location that is in close proximity to the proposed cell tower site. Both animals and people will be severely pressured by the installation, operation, and repair and maintenance of the proposed tower. I ask that you please not grant the special use permit for this project, and that you encourage the interested party to seek a more appropriate location for their equipment.

Thank you,  
Ashley Berenstein

6/12/2017

Edcgov.us Mail - Fwd: Request: Find another site for Victory Mine cell tower application #S17-0007



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Request: Find another site for Victory Mine cell tower application #S17-0007

---

Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Jun 12, 2017 at 9:02 AM

Please see email.

----- Forwarded message -----

From: **Cathe Moody** <cathemoody@gmail.com>  
Date: Sun, Jun 11, 2017 at 8:50 AM  
Subject: Request: Find another site for Victory Mine cell tower application #S17-0007  
To: planning@edcgov.us

Dear El Dorado County Planning Department,

Please deny the Victory Mine cell tower application for the project known as Tiger Lily Tower, file #S17-0007.

Please do not grant approval for an industrial use in a residential area. Please consider the importance of wildlife and the sanctuary. Please keep the peace and safety of the area families and habitats.

The cell tower project can be relocated. The life that may be harmed cannot recoup this loss; and life is more important.

Thank you for your consideration of this request.

Cathe Moody  
CatheMoody@gmail.com  
916.624.0322





Evan Mattes &lt;evan.mattes@edcgov.us&gt;

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**Fwd: Please help! Save our children, our home, our farm.**


---

Planning Department <planning@edcgov.us>  
 To: Evan Mattes <evan.mattes@edcgov.us>

Fri, Jun 9, 2017 at 8:16 AM

Please see email.

----- Forwarded message -----

From: **Brandi Peerman** <brandi@baileymac.com>

Date: Fri, Jun 9, 2017 at 7:40 AM

Subject: Please help! Save our children, our home, our farm.

To: planning@edcgov.us

Cc: president@whitehouse.gov, bosthree@edcgov.us, senator.gaines@senate.ca.gov, Assemblymember.Bigelow@assembly.ca.gov, governor@governor.ca.gov, info@ivankatrump.com, comments@whitehouse.gov, Newstips@kcra.com, mozdaglar@hearst.com, News@fox40.com, Ed.Chapuis@fox40.com, Ian.McDonald@fox40.com, 48hours@cbsnews.com, mtdemo@mtdemocrat.net, metro@sacbee.com, Justin Hallock <jh250k@yahoo.com>, Steve Peerman <stevepeerman71@gmail.com>, Janet Newton <JNewton@emrpolicy.org>

To Whom It May Concern,

My name is Brandi Peerman. I am the mother of 3 children, Bailey 13 years, Malakai 10 years, and Havana 5 years. I am reaching out to you on behalf of my family, my neighbors, and my community to ask for your help protecting our children, our family farms, our homes, and our financial futures. My husband and I live in a rural residential area on a 30 acre solar powered organic farm in Placerville CA. Together we own and operate a real estate brokerage and homeschool our children from our farm. We moved to the country to raise our children and run our family business in a quiet and peaceful environment. Our house is much more than just a home. Our home is in a remote area that is very quiet and peaceful. Our family farm is very important to us. We raise several breeds of critically endangered livestock. These sensitive animals need to live in a safe place away from the noise and disturbances of the city. Our habitats provide a safe environment where they can thrive.

One of our neighbors has signed a contract with telecommunications company to put in a telecommunications facility and a 160 ft cell tower on his property. The application has already been submitted to our county planning department for a special use permit to allow for industrial use in our residentially zoned neighborhood. My family together with several other families living within just a few feet of this proposed telecommunications site strongly oppose the facility and tower being constructed due to it's highly intrusive nature.

The Telecommunications Act of 1996, one of the most lobbied bills in history, prevents local government from citing health risks as a reason to deny a cell tower application, effectively silencing the American people. So despite numerous studies from reputable sources including The American Cancer Society and The World Health Organization that label cellular radiation as carcinogenic and that show cell towers increase the risk of cancer and other health issues, I won't waste any time on that subject. We do have several other concerns.

Our communities concerns are focused on the following:

**1- Safety hazards for the 11 children living within 50 ft of the proposed tower site-**

Not only do 11 children live within 50 feet of the tower site but numerous children visit my home and neighbors on a regular basis for homeschooling activities and outdoor studies at an educational learning site just 50 ft from the proposed tower. Children are naturally very curious and excellent climbers! The tower fence could easily be breached by the children. Children may fall and potentially break bones or possibly even worse. Maintenance workers frequently leave the gates open while working on cell towers and children could get into the facility which will be storing over 55 gallons of hazardous materials, a 600 gallon propane tank and dangerous equipment. There is also an increase in crime at cell tower sites. Our children are country kids. They roam the land and are not accustomed to many strangers in the area. This could be fatal to our children. Cell towers are known to collapse and have falling equipment and debris. If that were to happen at this site because of the intrusive nature of the location and close proximity to homes, our children could be seriously injured or killed. The tower would be so close to several play areas that if it fell it could actually fall on the children while playing. Another concern we have is with noise from the generators and cooling systems. Our children could very likely be seriously affected by the noise emitted. These children would be trying to focus on schoolwork and receive an education just 50 ft from two 4 ton HVAC units and a 35kw generator. Numerous studies show even a slight

decibel increase can dramatically impact a child's ability to focus and learn and effect grades. We live in a very quiet neighborhood away from city sounds so it would not take much. Our children would be negatively impacted on many levels by the intrusive nature of this cell tower.

## **2- Endangered Animal Habitat-**

Our farm, along with a neighboring farm, participate in the conservation of several critically endangered animals. Studies show noise and the presence of people are very disruptive to the lifecycle of several animal breeds causing still births and newborn deaths. One of our livestock birthing habitats is located within 50 feet of the tower site and all habitats are located within 400 ft of where there would not only be the tower but a very large utility vehicle and fire truck turnaround area. These breeds are extremely sensitive to noise and the presence of people especially when giving birth. Not only would there be an extreme disruption during the construction of the tower but ongoing noise and activity from maintenance trucks, generators and cooling units running constantly. The allowable decibels may be okay for most people living in the city with background noise but in our quiet neighborhood with endangered breeding habitats this is completely unacceptable. We chose our land to raise our livestock because of it's quiet location. The tower site is an industrial, hazardous materials site. Our family has worked very hard to create a healthy and clean environment for these very sensitive and critically endangered breeds. The tower site is intrusive to our breeding program and will disrupt the conservation of critically endangered animals.

## **3- Livestock Loss Financial Loss-**

In addition to raising critically endangered breeds, our farm also raises several breeds of very rare and expensive livestock. This coming year we expect to have around 65 live births on our farm. Each baby born on our farm will represent a sale of \$300- \$2,500. Our family relies on these sales to continue with our sustainable, responsible farming and conservation efforts. The noise and activity of the telecommunications industrial facility would be extremely intrusive to our livestock breeding program and would likely cause the death of our babies. In addition to noise there is a contamination issue. Currently farm visits are restricted to a very small amount of visitors. These visitors are asked to shower and wear clean clothes before coming to our farm. They are also asked to park on surfaces that we can disinfect easily and are asked to disinfect their shoes before stepping on our ground. There is an epidemic in the farming community of rampant disease in livestock. Many of these diseases can be transmitted to humans. Our farms are two of a very small number of farms that have maintained a 100% disease free status. Cell tower sites require several visits each week for maintenance. The trucks would be driving through our habitats via an easement that is currently in litigation to get to the tower site. We would be completely exposed to numerous diseases from trucks and construction and maintenance workers. We go to extremes to keep our farms healthy. Our farms provide a sustainable food supply to our community and contributes to our economy. This cell tower would severely impact our viability.

## **4- Wildlife Habitat-**

There are two certified wildlife habitats encompassing over 30 acres of land located within 50 ft of the cell tower site. Construction trucks and maintenance trucks and workers would actually have to drive through, walk on, and excavate the actual wildlife habitat, to even reach the tower site. These habitats provide a sustainable environment where we can reverse some of the human caused destruction that has hurt wildlife. Our wildlife habitats are certified by The National Wildlife Federation. Our habitats are home to several animal species including black bears, mountain lions, and foxes. It is beyond me why this industrial facility is even being considered in such a sensitive wildlife area.

## **5- Road Safety-**

Many of us moved to our neighborhood to get away from traffic. Our road is very quiet and aside from a few neighbors and an occasional delivery truck, we have very little traffic. The road that we live on is very dangerous to have large tower trucks driving on with our children playing nearby. Our children frequently ride bikes and skateboards on our road. There are several dangerous switchbacks that would need to be navigated by the large trucks. I have seen small delivery trucks navigating our road who have completely taken their eyes off the road to navigate the switchbacks with their rear view mirrors. One truck even ran into our gate and one knocked over our gate keypad. Delivery trucks rarely come up our road anymore. Our farm deliveries are now made by a small vehicle. I can't even imagine large tower trucks regularly driving on our road with our children playing or in the winter when the road is covered in snow and ice. I was recently told by someone at the county that the maintenance trucks would only visit the site once every month or so after construction. This is a very disturbing misconception. I certainly hope the planning commissioner has an inaccurate idea of how often a cell tower site is visited. How could the tower even be properly monitored for safety with only one visit a month? With this industrial HAZ MAT site with over 55 gallons of hazardous materials, a 600 gallon propane tank, generators and cooling units, at least 12 antennas from different carriers, fencing and structures and the actual tower that needs to be maintained, and the monitoring of radiation levels, I hope cell tower sites are monitoring that, how can once a month be even close to safe? I have spoke with several people who have lived near cell towers who would be happy to testify to the fact that large maintenance trucks visit these cell tower sites several times each week as they should. Can our families be guaranteed that these large tower trucks will not hurt our or kill our children? Who will be responsible if they do?

## **6- Property Devaluation-**

Several studies show that homes located in the close vicinity of cell towers have a decrease in property values of 20%-40%. A Zillow study showed 95% of homebuyers would not purchase a home near a cell tower. I have been atop

producing real estate broker for 17 years. I know the impact this will have on our property values. The 160 foot cell tower would be 50 ft from 2 of our neighbors, and just a few hundred feet from the rest of our homes. Our homes all have fantastic views that greatly contribute to our property values. The cell tower would be highly visible and intrusive to our views. Would you want an industrial cellular communications facility with a 160 ft tower and hazardous materials site 50 ft from your house? Maybe if you live in the city you might expect some mixed use. But what if you payed a very high price to live in the country away from industrial and commercial zoning? The higher priced homes on the outskirts of town drive property values up. Our home prices affect all homes in the vicinity. The impact of real estate values would be devastating to our families and our entire community. Who will compensate our families for their financial losses from allowing industrial use in our backyards?

#### **7- Fire Hazards-**

Cellular towers have been known to catch fire. In our remote area so close to children, several homes, wildlife habitats, and critically endangered animals, a fire would be absolutely devastating. It takes about 10 minutes for me to reach the cell tower site from the nearest main road. That's in a small vehicle. From there it's approximately another 5-10 minutes to the nearest fire department. If a fire truck could even get to up our road it would take much longer to reach our homes on our twisty dangerous road. We all took a risk when we purchased homes so remote. But if you came to our houses you would understand why. We live in a very special place! With responsible brush clearing and preventative measures we have felt safe where we live. We all have a fire escape route in case of an emergency. What we do not feel safe with is an industrial 160 ft telecommunications tower that could catch fire and destroy our wildlife habitats and homes.

#### **8- Increase In Crime-**

A big concern we have related to this cell tower site is the increase in crime. There have been several reports across the country of crime increases near cell tower sites. They break into the sites to steal copper, batteries, generators, fuel, equipment and many other item stores on site. We live in a very nice neighborhood with very nice homes. What will happen when criminals approach the cell tower site and see expensive, isolated homes? With 11 small children living, playing, and learning within 50 ft of the tower, and many others visiting our outdoor school area, I hope stealing one of our cars or maybe our rare and critically endangered animals would be the worst that could happen. We moved to the country to get away from crime, to have a safe place to educate our children, to have a stress free environment to heal nature, now crime is being forced into our backyards.

#### **9- Falling Debris and Towers-**

There have been several tower collapses across our country. There have been numerous injuries and even death from falling equipment, debris, and even falling people from cellular towers. A tower collapse or falling debris could easily injure and or kill people because of its extremely close proximity to homes, children and endangered animals. Our children play just 50 feet from the tower site. Our outdoor educational area is located just feet from the cell tower site. Our critically endangered animal habitat is just 50 ft from the tower site. This is unacceptably close for safety. Who will be responsible for injuries or death?

#### **10- Noise Nuisance-**

This proposed cellular communications facility would mean ongoing construction of the tower, ongoing maintenance, trucks and workers, cooling units, and generators. It is clear that an industrial facility located so close to children who are trying to concentrate and learn and sensitive wildlife habitats would be highly intrusive. The allowable decibel level may be acceptable in a city where background noise from traffic, mixed commercial and residential use are common and expected. But in our extremely quiet, rural, and highly sensitive environment it is unacceptable. Studies show even low decibel levels can affect a child's ability to concentrate and learn and can certainly affect the live birth rate of many animals. This industrial cell tower location would be highly intrusive and disruptive to the daily lives of children and the safety of our wildlife and endangered animal habitats.

#### **11- Lightning Increase-**

It is well known that a 160 metal tower located on top of a high peak attracts lightning. The residents in our neighborhood living just 200 ft from the base of this proposed tower are very concerned about the increase in lightning activity the tower will bring. Our homes are in a very sensitive location in an area very hard to reach by fire trucks. There is an increased fire hazard. Some families are able to stay indoors while there is a lightning storm. Because of our farm animals and habitats we frequently have to go outdoors to care for our animals during storms. We are very worried about our safety during these violent lightning storms that we would regularly face if the 160 ft cell tower were to be constructed.

#### **12- Light Nuisance-**

One reason for our choosing our special place to raise our children and animals is the distance from lights. Artificial light after dark can send wake-up messages to the brain, suppressing the production of the sleep-inducing hormone melatonin and making it harder to fall asleep and stay asleep. In fact, a recent study showed that even bright room light could have this chemical effect. I imagine for safety purposes there will likely be some type of lighting on this cellular facility at the ground level and possibly even strobe lighting that would shine through our windows at night. A lack of sleep has profound effects on daily life. The lighting at this industrial facility would effect our children and our families ability to sleep which in turn will result in poor grades for our children, breeding disruption for our animals and our families ability to

make a living. It is the extremely intrusive and close proximity to residential homes, school areas and animal habitats that make this location for a cell tower unacceptable.

**13- Hazardous Materials Site-**

Industrial cellular communications facilities are Hazardous Material sites. They have cautionary Haz-Mat signs posted all around the facilities to warn people of the dangerous chemicals stored on site. These chemicals include but are not limited to diesel fuel and sulfuric acid. These chemicals are dangerous for our children, our environment, our critically endangered animals and our wildlife habitats. Our farm is a registered Organic farm by the state of California. In order to maintain our organic status we have to be free from all chemicals, and pesticides. No spraying is allowed near our farm where the wind could blow the chemicals onto our land. Since the site is only 50 ft from our land I don't see how it will be possible to maintain our organic status. This industrial HAZ-MAT site would be highly intrusive and devastating to our organic farm, our children and our wildlife habitats.

**14- Native American Indian Historical Site-**

Located just a few hundred feet from the proposed cell tower site is the grounds of a historical native American indian grinding stone and potential artifact site. Our neighborhood has worked hard to keep this sacred site safe from destruction. Bulldozers are scheduled to come on the site to break ground soon and seems our efforts are no longer sufficient. I don't understand why anyone would want to destroy a special place like this. The Office Of Indian Affairs and the Native American Indian Council are currently investigating this matter and looking into ways to keep this important area safe. This is certainly not an appropriate location for an industrial telecommunications site.

**15- Alternate Sites-**

We have located two alternate sites that be much more appropriate for Cell tower.

APN# 046-022-02  
099-010-26

Attached are topographical maps of the alternate sites. These sites are on large pieces of land away from close proximity to residential homes. These sites would not be intrusive or create wildlife habitat disturbances. Site #1 may already have industrial use and a water tank on it. I can provide more alternate locations if needed.

In conclusion, we are not opposed to cell towers. Cell towers are a necessary part of communication. They just need to be in locations where families lives are not being destroyed by their presence. Where the safety of our children is not being put in jeopardy. Where our home values are not being destroyed along with our financial futures. They need to be in safe locations where they will not destroy wildlife habitats, historical sites and ecological preserves. They need to be in a location where they will not cause the death of endangered animals. There has to be an alternative to the destruction of our community. The cost to our families, our farms and our community is too high at this site. I am asking the El Dorado County planning commission to deny the cell tower application for the site located at 5411 Victory Mine Rd, file #S17-0007. project name Tiger Lily. Please save our homes and keep our families and habitats safe.

**Thank You!**  
**Brandi Peerman**  
**Peerman Family Farm**

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7 attachments

**IMG\_0434.jpeg**  
200K

6/9/2017

Edcgov.us Mail - Fwd: Please help! Save our children, our home, our farm.



-  **INFO ON ALT CELL SITES.pdf**  
2762K
-  **Doc - Jun 8 2017 - 11-03 AM.pdf**  
2319K
-  **Doc - Jun 8 2017 - 11-01 AM.pdf**  
2817K
-  **Doc - Jun 8 2017 - 11-00 AM.pdf**  
2021K
-  **Doc - Jun 8 2017 - 10-51 AM.pdf**  
9589K
-  **Brandi Peerman Letter Sheep Abortion.pdf**  
238K

6/9/2017

Edcgov.us Mail - Fwd: Victory Mine Tower



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Victory Mine Tower

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Fri, Jun 9, 2017 at 3:03 PM

Please see email.

----- Forwarded message -----

From: **Carrie Young** <carrieyoung42@live.com>  
Date: Fri, Jun 9, 2017 at 2:19 PM  
Subject: Victory Mine Tower  
To: "planning@edcgov.us" <planning@edcgov.us>

Please, Please put a stop to the tower. There are a number of reasons, but first and utmost is our property values. This kind of eyesore is something people who pays taxes should have a say about. So PLEASE consider everyone, not just the person who is giving you permission to put it on his property. Thank you for your kind attention

Sent from Mail for Windows 10



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Victory Mine Cell Tower

1 message

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**Planning Department** <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Fri, Jun 9, 2017 at 8:19 AM

Please see email.

----- Forwarded message -----  
From: **Mark** <markmessier@gmail.com>  
Date: Fri, Jun 9, 2017 at 7:54 AM  
Subject: Victory Mine Cell Tower  
To: planning@edcgov.us

I'm sending this email to express my concerns regarding the potential cell tower on Victory Mine road.

While considering approval, I urge you to consider the following:

**Victory Mine Road:**

Please travel the dangerous road to the top of the Victory Mine road and imagine the large trucks that will be used in the construction and regular maintenance of the facility. There are over 10 complete 180 switchbacks on a road not wide enough for 2 cars

**Peerman Organic Family Farm:**

The proposed site is within feet of the USDA certified organic Peerman family farm, which also cares for critically endangered farm animals. The tower would cause financial detriment to this farm, as they may lose their organic certification.

**Danger to Children:**

There are over 10 children that live on this road, and I feel it is unsafe to allow the construction and maintenance of this cell tower in this environment.

Please take this under serious consideration before approving a non-essential ATT cell tower that will damage our counties rural resident's way of life.

Thank you

Mark Messier  
Placerville, CA

6/27/2017

Edcgov.us Mail - Cell tower on Victory Mine Road



Evan Mattes <evan.mattes@edcgov.us>

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## Cell tower on Victory Mine Road

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Gary Rose <garyroseblksheep@gmail.com>  
To: evan.mattes@edcgov.us

Tue, Jun 27, 2017 at 10:13 AM

I am in favor of a cell tower being installed on Victory Mine Road. It would really help to have better response time during an emergency.

Gary Rose



6/20/2017

Edcgov.us Mail - Tiger Lily/Victory Mine Cell Tower



Evan Mattes <evan.mattes@edcgov.us>

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## Tiger Lily/Victory Mine Cell Tower

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Jacinda Layman <doula.jacinda@gmail.com>  
To: evan.mattes@edcgov.us

Tue, Jun 20, 2017 at 12:05 PM

Dear Mr. Mattes,

I wanted to let you know that i am in support of a cell tower that possibly will be placed on Victory Mine road.

As you know, from Hanks Exchange to Pleasant Valley there is very little if any cell coverage. I am hoping that with a cell tower installed on the top of Victory Mine road the cell coverage will improve on Pleasant Valley road and the surrounding area.

I understand that the Victory Mine tower and other towers will be before the county review soon therefore i would encourage you to support these projects that will enhance our county.

Thank you for all the work you and your staff today as public servants for this county,  
Sincerely,  
Jacinda Layman

6/19/2017

Edcgov.us Mail - Victory Mine/Tigerlilly cell tower project



Evan Mattes <evan.mattes@edcgov.us>

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## Victory Mine/Tigerlilly cell tower project

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Randal Mitchell <randal.mitchell@sjsu.edu>  
To: evan.mattes@edcgov.us

Fri, Jun 16, 2017 at 4:14 PM

Mr. Mattes,

To Whom it may concern;

I understand there is some controversy concerning the erection of the cell tower at or near the top of Victory Mine Road. I would like to address my opinion concerning this issue.

When my family moved to the Placerville area we found cell reception to be poor at best, with the only carrier with good coverage to be Verizon. We had to give up our old carrier and try at least one other before having to settle on Verizon. Verizon was the sole cell phone company who had coverage at our home. This is true to this day. Ask anyone with a different carrier that has visited my home. My home is located off of Oak Hill Road.

This tower will allow a more fair representation of other carriers and serve our county much better.

Thank you for your time in reading this note.

Randal Mitchell

6/19/2017

Edcgov.us Mail - Fwd: Victory Mine/Tigerlilly cell tower project



Evan Mattes <evan.mattes@edcgov.us>

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## Fwd: Victory Mine/Tigerlilly cell tower project

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Fri, Jun 16, 2017 at 4:28 PM

----- Forwarded message -----

From: **Randal Mitchell** <randal.mitchell@sjsu.edu>  
Date: Fri, Jun 16, 2017 at 4:14 PM  
Subject: Victory Mine/Tigerlilly cell tower project  
To: planning@edcgov.us

To Whom it may concern;

I understand there is some controversy concerning the erection of the cell tower at or near the top of Victory Mine Road. I would like to address my opinion concerning this issue.

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This tower will allow a more fair representation of other carriers and serve our county much better.

Thank you for your time in reading this note.

Randal Mitchell



Evan Mattes &lt;evan.mattes@edcgov.us&gt;

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**Fwd: Lance Kramer**

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Planning Department <planning@edcgov.us>  
To: Evan Mattes <evan.mattes@edcgov.us>

Thu, Jun 15, 2017 at 8:17 AM

----- Forwarded message -----

From: **Lance K** <lancegkramer@yahoo.com>  
Date: Wed, Jun 14, 2017 at 7:39 PM  
Subject: Lance Kramer  
To: planning@edcgov.us

To whom it may concern,

I recently had a chance to read an email that was sent to your office from a woman who is my neighbor and lives on Victory Mine Road.  
Her name is Brandi Peerman.

I was surprised and honestly saddened when I read what she wrote in regards to the new cell tower possibly coming to my property and about me personally.

Last year in 2016 AT&T approached me along with two other neighbors to see if we would be interested in a cell tower. All three of us were interested in the tower but my property was the one that was selected by AT&T due to the elevation.  
One of those neighbors who was not selected by AT&T has since sent an email to your office and is now opposing the tower.

I want to clarify a few things in particular that Brandi Peerman wrote in her email to you.  
She states that I am already cutting trees on my property in preparation for AT&T which is plainly not true.

Secondly, Mrs. Peerman states that the tower is being built 50 feet from a farm named "peaceful mountain farm." There is no such farm near my property.

I have lived in El Dorado county since 1964. I went to Camino Elementary School and graduated from El Dorado High and left El Dorado County in 1980 to work as a brakeman with the Santa Fe railroad.

In 2009 my wife and I moved back to El Dorado County and bought the home that we are presently living in. Since 2009 we have in the past been approached by cellular companies but what attracted me about AT&T's cell tower is it is disguised as a Pinetree. This mono pine cell tower will only be visible to one neighbor.

We presently have very poor cell service and this tower will greatly benefit the surrounding area.

Sincerely,  
Lance Kramer

6/15/2017

Edcgov.us Mail - Lance Kramer



Evan Mattes <evan.mattes@edcgov.us>

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## Lance Kramer

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Lance K <lancegkramer@yahoo.com>  
To: evan.mattes@edcgov.us

Wed, Jun 14, 2017 at 7:34 PM

Mr. Mattes

I recently had a chance to read an email that was sent to your office from a woman who is my neighbor and lives on Victory Mine Road.  
Her name is Brandi Peerman.

I was surprised and honestly saddened when I read what she wrote in regards to the new cell tower possibly coming to my property and about me personally.

Last year in 2016 AT&T approached me along with two other neighbors to see if we would be interested in a cell tower. All three of us were interested in the tower but my property was the one that was selected by AT&T due to the elevation.  
One of those neighbors who was not selected by AT&T has since sent an email to your office and is now opposing the tower.

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In 2009 my wife and I moved back to El Dorado County and bought the home that we are presently living in. Since 2009 we have been approached by a cell company before but what attracted me about AT&T's cell tower is it is disguised as a Pinetree. This mono pine cell tower will only be visible to one neighbor.

We presently have very poor cell service and this tower will greatly benefit the surrounding area.

Sincerely,  
Lance Kramer

From Lance Kramer

6/14/2017

Edcgov.us Mail - Victory Mine Tower



Evan Mattes <evan.mattes@edcgov.us>

---

## Victory Mine Tower

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**Katherine Vaughan** <katherinevaughan1993@yahoo.com>  
To: evan.mattes@edcgov.us

Wed, Jun 14, 2017 at 1:33 PM

I'm emailing to tell you I support this tower!

We need better cell phone service in the surrounding areas. It's also a safety issue! People need to have access to cell phone service in case of an emergency. I live in the area and it's very frustrating because the cell service is so poor.

Thank you

Katherine Vaughan

Sent from my iPhone

Sent from my iPhone

6/14/2017

Edcgov.us Mail - Support for Victory Mine Tower



Evan Mattes <evan.mattes@edcgov.us>

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## Support for Victory Mine Tower

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Ashley Morosky <ashleymorosky@gmail.com>  
To: planning@edcgov.us, evan.mattes@edcgov.us

Wed, Jun 14, 2017 at 1:29 PM

Hello,

My name is Ashley Morosky and I am an el dorado county resident, and live in Rescue.

I'm contacting you today to let you know that I personally support the proposed victory mine cell tower (tiger lily file #S17-007).

I have many close friends whom live in the Diamond Springs and Somerset area and when I travel that way to visit them, I want to feel safe knowing I can always call for help if I need it out there (due to the spotty reception).

Additionally, I had a friend who used to live up Victory mine road and was always terrified not having cell reception in case of emergency, due to the switchbacks and fast drivers.

Finally, this tower will help provide a sense of security to those who choose to live on the outskirts of town but still require modern amenities such as telephone access.

Thank you for your time.

Sincerely,

Ashley Morosky

6/14/2017

Edcgov.us Mail - Victory Mine Tower



Evan Mattes <evan.mattes@edcgov.us>

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## Victory Mine Tower

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Evan Vaughan <ejvaughan@charter.net>  
To: evan.mattes@edcgov.us

Wed, Jun 14, 2017 at 1:38 PM

I'm emailing to voice my support for the Victory Mine Tower.  
I live in the area and would love better service. Right now we can barely make a phone call without it dropping or cutting out.

Thank you  
Evan Vaughan  
Sent from my iPhone