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3 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: S15 - 0004 Arrowbee Lake Verizon Cell Tower

Planning Unknown <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Fri, Mar 18, 2016 at 8:17 AM

Please see public comment email.

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

From: <JSASKI@aol.com>
Date: Fri, Mar 18, 2016 at 8:09 AM
Subject: S15 - 0004 Arrowbee Lake Verizon Cell Tower
To: planning@edcgov.us

Good Afternoon Ladies and Gentlemen - Please find attached a letter regarding the above subject matter.

In the event any person would like to discuss this letter in more detail, I am available on my cell phone 703-622-5100.

Thank you, Jimmy Audia

 **signedcelltower.pdf**
638K

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March 14, 2016

El Dorado County Planning Commission

Rich Stewart, Chair District 1

Dave Pratt, Vice –Chair District 4

Brian Shinault, Second Vice-Chair, District 5

Gary Miller, District 2

Tom Heflin, District 3

RE: S15-0004 Arrowbee Lake Verizon Cell Tower

Dear Commissioners,

I am a real estate developer in Virginia and the business partner of Manuel Serra, who is Carmen Wilcox's uncle. Carmen is facing the possibility that Verizon will place a cell tower within a couple hundred feet of her home in Arrowbee Ranch Estates. She knows first hand that we suffered a severe financial loss due to a cell tower being placed next to our real estate development.

Initially, we had made a conservative projection to build 11 homes that would sell for \$1,400,000 each within one year. During the building stage of this development, the cell tower became an object of enormous concern, as it was located adjacent to our development and visible from the new homes.

We had a difficult time selling these custom homes as projected because of the tower's proximity. People, who have a choice, do not want to live next to or see a cell tower from their home. We eventually sold the 11 houses after four years of dropping the prices. Each one of these beautiful houses sold for \$300,000. less than projected. Again, I would like to emphasize the fact, that people who have a choice do not want this!

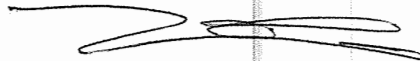
Aside from the obstruction itself and the unsightliness that goes along, the next concern that will follow are issues such as RF signal disruption, noise generated from the tower, and cancer/illness concerns. We endured all of these complaints, and in fact, had neighbors that could hear conversations and radio stations through their alarm systems. While all of the medical evidence may not clearly demonstrate a

relation between these towers and harmful effects as a result, there certainly is a correlation and suggestion of the same. Perceived or otherwise, this has a profound effect on valuation of homes in the proximity. Likewise, the lead based industrial paint used on these towers is a daunting concern, particularly in light of the recent turmoil in Flint, Michigan. We conducted soil studies around area towers, and clearly found levels of lead in excess of 1,000 times the allowable amounts. This seems to reason since the rain hits the tower and leaches into the soil.

As a successful real estate developer for over 25 years, I can validate the concerns that property owners have when a cell tower is going to be placed close to their home. I have actually had an opportunity to visit Arrowbee Ranch Estates and consider the value of these homes to be greatly related to the quality of life and the beauty of the lake and surrounding area. It is my opinion that property owners near the tower will suffer a significant financial loss on the value of their property. Likewise, anyone arguing to the contrary could only do so with a vested interest.

Feel free to call me anytime, should any person have any further questions, or wish to solicit additional opinion.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Audia', with a horizontal line extending to the left.

James Audia

President