

Informational Reference

Page 1. Page #1 is a parcel map of the area for the ATT tower. The yellow circle outlined in red is the tower site. I have placed approximately on the map where the Peerman's live along with the approximate distance from the tower site to their home. Additionally I have also placed the location of the Hallock's house on the map.

The map shows a "criss-cross" easement but in 1978 the easement was straightened out and has been used by everyone since 1978. It is lined in red.

The Peerman parcel is outlined in orange. At no point will ATT pass through or along side their land.

Page 2. Page # 2 is an aerial view of the various parcels surrounding the tower area. I placed on the map a location block to help locate the Peerman home and the tower location. Note that the Peerman's are separated by 4 acres from the parcel which the tower site is located on.

Page 3. Page # 3 is a photo of the 30x35' area where the tower site is proposed. The site is flat with dirt and grass. The white that can be seen in the background is the Hallock's home. Their home faces opposite and overlooks the Sierra's.

Page 4. Page # 4 is a map showing a before and after of the high speed internet and cell coverage. The Tiger Lily site is the red dot in the center of the page.

Page 5. Page 5 is a copy of the appeal. I have provided and the county zoning ordinance section that the appeal references.

I've enclosed the above items so that you are more familiar with the Tiger Lily site.

Please call me if you have any questions.

530-417-4036

Lance Kramer

1

9-149

PARCEL MAP

AMENDS PARCEL MAP 9-103
 A PORTION of NE 1/4 SECTION 4 &
 A PORTION of LOT 4 SECTION 3
 BEING PARCEL C of PARCEL MAP 9-147
 TOWNSHIP 9 NORTH, RANGE 11 EAST, MDN.
 COUNTY of EL DORADO CALIFORNIA
 DECEMBER 1975 SCALE 1"=100'

SURVEYOR'S CERTIFICATE:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act, of request of Corrado Aguilera on October 16, 1975, whereby certifying that it conforms to the approved tentative map and conditions of approval thereof.



Fred G. DeBerry
 Fred G. DeBerry
 License No. 2403
 County Surveyor
 County of El Dorado

COUNTY SURVEYOR'S CERTIFICATE:

This map conforms with the requirements of the Subdivision Map Act and local ordinance.
 Dated: Jan 22, 1976

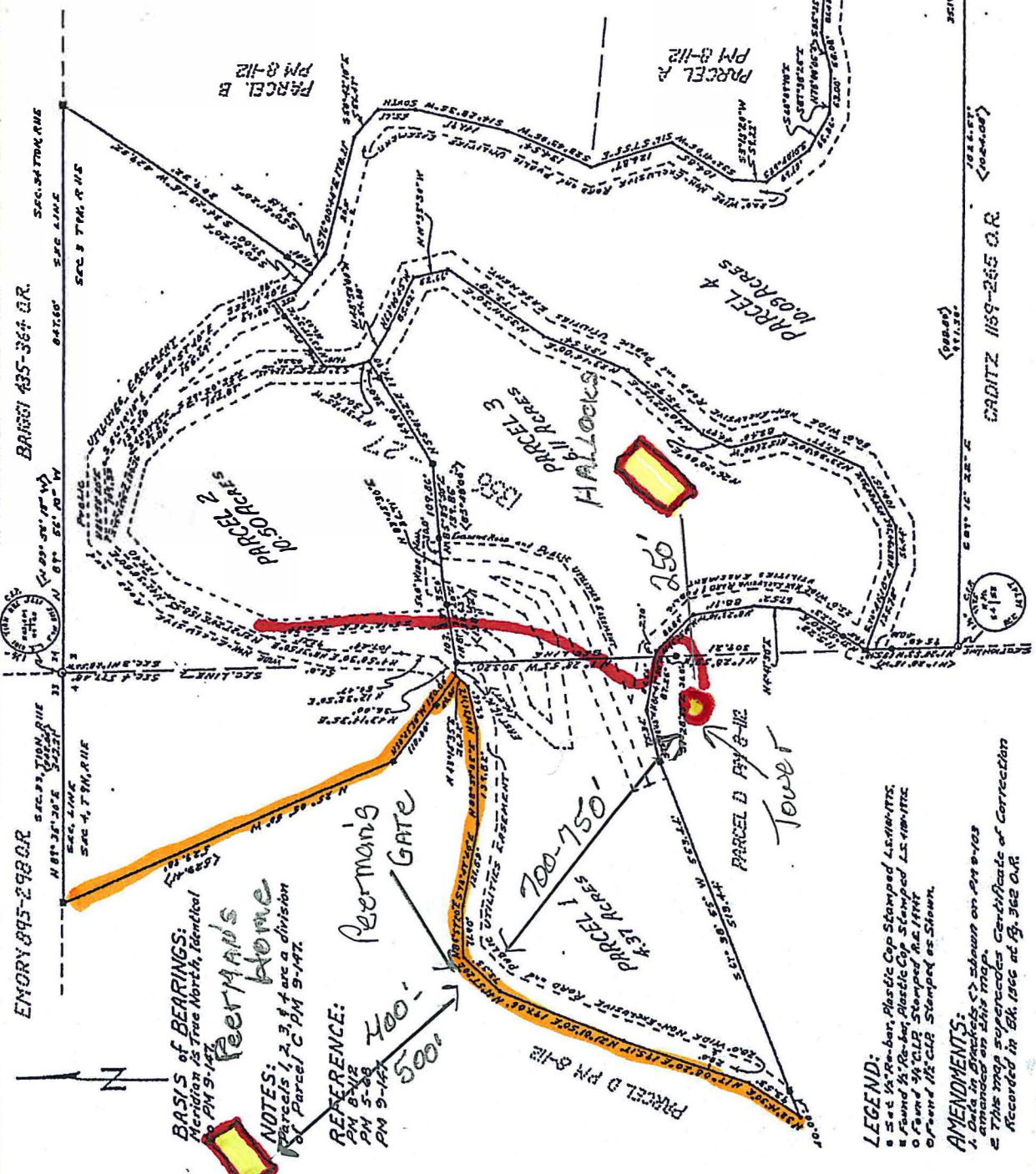


Fred G. DeBerry
 Fred G. DeBerry
 License No. 2403
 County Surveyor
 County of El Dorado

COUNTY RECORDER'S CERTIFICATE:

Filed this 22 day of Jan 1976, at 11:26 A.M. in Book 2 of Parcel Maps at Page 149 at the Request of Corrado Aguilera.

James W. Sweeney
 James W. Sweeney, Recorder
 County of El Dorado
 Date: Jan 19, 1976



BASIS OF BEARINGS:
 Meridian is True North, identical to PM 9-147.

NOTES:
 Parcels 1, 2, 3, 4 are a division of Parcel C PM 9-147.

REFERENCE:
 PM 8-112
 PM 5-88
 PM 9-147

PERMANING GATE

TOWER

Hallows

LEGEND:
 1. 5/8" x 1/8" x 1/8" Plastic Cap Stamped L.S. 101-112
 2. 1/2" x 1/2" x 1/2" Plastic Cap Stamped L.S. 101-112
 3. 1/4" x 1/4" x 1/4" Plastic Cap Stamped L.S. 101-112
 4. 1/8" x 1/8" x 1/8" Plastic Cap Stamped L.S. 101-112

AMENDMENTS:
 1. This map is shown on PM 9-103 amended in this map.
 2. This map supersedes Certificate of Correction recorded in Elk. 1866 at Pg. 362 O.R.

Tentative Parcel Map PMS-152 Approved 12/1/75

CADITZ 1159-255 O.R.

9-149

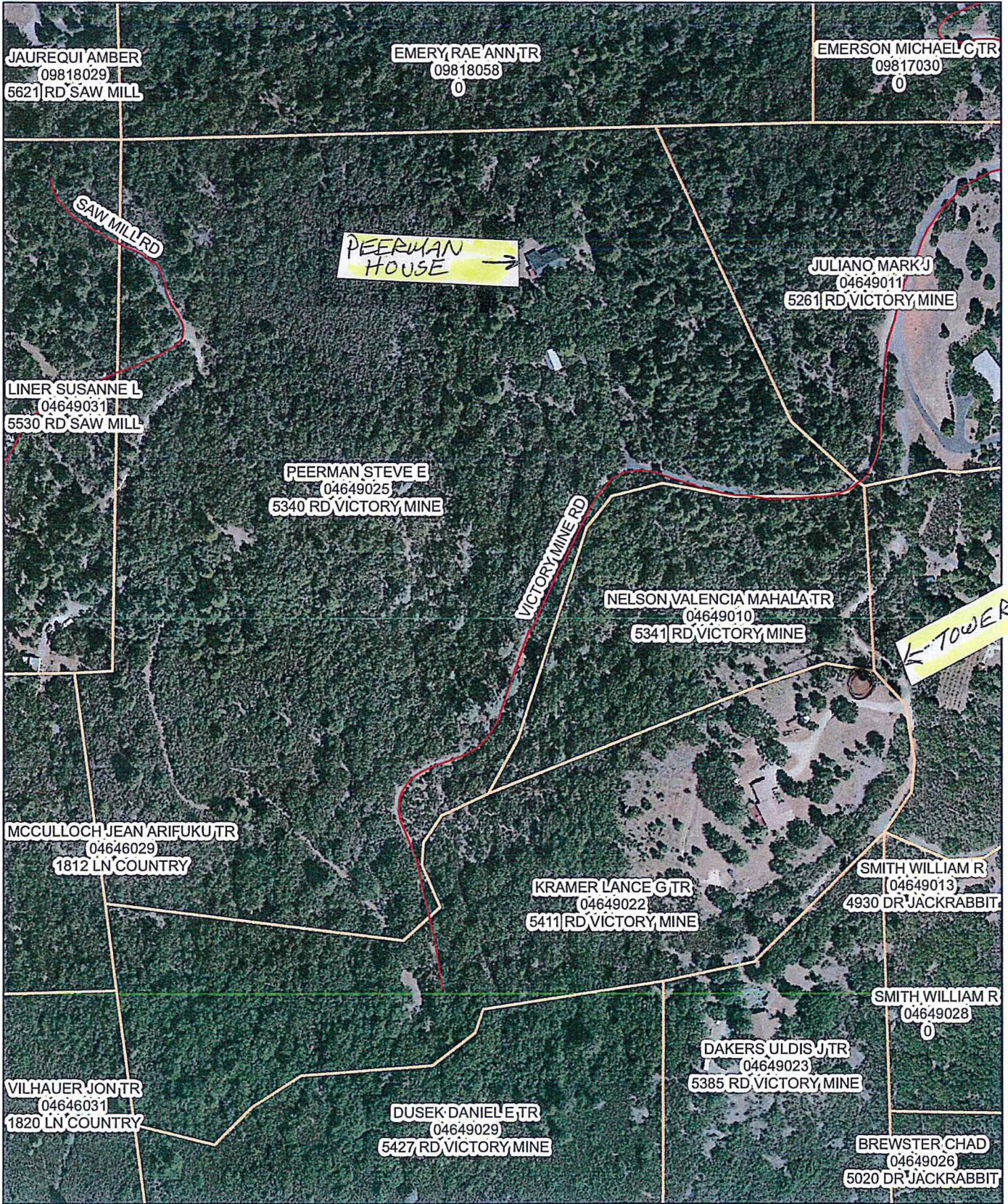
1

9-149

2.

APN 04649022

2.



Aerials Copyright 2003,2004,2006,2007 AirPhotoUSA, LLC, All Rights Reserved

Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.



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

3. TOWER SITE

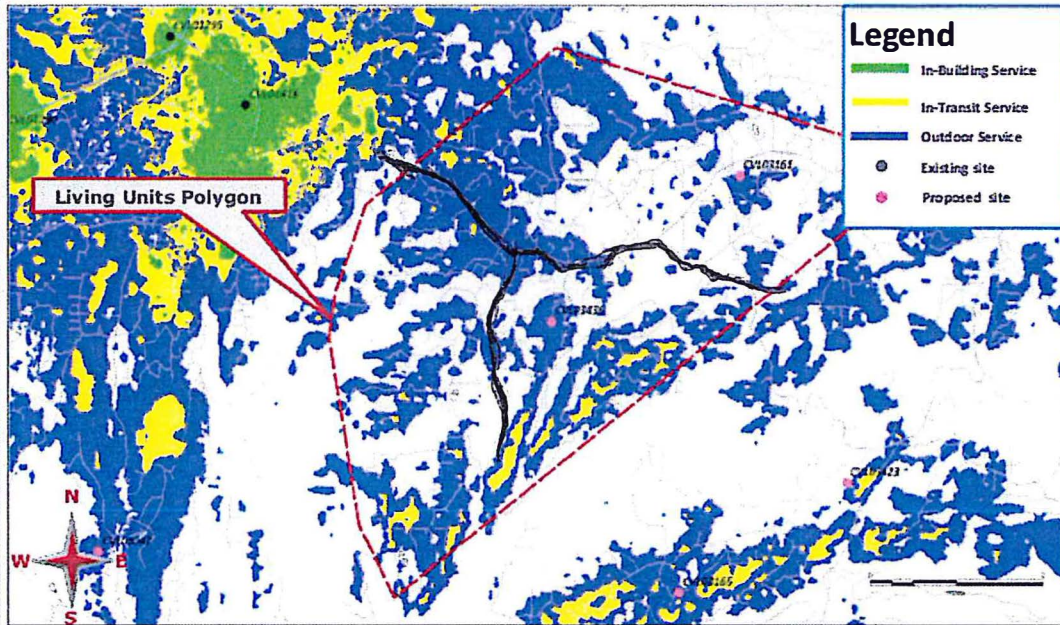
3.



H.

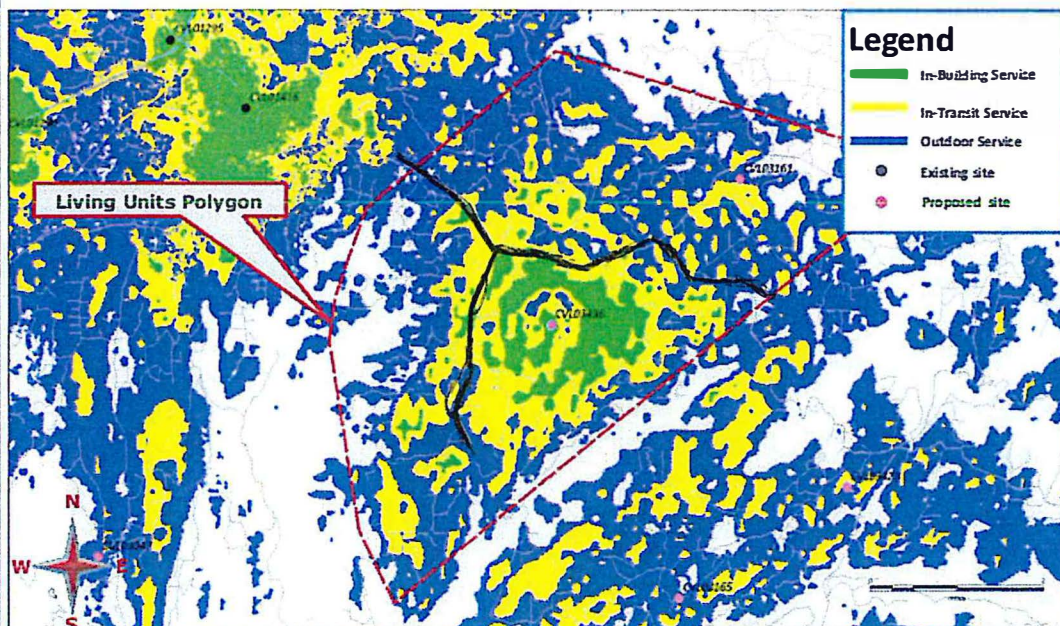
H.

Existing LTE 700 Coverage



Coverage Today

Existing LTE 700 Coverage With CVL03436 @ RC - 150ft Supports 394 LU's



Coverage WITH Tower

M

5.

5.

File Number: 17-1377-517-0007-A Receipt No.: 30772
Date Received: 1-24-2018 Amount: 239.00

APPEAL FORM

(For more information, see Section 130.52.090 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Steve + Brandi Perman, Justin + Debra Perman
ADDRESS 5340 Victory Mine Rd., Placerville, CA 95667
DAYTIME TELEPHONE 916-802-4778

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT _____
ADDRESS _____
DAYTIME TELEPHONE _____

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

Please see attached: We are appealing the approval of the Tiger Lilly Cel. Tower Application.

RECEIVED

JAN 24 2018

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

DATE OF ACTION BEING APPEALED 1/16/18

[Signature]
Signature

1/24/18
Date

RECEIVED

JAN 24 2018

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

Dear Planning Commission and Staff:

Please consider postponing adoption (and perhaps cancellation) of the "Proposed Mitigated Negative Declaration For Conditional Use Permit S17-0007, Site 3 (Tiger Lily) for the following reasons:

[if !supportLists]1. [endif]EL DORADO COUNTY ZONING ORDINANCE FOR RL-10

(Section 130.40.130, subsection A.1, et. seq.)

ISSUE: Lack of strict adherence to the requirements for collocating wherever possible.

There is already full strength 4G LTE signal in that area. A review of the coverage maps of AT&T, T-Mobile, Verizon and Sprint shows "full saturation" in Tiger Lily and surrounding areas. In fact, the coverage maps show "full saturation" in virtually all of the areas covered by S17-0007. By "full saturation" I mean the color shown on the relevant companies' coverage map that shows their strongest signal coverage (4G LTE).

Since the wireless service providers' own maps already show "full saturation" in the S17-0007, Site 3 Tiger Lily area, it appears that collocation should be possible on one (or more) of the existing towers in the area as required by the ordinance.

For your convenience, here are links to the coverage maps:

AT&T – <http://goo.gl/ufllwz>

Sprint – <http://goo.gl/V65UE0>

T-Mobile – <http://goo.gl/mx4hIO>

Verizon – <http://goo.gl/yWD7bs>(Scroll down once you go to this page)
(Darkest areas on these coverage maps indicate best coverage.)

[if !supportLists]2. [endif]EL DORADO COUNTY ZONING ORDINANCE FOR RL-10

(Section 130.40.130, subsection B.6 and H.1)

ISSUE: Lack of sufficient distance from residential area and/or children.

JAN 24 2018

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

The ordinance states: "...within 500 feet of any residential zone..." in subsection B.6.

Subsection H states in part: "...in order to...protect school children from safety hazards..." and H.1 states: "If the proposed wireless facility is located within 1,000 feet of a school...".

The Hallock residence, which has two adults and two small children (ages 3 and 1), is only 264 ft. from the proposed Tiger Lily site and the Kramer residence is only 250 ft. The Kramer's will be receiving monthly lease revenue and do not have small children, which may be enough of a mitigating factor for them to support the proposed site.

Please consider "auditing" and/or verifying the results of the study provided by the vendor's consultant (Epic Wireless, LLC) to determine if there are, in fact, no suitable co-location sites within the Tiger Lily area. If an existing tower is not "tall" enough, they have already started the Conditional Use Permit process that would be required to replace/enhance an existing facility. There would be no need for the Tiger Lily site.

Please consider the many, capable resources available to the County as potential "auditors". The Sheriff and other public safety radio systems support staff may already possess the signal strength meters and other technology to enable them to test signal strength and propagation in the Tiger Lily area.

We are asking for an appeal based on the availability of an alternate site that would be much less intrusive to our neighborhood and community. The alternate site still covers a large number of LU's while having a minimal impact on the neighborhood (Per FCC guidelines, there is no minimum number of LU's required per tower location). The alternate site would have the least impact on property values, esthetics, and safety for neighborhood children. It would also be a safe distance for the endangered animal habitats and wildlife areas to continue conservation efforts.

If you absolutely will not deny the Tiger Lilly location, at least consider moving the tower to ATT's own self approved 2nd best alternate location on the neighboring lot at the Daker's residence.

Thank you for your consideration of this request.

- c. All equipment shelters, cabinets, or other ancillary structures shall be located within the building being utilized for the communication facility, or on the ground screened from public view;
 - d. The antennas and pole or tower shall be designed to match the existing facility, or to blend with the natural features or vegetation of the site; and
 - e. Additional antenna arrays added above the existing approved antenna array or that requires the tower height to be increased shall be considered a new tower and shall be subject to the provisions of Subsection B.6 (New Towers or Monopoles) below.
6. **New Towers or Monopoles.** The construction or placement of communication facilities on new towers or monopoles, or an increase in height of existing towers or monopoles may be allowed as set forth below:
- a. In all commercial, industrial, and research and development zones, except where located adjacent to a state highway or designated scenic corridor or within 500 feet of any residential zone, a new tower or monopole may be allowed subject to Zoning Administrator approval of a Minor Use Permit.
 - b. In all other zones, or where located adjacent to a state highway or designated scenic corridor or within 500 feet of any residential zone, new towers or monopoles shall be subject to Commission approval of a Conditional Use Permit.
7. **Other Types of Facilities Not Listed Above.** Application proposals that do not conform to the above requirements of Subsections B.2 through B.5 above in this Section will be subject to Commission approval of a Conditional Use Permit, as determined by the Director.
8. **Speculative Towers.** Towers for which no licensed communication carriers have committed to utilize shall be prohibited.
- C. **Visual.** Visual simulations of the wireless communications facility, including all support facilities, shall be submitted. A visual simulation can consist of either a physical mockup of the facility, balloon simulation, computer simulation, or other means.
- D. **Development Standards.** All facilities shall be conditioned, where applicable, to meet the criteria below:
- 1. **Screening.** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area. The facility shall be painted or constructed

with stealth technology to blend with the prevalent architecture, natural features, or vegetation of the site.

2. **Setbacks.** Compliance with the applicable zone setbacks is required. Setback waivers shall be considered to allow flexibility in siting the facility in a location that best reduces the visual impact on the surrounding area and roads, subject to Zoning Administrator approval of a Minor Use Permit.
 3. **Maintenance.** All improvements associated with the communication facility, such as equipment shelters, towers, antennas, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.
- E. **RF Requirements.** The application for a discretionary permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths in all directions from the facility to the property lines of the facility site.
- F. **Availability.** All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.
- G. **Unused Facilities.** All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify the Department at the time of abandonment. All site disturbance related to the facility shall be restored to its pre-project condition.
- H. **Permit Application Requirements.** In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in addition to the noticing requirements of Article 5, the following notification shall occur:
1. **School District Notification.** If the proposed wireless facility is located within 1,000 feet of a school, the appropriate school district shall be notified during the initial consultation.
 2. **Homeowners Association Notification.** For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations that are adjacent to the property. Any that are identified shall be notified during the initial consultation.

130.40.140 *Reserved*



EDC COB <edc.cob@edcgov.us>

Tiger Lily Tower Project #S17-0007

1 message

Brandi Peerman <brandi@baileymac.com>

Wed, Feb 7, 2018 at 8:48 AM

To: bosone@edcgov.us, bostwo@edcgov.us, The Bostthree <bostthree@edcgov.us>, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Cc: Steve Peerman <stevepeerman71@gmail.com>, Justin Hallock <jh250k@yahoo.com>

Dear Supervisors,

I live on Victory Mine Rd 297 feet from the proposed tower site. My husband and I are lifelong El Dorado County Residents. We moved to our home 3 years ago to raise our 3 children and a 4th baby coming soon. We took 5 years locating the perfect place to raise our family and to run our home based businesses. I have been a real estate broker for 17 years. In addition to real estate, our family operates from our home the only certified organic livestock farm in El Dorado County. The reason it took so long to find the perfect place for our family is for the safety of our children and our farm. We raise several endangered breeds of animals including Romeldale sheep listed as critically endangered by The American Livestock Conservancy. There are only a few hundred of these special sheep left in the world and we are the only farm west of Wisconsin to raise them.

In addition to providing safe breeding habitats for our endangered animals our property and our neighbors property are both wildlife habitats certified by the National Wildlife Federation. There is good reason for this certification. Our mountain in a very special place that is home to several endangered breeds of wildlife. We live in very special eco-system where 3 valleys converge and where there are natural water sources and shelters. Our mountain is home to the fully protected Ring Tailed cats, several bat species, and the federally protected Chlorogalum grandiflorum (soap root) plant. We have the rare Devils Claw plant that was used by native americans for healing and is known to only exist in two places in our country. Our land is also home to vast wildlife including mountain lions, bears, foxes, deer, rabbits, bobcats, squirrels.

Another major concern we have is that per the latest communication with our lawyers AT&T wants to illegally drive directly through our property and our neighbors property to access this site. This will put our children, our endangered animals, and endangered wildlife in extreme risk. Victory Mine Rd is a private, not a public road. Not only that but the easements at the top of the road are currently in litigation. It's beyond me why this tower is being allowed in a location that does not provide legal access for AT&T. Imagine how we feel as parents having strange men drive through our gated land where our 3 children explore and play every day. The risk to our family is incomprehensible.

This tower is part of a federally funded program that affects everyone in our country. AT&T wants to capitalize on the money by putting in as few towers as possible to fulfill their required number of living units reached to receive federal funds. There is no required minimum of units per tower. And instead of more towers in better locations that do not hurt people, AT&T wants to use our private easements and our utilities so they don't have to spend their money improving more appropriate and less intrusive sites. If that means destroying the lives of the families that are in the way then they are fine with that. They are okay with destroying our property values, and hurting our health. They are okay with forcing us out of our homes to make more money. They are okay with destroying our earth and the wildlife that inhabits it.

I have been a top producing real estate broker for 17 years. I own my own brokerage and I know real estate values. There are numerous studies showing these towers drastically impact real estate values for the homes immediately surrounding them. Our front door is 700 ft from the tower site, and our endangered animal habitats are 293 feet from the tower. Our neighbors front door is only 260 feet from the tower and 50 ft from their property line. The application package is loaded with mistakes and inaccuracies including the box checked that states there are less than 4 units immediately surrounding the tower. This is an absolute lie. There are 6 residential properties actually bordering the subject tower property and several others in the immediate are including ours. This tower will have an extremely negative impact on our property values. We could lose up to 20% of our property values. That's a lot considering our home has been valued by Redfin at \$1.4 M, and our neighbors homes range in value from \$500,000- \$900,000.

Another concern we have is the private road itself. The road has 12 sharp and very dangerous switchbacks. They are difficult to navigate and will be extremely dangerous to have construction vehicles and maintenance trucks driving on them. I take my children and dogs for walks on the road nearly every day. With only a few homes on the road I feel it is safe. I will no longer feel this is safe with that many vehicles driving on the road. This will drastically impact our quality of life.

We are a homeschooling family. We have very serious concerns for the safety of the children and teenagers that are frequently at our home as part of a home study program. These children regularly go out exploring on our land as part of their education. Our children know where our property boundaries are and will respect them. I cannot be so confident of the other teenagers that visit us. They are not necessarily aware of all property boundaries. The current site is highly visible from our property. The actual base of the tower can be seen from our land where the kids often go on nature walks. I am concerned a curious teenage boy, not quite using a fully developed reasoning center of his brain, may decide it could be fun to climb the fence and get into some trouble. There have been incidents of children who have attempted to climb these towers and have fallen and been severely injured. The site would have Haz-Mat signs on it, in my opinion an invitation for a kid to get hurt. If you think they cannot climb the fence then you should watch my 11 year old son climb a tree, fence, or wall and you will have no doubt the fence could be breached with no problem at all.

We have concerns about noise. The generators and cooling units will all emit noise and these towers are known to emit a constant humming sound. This will not only be dangerous for our endangered sheep during lambing season but a detriment to our enjoyment of life. We moved here for the quiet.

We are very concerned with fire safety. Towers are known to catch fire. With so many residents so close to the tower if it were to catch fire our homes would be destroyed in a matter of minutes and we would have no way to escape. once the fire reached our driveways which mere feet from the tower. On top of that, it would be very difficult if not impossible for fire trucks to reach the site.

We also have concerns about increased crime in the area. Cell tower sites are known to cause an increase in crime in the area. Criminals come to these site to steal, batteries, fuel, copper, and equipment. This tower has no place in a rural residential community.

We also have concerns about falling debris from the tower. With it being so close to our homes if the tower fell our if debris fell it could harm our kill our children or our neighbors children.

If this cell tower goes in we will be forced to move from our home in order to protect our children, our endangered animals, and our organic status. This tower location is wrong and violates FCC guidelines which clearly state an alternate site should be used when endangered wildlife could be affected and also states local planning boards have an obligation to listen to public concerns and to take into account the environmental impacts, aesthetics of the community, and property values. Despite our county planning commissioners knowing about the protected species living in the area they did not even require an environmental impact report. This seems like a complete violation of FCC guidelines and a total disrespect of our community and environment.

We are asking for complete denial of this tower or at a very minimum for the tower to be placed at the alternate site located at the Dakers residence at 5385 Victory Mine Rd. This is an alternate site mentioned in the application package. This site will not satisfy all of our concerns but it will be drastically better than the current site. The alternate site will not affect real estate values since it will be out of our views and far enough away from our homes. It will also be much safer for the children living in the area and for the endangered animals. As for the endangered and fully protected wildlife, I guess they will just die since it seems our county planning department does not care about them or FCC rules. We currently have over 900 signatures on our petition and a Facebook page with nearly 500 followers. Our community is speaking to you, will you listen?

Sincerely,
Brandi Peerman