

(Related: S17-0016, Site #5)

File Number: CUP-A18-0003

Receipt No.: R3427

Date Received: 08/9/18

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 Bradley Nicholson

ADDRESS 7220 Dragon Point Road, Shingle Springs 95682

DAYTIME TELEPHONE 916-990-5427

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.)

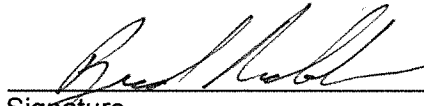
Appeal Planning Commission's approval of conditional use permit #S17-0016

for AT&T cell tower site 5, APN # 087-181-10, 7160 Dragon Point Road 95682.

Reason for appeal: are attached in letter form.

2018 AUG -9 AM 9:20
RECEIVED
PLANNING DEPARTMENT

DATE OF ACTION BEING APPEALED 7/26/2018


Signature

8/8/2018
Date

Appeal to the Conditional Use Permit to Board of Supervisors.

Project S 17-0016 AT&T CAF4

2018 AUG -9 AM 9: 19

Premises: Site #5 - Latrobe
7160 Dragon Point Road
Shingle Springs, CA 95682

RECEIVED
PLANNING DEPARTMENT

Parcel ID# 087-181-10-100

We would like to appeal based on the following facts:

1. **Aesthetics** – Pictures used to show the aesthetics impact were on poor resolution projector in the meeting and in no way reflects the impact the tower will have on the views of the community. No members of the commission walked the property to see the impact and therefore have to way to access the impact. We have Oak Trees and a few Digger Pines but they would be dwarfed by the size and vertical structure of 120-135 ft. tower that would increasingly have additional satellites and antenna's attached to it. It would definitely destroy the unique views we all moved to this area to enjoy and in no way blends into the natural aesthetics of the areas.
2. **Negative for surrounding property values** – It is a well-known fact amongst realtors and property owners that buyers do not want to buy houses under or near a visible cell phone tower. In a study by the National Institute for Science, Law & Public Policy published in June 2014 titled "Neighborhood Cell Towers & Antennas – Do They Impact a Property's Desirability?" found that 94% of buyers and renters are less interested and would pay less for a property located near a cell tower or antenna. Of the respondents 79% said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas – I think this is even an understatement given the type of buyer that wants to move to our rural community. Most of our properties are zoned for 20-40 acre minimums currently so promotion of future economic vitality is achieved by protecting our property values as future development will be minimal.
3. **Impact on private road and easements** – Dragon Point Road is a private road that was paid for and maintained by individual community members. Additional heavy equipment and traffic on that road not only comes at the expense of the other neighbors but also without permission to the 3 lot owners with easement rights to the road. All three are opposed to the cell tower and did not give approval when approached by Epic Wireless. We do not believe the general use easement applies to individual landowners profiting on utilities or commercial use at the expense and cost of the others.