



PC 2/25/16
#4
Charlene Tim <charlene.tim@edcgov.us>
2 pages

Fwd: Special Use Permit S15-0004/Verison Wireless Communication Facility Arrowbee Monopine

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


Wed, Feb 24, 2016 at 9:39 AM

Please see public comment email.

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

From: Iona Merideth <imreteam@gmail.com>
Date: Tue, Feb 23, 2016 at 6:06 PM
Subject: Special Use Permit S15-0004/Verison Wireless Communication Facility Arrowbee Monopine
To: planning@edcgov.us

Please include this letter from George and Heather Anselmo in the public record.

 Cell tower - Anselmo letter.pdf
1146K

El Dorado County Planning Commission
Rich Stewart, Chair, District 1
Gary Miller, First Vice Chair, District 2
Brian Shinault, Second Vice-Chair, District 5
Jeff Hansen, District 3
James Williams, District 4

RE: "Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopole"

Dear Commissioners,

Heather and I have lived in the Arrowbee Ranch Estates community for many years. We moved into Arrowbee Ranch Estates specifically to remove ourselves from an urban neighborhood and to live in the peaceful, beautiful countryside.

We are SHOCKED that a cell tower may be installed in a location that will affect so many property owners in our neighborhood. This cell tower will be completely incongruous with the beautiful Oak Tree, LAKE and country foothill atmosphere. Due to the topography of the area, this cell tower will loom more than 200 feet over the lake level and affect the view shed of more than 40 property owners located at lake level and on adjacent hillsides that face the tower location.

The external obsolescence and visual blight will have a devastating effect on property values and will be SERIOUSLY injurious to this neighborhood. I estimate my property value loss will be somewhere in the neighborhood of 10% to 25%.

We certainly are not against cell coverage, however, cell towers should be erected as far from private homes as possible. There are plenty of undeveloped hillsides that would easily take care of any need for additional service. Verizon, Epic Wireless or any other cell broker should not be allowed to erect towers for the purpose of profit to the detriment of private property owners and neighborhood property values. It's not our job to supply the road, electricity, etc. to make their tower installs more profitable.

Because of this tower will affect the views of over 40+ property owners and have such a negative effect on property values, I strongly request that you reject and deny the "Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopole".

Respectfully submitted,


George & Heather Anselmo
4639 River View Dr
Placerville, Ca 95667

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2 pages

Fwd: Arrowbee S15-0004

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

Wed, Feb 24, 2016 at 9:39 AM

Please see public comment email.

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

From: **Linda Stevens** <ljstevens0807@gmail.com>

Date: Wed, Feb 24, 2016 at 9:29 AM

Subject: RE: Arrowbee S15-0004

To: planning@edcgov.us

Cc: rich.stewart@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us

Dear Planning Department and Commissioners,

We discovered that late yesterday afternoon Mr. Lobaugh of Epic Wireless requested a continuance of the hearing scheduled for Thursday, February 25th. Many of us have been working non-stop to prepare for this meeting; giving up countless hours, weekend plans and time with our families to gather the information we need to adequately present our concerns to the Commissioners.

Mr. Lobaugh, on the other hand, has been working on this project for well over a year, plenty of time to submit all the documents necessary for the Commission to consider his Application, and had ample time to prepare for this hearing. Epic Wireless uses architects, engineers, consultants and attorneys; their website advertises that they work with not only Verizon, but also Sprint, T-Mobile and AT&T. They are clearly very experienced and have huge resources to obtain project approvals for their wireless clients. We enjoy no such advantage, yet we are prepared for the meeting to be held as scheduled.

Mr. Lobaugh has already been granted the first extension he requested for the stated purpose of providing additional documents and conducting neighborhood outreach. The new information submitted by Mr. Lobaugh on 1-19-2015 consisted of an updated Project Support Statement with insignificant revisions and additional coverage maps (showing AWS, 700 RSRP, and 700 SRP). The neighborhood outreach he requested additional time to conduct never occurred, except for calls made between February 19th and February 22nd to a few individuals asking if there were any questions he could answer. This feeble attempt hardly qualifies as neighborhood outreach.

Now that Mr. Lobaugh has seen the neighborhood opposition, he merely wishes additional time for him to retool his presentation and attempt to counter our concerns. There is nothing he can add that will mitigate our concerns about neighborhood aesthetics or property value loss, therefore no additional time is really necessary.

We ask that you not grant this extension request. We ask you to respect the time we have invested in such a short period, respect those who have scheduled vacation time at their own expense to attend, and respect everyone who has made attending this hearing a priority.

Thank you for your consideration.

Chuck and Linda Stevens

1100 Trails End Court



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Charlene Tim <charlene.tim@edcgov.us>
5 pages

Fwd: Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine

EDC COB <edc.cob@edcgov.us>

Wed, Feb 24, 2016 at 1:46 PM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Linda Stevens** <ljstevens0807@gmail.com>

Date: Wed, Feb 24, 2016 at 10:33 AM

Subject: Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine

To: bosfour@edcgov.us

Cc: edc.cob@edcgov.us, James.Williams@edcgov.us

Dear Mr. Ranalli,

Enclosed please find our letter to the Planning Commissioners outlining our opposition to the above referenced Special Use Permit Application. The hearing for this matter is set for tomorrow, February 25, 2016. We wish to respectfully convey that we rely on both the Planning Commission and you, our District 4 Supervisor, to enforce the Zoning Ordinance and the requirements for a Special Use Permit for the benefit of the citizens and property owners of El Dorado County, and not for the benefit of business enterprises.

We have heard from the Planning Commission staff that they have been told by the Applicant that the County cannot legally deny a cell tower due to the Telecommunications Act of 1996. We believe the Commissioners also hold this perception. However, even a cursory search for cell tower denials by other city and county jurisdictions provides numerous federal district and appellate courts pertaining to denials where the local Planning Boards prevailed against telecommunication companies. A recent Supreme Court decision clarified the exact requirements for local jurisdictions to make their denial.

A group of concerned homeowners in the Arrowbee community has prepared a Memorandum of Opposition with the assistance of an attorney and will be presenting it to the Commissioners. This Memorandum will provide the legal arguments and procedural requirements that have been successful in a legal challenge to a denial. Our hope is that the County will do their own review of legal avenues to enforce the Zoning Ordinance in a manner that does not violate the Telecommunications Act. It is very evident that a denial is possible and is being done all over the country.

We would also like to let you know that your recent appointee to the Board, James Williams, has been very diligent in his effort to educate himself about this project. He has visited our neighborhood and spoken to some of the concerned neighbors. We are very impressed with him and commend your appointment of him to this

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Edcgov.us Mail - Fwd: Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine

important position. Our invitations to the other members of the Board went unanswered or were declined, so they lack the first hand observations that Mr. Williams has obtained.

Thank you for your attention to this matter,

Chuck and Linda Stevens

1100 Trails End Court

Placerville, CA

I have copied the Clerk of the Board on this email and request they please place it in the Public Record. In the event bosfour@edcgov.us goes not go directly to Mr. Ranalli, I request that this email and attachment be forwarded to him.



Stevens 2-19-2016.pdf

709K

February 19, 2016

El Dorado County Planning Commission

Rich Stewart, Chair, District 1

Gary Miller, First Vice Chair, District 2

Brian Shinault, Second Vice-Chair, District 5

James Williams, District 4

Jeff Hansen, District 3

RE: S15-0004 Arrowbee Lake Verizon Cell Tower

Dear Commissioners,

We are Chuck and Linda Stevens and we've lived on and improved our property on Trails End Court for eighteen years. We are now retired and at last able to fully enjoy our property and the surrounding neighborhood. We have reviewed the plans and visual simulations for the proposed 90 foot cell tower and are writing to convey our strong opposition to building this tower in our neighborhood. We can see the lake and a glimpse of the Sierras from the front part of our property; now we will also be forced to look at a 90 foot cell tower on top of an ugly base structure.

The presence of a 90 foot fake pine tree sticking up in the midst of our oak woodlands will drastically change the rural beauty that is a key reason why we live here.

Arrowbee Lake makes this rural community a neighborhood with unique scenic views not present in other rural neighborhoods. The lake and park are the visual and recreational center of the Arrowbee community. A cell tower looming over them will be an eyesore that will diminish their value to the neighborhood. Realtors routinely tout the lake as a key attraction of the area. We use the lake and park for kayaking, fishing and swimming and we take our dog and grandchildren there frequently.

We believe this tower will lower our property values and make it difficult to attract a buyer if we ever decide to sell our home. We never would have purchased our property if the tower had been in place when we bought, or if we believed the County would approve something that would insert an industrial blight into the area and so diminish our property value and enjoyment of our property. It takes a certain type of person to want to live on and maintain rural acreage. We have to give up a lot of conveniences available in suburban areas in trade for the quiet, serenity and views present in rural areas. The very sort of people who want to purchase and live on rural property will be among those most repelled by this industrial installation, and the pool of prospective buyers will shrink even further.

This tower, contrary to the information in the Development Application, is not well screened from view, nor does a stealth monopine “blend in” with the existing Grey Pines as alleged in the Planning Commission Staff Report:

“It is typical in a predominate oak woodland area to find single pine trees that project out and there are multiple Grey Pines in the area that do so. The project has been conditioned to design branches to be installed with random lengths that create an asymmetrical appearance conforming to the shape of a natural Grey Pine tree. Zoning Ordinance Sections 130.14.210 F and G require screening in order to reduce the aesthetic impacts to a less than significant level.”

Because Linda is an El Dorado County Master Gardener, we are acutely aware that the profile of a Grey Pine is nothing like a monopine:



Grey Pine



Monopine

This tower is going to stick out like the sore thumb it is. There is no way they can engineer a tower to look like a Grey Pine; a few asymmetrical branches will fool no one. The fact that your staff finds that a monopine “blends in” with a Grey Pine is astounding and insults the supposed review process. It makes us question whether the Planning Staff is trying to apply Zoning Ordinances to protect the property owners of this county or just “rubber stamp” projects for the benefit of business enterprises. The pictures above lead us to believe it is a rubber stamp process filled with boiler plate conclusions. If Zoning Ordinance Sections 130.14.210 F and G require screening in order to reduce the aesthetic impacts to a less than significant level, where is the screening? There is none. If the ordinance requires blending in, it doesn’t. The visual simulations show just that.

This project was presumably started in early 2014, leases recorded in June 2014 and plans first submitted in early 2015. We only found out about the project in November of 2015. At no time did Verizon, Epic Wireless or the landowners disclose this project to the affected neighbors during the planning stages. As such, we had zero input on the significant impact on our views and property values. It was only today, February 19, 2016, that Mark Lobaugh of Epic Wireless placed a call to us to see if we had any questions for him. We suspect he did so only because his request for a delay in the hearing was based in part on scheduling a “neighborhood outreach

meeting". There have been no signs advertising a meeting around the neighborhood, and finally contacting us three business days before the hearing doesn't afford much time for outreach.

The only real mitigation is an alternative site. Why hasn't Verizon found any? There are miles of open property and hills in this area. Why does their application list the same property twice? Why does their application list properties as alternatives that don't even qualify from a technical wireless standpoint? That is ludicrous. You might as well list a floating platform in Folsom Lake as an alternative and then disqualify it because it won't float. We think we know why Verizon/Epic Wireless doesn't have (or want) other alternatives. Because it is less costly for them to site this tower conveniently close to a private road and existing power. But while they and the landowners gain value from this site choice, we the property owners in the neighborhood lose value. Verizon will tell you their sites must be economically viable, but what is their definition of that and what proof can they offer? Verizon's pursuit of additional revenues or a quicker return on their investment should not be obtained at our expense.

We respectfully ask the Planning Commissioners to deny the Special Use Permit:

- We believe significant injury will result from allowing industrial blight into our area; injurious to our property values, injurious to our views and injurious to our lake.
- We believe the County is not responsible to insure Verizon's economic success by approving fiscally advantageous siting to them at the expense of homeowners' economic interests.
- We believe the project does not comply with the Zoning Ordinances.
- We believe we have the right to peaceful enjoyment of our property and retention of our property values.

We hope you will agree.

Sincerely,

Handwritten signatures of Chuck Stevens and Linda Stevens in cursive script.

Chuck and Linda Stevens
1100 Trails End Court

CC: Mike Ranalli, Supervisor, District 4
James Williams, Planning Commissioner, District 4



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Charlene Tim <charlene.tim@edcgov.us>

Fwd: Comments on Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine

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

Wed, Feb 24, 2016 at 2:27 PM

Please see public comment email.

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

From: **Walt Huckabee** <walt_huc@att.net>
Date: Wed, Feb 24, 2016 at 2:25 PM
Subject: Comments on Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine
To: planning@edcgov.us

The following comments are submitted for consideration at the public hearing scheduled tomorrow at 8:30 AM. I am an Arrowbee Estates resident and plan to attend this hearing.

I am concerned about the environmental impacts of this proposed project including: (a) major noise sources during construction and maintenance activities, especially night maintenance and (b) the total impact on traffic flow, traffic safety and road maintenance costs from very heavy construction and maintenance vehicle traffic on our rural roads.

The environmental assessment report for the proposed cell tower project should include a thorough analysis by qualified independent engineers of the additional noise, traffic and road maintenance burdens on our community based on all construction and maintenance activities during the full cell tower operational life, including build-out of additional arms and antennas to the tower maximum capacity. Verizon and any subsequent owner or operator of this cell tower should be required to bear the additional road district maintenance costs attributable to cell tower construction and maintenance traffic as long as the tower is operational, remove all structures when the tower is decommissioned and restore the site to residential status. The environment impact assessment report should also identify mitigation activities (e.g. road widening) for blind curves on cell tower construction/maintenance routes or other traffic safety issues.

Walter Huckabee

Phone: 530-621-0680