

7/24/2018

Edcgov.us Mail - Fwd: FW: Cell Tower Brief: AT&T Cell Tower Site 5 on parcel APN #087-181-10 – 7160 Dragon Point Road

PC 7-24-18
#3
6 Pages



Planning Department <planning@edcgov.us>

Fwd: FW: Cell Tower Brief: AT&T Cell Tower Site 5 on parcel APN #087-181-10 – 7160 Dragon Point Road

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

Tue, Jul 24, 2018 at 4:32 PM

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

From: **Bob Craft** <bob@scorpionridgeranch.com>
Date: Tue, Jul 24, 2018 at 8:19 AM
Subject: FW: Cell Tower Brief: AT&T Cell Tower Site 5 on parcel APN #087-181-10 – 7160 Dragon Point Road
To: "evan.mattes@edcgov.us" <evan.mattes@edcgov.us>

Hi Evan, two more opposition letters showed up, could you please forward them to the appropriate people. Thank you.

Sent from Mail for Windows 10

From: Brad Nicholson
Sent: Monday, July 23, 2018 10:58 PM
To: ajc@campanellipc.com
Cc: Paul (sandellp@hotmail.com)
Subject: Cell Tower Brief: AT&T Cell Tower Site 5 on parcel APN #087-181-10 – 7160 Dragon Point Road

Andrew,

Find attached is our letter to the commissioner for request of denial for the cell tower on Latrobe road. Also, attached is our neighbors letter Paul and Jodi Sandell.

Thanks for your help in this matter. I will also include any broker letters I can obtain.

Brad Nicholson, CFP®

Senior Vice President

Van Hulzen Asset Management
4370 Town Center Blvd., Suite 220
El Dorado Hills, CA 95762
USA

7/24/2018

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There is an old maxim that "the pessimist complains about the wind; the optimist expects it to change; the realist adjusts the sails."

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Evan Mattes
Assistant Planner

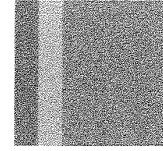
County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Office: (530) 621-5994 Fax: (530) 642-0508
evan.mattes@edcgov.com

2 attachments

 **Sandell Tower disapproval.pdf**
503K

 **Nicholson Tower Disapproval.pdf**
845K

Paul and Jodi Sandell
7260 Dragon Point Road
Shingle Springs, CA 95682
512-508-0602 sandellp@hotmail.com



January 17, 2018

El Dorado County
Planning Department
Placerville, CA

Dear Planning Department,

We are writing in regards to learning of our neighbors' intent to allow an installation of an AT&T cell tower on their property at 7140 Dragon Point Road. We strongly oppose the approval of this tower due to a number of reasons.

We moved onto Dragon Point Road back in 2003, as it provided a quiet rural location away from the commercial and housing expansions happening in El Dorado Hills. We want to keep it that way! Dragon Point Road is made of essentially 9 @ 20 acre parcels. Although the parcels appear large, all the houses are built along the high ridge of the topography, which runs right along Dragon Point. Therefore, all the houses are pretty close together in relationship to the overall space. With that, we oppose the cell tower being proposed as it will be extremely close to ours and the other neighbors' houses. Installation of this tower will totally destroy the rural attractiveness of our community and negatively impact ours and my neighbors' property values.

We all live on a private road, the improvements of which were privately paid for by myself and the neighbors. Allowing this cell tower will bring additional traffic and wear and tear to our private road. We are already having issues with one neighbor bringing heavy equipment loads across our road and damaging the surface at everyone's future expense. The cell tower will aggravate this situation. One neighbor will gain and take advantage of the equity road maintenance split at the expense of all the other neighbors.



In addition, we are especially concerned with the potential health risks associated with EMF emitted from this tower as insufficient research has been published to truly identify our personal risks from constant exposure to a cell tower. Again, with the houses situated as they are along Dragon Point, there will be 6 residents all with homes within 2 tenths of a mile of the tower! That is way too close for a commercial operation to be established within our rural location, exposing our residents to EMF without our consent!

We are concerned as well with the impact to the environment we live in. Has an environmental impact report been published to understand the impact of this tower installation? If not, we request seeing an impact report so we can better understand all the risks.

Finally, although only one carrier is apparently starting this process, we feel it would not end there. If a tower was installed, we fear it would not be long until Verizon and other carriers also start mounting additional devices on the structure, further increasing the EMF exposure and visibility to the tower. We understand the allure to a potential revenue stream for our neighbors, but at devastation to our rural community along with the potential personal health implications, we are strongly against it.

Sincerely,

Handwritten signature of Paul and Jodi Sandell in cursive script.

Paul and Jodi Sandell



1/29/2018

County of El Dorado Hills Planning Commission
2850 Fairlane Court, Placerville, CA 95667

Reference: conditional use permit for AT&T Cell Tower Site 5 on parcel APN #087-181-10 –
7160 Dragon Point Road

Gary, and other district commissioners,

My wife and I are the property owners 7220 Dragon Point Road, which is a very short distance from where this proposed tower is to be built. We are sending you this letter to strongly encourage you to deny the permit for the proposed cell tower as listed and referenced in the subject line.

Part of your Planning Services own stated goals are “maintain the County’s unique quality of life, protect public safety and the environment and promote economic vitality for current and future generations.” After looking at the implications of the cell tower there are a number of factors that in you mission statement that would not be achieved if you were to approve this project.

1. **Aesthetics** – We and many of the surrounding neighbors are situated on beautiful ridges with views of the Sierra’s to the east and the valley to the west. While our property lots are generally in size of 20 acres most homes find themselves along the ridgelines so we are indeed very close to the tower’s location which would take prominent view for all homes either to the east, west or along Dragon Point Ridge where I live. We have some Oak Trees and 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.
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 will not give approval. Your assistant planner Evan Mattes said this would be considered a civil issue but these parties will engage in lawsuits if their consent is not achieved and the project is moved forward.

4. **Noise Pollution** – that was covered in their MND as the tower has a generator that if it was being tested or power went out would kick on and could cause noise that would echo through our canyon which has very sensitive acoustics given our deep canyons and ridges. The rural and private feel of our properties would be interrupted by a constant low buzz interrupted by generator, and maintenance vehicles.
5. **Proximity of other towers** – There are plenty of other towers and antenna's in the area that could be cohabitated within 4 mile radius. There is no need to add an additional tower right in the middle of our community based on big company expansion and federal grant objectives over the benefit of the overall community.
6. **Unknown health concerns** - while this is potentially the most damaging long term, especially for those in close proximity, we are aware that this will not be considered in a decision to approve or decline the permit. However, we would be dishonest if we did not say that we are concerned about the unknown long term health effects that a constant (and increasing) usage tower would have on our health, including those nearest the tower. They have tested their equipment on it but will soon lease space out to many other providers with other equipment.

It is because of these numerous factors that we don't think the planning department would be accomplishing its stated mission by the placement of this particular tower and would request you deny the permit and find a different location for the cell tower. Thanks for your consideration.

Sincerely,


Brad and Shanel Nicholson