Additional material Opposition to Verizon Cell Tower Project CUP23-0011

Suzanne Blake <appygrl@gmail.com>

Tue 6/11/2024 4:59 PM

To:Aurora M. Osbual <Aurora.Osbual@edcgov.us>;Planning Department <planning@edcgov.us>;Lexi Boeger <Lexi.Boeger@edcgov.us>;Bob Williams <Bob.Williams@edcgov.us>;BOS-District IV <bosfour@edcgov.us>;Brandon Reinhardt <brandon.reinhardt@gmail.com>;Daniel Harkin <Daniel.Harkin@edcgov.us>;Andy Nevis <Andy.Nevis@edcgov.us>;Karen L. Garner <Karen.L.Garner@edcgov.us>;Benjamin A. Koff <Benjamin.Koff@edcgov.us>

P.C. 06/13/24
Item #2
4 Pages

1 attachments (4 MB)

Property value trees Cell tower meeting 6-11-24.pdf;

Please see attached articles cited in our opposition to the CUP23-0011.
Suzanne Blake 916-2012386
David Gersten 916-261-0479

5G, CELL TOWERS AND WIRELESS

DECREASED PROPERTY VALUE

"An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna."

"of the 1,000 survey 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, and almost 90% said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood."

"Cell Towers, Antennas Problematic for Buyers"
— Realtor Magazine

PDF is hyperlinked. More on property values at ehtrust.org

ENVIRONMENTAL HEALTH TRUST | EHTRUST.ORG

A study published in the Journal of Real Estate Finance and Economics found that for properties located within 0.72 kilometers [2362 feet] of the closest cell tower, property values declined 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range.

"In aggregate, properties within the 0.72-kilometer band lose over $24 million dollars."

"In some areas with new towers, property values have decreased by up to 20%."
- **"Your new neighbor, a cell tower, may impact the value of your home" National Business Post, 2022.**

"...cell towers are concerning to many people and drop property values."

"While most states do not require disclosure of neighborhood nuisances, such as cell towers or noisy neighbors, a few states do, and more are likely to in the future."
— Real Estate Attorney, South Florida Sun Sentinel, 2021

The California Association of Realtors' Property Sellers Questionnaire specifically lists "cell towers" on the disclosure form for sellers of real estate.
— Click to go to the California Association of Realtors' Property Sellers Questionnaire (p. 3-4 under K. Neighborhood)

ENVIRONMENTAL HEALTH TRUST

5G, Small Cells & Cell Towers Can Drop Property Values

Would you buy a home with cell antennas outside the bedroom window?

Legal filings by cities and municipalities to the FCC highlight how small cell deployment could impact aesthetics and property values.

"many deployments of small cells could affect property values, with significant potential effect..."

— Reply Comments of Smart Communities Siting Coalition (local governments and associations representing 1,854 communities) 4/7/2017,Docket No. 16-421, April 7, 2017

"Considering that the Smart Communities' prior filings show that the addition of facilities of this size diminish property values, it is strange for the Commission to assume that approval can be granted in the regulatory blink of an eye...."

"...allowing poles to go up in areas where poles have been taken down has significant impacts on aesthetics (not to mention property values)."

— *Ex Parte* Submission of Smart Communities Letter to Ms. Marlene H. Dortch, Secretary, Federal Communications Commission, September 19, 2018

"While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers..."
— Report and Analysis by David E. Burgoyne, ASA, SR/WA Certified General Real Estate Appraiser to the FCC in Docket 16-421

PDF is hyperlinked. More on property values at ehtrust.org

ENVIRONMENTAL HEALTH TRUST | EHTRUST.ORG

ENVIRONMENTAL HEALTH TRUST

FACTSHEET: RADIOFREQUENCY AND THE ENVIRONMENT

TREES AND CELL TOWER RADIATION

City of Fort Collins, Colorado
Excerpts from Section 5.3 Street Tree and Canopy Cover Protection

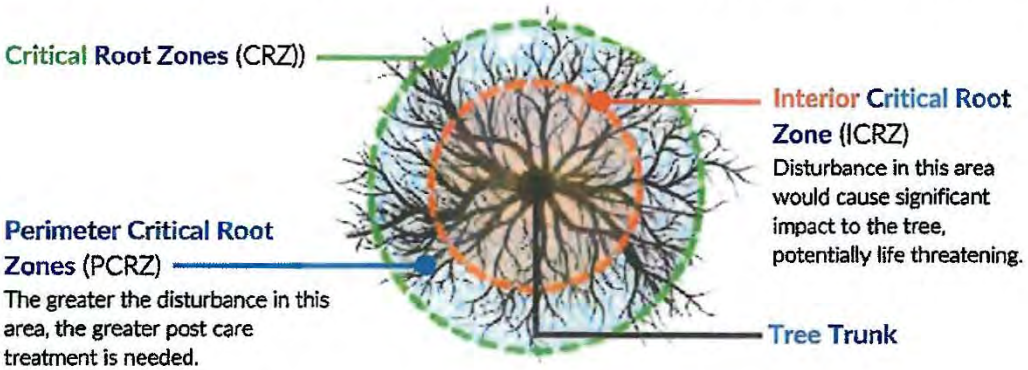
"It shall be unlawful for any person to plant, cut, trim, prune, remove, or destroy any tree within the public right-of-way of any street or sidewalk, or upon other City-owned property within the City of Fort Collins."

"Small cell foundations and poles shall not be located within 40 feet or within the Critical Root Zone (CRZ) of an existing tree or planting site. The greater of the two shall apply."

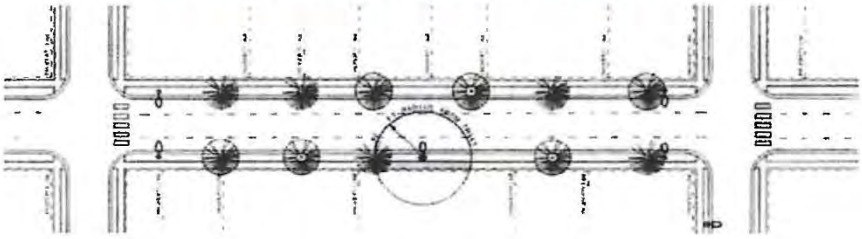
"Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance."

Critical Root Zones (top view)

Critical Root Zone (CRZ) is the distance from the trunk that equals one foot for every inch of the tree's diameter. For example, if the tree has a trunk 12 inches in diameter, the CRZ is a 12 foot radius around the tree.



40-foot radius from the Critical Root Zone



NOTE: All bold italic text is a clickable hyperlink.

Graphics from Fort Collins Small Cell Design Guidelines

FW: Public Comment to CUP23-0011 - Verizon Tower

Benjamin A. Koff <Benjamin.Koff@edcgov.us>
Wed 6/12/2024 7:30 AM
To:Planning Department <planning@edcgov.us>

P.C. 06/13/24
Item #2
9 Pages

1 attachments (3 MB)
Lichtig Comment to CUP23-0011.pdf;

From: Alex Lichtig <alex.lichtig@gmail.com>
Sent: Tuesday, June 11, 2024 4:22 PM
To: Benjamin A. Koff <Benjamin.Koff@edcgov.us>
Cc: Jenna Lichtig <jenna.lichtig@gmail.com>
Subject: Public Comment to CUP23-0011 - Verizon Tower

Hello Benjamin,

We would like to provide the attached comments to CUP23-0011 for consideration at the 6/13/24 Planning Commission meeting.

Thanks,

Alex Lichtig
C (858) 472-9879

To: County of El Dorado Planning Commission - Andy Nevis, Daniel Harkin, Brandon Reinhardt, Bob Williams & Lexi Boeger

From: Alex & Jenna Lichtig
1760 Arroyo Vista Way
El Dorado Hills, CA 95762

Planning Commission Members,

We request you reject the Mitigated Negative Declaration based on the Initial Study prepared by staff and require an Environmental Impact Study in accordance with CEQA guidelines.

We request you reject the Conditional Use Permit CUP23-0011 based on the information in the following letter along with previous public comment.

Please see our following comments on the Staff Report, Environmental Impact and Conditions of Approval. Thank you for your consideration on this project application.

Staff Report – Findings:

2.3 We disagree with the statement that the project is consistent with 2.2.5.21. The Staff report states "The subject parcel, as well as surrounding parcels, consist predominantly of residential development dispersed throughout oak savanna and oak woodland… The sited lease area is surrounded by cleared, flat lands which does not include tree canopy or landscaping which could aid in the concealment of the cellular facility. The parcel of concern borders similarly zoned RE-5 parcels to the south, north, east, and west. A mapped stream and adjacent wooded area are located approximately 490 feet southwest of the proposed site." We don't understand how the proposed 100+ foot steel tower "avoids incompatibility with adjoining land uses" which are stated to "preserve the rural character of an area". This use is better served in the new subdivisions planned to the west of the proposed location or to the south of Green Valley Rd. It would also be better suited in the Highland Hills neighborhood which it is intended to serve.

2.7 No trees are proposed for removal. However, no arborist/environmental report been submitted or reviewed for the existing native oak trees adjacent to the proposed improvements. Roots can grow up to 90 feet from the trunk of mature oaks, improvements (including trenching, foundations and hardscape) are shown less than 30 feet from the tree as indicated on the plans.

3.4.E. RF Analysis crosses over to public roads and the adjacent parcel. Analysis should be performed at the various elevations that can be accessed by the public and adjacent owner, not simply 90- or 0-foot elevations.

2.6.1.1 - Scenic Corridor Ordinance – This project should not be approved without the establishment of the Scenic Corridor Ordinance as outlined in the General Plan. We believe the scenic rural drive along Malcom Dixon Road would be included as a Scenic Corridor should it have been established and adopted as intended in the General Plan. This ordinance is intended to set strict parameters to protect "scenic local roads and State Highways". Per 2.6.1.1-D - This Ordinance shall impose "limitations on incompatible land uses". A 100+ foot cell tower is an incompatible use with a sensitive view and/or viewshed as described in Policy 2.6.1.1. The Ordinance is also required

to address placement of public utility distribution and transmission facilities and wireless communication structures. This project must not be approved given this requirement.

Environmental Impact:

The County's Initial Study Environmental Checklist is incomplete and/or contains incorrect analysis. This has led to the incorrect conclusion of a "MITIGATED NEGATIVE DECLARATION" being recommended for Planning Commission approval. An objective review of the proposed project concludes that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required as described on Page 3 of the Initial Study Environmental Checklist completed by Benjamin Koff and Ande Flower. A list of issues follow, if any of these are found to have a significant effect (which we believe each does), then an Environmental Impact Report must be required:

1. Section I Aesthetics – are not properly addressed. Refer to public comments and the renderings provided in the application. Also, should a Scenic Corridor Ordinance exist as required by the General Plan, we believe the drive along Malcom Dixon road would qualify as a scenic corridor which include areas "where viewers can see large water bodies (e.g., Lake Tahoe and Folsom Reservoir), river canyons, **rolling hills, forests**, or historic structures **or districts that are reminiscent of El Dorado County's heritage**." In addition, the renderings clearly show a "potentially significant impact" for section I.c – "Substantially degrade the existing visual character quality of the site and its surroundings". Additionally, the proposed wooden fence does not conceal the remaining equipment as shown in the proposed elevations.

Staff Analysis on Aesthetics:

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character quality of the site and its surroundings?		X		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: A substantial adverse effect related to aesthetics would result from the introduction of physical features that are not characteristic of the surrounding development, substantial changes the natural landscape, or obstruction of an identified public scenic vista.

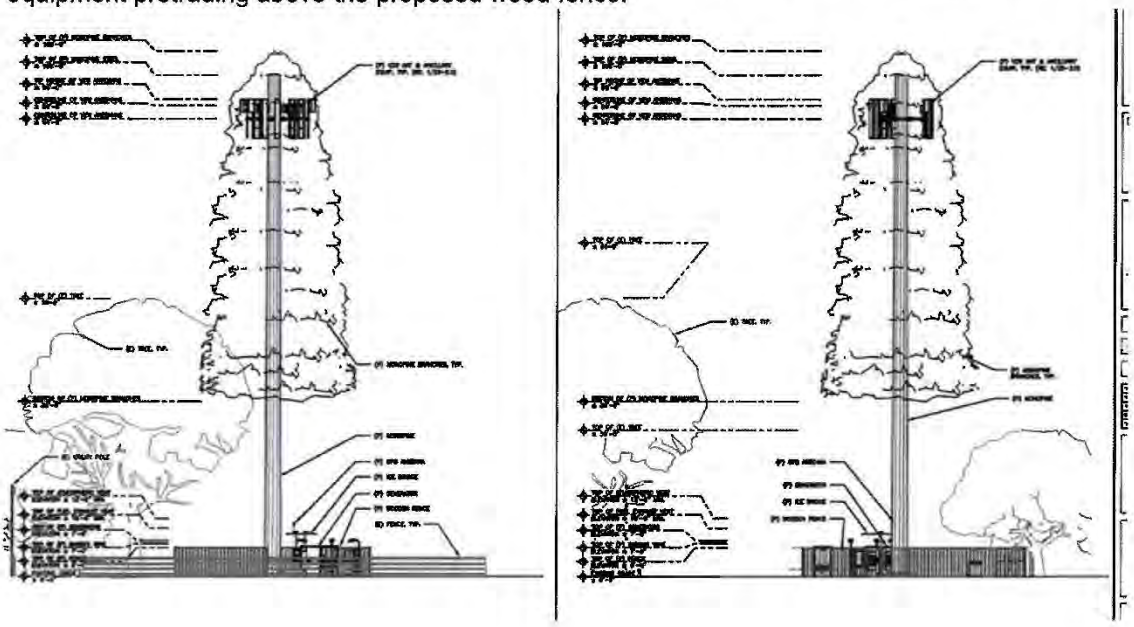
a-b. The project site is not located near a scenic vista, nor is it visible from an officially designated State Scenic Highway. The existing visual character of the site features residential development dispersed throughout oak savanna and oak woodland. The project location is surrounded by a mixture of residential uses, oak savanna, oak woodland, and agricultural development. There would be **no impact** to scenic vistas or scenic resources, and approval of the project would not substantially degrade the existing visual character quality of the site or its surroundings.

c. Visual Character: The project site is located on a portion of a partially developed parcel that is currently inhabited by high grass cover and scattered oak trees. While there are oak trees and other vegetative cover on site, no tree canopy exists within the proposed 40-foot by 40-foot lease area. As vegetative cover is not feasible in this location, the proposed wireless facility has been designed using stealthing/concealment elements. The proposed tower will be concealed as a monopine. The pole and panel antennas will be painted a flat brown color. Additionally, the panel antennas will utilize needle socks. All antennas, antenna mounts, antenna equipment, and fully exposed cables will be placed fully within the monopine branch radius. Along with the concealment/stealthing taking place on the tower, a wooden fence will be installed around the lease area. Therefore, as proposed and conditioned, any potential impacts would be **less than significant.**

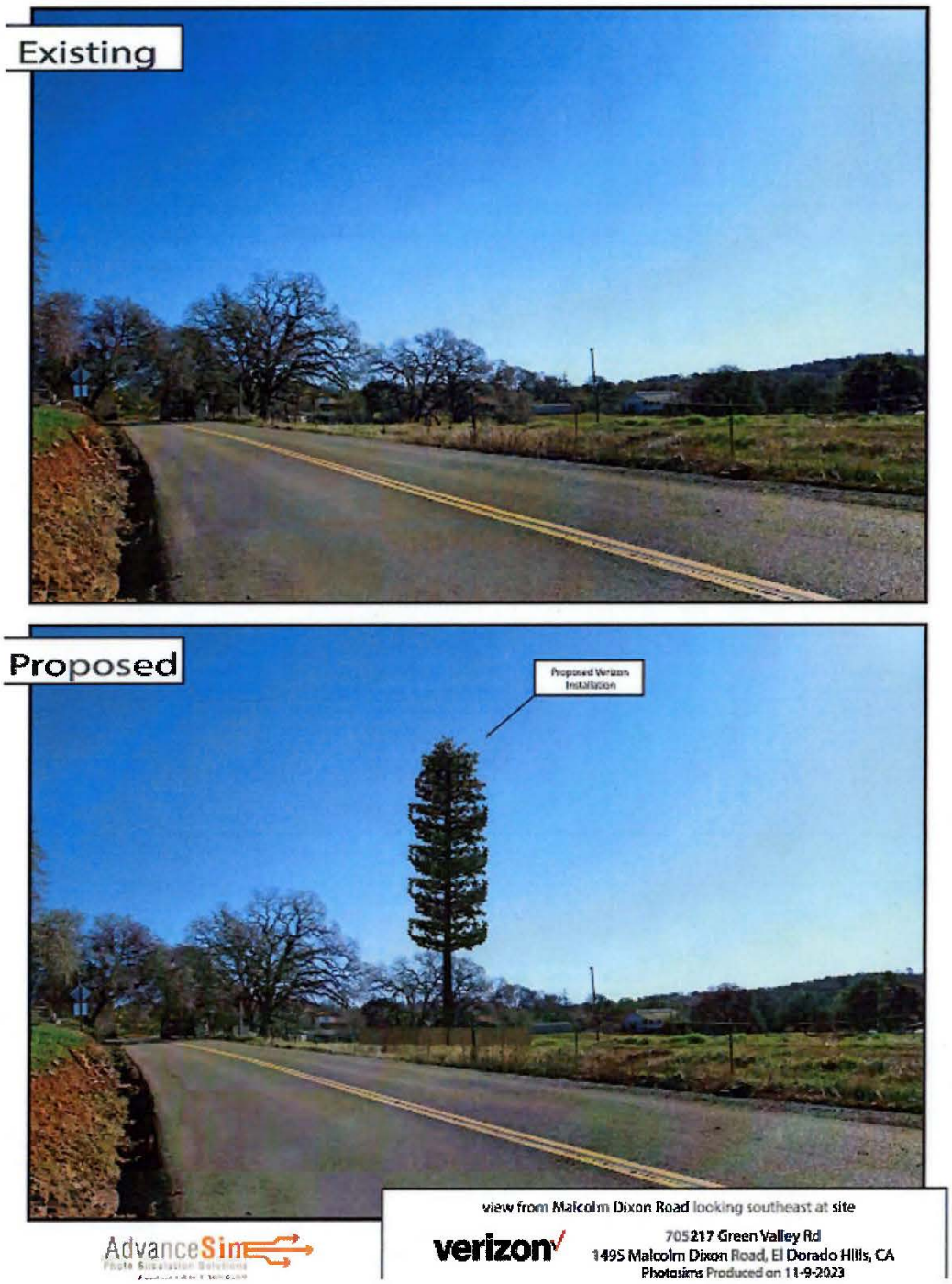
d. Light and Glare: The proposed project does not include any new light sources. Any potential light sources would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare, during the building permit process, there would be **no impact** associated with light and glare as a result of project approval.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, any potential impacts would be **less than significant.**

Project elevation showing tower height compared to naturally occurring trees. Also showing equipment protruding above the proposed wood fence:

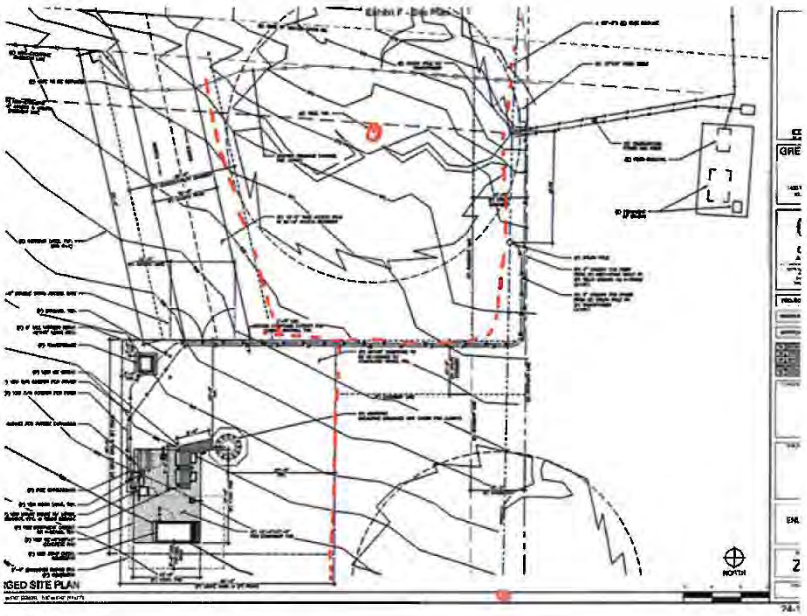


Rendering of the before/after "visual character" of the site, clearly a substantial impact (also see other public comments):



2. Section III Air Quality – Although this section addresses pollutants and the regulatory standard for construction, it does not clearly address impacts of the proposed 30kW diesel generator and 211-gallon fuel tank. PG&E power interruptions are regular (unfortunately) and there is no analysis on when the generator will operate along with the impact to nearby residents and livestock. We believe this is a "potentially significant impact."
3. Section IV Biological Resources - No trees are proposed for removal. However, no arborist report been submitted and reviewed for the existing native oak trees adjacent to the proposed improvements. Roots can grow up to 90 feet from the trunk of mature oaks, improvements (including trenching, foundations and hardscape) are shown less than 30 feet from the tree as indicated on the plans.

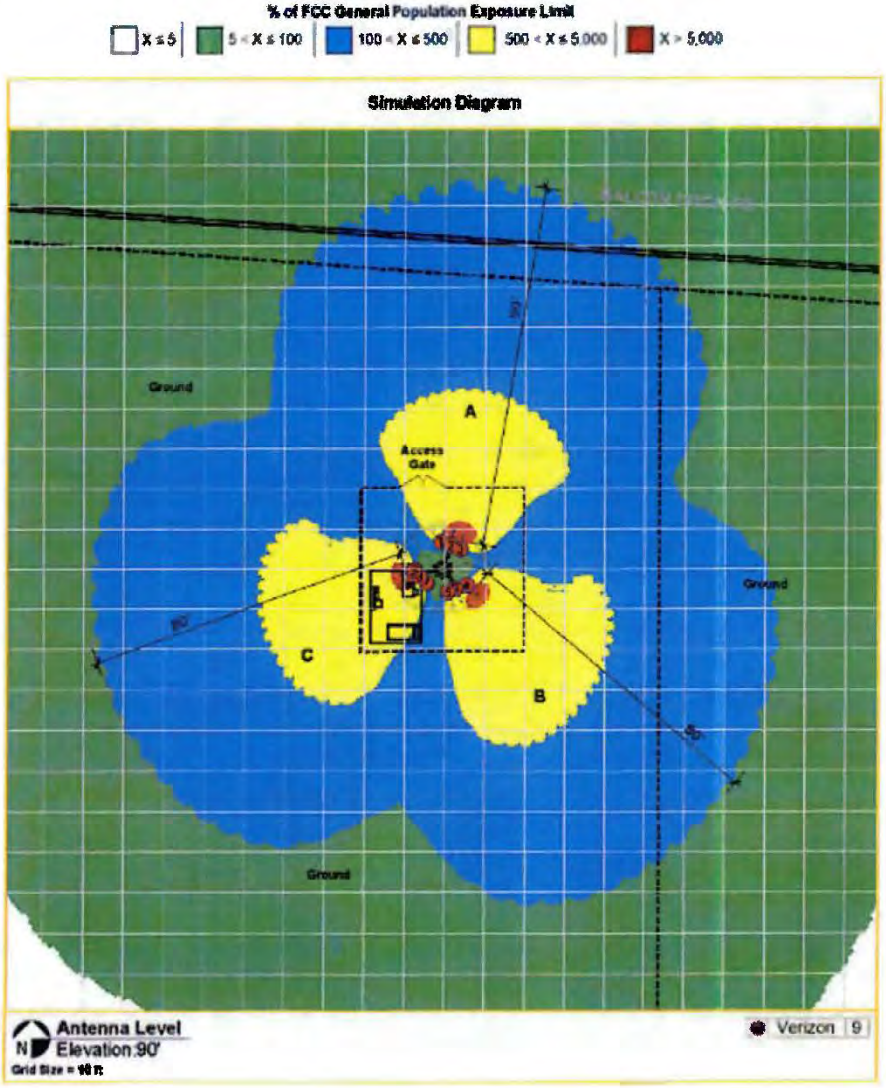
Trees and approximate limits of work (equipment will need to work outside of those limits to construct the improvements):



4. Section IX Hazards and Hazardous Materials – The applicants' Radio Frequency Electromagnetic Fields Exposure Report states that areas noted in their report as "blue, yellow or red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protective equipment or has the ability to power down the transmitters." Their analysis shows the blue area covering portions of the public road and adjacent parcel at an elevation of 90'. There are grade changes above 0' and below 90' to the adjacent roadway and parcel. This should require specific exposure analysis at the elevations that can be occupied by the public roadway and adjacent parcel. The FCC

analysis is incomplete as submitted. Based on the differing elevations, their application may exceed the FCC's General Population MPE (Maximum Permissible Exposure). This is a potentially significant impact.

Figure 2: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.



5. Section XI Land Use and Planning – We strongly disagree the proposed 108 foot tall steel cell tower aligns with a zone intended to "preserve the rural character of an area" as described in the General plan and in staff analysis. In their analysis, Staff appears to be assuming that because this use is allowed as a conditional use in the General Plan, that is should be approved. The intention of a CUP is "a process for reviewing uses and activities that may be appropriate in the applicable zone but the potential for effects on the site and surroundings cannot be determined without a site specific review" per Title 130 - 130.52.021.A.1. This use is not compatible with RE-5 at this specific location. This use is a Potentially significant impact to the land use policy/General Plan.

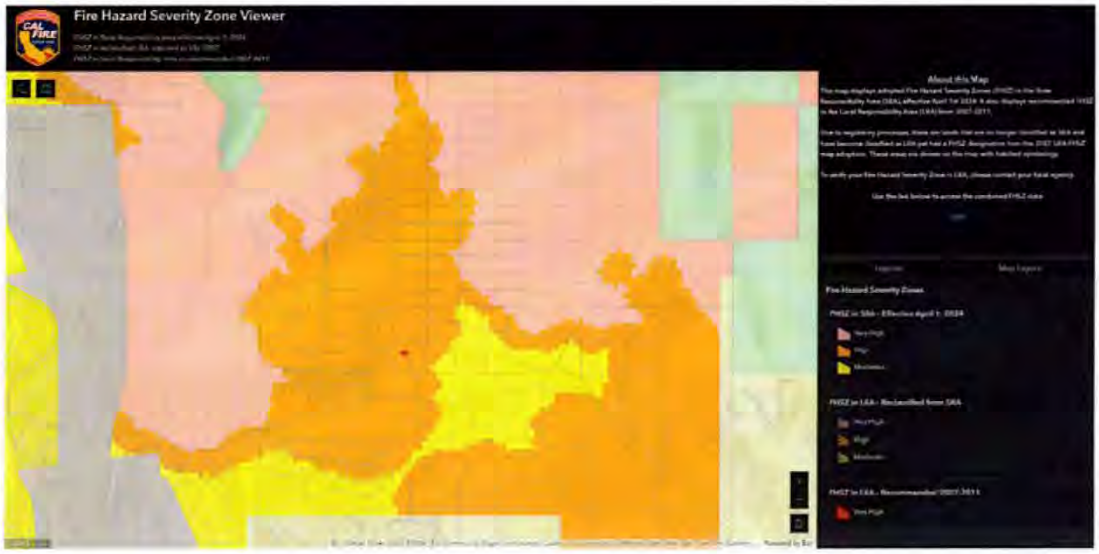
b. **Land Use Consistency:** The subject parcel has a General Plan land use designation of LDR (Low Density Residential) and is zoned RE-5 (Residential Estate, 5-acres.) The purpose of the RE (Residential Estate) zone is to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding use compatibility, physical and infrastructural constraints, and General Plan use designation. The proposed use is permitted within the RE-5 (Residential Estate, 5-acres) zoning designation by way of a Conditional Use Permit. Any potential impacts would be **less than significant.**

6. Section XX Wildfire - Wildfire hazards are not properly addressed for the proposed tower, 30kW diesel generator and 211-gallon fuel tank. No water serves the site and neighboring homeowners are at risk of fire spreading and damaging property. Although this is located in a HIGH fire risk area, it is surrounded by VERY HIGH risk areas and the risk profile has substantially deteriorated since the zones were last updated in 2009.

Staff determination of Risk:

b. **Exacerbate Wildfire Risks:** Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during project activities. The project applicant would also be required to develop the project structures to meet 'defensible space' requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. With implementation of standard County fire safe requirements and any additional requirements per EDHFD's review during the building permit stage, including the preparation of a final fire protection plan, prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards, the project is unlikely to be exacerbate wildfire risks. Because the project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk. Any potential impacts would be **less than significant.**

CalFire Severity Map:



Conditions of Approval:

Although we feel strongly that this conditional use permit should be denied or delayed based on the information provided and public input. Should the project be approved, we would like the following amendments to the conditions of approval to mitigate the project impacts on local taxpaying residents.

Conditions of approval comments:

1. Section 3 – Request adding: "including any health effect due to increased RF radiation."
2. Section 9 – Hold Harmless. Request deletion of this section. The county should be held accountable for their decisions and must be able to defend their position. If the County is not confident enough to defend their position, the decision is flawed. Hiding behind massive corporate lawyers is not what El Dorado County is about.
3. Add a tree protection plan to ensure native oak trees are protected during construction.
4. Construction of the facility will lead to heavy equipment and maintenance trucks on the roadway. The applicant should be required to repave Malcom Dixon road between both intersections of Green Valley Rd upon construction completion, reseal every three years and repave every 15 years in perpetuity.

CUP23-0011 Verizon application

P.C. 06/13/24
Item #2
17 Pages

Katie Pierman <katiepierman@gmail.com>
Wed 6/12/2024 9:30 AM
To:Aurora M. Osbual <Aurora.Osbual@edcgov.us>;Planning Department <planning@edcgov.us>

1 attachments (3 MB)
June 12 last letter 2024-compressed.pdf;

Please enter the enclosed attachment into the record for CUP23-0011, as a letter to the committee that includes items for review by the committee.

RE: VERIZON APPLICATION CUP23-0011

June 12, 2024

To The Planning Committee,

This letter is from Katie and Jeremy Pierman at 5120 Steves way in the property directly touching the proposed tower property. We have a direct view of this tower and there are a few things that I need the committee to consider with this project. I have prepared a list of other properties that I think would be more appropriate for this tower that Verizon has not explored. On the other side of Highland Hills (their target zone) in their horizon line is several large metal industrial power transmission towers. I have included photos for your reference. I believe with these towers already in everyone's horizon line (they are over 900 feet altitude) that Verizon would have an easier time convincing the committee and the community that their tower does not intrude on their views and there are several other towers in EDH that are in more dense/suburban residential areas so that should not be a determining factor. The additional altitude also allows for a shorter tower as well.

If the committee can ask Verizon to explore these options and show the committee a coverage map with the other locations before deciding on this current location for the tower, I believe the community may be more understanding. I find fault in their current search. Many of the properties included in their current search include names of mine and several other neighbors that they already know are opposed to the tower and were simply added to boost their numbers and should obviously never been included. A substantial search of locations needs to be done with actual potential properties because they are putting in such a controversial and permanent structure. Two of the locations I have proposed are next to silva valley road (a public right of way) and I believe that putting it near highland hills will have a more positive impact since that is the community they are looking to service. Trying to get our community to understand the need has been difficult because our homes are not in their dead zone of service.

If the committee and Verizon still find this is the best location for a tower, then after talking to the community, I ask the committee to move the tower as far northwest of the proposed location to the other side of the property, to move it away from those who are fighting against it. I also believe with our residential location the monopine is excessively tall and should be lowered to a standard height of 50 feet and be disguised as an oak tree, trying to hide a mono pine amidst oak trees is absurd and shows that it doesn't belong. This location has no pine trees, and no one here wants nonnative species changing our landscape as the surrounding area of this tower boasts natural landscaping and native species. This height reduction and move would also alleviate many of the community

concerns with the horizon disturbance that we are encountering with this tower. I understand that this may lead to Verizon having to put in more towers but in the EDC ordinances that is acceptable and part of the general plan. I believe this too be true and valid of residential communities in general as well. And if lowering the tower does not give Verizon the coverage they are looking for, then they may have to be flexible to meet the EDC general plan which is the whole point of our committee to uphold.

I appreciate the measures that Verizon has thus far tried to take with this tower. As it is an unmanned structure, I believe that having one manual fire extinguisher in a cabinet does not adequately alleviate the communities fire danger concerns, especially with a flammable wood fence. A stone fence would be nonflammable, and an automatic fire suppression system would be more appropriate for an unmanned facility. Also, a solar powered battery backup system would be more appropriate for the area and not only help alleviate concerns about having over 200 gallons of diesel but also reduce noise pollution as well since many of the home already have solar and battery backup. This would also allow for multiple days of service with a power outage. At this location I believe they have adequate space to accommodate this request.

Best regards,

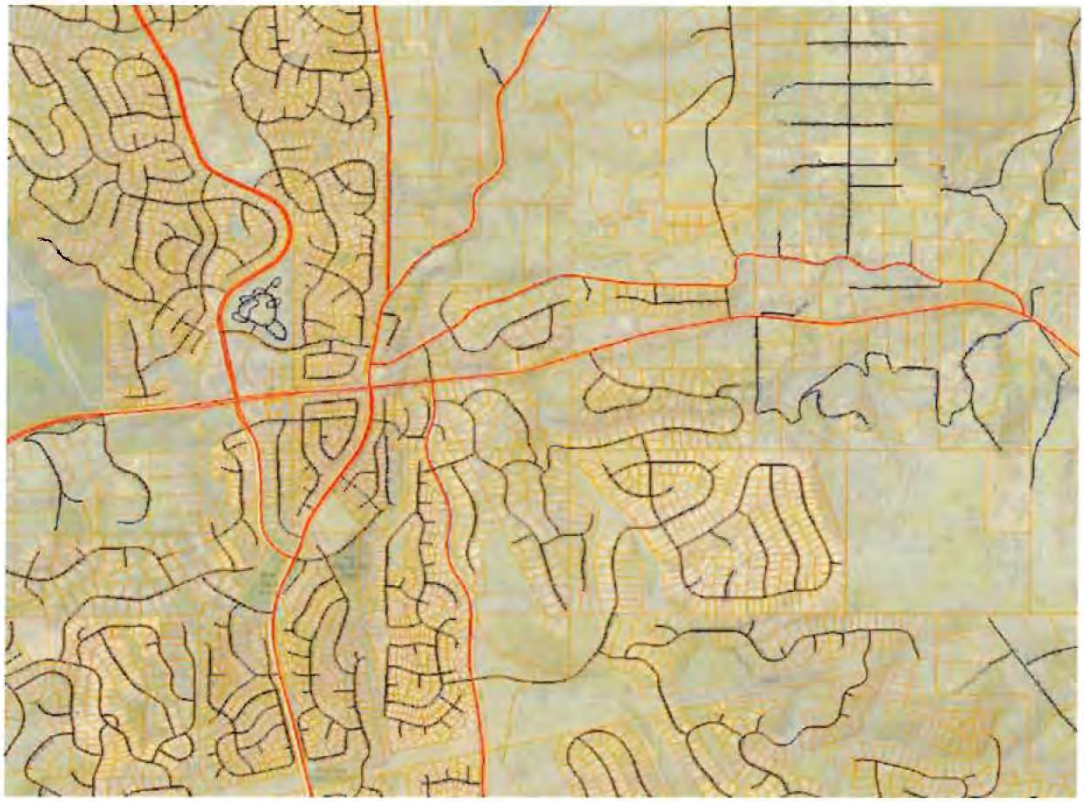
Katie and Jeremy Pierman

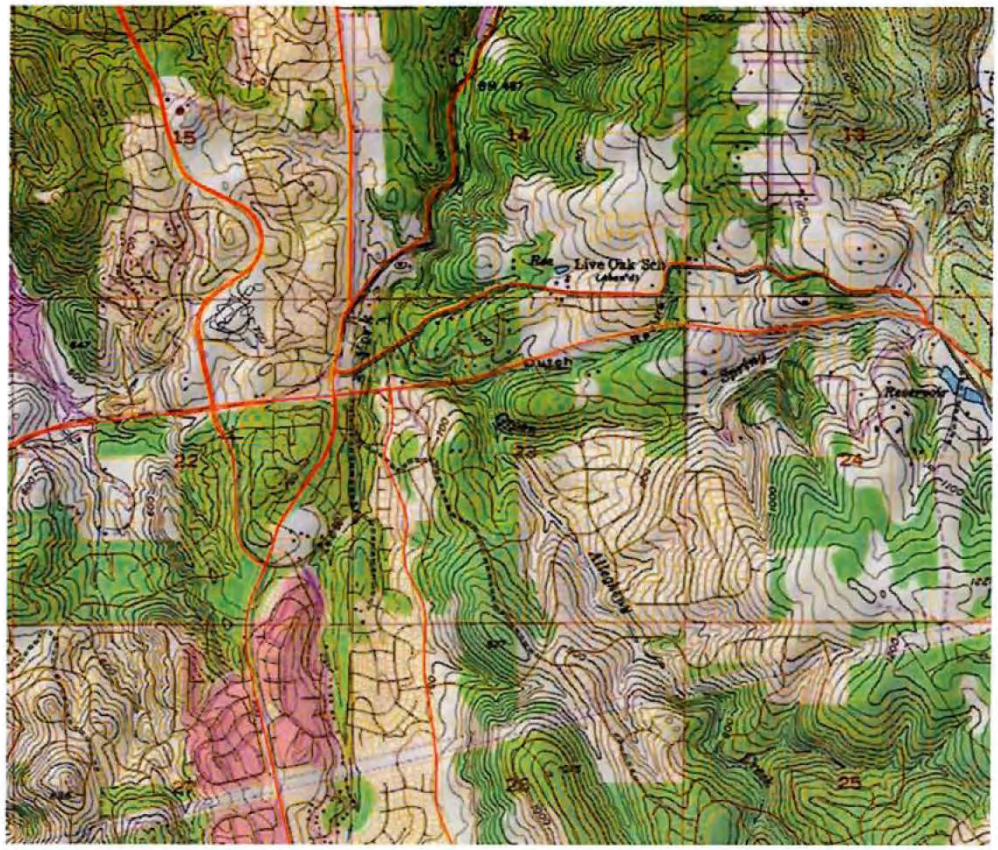
Here is the list of potential other locations that meet the altitude requirements:

1. APN 126-220-004-000 – 11 vacant acres in Highland Hills
2. APN 126-220-006-000 – 5.95 vacant acres next to Silva Valley Rd./Highland Hills
3. APN 126-220-007-000 – 17.9 acres near Highland Hills next to Silva Valley Rd.
4. APN 126-070-025-000 – 14.36 acres along Southside of Green Valley Road
5. APN 126-070-052-000 – 7 acres along Southside of Green Valley Road
6. APN 126-070-053-000 – 6 acres along Southside of Green Valley Road
7. APN 126-070-005-000 – 2.7 acre lot along Southside of Green Valley Road
8. APN 126-370-015-000 – 4.01 acre vacant lot in Highland Hills
9. APN 123-020-023-000 – 8.42 acre lot of vacant land off Appian way
10. APN 123-020-024-000 – part of the 44 acres with the industrial power towers Northside of Appian
11. APN 126-340-022-000 – 10.93 acres of vacant land by Highland Hills

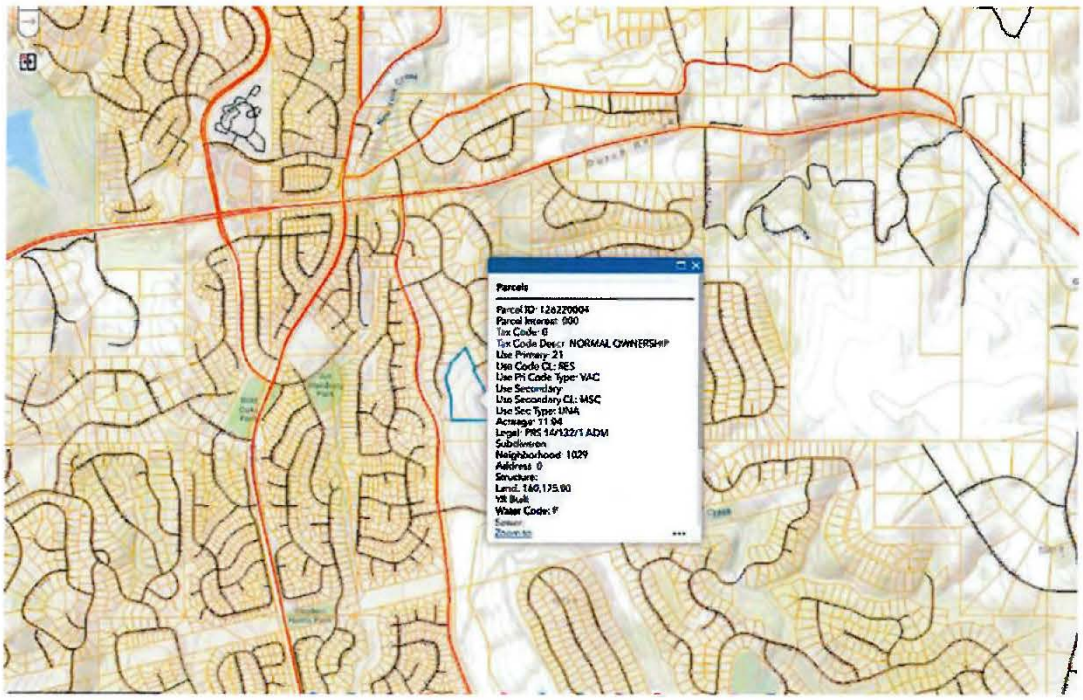
12. APN 126-320-004-000 – 9.66 acre lot behind next to Highland Hills
13. APN 126-470-010-000 – 2.61 acre lot in Highland Hills
14. APN 126-340-004-000 – 3.51 acre lot in Highland Hills
15. APN 123-020-002-000 – 18.73 acres near Highland Hills next to Silva Valley Rd. Northside and Southsides of Appian
16. APN 123-020-024-000 – 44 acres with Large industrial power line towers running through, south of Appian
17. APN 126-020-002-000 – 140 acres and already has one cell tower on it and could be used to place another to service Highland Hills
18. APN 126-440-030-000 – 2 acre lot in Highland Hills

A superimposed copy of altitudes, topographic maps and APNs has also been included. As well as visuals of all APNs and proposed new location of tower on current property.





RE: VERIZON APPLICATION CUP23-0011



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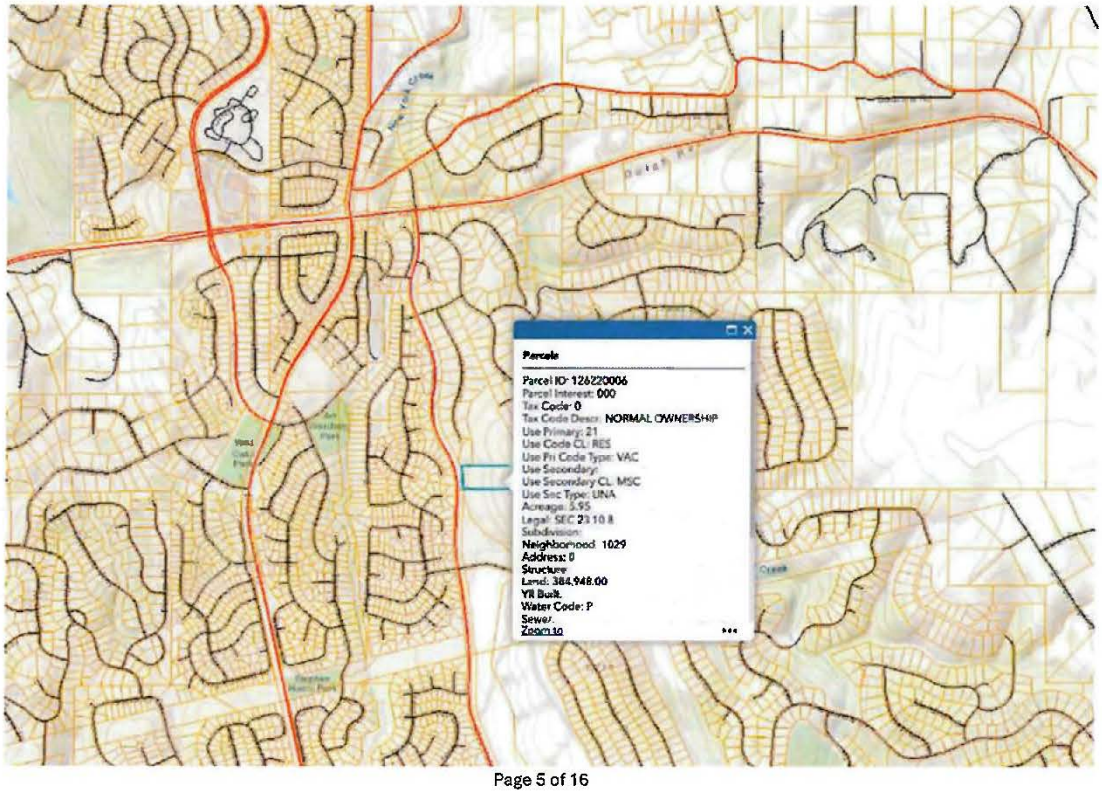

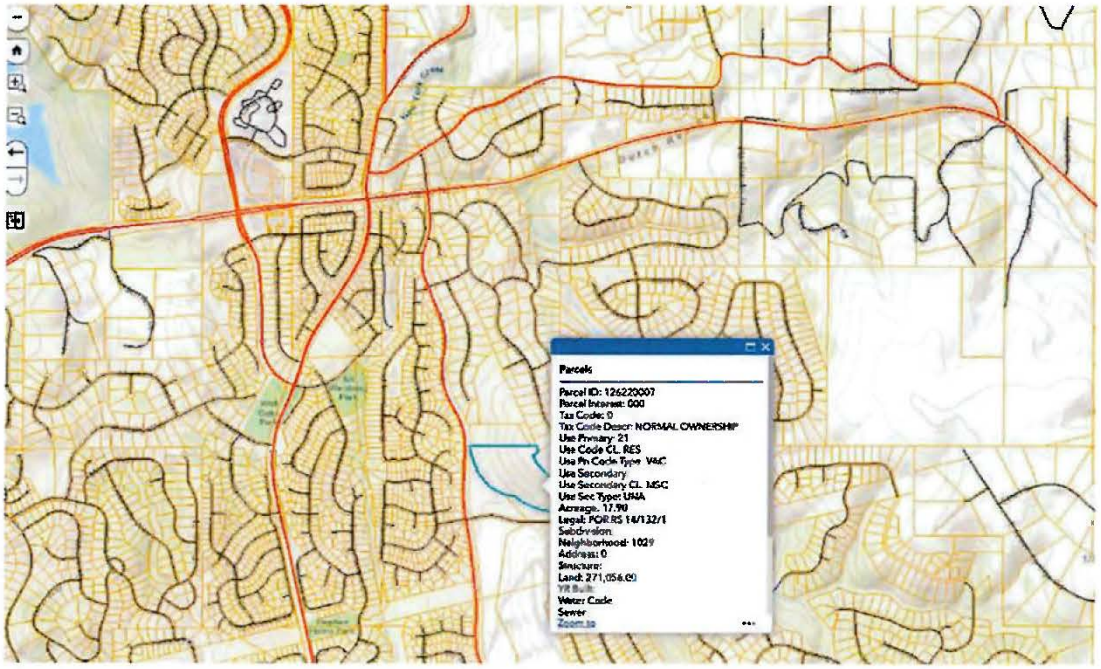

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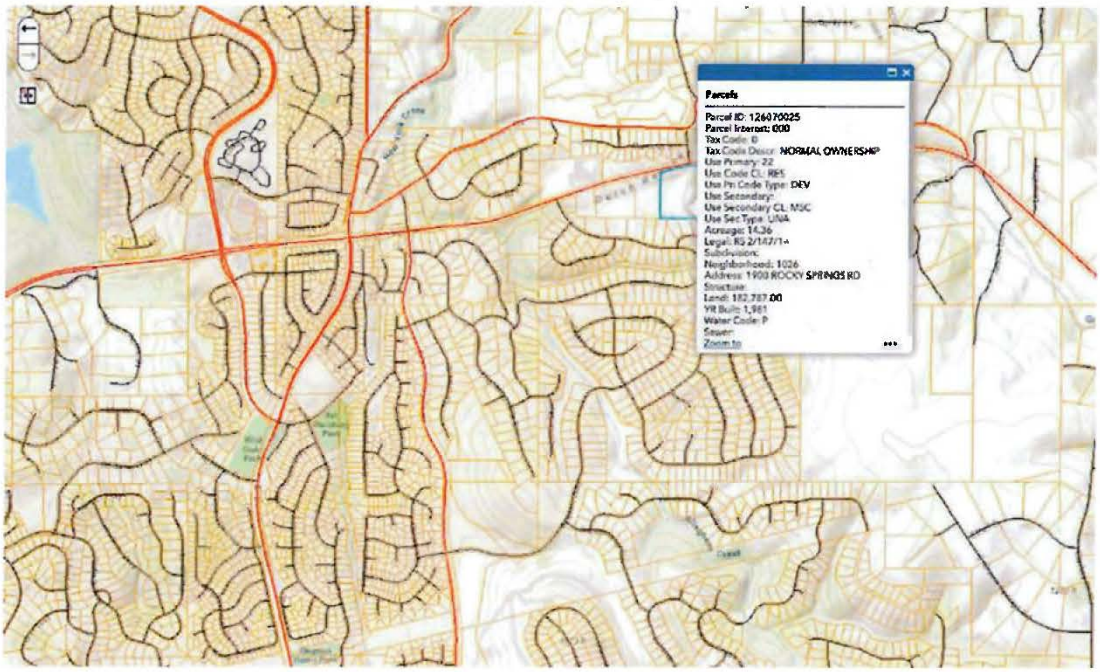

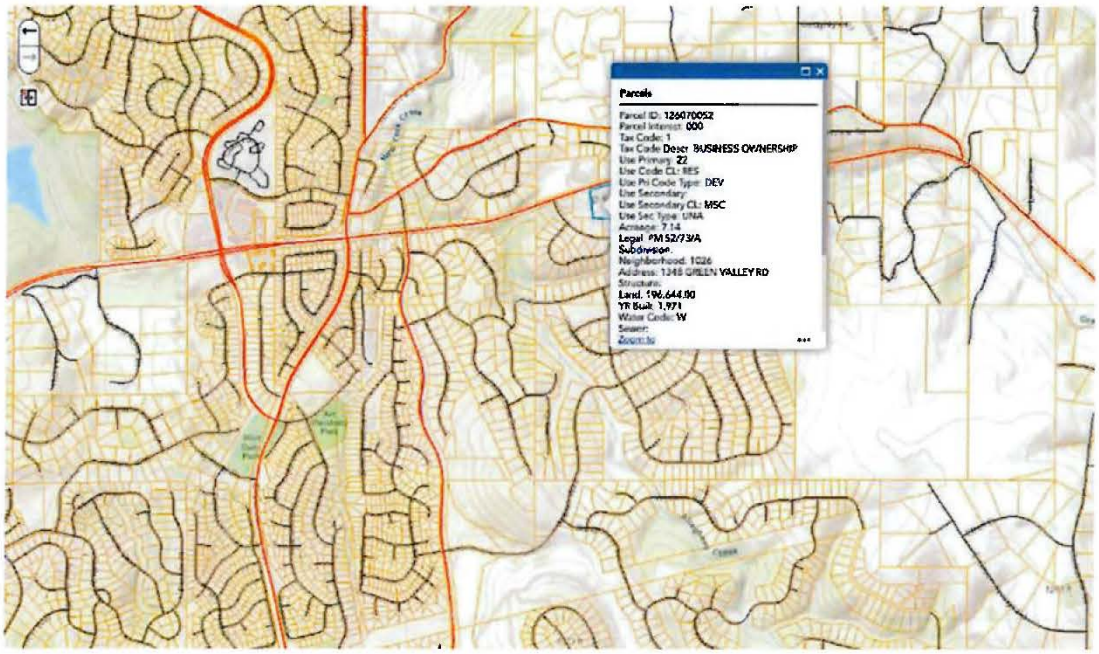

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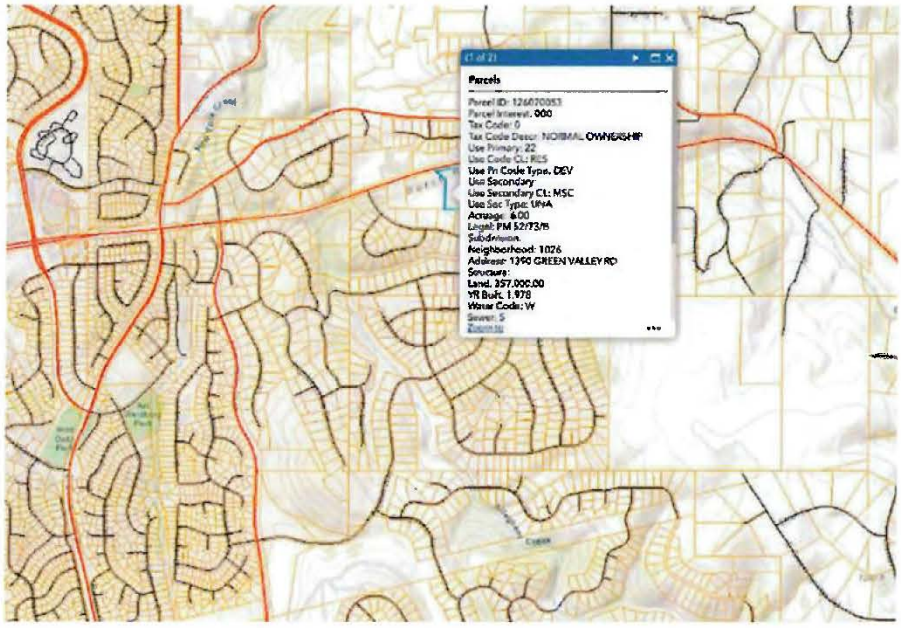

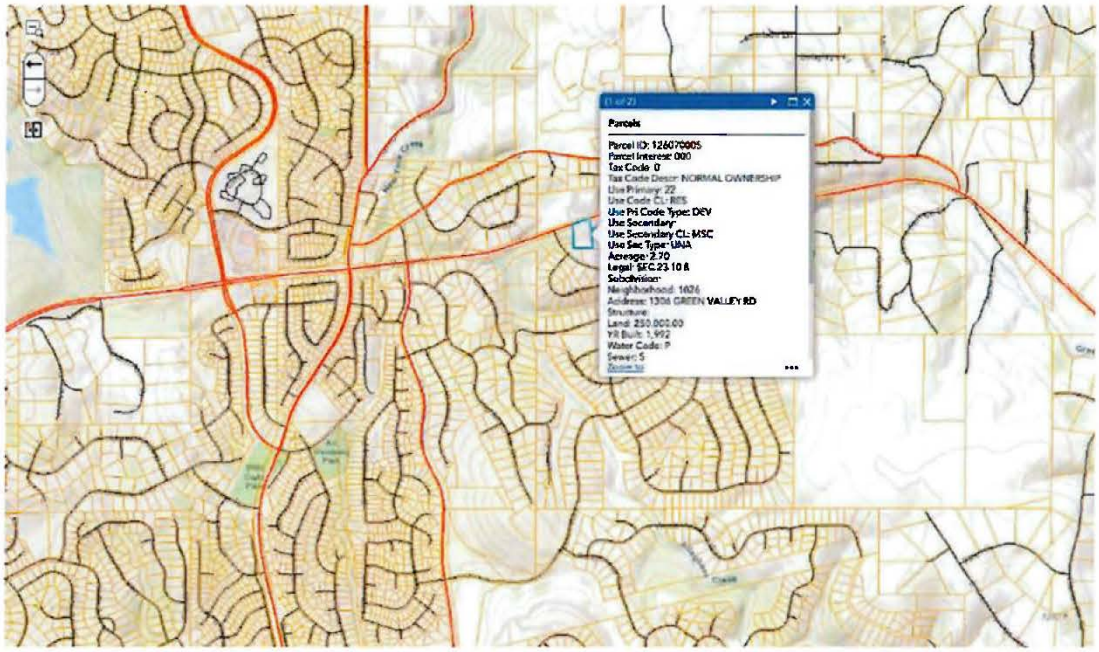

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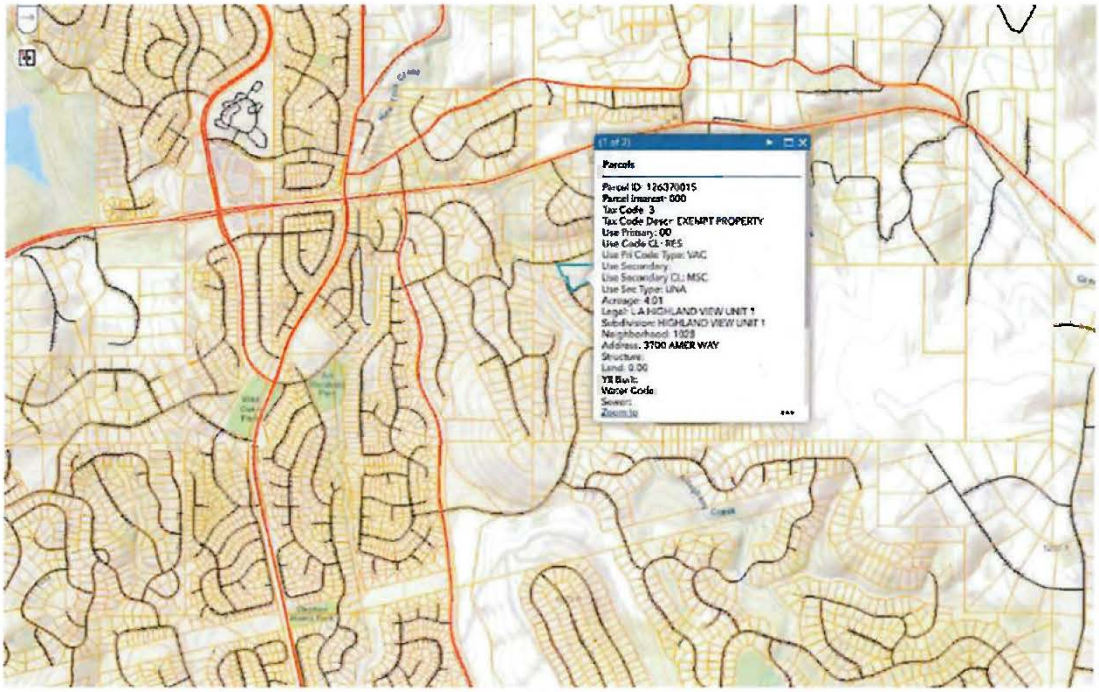
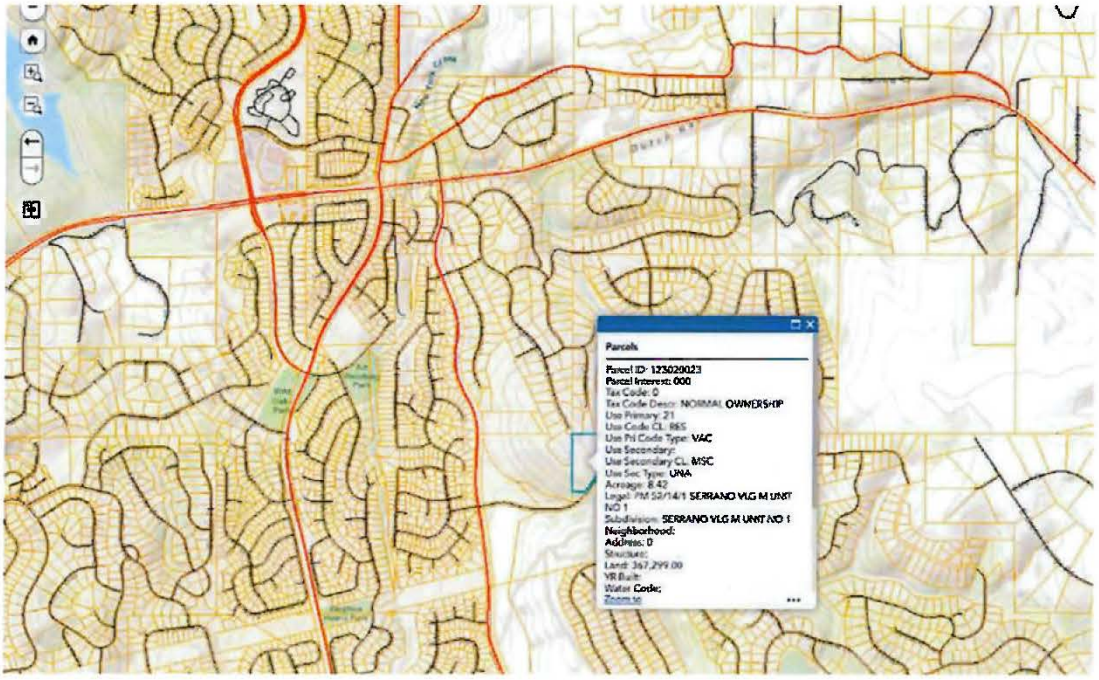
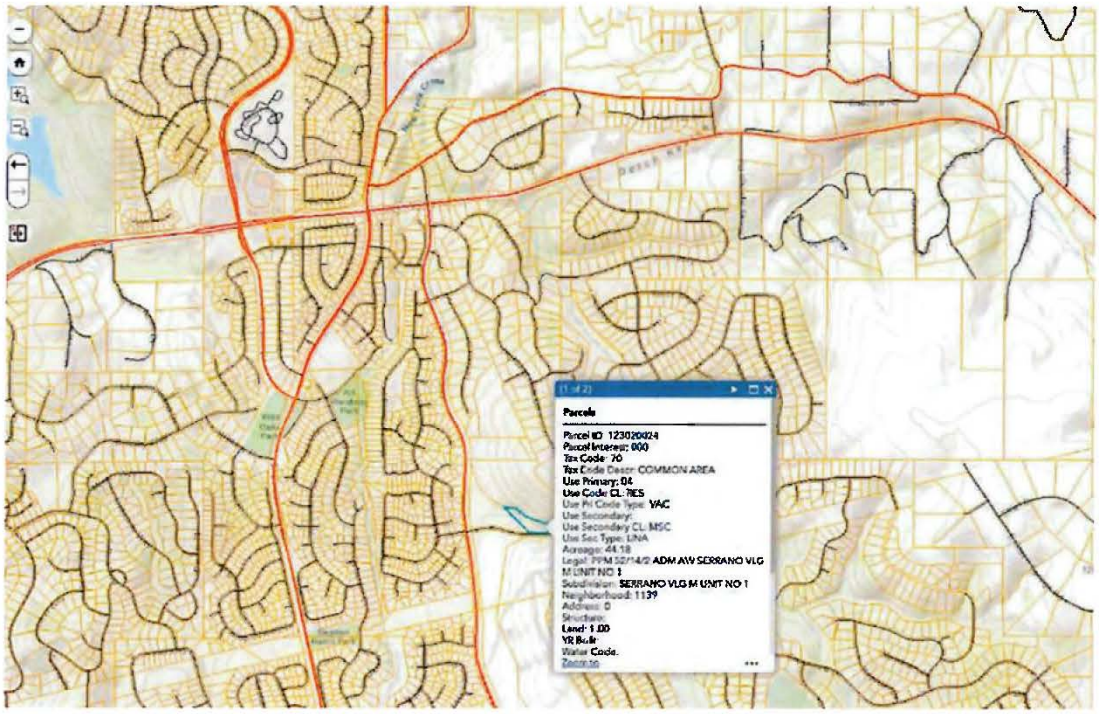
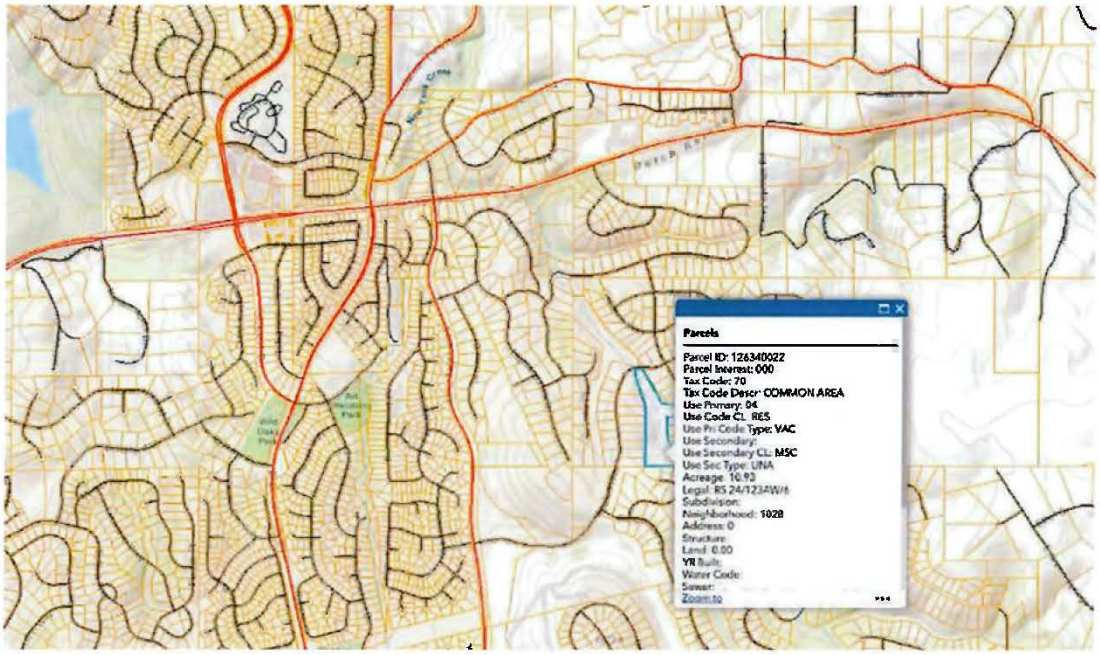


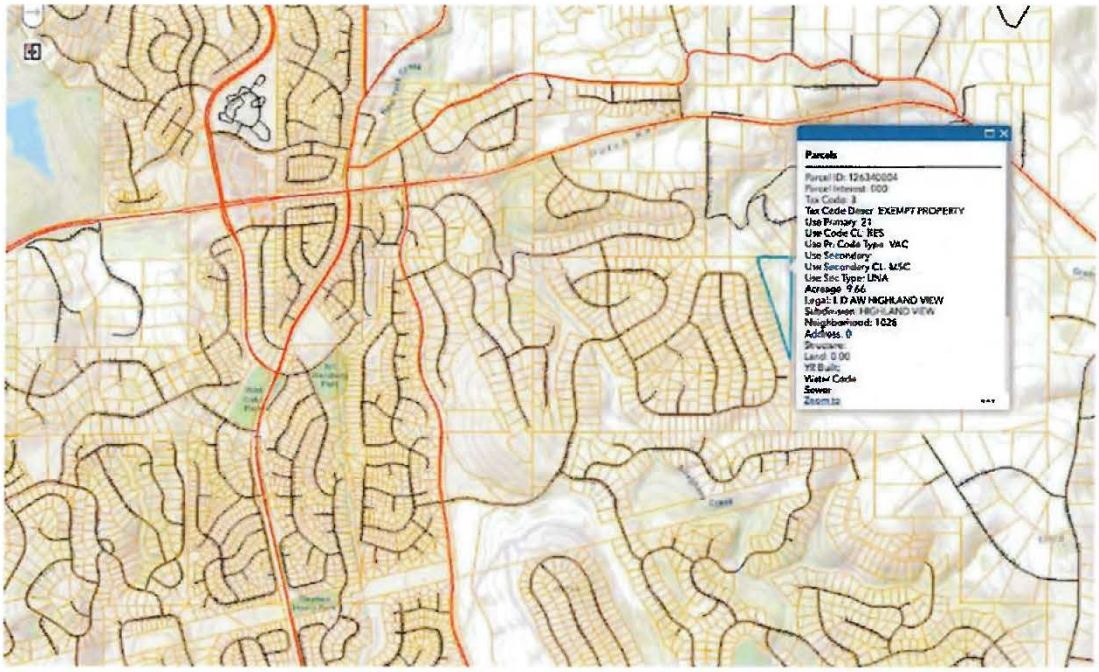


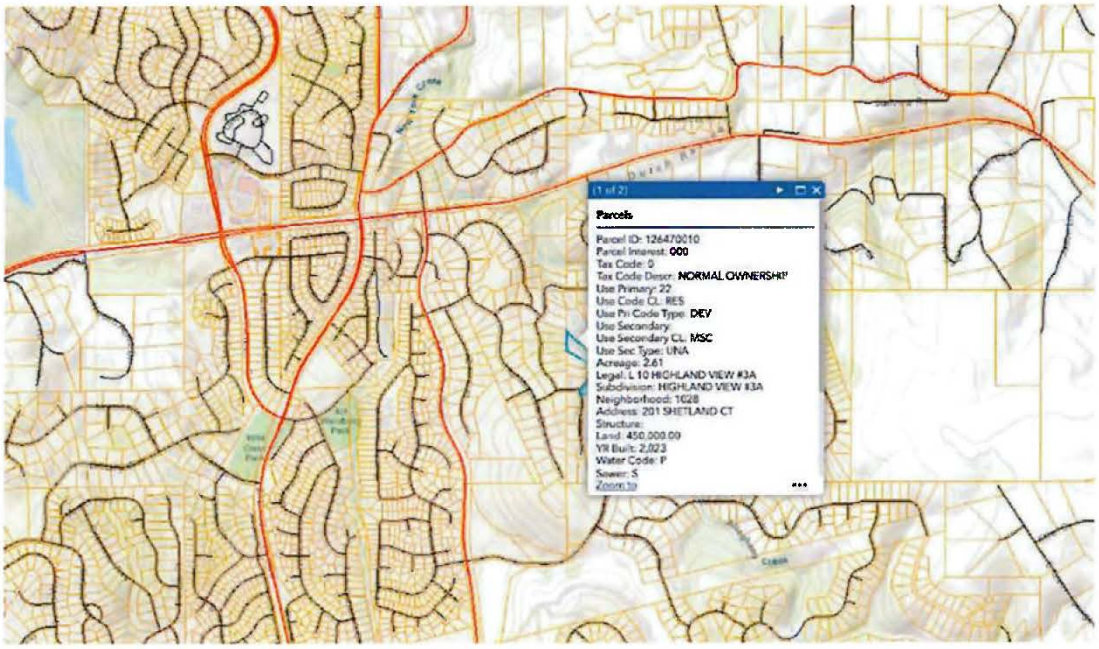
9 & 10



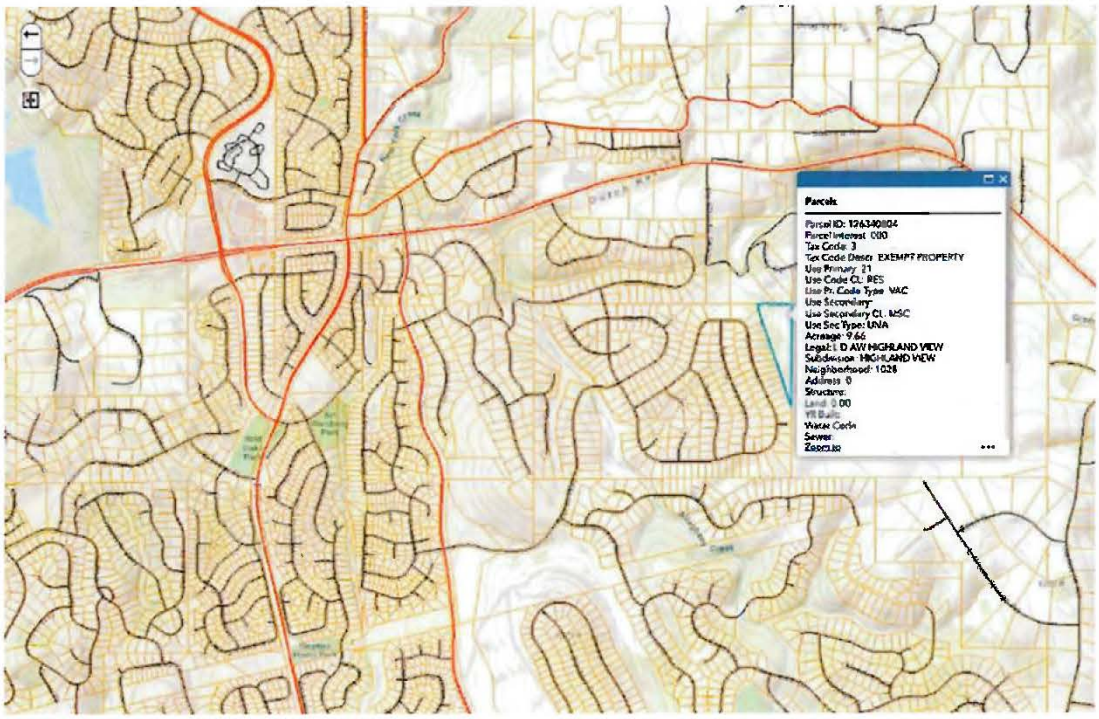


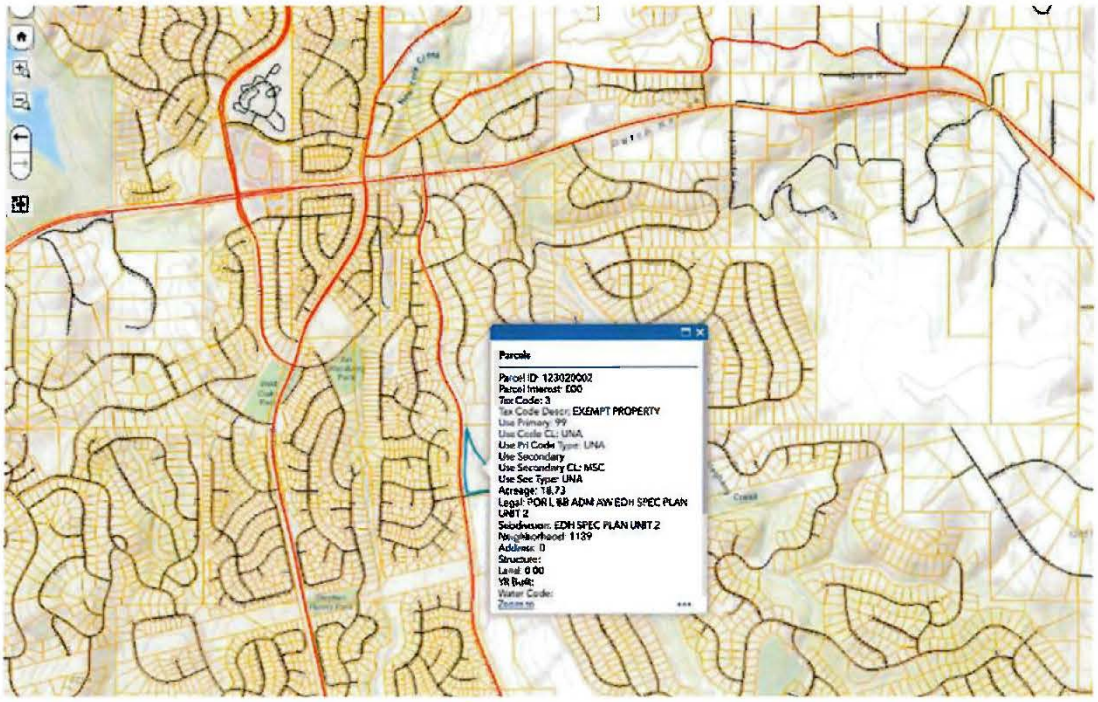
11 & 12



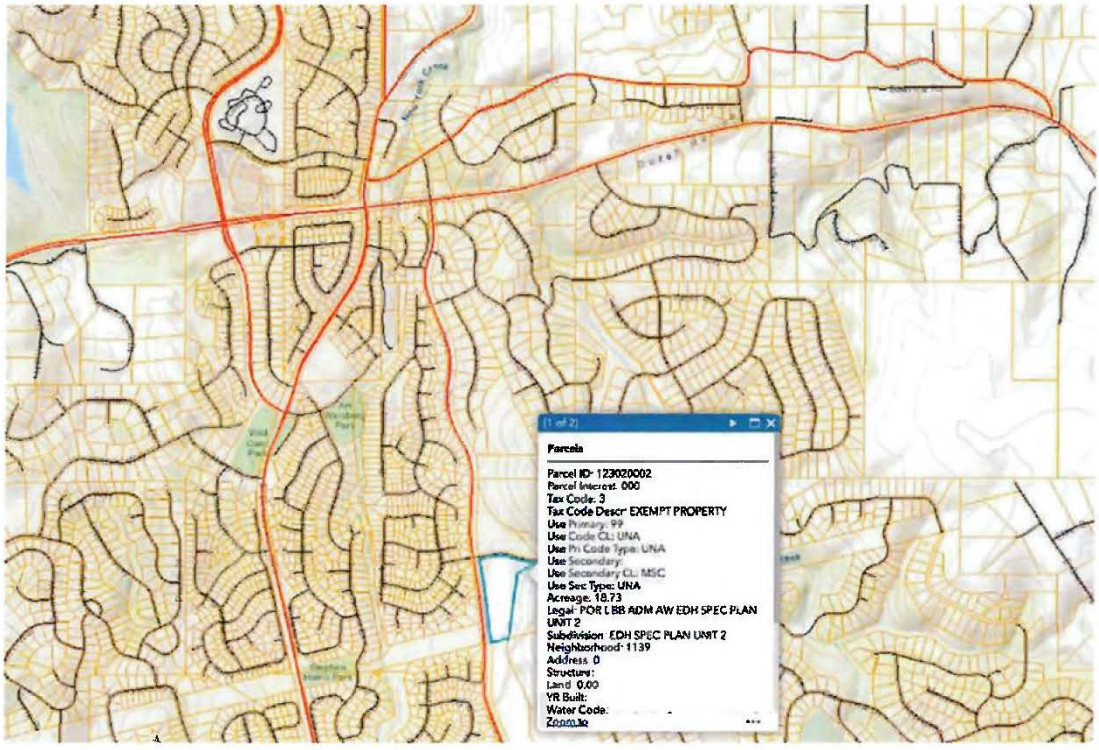


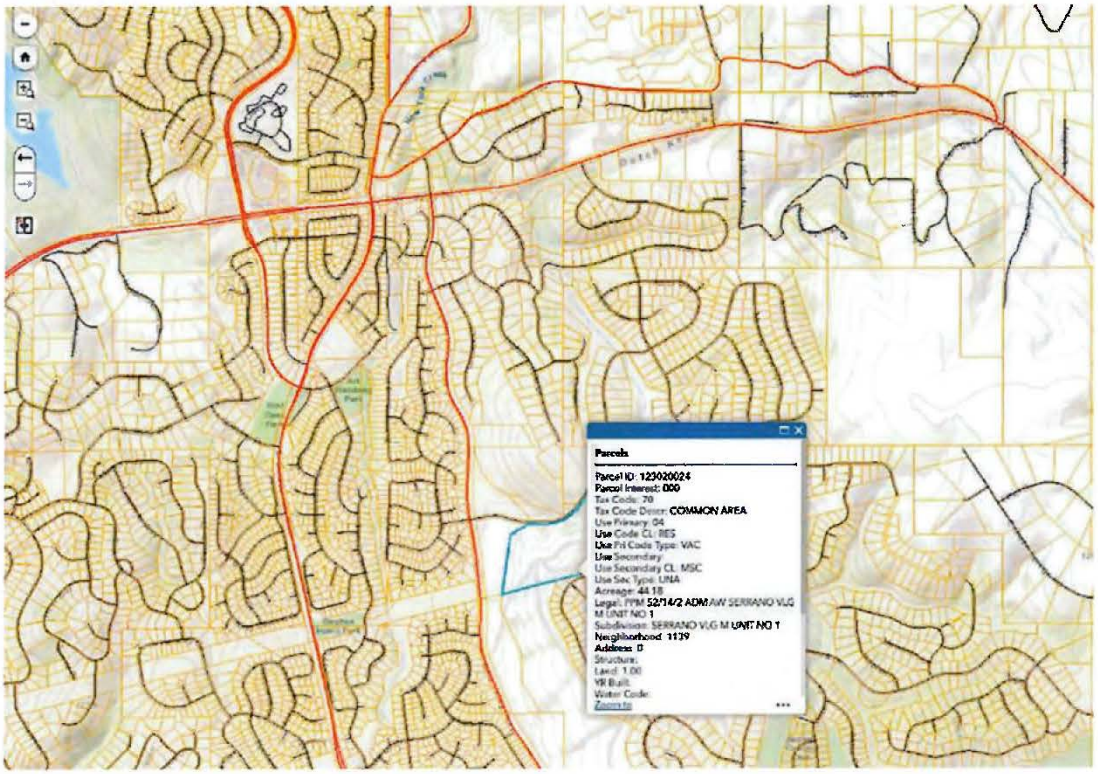
13 & 14



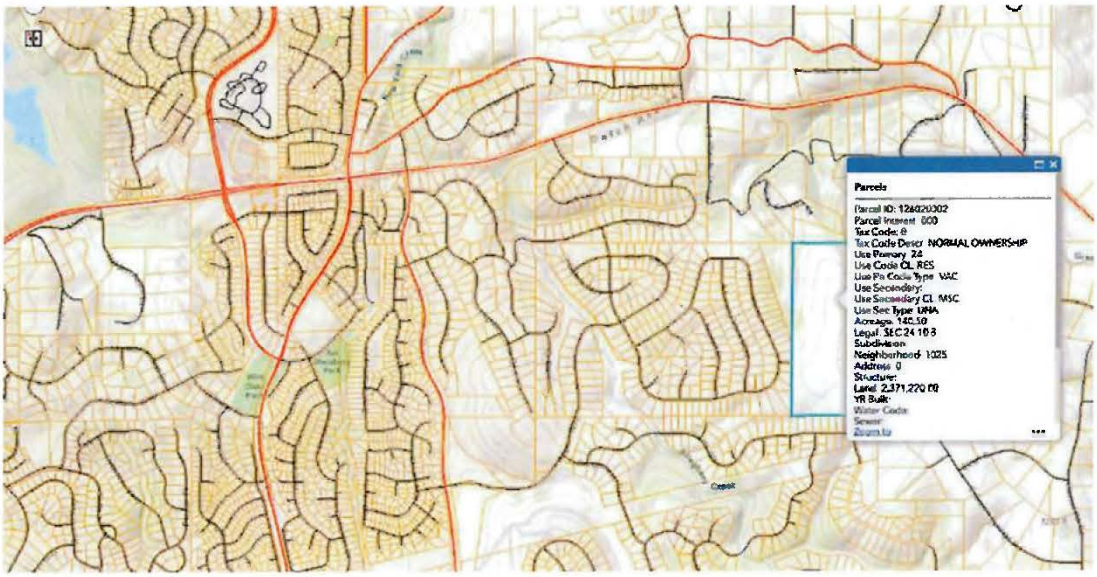


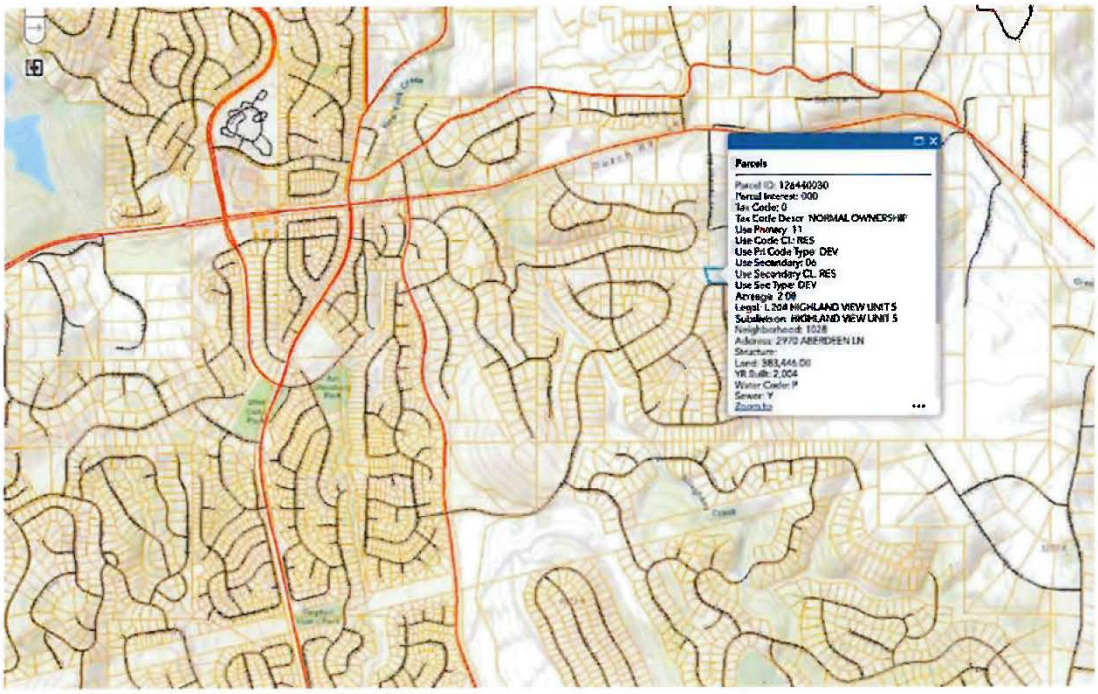
15 North and South Sides



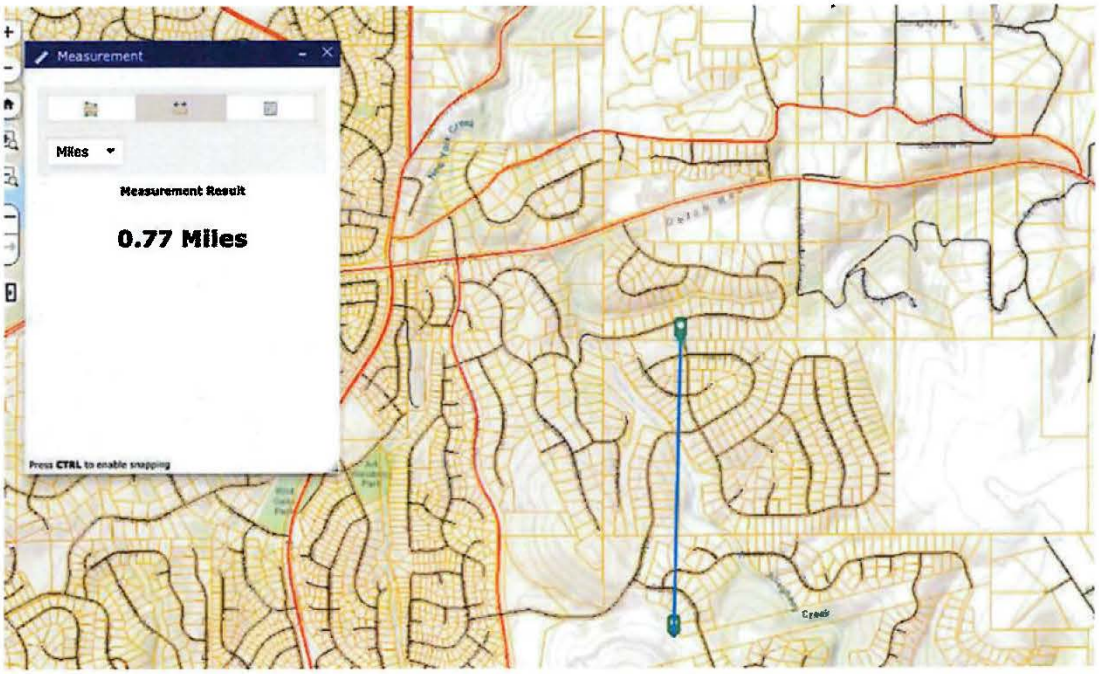


16 South of Appian &17

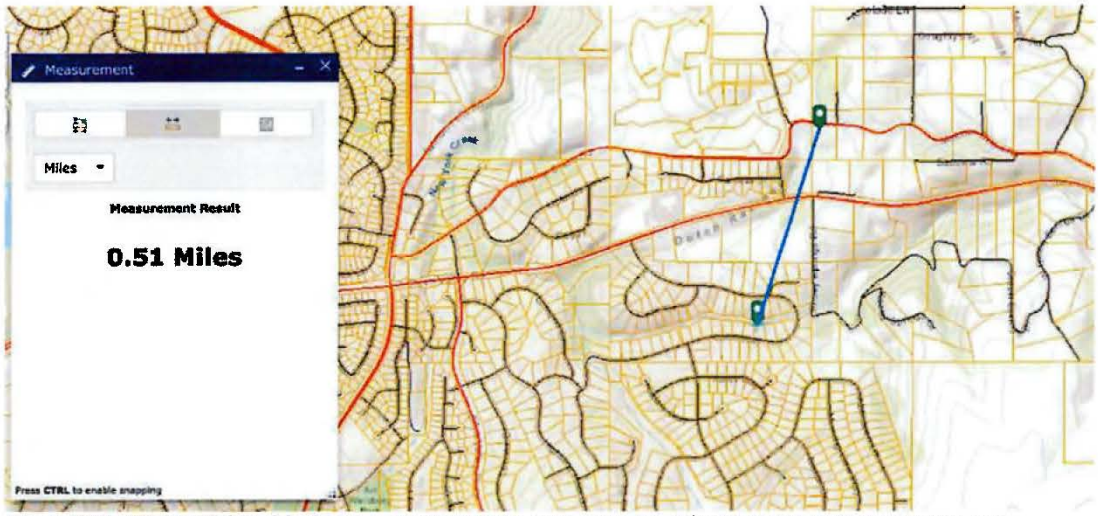




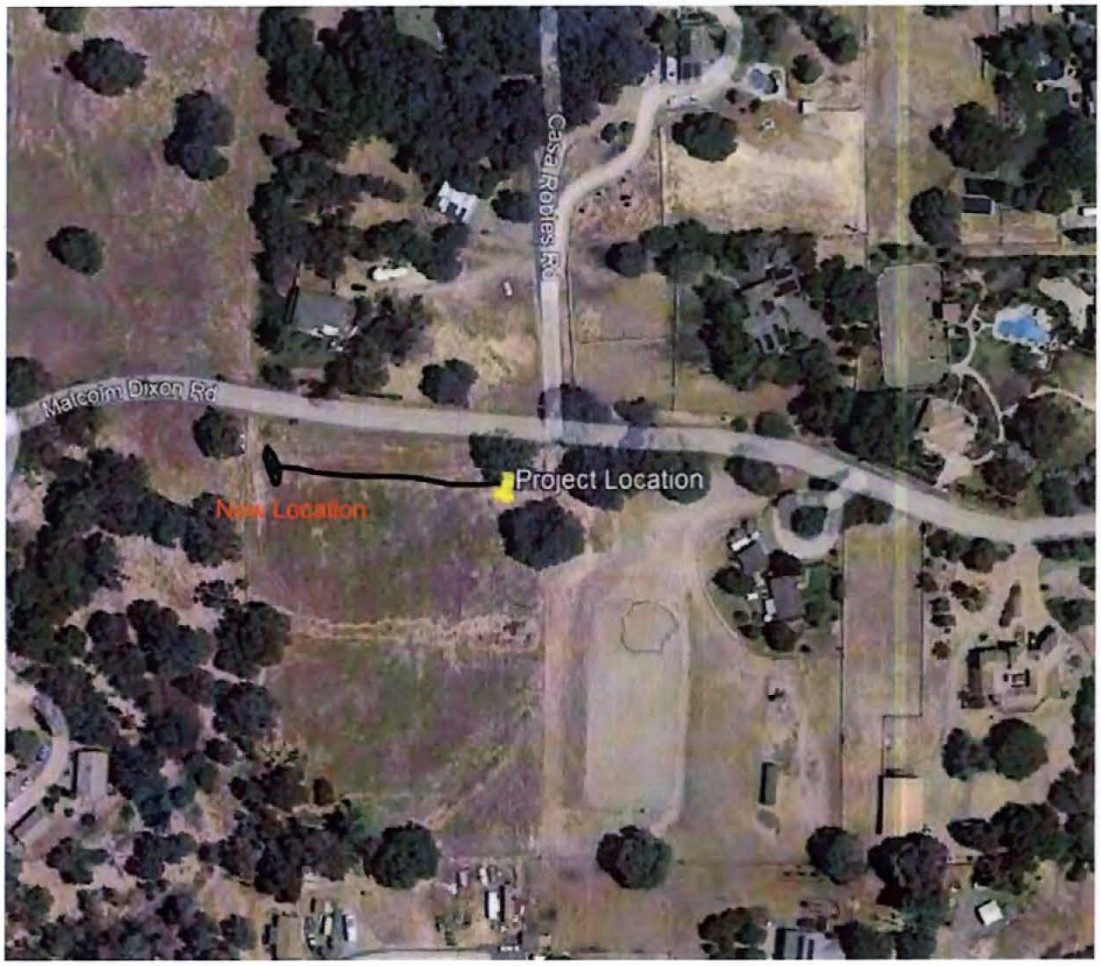
18 & Distance from Furthest point I have proposed from Industrial Powerline Towers to target area (all other locations I have proposed are closer)



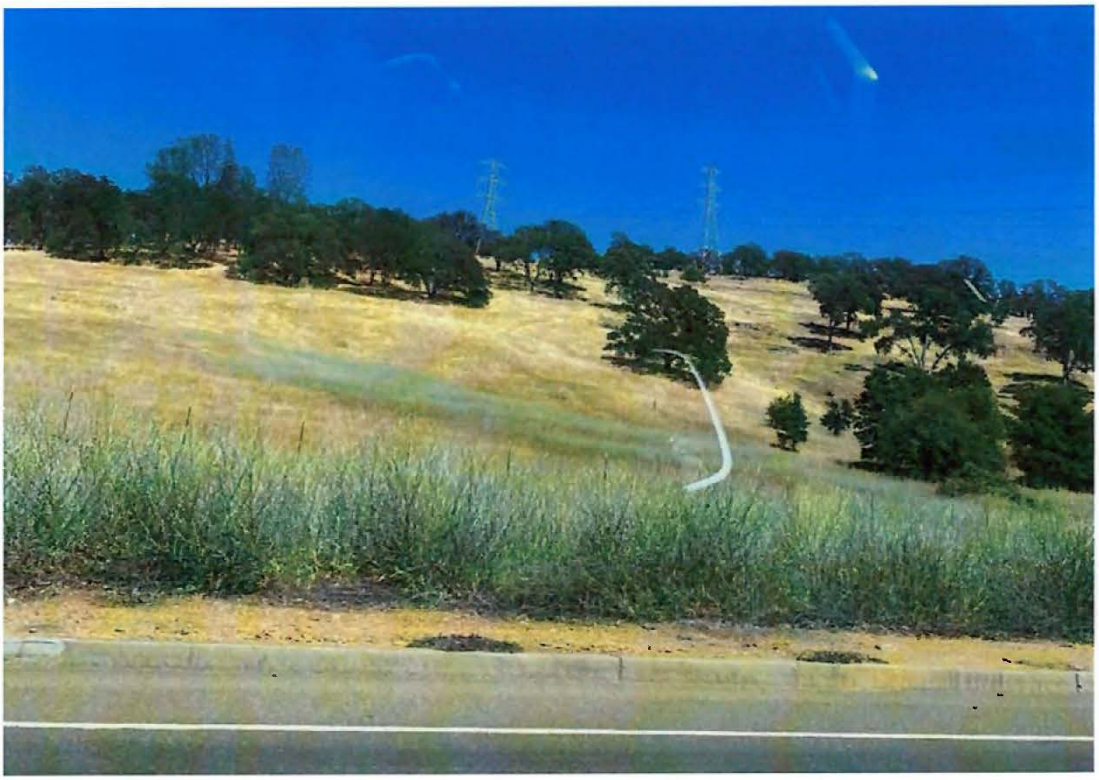
RE: VERIZON APPLICATION CUP23-0011



Distance proposed by Verizon & Proposed new location of tower on current property



Photos of areas near Highland Hills and Industrial Powerline Towers



P.C. 06/13/24
Item #2
2 Pages

Fw: CUP 23-0011

Aurora M. Osbual <Aurora.Osbual@edcgov.us>
Wed 6/12/2024 9:52 AM
To:Planning Department <planning@edcgov.us>

1 attachments (778 KB)
CUP 23-0011 markup aerial map.pdf;

Sincerely,
Aurora Osbual
Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530-621-5355
aurora.osbual@edcgov.us

From: Steve Ulrich <steveulrich@sbcglobal.net>
Sent: Wednesday, June 12, 2024 9:51 AM
To: Aurora M. Osbual <Aurora.Osbual@edcgov.us>; Benjamin A. Koff <Benjamin.Koff@edcgov.us>
Subject: CUP 23-0011

Please add this document to the file # CUP 23-0011 so that it may be used as a poster size item during the hearing on June 13, 2024 during the public input portion of the hearing.

Thank you,

Steve Ulrich

FILE# CUP23-0011
EXHIBIT A
EXHIBIT B
EXHIBIT C
EXHIBIT C
EXHIBIT D
EXHIBIT E
EXHIBIT F
EXHIBIT G
Malcolm Dixon Rd
Arroyo Vista Way
Casa Robles Rd
Etched Creations
Via Veritas
Malcolm Dixon Cuttoff
Green Valley Rd
Steves Way
Google
Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024

Published study

P.C. 06/13/24
Item #2
5 Pages

Katie Pierman <katiepierman@gmail.com>
Wed 6/12/2024 11:35 AM
To:Planning Department <planning@edcgov.us>;Aurora M. Osbual <Aurora.Osbual@edcgov.us>

1 attachments (758 KB)
Study Finds Cell Towers Near Homes Drops Property Value 2.4 to 9.7% - Environmental Health Trust.pdf;

Please add this to the file.

STUDY FINDS CELL TOWERS NEAR HOMES DROPS PROPERTY VALUE 2.4 TO 9.7%

Aug 18, 2023

Study Finds Cell Towers Near Homes Drops Property Value

A 2018 study published in *the Journal of Real Estate Finance and Economics found for* properties located within 0.72 kilometers [2362 feet] of the closest cell tower, property values declined 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range. In aggregate, properties within the 0.72-kilometer band lose over $24 million dollars.

The authors conclude, "given the apparent social costs associated with negative price effects, local zoning and regulatory authorities should consider granting approvals that include impact-minimizing conditions."

"This is just one of several studies finding that cell towers near homes drops property value," stated Theodora Scarato, Executive Director of Environmental Health Trust.

"Cellphone towers bring extra tax revenue and better reception to a section of the city, but many are skeptical because of the potential health risks and the impact on property values. Increasing numbers of people don't want to live near cell towers. In some areas with new towers, property values have decreased by up to 20%." -National Business Post: Your new neighbor, a cell tower, may impact the value of your home

Research Citation

Affuso E, Cummings JR, Le H. Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis. *J Real Estate Finan Econ* **56**, 653–676 (2018). doi: 10.1007/s11146-017-9600-9.

Abstract

TEN YEAR REPORT

This is the first study to use an hedonic spatial autoregressive model to assess the impact of wireless communication towers on the value of residential properties. Using quantile analyses based on minimum distances between sold properties and visible and non-visible towers, we examine the relationship between property values and wireless tower proximity and visibility within various specified radii for homes sold after tower construction. For properties located within 0.72 kilometers of the closest tower, results reveal significant social welfare costs with values declining 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range; in aggregate, properties within the 0.72-kilometer band lose over $24 million dollars.

Excerpts

In 1985, there were only 900 cell sites in the U.S., but by the end of 2014, the number had increased by 22,778% (CTIA 2015). Of the more than 298,000 cell sites in the U.S., nearly 70% are located on tower structures (Airwave Management, LLC 2013)....

Considering the expected future increases in wireless device users and the cell sites supporting them, this is a critically important question for our time. However, only a few researchers have examined this issue, all yielding somewhat mixed results. In all, the extant literature includes six relevant studies. The first is perceptions-based, offering residents' opinions of how tower proximity influences property values (Bond and Beamish 2005). The second combines a similar perceptions-based component with an hedonic model to estimate sales price impacts (Bond and Wang 2005). The remaining four studies take a strictly empirical approach using hedonic modeling estimations and different types of spatial analysis techniques (Bond 2007a, b; Filippova and Rehm 2011; Locke and Blomquist 2016). Unfortunately, each study suffers from flaws of one sort or another—time invariant issues, inaccurate spatial modeling techniques, or other troublesome variable misspecifications. In essence, the results of these studies are either inconclusive or show only minimal negative price effects due to wireless tower proximity.

In our study though, we use a robust approach for gauging home values relative to tower proximity. Similar to others, our study includes hedonic modeling to capture distinctive property characteristics, yet it is distinctly different from others in two important respects. By performing the analysis within varying radii bands based on quartiles of the distance from the closest wireless tower, we are able to detect potential marginal price gradients of each property across the banded space. More importantly, by conducting a series of robust spatial econometric tests, we are able to identify and use the most unbiased, efficient spatial model that is best suited for the inferential analysis of our research question. The results underscore our concerns that previous studies may potentially suffer from bias due to their failures to address spatial correlation issues typical in hedonic model studies. Two significant reasons contribute to our apprehensions. The first is that Ordinary Least Squares (OLS) estimations are biased and inefficient in the presence of spatial correlations of dependent variables and residuals. The second is that by not accounting for spatial autocorrelation, it is unlikely any hedonic model can correctly disentangle either direct and/or indirect effects of (dis)amenities on housing prices. Research shows the latter is particularly useful when assessing the impact of corrective policy solutions subsequent to market failures (LeSage and Pace 2009). This is important because our research poses potentially significant policy implications, all of which we believe will most likely, yet for substantially different reasons, be of keen interest to governmental and planning officials, wireless tower operators and service providers, neighborhood activist groups, and private property rights' advocates....

Conclusion

Truly, we currently live in the Age of Information. According to the International Communication Union of the United Nations, the number of wireless phone subscriptions totaled over 7 billion worldwide in 2015, with wireless coverage extending to 95% of the

world's population (United Nations, International Communication Union 2015). U.S. wireless usage is no less astounding, as evidenced by the 1045% increase in wireless device demand over the last 20 years (CTIA 2015). The future looks promising as well, with expectations that U.S. wireless industry employment will increase more than 31% from 2012 to 2017 (Pearce et al. 2013). Yet, even with the wireless industry poised for continued growth, it is unlikely it will be without consequences. Certainly, there are private benefits associated with the use of wireless service, yet there are costs as well. In this study, we examine one such cost: the impact of wireless towers on home values.

Although previous researchers have examined this issue, our study differs in two aspects. First, we address the econometric problem of spatial dependence that typically flaws hedonic price estimation analysis. We contend our empirical analyses are more efficient than those used in other studies, and as result, our results reveal greater consistency and reliability. Second, rather than rely solely on neighborhood-based property sales data, we test our hypothesis using recent property sales and current wireless tower locational data for an entire metropolitan statistical area, Footnote 13 which also happens to be one of the busiest port cities in the United States. Footnote 14

The results of a series of spatial statistical tests developed by Anselin et al. (1996) suggest that a spatial autoregressive model is the most appropriate econometric approach to test our research hypothesis. We conduct a marginal sensitivity analysis for homes within different radii of distances to the closest visible and non-visible wireless towers, basing the distance bands on quartiles of the distance to the wireless tower. Our results reveal wireless tower capitalization only in the value of those properties that are within approximately 0.72 km of a tower. On average, the potential external cost of a wireless tower is approximately $4132 per residential property, which corresponds to a negative price effect of 2.65%. The negative price impact of 9.78% is much more severe for properties within visible range of a tower compared to those not within visible range of a tower. This negative impact vanishes as radii distances exceed 0.72 km. In aggregate, the social welfare cost for the properties in our sample located within 0.72 km amounts to an approximate loss of $24.08 million dollars of value.

U.S. federal law prohibits wireless siting denial if no alternative site is available (FCC 1996; Martin 1997). However, given the apparent social costs associated with negative price effects, local zoning and regulatory authorities should consider granting approvals that include impact-minimizing conditions. For example, wireless tower construction approvals could require development and maintenance of visual or vegetative buffer screening. Concurrently or alternatively, approvals could mandate camouflaging towers to look like trees or flagpoles. Other types of approval conditions could dictate attachment of communication antennae systems to existing structures such as buildings, street light poles, electric utility poles, water towers, billboards, or even sports stadium super-structures. Clearly, society is dependent on wireless communication, and obfuscating efforts to expand or improve coverage makes little sense. Arguably, however, authorities overseeing the process have definitive obligations, perhaps even fiduciary ones, to safeguard the interests and well-being of those whom they serve.
https://link.springer.com/article/10.1007/s11146-017-9600-9

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