

Date: February 8, 2016

PC 2/25/16
#4

16 FEB 11 PM 1:02

RECEIVED
PLANNING DEPARTMENT

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
Vacant, District 3

RE: S15-0004 Arrowbee Lake Verizon Cell Tower

Dear Commissioners,

We are residents of Arrowbee Ranch Estates and have recently learned that Verizon has applied for a Special Use Permit to construct a 90 foot monopine cell tower near Lake Arrowbee. We are strongly opposed to the Planning Commission granting this Special Use Permit for the following reasons:

CELL TOWERS SIGNIFICANTLY REDUCE PROPERTY VALUE

Research, professional experience and common sense make it clear that the proposed cell tower will have an extraordinary financial impact on Arrowbee residents. **94% of home buyers and renters are less interested and would pay less** for a property located near a cell tower or antenna. They feel this way because of the visual blight, and also concerns about perceived health impacts. **79% said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.** This impact on property values will affect not only the homes near to the tower, but **will affect properties throughout Arrowbee and the surrounding neighborhoods.**

CELL TOWERS CREATE VISUAL BLIGHT

The visual impact of this cell tower **will drastically alter the defining aesthetic characteristic of our neighborhood.** Our neighborhood is not only rural, but the intrinsic value of the community is the crown jewel of Arrowbee Lake and the Four Corners Landowner's Association's lake park. The visual element of the lake and park will be **forever altered by a 90-foot cell tower looming overhead.**

We urge you to deny the Special Use Permit and allow us to retain the ambience, enjoyment and value of our property. Thank you for your attention to this important matter.

Sincerely,

Lauris and Constance Detinger

Address: 1552 Old Resch Rd., Placerville, CA 95667

CC: Mike Ranalli, Supervisor, District 4

PC 2/25/16
#4
2 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Planning letter re cell tower

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

Tue, Feb 16, 2016 at 8:00 AM

Please see public comment.

----- Forwarded message -----
From: **Leslie Hill** <lotuslady1445@gmail.com>
Date: Sun, Feb 14, 2016 at 5:26 PM
Subject: Planning letter re cell tower
To: planning@edcgov.us

Attn: Roger Trout, Executive Secretary, Planning Commission

Mr. Trout,

I am sending an email copy of the letter I shall be mailing this week along with the referent articles to the Commission Members.

I would wonder if any of the members of the Commission would be willing to grant such a variance for a cell tree towering over the adjoining trees and in the middle of their views if they were the neighbors to whom there would be such an impact.

Should you need any further assistance or have questions, please feel free to contact me directly.

Leslie Hill

 **Planning letter re cell tower.docx**
12K

14 February 2016

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

Attention: Commissioners Heflin, Stewart, Miller, Prattand and Shinaut

Dear Commissioners:

We are writing to you in opposition to the proposed staff recommended approval of the Special Use Permit S15-0004; File no. 16-0041.

As a long time resident of Arrowbee Estates and a Real Estate of long standing in the community for over 35 years, the issue of granting this Cell Tower in the middle of the view shed of Arrowbee Lake is totally unacceptable and at odds with many studies and market reports showing loss of property values as the result of such granting.

I am enclosing two such reports - one entitled "Burbank Action (Against Cell Towers in Our Neighborhood" and the other an article "A Pushback Against Cell Towers" that appeared in The New York Times.

As this Permit is for granting a variance for business uses and profit, I find this to be a grave impact on the many surrounding properties whose values will be negatively affected and not in compliance with both the zoning and rural nature of our area. In addition, there will be a hardship on our area in maintaining values in the neighborhood. I would expect the over 40 property owners to immediately request a reduction in their property tax bases as well as the total negative feeling for neighbors who would disregard their impact by allowing this venture on their property.

We all would like this issue considered as a highly negative act and affront to the idea of maintaining and appreciating view sheds and a responsibility of maintaining uses that comply with the nature and specifics of current zoning. We therefore ask that the Commission deny the request for this variance.

Leslie and Charles Hill

1445 Arrowbee Dr., Placerville, CA

cc: Board of Supervisors Member Dist. 4 Michael Ranalli



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

Fwd: Special Use Permcgov.usit S15-0004/ Verizon Wireless Communication Facility Arrowbee Monopine

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

Tue, Feb 16, 2016 at 8:01 AM

Please see public comment.

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

From: **Gene Toleman** <eugenet95648@yahoo.com>

Date: Mon, Feb 15, 2016 at 7:16 AM

Subject: Special Use Permcgov.usit S15-0004/ Verizon Wireless Communication Facility Arrowbee Monopine

To: "planning@edcgov.us" <planning@edcgov.us>

To the County of El Dorado Community Development Agency,

My name is Eugene Toleman and I live at 1300 Large Oak Drive, Placerville, Ca. in the Lake Arrowbee development. I have lived at my address for over 9 years.

My wife and I **have no wireless service available** for cell phones, i-pads, etc. **at our home**. I bought an i-pad 6 years ago and **could not get wireless service**. I can not use a cell

phone and **people that come to my home can not use their cell phones** and have to use

my land line phone.

We have **no choice regarding cell phone use at our home** and would value the **opportunity to use a cell phone at our home**.

We have been approached about opposing the cell tower. We asked if they have cell phone usage and was told that they did. **When we told them that we did not have that choice, they got quiet.**

I am sure that many of those who oppose would support the cell tower if they did not have the use of their cell phones. In this day and age, I am sure that **not having the ability to use a cell phone at home is a negative on my property value.**

Yours Sincerely,

Gene Toleman (530) 621-1435
1300 Large Oak Drive
Placerville, Ca. 95667

P.S. There are several other neighbors that do not have the choice of using a cell phone at their home.

1020 Trails End Drive
Placerville, CA 95667

PC 2/25/16
#4

(Arrowbee Ranch Estates)

16 FEB 16 AM 9:13

RECEIVED
PLANNING DEPARTMENT

15 February 2016

Community Development Agency

2850 Fairlane Court

Placerville, CA 95667

Dear Sir or Madam:

I am a property owner in Arrowbee Ranch Estates. I have lived here for 28 years. Having moved here to enjoy the rural ambiance of the area, I am deeply disturbed by the proposal to build a Cell Tower near Arrowbee Lake.

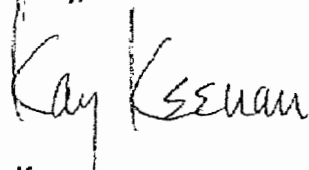
The tower will negatively impact the scenic beauty of the area as well as generating 80-90 decibels of noise around the clock. Both of these features of the tower will lessen my daily enjoyment of my home. It will lower my quality of life. Additionally, the tower will devalue my property in the eventual event of its sale. The visual eyesore and the continual generation of noise will not be a draw for potential buyers. All of the property values of homeowners in this area will decline.

I also own an undeveloped property (1056 Trails End Drive) in Arrowbee Ranch Estates. It is my retirement investment, if you will. This property will be in direct line-of-sight of the tower and will be the recipient of the constant background noise. The proposed tower will devalue this investment in my future.

During my career working for Sacramento County I was trained as a Noise Abatement Officer and was trained in the use of noise rating handheld monitors. I am familiar with the noise rating scale. I know that 80 decibels is the maximum allowable level for noise in a residential neighborhood. It may have changed, but when I was working, this noise level could only be reached from 0800 hours to 2200 hours. The noise levels had to decrease at night. There is no indication that the Cell Tower will lower its noise level at any time during the 24 hour daily cycle.

I am opposed to the installation of the Cell Tower in Arrowbee Ranch Estates.

Sincerely,



Kay Keenan

PC 2/25/16

#4

1020 Trails End Drive

Placerville, CA 95667

(Arrowbee Ranch Estates)

16 FEB 16 AM 9:13

RECEIVED
PLANNING DEPARTMENT

15 February 2016

Community Development Agency

2850 Fairlane Court

Placerville, CA 95667

Dear Sir or Madam:

I am a property owner in Arrowbee Ranch Estates. I have lived here for 28 years. Having moved here to enjoy the rural ambiance of the area, I am deeply disturbed by the proposal to build a Cell Tower near Arrowbee Lake.

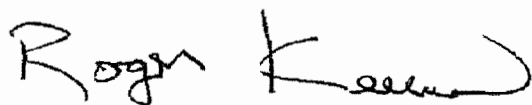
The tower will negatively impact the scenic beauty of the area as well as generating 80-90 decibels of noise around the clock. Both of these features of the tower will lessen my daily enjoyment of my home. It will lower my quality of life. Additionally, the tower will devalue my property in the eventual event of its sale. The visual eyesore and the continual generation of noise will not be a draw for potential buyers. All of the property values of homeowners in this area will decline.

I also own an undeveloped property (1056 Trails End Drive) in Arrowbee Ranch Estates. It is my retirement investment, if you will. This property will be in direct line-of-sight of the tower and will be the recipient of the constant background noise. The proposed tower will devalue this investment in my future.

I am a registered voter and have participated in every election since I was eligible to vote. I am aware of the elected status of some of the people involved in the approval process. I will actively monitor the voting record of those individuals involved in this Cell Tower proposal and vocally support those who object to this installation and actively oppose those who support it. This Cell Tower will harm all of the residents of this area in one manner or another: visually, audibly, financially or physical health.

I am opposed to the installation of the Cell Tower in Arrowbee Ranch Estates.

Sincerely,



Roger Keenan

PC 2/25/16
#4

County of El Dorado Planning Commission

Reference Wireless Communication Facility Arrowbee Monopole

My home is on Crooked Mile Court and I currently have to stand in the driveway to get Cell Phone reception. The propaganda that has been mailed out upsets me because of its scare tactics and untrue facts.

I worked for and retired from an Antenna manufacturer so I know quite a bit about RFI radiation. A person would have to be in the radiation pattern for an hour or longer before any effect would be possible. I don't see any reason for any neighborhood people to stay around the antenna for that long of time. I had technicians working on towers for 25 years and none of them ever had a radiation problem.

The next thing was the threat that my property value will go down if the antenna is put in. I spoke to two real estate people and if anything my property would possibly increase slightly if there is good Cell Phone reception.

So, I am totally in favor of the antenna and my immediate neighbors tell me they are in favor of it also. Please don't let a handful of people, who really seem to be a minority, defeat this installation. Some people just don't like change even if it is best for the community.

Thank you respectfully

Gary Maggiore

16 FEB 16 AM 11:35
RECEIVED
PLANNING DEPARTMENT

PC 2/25/16
#4
2 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Special Use Permit S15-0004

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

Tue, Feb 16, 2016 at 12:59 PM

Please see public comment.

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

From: **Harvey Hartman** <harvey@appraisal-professionals.net>
Date: Tue, Feb 16, 2016 at 12:03 PM
Subject: RE: Special Use Permit S15-0004
To: planning@edcgov.us
Cc: Iona Merideth <imreteam@gmail.com>

Greetings: Please insure that the attached letter, subject: Special Use Permit S15-0004/Arrowbee Lake Verizon Wireless Cellular Tower Project, is forwarded to Char Tim, Clerk, Planning Commision.

Regards,

Harvey A. Hartman; IFA, CA-R, CRP Pin
CA CRREA # AR002700; Exp 5/2/2016
CA State Certified Appraiser Since 1991

www.Appraisal-Professionals.net

www.SacramentoAppraisalpros.com

Tel: 916-281-8251/530-676-0391



Letter, Planning Comm 2.16.16.pdf
734K

APPRAISAL PROFESSIONALS

3129 Perlett Drive, Cameron Park, CA 95682 * Ph/Fax: (530) 676-0391 * orders@appraisal-professionals.net

February 16, 2016

PLANNING SERVICES
Planning Commission
2850 Fairlane Court
Placerville, CA 95667

Attn: Char Tim, Clerk
Planning Commission

Subject:
Special Use Permit S15-0004/Arrowbee Lake Verizon Wireless Cellular Tower Project

Greetings:

The purpose of this letter is to direct the attention of the commissioners to the impact of the proposed project on surrounding property owners where the hill proposed as the site for the tower is part of the view of the homeowner.

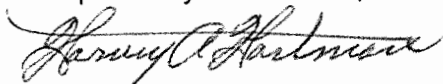
As pictured in the project request/description, the tower does stand out and does not blend into the surrounding canopy due to the height and evergreen design in a pastoral area of oak trees of less than 75 feet in height. As a result, the proposed tower results in "External Obsolescence" to those properties cited above.

The proposed tower meets the definition of external obsolescence as: "An element of depreciation; a defect, usually incurable, caused by negative influences outside a site and generally incurable on the part of the property owner" (The Dictionary of Real Estate Appraisal, Appraisal Institute). Note that as such, the financial impact on the surrounding sites is NOT alleviated or mitigated over time.

It is my experience that where an objectionable structure such as a high tension power line tower, large water tank, advertisement billboard or high traffic artery imposes on the surrounding view, the loss in value to the property so affected may range from 5% to 25% of the total value of the property.

Therefore, on behalf of the property owners so affected, it is recommended without reservation that the above cited Special Use Permit be denied.

Respectfully Submitted,



Harvey A. Hartman; IFA, CA-R, CRP Pin
CA State Certified Appraiser Since 1991
www.Appraisal-Professionals.net
Tel: 916-281-8251/530-676-0391



PC 2/25/16
#4
3 pages

Charlene Tim <charlene.tim@edcgov.us>

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

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

Thu, Feb 18, 2016 at 12:21 PM

Please see public comment email.

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

From: **Moreno, Jennifer D.** <JDMoreno@firstam.com>
Date: Thu, Feb 18, 2016 at 10:44 AM
Subject: RE: Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine
To: "planning@edcgov.us" <planning@edcgov.us>

Good morning,

Please find our letter attached to be submitted as public record, regarding our family's objection to the **Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine.**

Thank you for your time and consideration.

Sincerely,

Michael and Jennifer Moreno
1200 Arrowbee Drive
Placerville, CA 95667

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.

If you received this email as a commercial message and would like to opt out of future commercial messages, please let us know and we will remove you from our distribution list.

Thank you.~

FAFLD

16-0041 Public Comment



RE Special Use Permit S15-0004 Verizon Cell Tower.pdf
231K

February 17, 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

Jeff Hansen, District 3

James Williams, District 4

RE: S15-0004 Arrowbee Lake Verizon Cell Tower

Dear Commissioners,

We are residents of Arrowbee Ranch Estates and live at 1200 Arrowbee Drive. We have heard that Verizon wants to build a 90 foot cell tower right near the lake. The deck off our living room, kitchen and master bedroom looks over Arrowbee Lake and the tower will be front and center. We do not want this tower in our neighborhood!

We take our two boys, ages eight and ten, to use the park and lake for bike riding, swimming, fishing and also bring our boys' cousins there to play. There are conflicting reports about health issues related to these towers, and not really knowing what the truth is, we will probably choose not to take the risk and will have to stop taking our kids to the lake.

We moved here for a many reasons; the peace and quiet, the recreation provided by the lake and park, and the natural beauty. Please let us keep our neighborhood the same. We ask the Planning Commission to deny this project and let them find another site that will not affect so many people.

Thank you.

Sincerely,

Two handwritten signatures in black ink. The first signature is a cursive name that appears to be 'Michael' and the second is a cursive name that appears to be 'Jennifer'.

Michael and Jennifer Moreno

PC 2/25/16
#4

Date: February 5, 2016

16 FEB 18 AM 11:49
RECEIVED
PLANNING DEPARTMENT

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
Vacant, District 3

RE: S15-0004 Arrowbee Lake Verizon Cell Tower

Dear Commissioners,

We are residents of Arrowbee Ranch Estates and have recently learned that Verizon has applied for a Special Use Permit to construct a 90 foot monopine cell tower near Lake Arrowbee. We are strongly opposed to the Planning Commission granting this Special Use Permit for the following reasons:

CELL TOWERS SIGNIFICANTLY REDUCE PROPERTY VALUE

Research, professional experience and common sense make it clear that the proposed cell tower will have an extraordinary financial impact on Arrowbee residents. **94% of home buyers and renters are less interested and would pay less** for a property located near a cell tower or antenna. They feel this way because of the visual blight, and also concerns about perceived health impacts. **79% said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.** This impact on property values will affect not only the homes near to the tower, but **will affect properties throughout Arrowbee and the surrounding neighborhoods.**

CELL TOWERS CREATE VISUAL BLIGHT

The visual impact of this cell tower **will drastically alter the defining aesthetic characteristic of our neighborhood.** Our neighborhood is not only rural, but the intrinsic value of the community is the crown jewel of Arrowbee Lake and the Four Corners Landowner's Association's lake park. The visual element of the lake and park will be **forever altered by a 90-foot cell tower looming overhead.**

We urge you to deny the Special Use Permit and allow us to retain the ambience, enjoyment and value of our property. Thank you for your attention to this important matter.

Sincerely,

Margita Della Maggiora

Gary Della Maggiora

Margita, Gary Della Maggiora 1078 Shoreline Drive

CC: Mike Ranalli, Supervisor, District 4

PC 2/25/16
#4
15 pages

14 February 2016

16 FEB 18 AM 11:49

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

RECEIVED
PLANNING DEPARTMENT

Attention: Commissioners Heflin, Stewart, Miller, Pratt and Shinaut

Dear Commissioners:

We are writing to you in opposition to the proposed staff recommended approval of the Special Use Permit S15-0004; File no. 16-0041.

As a long time resident of Arrowbee Estates and a Real Estate of long standing in the community for over 35 years, the issue of granting this Cell Tower in the middle of the view shed of Arrowbee Lake is totally unacceptable and at odds with many studies and market reports showing loss of property values as the result of such granting.

I am enclosing two such reports - one entitled "Burbank Action (Against Cell Towers in Our Neighborhood)" and the other an article "A Pushback Against Cell Towers" that appeared in The New York Times.

As this Permit is for granting a variance for business uses and profit, I find this to be a grave impact on the many surrounding properties whose values will be negatively affected and not in compliance with both the zoning and rural nature of our area. In addition, there will be a hardship on our area maintaining values in the neighborhood. I would expect the over 40 property owners to immediately request a reduction in their property tax bases as well as the total negative feeling for neighbors who would disregard their impact by allowing this venture on their property.

We all would like this issue considered as a highly negative act and affront to the idea of maintaining and appreciating view sheds and a responsibility of maintaining uses that comply with the nature and specifics of current zoning. We therefore ask that the Commission deny the request for this variance.

Leslie and Charles Hill



1445 Arrowbee Dr., Placerville, CA

cc: Board of Supervisors Member Dist. 4 Michael Ranalli

Burbank ACTION (Against Cell Towers In Our Neighborhood)

[Home](#) >

DECREASED REAL ESTATE VALUE

Note: This page is best viewed using [Mozilla Firefox](#) internet browser.

For residents in other communities opposing proposed wireless facilities in your neighborhood: in addition to the real estate studies you send and share with your local officials, talk to your local real estate professionals and inform and educate them about the negative effects on local property values that cell towers have, and ask them to submit letters of support to city officials, or have them sign a petition that will be forwarded onto your city officials. See



How would you like one of these ugly monsters installed on the sidewalk next to your home? This one was installed in a public right of way (PROW, aka sidewalk) on Via De La Paz in beautiful Pacific Palisades, because the City of Los Angeles currently lacks rigorous regulations concerning proposed PROW wireless installations. Why isn't the Los Angeles City Council and Attorney updating the city's ordinance like residents are asking? Photo courtesy Pacific Palisades Residents

Menu

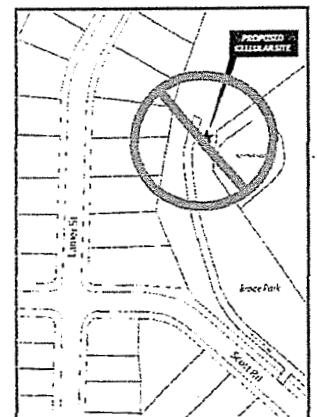
Burbank residents: Sign our Petition now, "Burbank Residents Oppose Smart Meters":
<http://burbankaction.wordpress.com>

Visit our Burbank ACTION blog:
<http://burbankaction.wordpress.com>

Calendar - upcoming events:
<http://burbankaction.wordpress.com>

Go to our "Smart Meter Concerns" Section:
<https://sites.google.com/site/smart-meter-concerns>

Join our facebook page - network, share and post info that's going on in your community, inform and help other communities



Click below for more

16-0041 [Public Comment](#)

examples below.

Association, <http://pprainc.org/>

It's very

important to have your local real estate professionals back up what the experts report in their studies to make your arguments real and relative to your specific community. You can also educate your local homeowners associations and neighborhood councils about the negative property value effects and have them submit letters and sign petitions, too. Check out the other pages on this website (click links in right column) for other helpful information.

Residents are justifiably concerned about proposed cell towers reducing the value of their homes and properties. Who would want to live right next to one, or under one? And imagine what it's like for people who purchase or build their dream home or neighborhood, only to later have an unwanted cell tower installed just outside their window?

This negative effect can also contribute to urban blight, and a deterioration of neighborhoods and school districts when residents want to move out or pull their children out because they don't want to live or have their children attend schools next to a cell tower.

People don't want to live next to one not just because of health concerns, but also due to aesthetics and public safety reasons, i.e., cell towers become eyesores, obstructing or tarnishing cherished views, and also can attract crime, are potential noise nuisances, and fire and fall hazards.

These points underscore why wireless facilities are commercial facilities that don't belong in residential areas, parks and schools, and find out why they should be placed in alternative, less obtrusive locations. In addition, your city officials have the power to regulate the placement and appearance of cell towers, as long as such discrimination is not unreasonable, and especially if you show them that you already have coverage in your area.

As mentioned on our Home Page, putting cell towers near residential properties is just bad business. For residential owners, it means decreased property values. For local businesses (realtors and brokers) representing and listing these properties, it will create decreased income. And for city governments, it results in decreased revenue (property

Burbank **UPDATES:**

- **June 3-17, 2011:**
City of Burbank Planning & Transportation Division issues its draft updated wireless facility ordinance -- it fails to protect our residential areas -- go here to read how you can help:
<https://sites.google.com/17-2011-resident-respons-comments-to-proposed-wtf-ordinance-update>
- Read Burbank ACTION resident response to proposed Draft Update of our Wireless Telecommunications Facility Ordinance [here](#).
- Please go [here](#) for our list of "Top 20" Resident Recommendations -- thanks to residents who have e-mailed these to our city officials. To read about the Dec. 1, 2010 Community Meeting, click the item under "Burbank UPDATES" in the column to your right.
- Dec. 1, 2010:
Community Meeting
- August 31, 2010:
City Council Meeting - Interim Regulations Approved
- July 26, 2010:
Planning Board Meeting - Interim Regulations Approved
- June 14, 2010 Study

16-0041 Public Comment

taxes).

Read this New York Times news story, "A Pushback Against Cell Towers," published in the paper's Real Estate section, on August 27, 2010:

http://www.nytimes.com/2010/08/29/realestate/29Lizo.html?_r=1&ref=realestate.

A number of organizations and studies have documented the detrimental effects of cell towers on property values.

1. The Appraisal Institute, the largest global professional membership organization for appraisers with 91 chapters throughout the world, spotlighted the issue of cell towers and the fair market value of a home and educated its members that a cell tower should, in fact, cause a decrease in home value.

The definitive work on this subject was done by Dr. Sandy Bond, who concluded that "media attention to the potential health hazards of [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers. Percentage decreases mentioned in the study range from 2 to 20% with the percentage moving toward the higher range the closer the property. These are a few of her studies:

a. "The effect of distance to cell phone towers on house prices" by Sandy Bond, Appraisal Journal, Fall 2007, see attached. Source, Appraisal Journal, found on the Entrepreneur website, <http://www.entrepreneur.com/tradejournals/article> or http://www.prrs.net/papers/Bond_Squires_Using

b. Sandy Bond, Ph.D., Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," The Appraisal Journal, Summer 2005; see attached. Source: Goliath business content website, http://goliath.ecnext.com/coms2/gi_0199-5011857/The-impact-of-cell-phone.html

c. Sandy Bond also co-authored, "Cellular Phone Towers: Perceived impact on residents and

Session and Upcoming TBD Community Meeting

- Dec. 8, 2009 Study Session & City Hall Meetings
- Nov. 16, 2009 Planning Board and Nov. 17 City Hall Meetings
- November 12, 2009 Public Meeting

City of Burbank website: Wireless ordinance updates

Burbank Leader Newspaper Stories and Editorials

Tools: Reasons To Deny A Proposed Cell Tower and/or push for stronger regulations:

- Reasonable Discrimination Allowed
- Decrease In Property Value
- We Already Have Good Coverage: Significant Gap and 911
- Alternative Locations and Supplemental Application forms
- Aesthetics and Public Safety

16-0041 Public Comment

property values" University of Auckland, paper presented at the Ninth Pacific-Rim Real Estate Society Conference, Brisbane, Australia, January 19-22, 2003; see attached. Source: Pacific Rim Real Estate Society website,
[http://www.prrres.net/Papers/Bond The Impact of Cell Towers on Property Values.pdf](http://www.prrres.net/Papers/Bond%20The%20Impact%20of%20Cell%20Towers%20on%20Property%20Values.pdf)

2. Industry Canada (Canadian government department promoting Canadian economy), "Report On the National Antenna Tower Policy Review, Section D — The Six Policy Questions, Question 6. What evidence exists that property values are impacted by the placement of antenna towers?"; see attached. Source: Industry Canada
<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sfo8353.html> website,

3. New Zealand Ministry for the Environment, "Appendix 5: The Impact of Cellphone Towers on Property Values"; see attached. Source: New Zealand Ministry for the Environment website,
<http://www.mfe.govt.nz/publications/rma/nes-telecommunications-section32-aug08/html/page12.html>

On a local level, residents and real estate professionals have also informed city officials about the detrimental effects of cell towers on home property values.

1. **Glendale, CA:** During the January 7, 2009 Glendale City Council public hearing about a proposed T-mobile cell tower in a residential neighborhood, local real estate professional Addora Beall described how a Spanish home in the Verdugo Woodlands, listed for 1 million dollars, sold \$25,000 less because of a power pole across the street. "Perception is everything," said Ms. Beall stated. "It the public perceives it to be a problem, then it is a problem. It really does affect property values." See Glendale City Council meeting, January 7, 2009, video of Addora Beall comments @ 2:35:24:
http://glendale.granicus.com/MediaPlayer.php?view_id=12&clip_id=1227

2. **Windsor Hills/View Park, CA:** residents who were fighting off a T-Mobile antenna in their neighborhood

- [Public Right of Way Developments](#)
- [Noise and Nuisance and notes about Clearwire](#)
- [Health Effects: Science & Research](#)
- [Watch these videos - Glendale and other residents protest cell towers and ask for new ordinances - great examples: read, watch and learn how these residents and other local groups organized their effective presentations before their elected reps. What they did will inspire and may help you.](#)

DVDs and Books:
 you can view and read

Take Action:

[Read and Sign the Petition](#)

[Write and Call Our City](#)

16-0041 Public Comment

received letters from real estate companies, homeowner associations and resident organizations in their community confirming that real estate values would decrease with a cell phone antenna in their neighborhood. To see copies of their letters to city officials, look at the . Report from Los Angeles County Regional Planning Commission regarding CUP Case No. 200700020-(2), from L.A. County Board of Supervisors September 16, 2009, Meeting documents, Los Angeles County website, here at:

<http://file.lacounty.gov/bos/supdocs/48444.pdf>

a. See page 295, August 31, 2008 Letter from Donna Bohanna, President/Realtor of Solstice International Realty and resident of Baldwin Hills to Los Angeles Board of Supervisors explaining negative effect of cell tower on property values of surrounding properties. "As a realtor, I must disclose to potential buyers where there are any cell towers nearby. I have found in my own experience that there is a very real stigma and cellular facilities near homes are perceived as undesirable."

b. See page 296, March 26, 2008 Letter from real estate professional Beverly Clark, "Those who would otherwise purchase a home, now considered desirable, can be deterred by a facility like the one proposed and this significantly reduces sales prices and does so immediately...I believe a facility such as the one proposed will diminish the buyer pool, significantly reduce homes sales prices, alter the character of the surrounding area and impair the use of the residential properties for their primary uses."

c. See Page 298, The Appraiser Squad Comment Addendum, about the reduced value of a home of resident directly behind the proposed installation after the city had approved the CUP for a wireless facility there: "The property owner has listed the property...and has had a potential buyer back out of the deal once this particular information of the satellite communication center was announced....there has been a canceled potential sale therefore it is relevant and determined that this new planning decision can have some negative effect on

[Leaders](#)

[Other Links:](#)

- [Actions Taken](#)
- [Other Communities Saying "No"](#)
- [Important Organizations](#)
- [Burbank Neighborhoods & Districts](#)

[Search for Antennae in Your Area](#)

[Website Contact Info](#)

[Home](#)

the subject property.”

d. See Page 301, PowerPower presentation by residents about real estate values: “The California Association of Realtors maintains that ‘sellers and licensees must disclose material facts that affect the value or desirability of the property,’ including ‘known conditions outside of and surrounding’ it. This includes ‘nuisances’ and zoning changes that allow for commercial uses.”

e. See Pages 302-305 from the Baldwin Hills Estates Homeowners Association, the United Homeowners Association, and the Windsor Hills Block Club, opposing the proposed cell tower and addressing the effects on homes there: “Many residents are prepared to sell in an already depressed market or, in the case of one new resident with little to no equity, simply walk away if these antennas are installed.

f. See Pages 362-363, September 17, 2008, Letter from resident Sally Hampton, of the Windsor Hills Homeowner’s Assoc., Item K, addressing effects of the proposed facility on real estate values.

3. **Santa Cruz, CA:** Also attached is a story about how a preschool closed up because of a cell tower installed on its grounds; “Santa Cruz Preschool Closes Citing Cell Tower Radiation,” Santa Cruz Sentinel, May 17, 2006; Source, EMFacts website: <http://www.emfacts.com/weblog/?p=466>.

4. **Merrick, NY:** For a graphic illustration of what we don't want happening here in Burbank, just look at Merrick, NY, where NextG wireless facilities are being installed, resulting in declining home real estate values. Look at this Best Buyers Brokers Realty website ad from this area, “Residents of Merrick, Seaford and Wantaugh Complain Over Perceived Declining Property Values: <http://www.bestbuyerbroker.com/blog/?p=86>.

5. **Burbank, CA:** As for Burbank, at a City Council public hearing on December 8, 2009, hillside resident and a California licensed real estate professional Alex Safarian

informed city officials that local real estate professionals he spoke with agree about the adverse effects the proposed cell tower would have on property values:

"I've done research on the subject and as well as spoken to many real estate professionals in the area, and they all agree that there's no doubt that cell towers negatively affect real estate values. Steve Hovakimian, a resident near Brace park, and a California real estate broker, and the publisher of "Home by Design" monthly real estate magazine, stated that he has seen properties near cell towers lose up to 10% of their value due to proximity of the cell tower...So even if they try to disguise them as tacky fake metal pine trees, as a real estate professional you're required by the California Association of Realtors: that sellers and licensees must disclose material facts that affect the value or desirability of a property including conditions that are known outside and surrounding areas."

(See City of Burbank Website, Video, Alex Safarian comments @ 6:24:28, http://burbank.granicus.com/MediaPlayer.php?view_id=6&clip_id=848)

Indeed, 27 Burbank real estate professionals in December 2009, signed a petition/statement offering their professional opinion that the proposed T-Mobile cell tower at Brace Canyon Park would negatively impact the surrounding homes, stating:

"It is our professional opinion that cell towers decrease the value of homes in the area tremendously. Peer reviewed research also concurs that cell sites do indeed cause a decrease in home value. We encourage you to respect the wishes of the residents and deny the proposed T-Mobile lease at this location. We also request that you strengthen your zoning ordinance regarding wireless facilities like the neighboring city of Glendale has done, to create preferred and non preferred zones that will protect the welfare of our residents and their properties as well as Burbank's real estate business professionals and the City of Burbank. Higher property values mean more tax revenue for the city, which helps improve our city." (Submitted to City of Burbank 02-11-16)

Council, Planning Board, City Manager, City Clerk and other city officials via e-mail on June 18, 2010. To see a copy of this, scroll down to bottom of page and click "Subpages" or go here:

<http://sites.google.com/site/nocelltowerinourneighborhood/real-estate-value/burbank-real-estate-professionals-statement>)

Here is a list of additional articles on how cell towers negatively affect the property values of homes near them:

- The Observer (U.K.), "Phone masts blight house sales: Health fears are alarming buyers as masts spread across Britain to meet rising demand for mobiles," Sunday May 25, 2003 or go here:
<http://www.guardian.co.uk/money/2003/may/25/hous>
- "Cell Towers Are Sprouting in Unlikely Places," The New York Times, January 9, 2000 (fears that property values could drop between 5 and 40 percent because of neighboring cell towers)
- "Quarrel over Phone Tower Now Court's Call," Chicago Tribune, January 18, 2000 (fear of lowered property values due to cell tower)
- "The Future is Here, and It's Ugly: a Spreading of Techno-blight of Wires, Cables and Towers Sparks a Revolt," New York Times, September 7, 2000
- "Tower Opponents Ring Up a Victory," by Phil Brozynski, in the *Barrington [Illinois] Courier-Review*, February 15, 1999, 5, reporting how the Cuba Township assessor reduced the value of twelve homes following the construction of a cell tower in Lake County, IL. See attached story:
<http://spot.colorado.edu/~maziara/appeal&attachments/43-LoweredPropertyValuation/>
- In another case, a Houston jury awarded 1.2 million to a couple because a 100-foot-tall cell tower was determined to have lessened the value of their property and caused them mental anguish: Nissimov, R., "GTE Wireless Loses Lawsuit over Cell-Phone Tower," Houston Chronicle, February 23, 1999, Section A, page

11. (Property values depreciate by about 10 percent because of the tower.)

Read about other "Tools" on our website that may help you and your fellow residents oppose a cell tower in your neighborhood in the column to the right. These include:

- [Reasonable Discrimination Allowed](#)
- [We Already Have Good Coverage: Significant Gap and 911](#)
- [Alternative Locations and Supplemental Application forms](#)
- [Aesthetics and Safety](#)
- [Noise and Nuisance and notes about Clearwire](#)
- [Health Effects: Science & Research](#)

Also print out this helpful article on court decisions from the communications law firm of Miller & Van Eaton (with offices in D.C. and San Francisco) that you can pull and read to realize what rights you may or may not have in opposing a wireless facility in your neighborhood:

http://www.millervaneaton.com/content.agent?page_name=HT%3A++IMLA+Article+Tower+Siting+Nov+2016
(click the link once you get to this page).

Other important decisions and actions taken by courts and local governments can be found in our [Actions Taken page](#).

[Watch how other resident groups](#) organized effective presentations at their public hearings so you can pick up their techniques and methods.

You can read and find additional organizations and resident groups that have organized opposition efforts against cell towers and wireless facilities, on our [Other Communities Saying "No"](#) and [Important Organizations](#) pages.

Subpages (1): [Burbank Real Estate Professionals Statement](#)

Comments

You do not have permission to add comments.

[Sign in](#) | [Recent Site Activity](#) | [Report Abuse](#) | [Print Page](#) | Powered By [Google Sites](#)



The New York Times

REAL ESTATE | IN THE REGION | LONG ISLAND

A Pushback Against Cell Towers

By MARCELLE S. FISCHLER AUG. 27, 2010

Wantagh

TINA CANARIS, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, has a \$999,000 listing for a high ranch on the water in South Merrick, one of a handful of homes on the block on the market. But her listing has what some consider a disadvantage: a cell antenna poking from the top of a telephone pole at the front of the 65-by-100-foot lot.

“Even houses where there are transformers in front” make “people shy away,” Ms. Canaris said. “If they have the opportunity to buy another home, they do.”

She said cell antennas and towers near homes affected property values, adding, “You can see a buyer’s dismay over the sight of a cell tower near a home just by their expression, even if they don’t say anything.”

By blocking, or seeking to block, cell towers and antennas over the course of the last year, Island homeowners have given voice to concerns that proximity to a monopole or antenna may not be just aesthetically unpleasing but also harmful to property values. Many also perceive health risks in proximity to radio frequency radiation emissions, despite industry assertions and other evidence disputing that such emissions pose a hazard.

Emotions are running so high in areas like Wantagh, where an application for six cell antennas on the Farmingdale Wantagh Jewish Center is pending, that the Town of Hempstead imposed a moratorium on applications until Sept. 21. That is the date for a public hearing on a new town ordinance stiffening requirements.

At a community meeting on Aug. 16 at Wantagh High School, Dave Denenberg, the Nassau county legislator for Bellmore, Wantagh and Merrick, told more than 200 residents that 160 cell antennas had been placed on telephone poles in the area in the last year by NextG, a wireless network provider.

“Everyone has a cellphone,” Mr. Denenberg said, “but that doesn’t mean you have to have cell installations right across the street from your house.” Under the old town code, installations over 30 feet high required an exemption or a variance. But in New York, wireless providers have public utility status, like LIPA and Cablevision, and they can bypass zoning boards.

Earlier this month in South Huntington, T-Mobile was ordered to take down a new 100-foot monotower erected on property deemed environmentally sensitive (and thus requiring a variance). Andrew J. Campanelli, a civil rights lawyer in Garden City, said a group of residents had hired him to oppose the cellular company’s application.

“They were worried about the property values,” Mr. Campanelli said. “If your home is near a cell antenna, the value of your property is going down at least 4 percent. Depending on the size of the tower and the proximity, it is going down 10 percent.”

In January, in an effort to dismantle 50 cell antennas on a water tower across from a school in the village of Bayville, Mr. Campanelli filed a federal lawsuit that cited health risks and private property rights.

In a statement, Dr. Anna F. Hunderfund, the Locust Valley

superintendent, said that in February 2009 the district had engaged a firm to study the cellphone installations near the Bayville schools, finding that the tower “posed no significant health risks,” and she noted that the emission levels fell well below amounts deemed unsafe by the Federal Communications Commission.

In June 2009, Sharon Curry, a psychologist in Merrick, woke up to find a cell antenna abutting her backyard, level to her 8-year-old son’s bedroom window.

Puzzled by its presence, particularly because she lives next to an elementary school, she did research to see if there was cause for concern. What she learned about possible health impacts, she said, led her to seek help from civic associations and to form a group, Moms of Merrick Speak Out, to keep new cell towers out. She said she was seeking the “responsible” placement of cell antennas, away from homes and schools.

The Federal Communications Act of 1996 says health concerns are not a valid reason for a municipality to deny zoning for a cell tower or antenna. Property values and aesthetics, however, do qualify, according to the act.

Frank Schilero, an associate broker with RE/MAX Innovations in Wantagh, has a listing on a \$629,000 home down the street from the Farmingdale Wantagh Jewish Center, where the application is pending to put six cell antennas on the roof.

“People don’t like living next to cell towers, for medical reasons or aesthetics,” Mr. Schilero said. “Or they don’t want that eyesore sticking up in their backyards.” There is an offer on his listing, he added, but since the buyer heard about the possible cell antennas she has sought more information from the wireless companies about their size and impact.

Charles Kovit, the Hempstead deputy town attorney, said that under the proposed code change any new towers or antennas would have to be 1,500 feet

from residences, schools, houses of worship and libraries.

The town recently hired a consultant, Richard A. Comi of the Center for Municipal Solutions in Glenmont, to review antenna applications.

Under the new ordinance, applications for wireless facilities would require technical evidence that they had a “gap” in coverage necessitating a new tower.

“If not, they will get denied,” Mr. Kovit said. The wireless companies would also have to prove that the selected location had “the least negative impact on area character and property values.” If another location farther away from homes can solve the gap problem, “they are going to have to move.”

A version of this article appears in print on August 29, 2010, on page RE9 of the New York edition with the headline: A Pushback Against Cell Towers.

© 2016 The New York Times Company

PC 2/25/16
#4

February 17, 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

Vacant, District 3

16 FEB 18 PM 2:31

RECEIVED
PLANNING DEPARTMENT

RE: S15-0004 Arrowbee Lake Verizon Cell Tower

Dear Commissioners,

I am a resident of Arrowbee Ranch Estates and have learned that Verizon has applied for a Special Use Permit to construct a 90 foot cell tower near Lake Arrowbee. I am writing to voice my strong opposition to building this tower in our neighborhood. I have many concerns including noise pollution, road damage caused by their large trucks, health impacts, visual blight, and lower property values.

I believe the presence of a cell tower looming over my lake front property and the Lake Park will be an eyesore that will also diminish the value of the park to our neighborhood. The presence of a 90 foot fake pine tree (130 feet in the future?) sticking up in the midst of our oak woodlands will drastically change the rural beauty that is a key reason why we live here.

I am also extremely concerned that this will lower property values and make it difficult to attract a buyer when we decide to sell our home. Research, professional experience and common sense make it clear that the proposed cell tower will have a huge negative impact on our property values. The very sort of people who want to purchase and live on rural property will be among those most offended by this industrial installation. Most buyers do not want to purchase a property with a cell tower in sight, or if they do, would expect a substantial discount on that property. An astonishing 79% said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas. Does Verizon plan to purchase our house at full value when we decide to sell? Have other cell sites even been considered?

I ask you to deny the Special Use Permit. We have the right to peaceful enjoyment of our property and retention of our property values. Verizon's pursuit of additional revenues should not be obtained at our expense.

Sincerely,



Julie Bauer

1201 Large Oak Drive

Placerville CA 95667

CC: Mike Ranalli, Supervisor, District 4

16-0041 Public Comment
PC Rcvd 02-11-16 to 02-19-16



PC 2/25/16
#4

Charlene Tim <charlene.tim@edcgov.us>

15 pages

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

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

Fri, Feb 19, 2016 at 8:16 AM

Please see public comment email.




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

From: **Janet Barbieri** <janet.m.barbieri@att.net>
Date: Fri, Feb 19, 2016 at 7:18 AM
Subject: Re: Special Use Permit S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine
To: planning@edcgov.us

Please see our comment letter on the above project, attached. There are two other accompanying attachments.

Thank you.

3 attachments

-  **Cell Tower Comment-Janet Barbieri and Quang Nguyen.docx**
29K
-  **Attachment 1 - Arrowbee property value impact fact sheet.docx**
144K
-  **Attachment 2 - health impact perceptions effect on property value.docx**
154K

February 18, 2016

To: El Dorado County Planning Commissioners
Michael Ranalli, El Dorado Board of Supervisors, District 4

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

We are writing to express our strong opposition to this unnecessary and injurious project. We are property and homeowners in the neighborhood, raising three girls and attempting to make a life for our family. Our front door is about 400 feet from the proposed project. The cell tower will loom over our home. It is a devastating proposition that has caused us a great amount of worry and distress.

Our request is that you deny the Special Use Permit, on the grounds that:

1. **It is injurious to the neighborhood** and to our family specifically, and therefore the Special Use Permit should be denied.
2. **Verizon's application is sloppy and deficient**, and therefore the negative declaration should be denied.

Injurious to the Neighborhood

In accordance with Section 130.22.540 of the Zoning Ordinance, the County can only approve a Special Use Permit if it finds that the proposed project "...would not be...injurious to the neighborhood..."

This project **will be injurious** to the neighborhood and to the individual residents and property owners. The project will do these 5 injurious things, any one of which is enough to result in project denial:

1. Transform and vandalize the aesthetics and the viewshed of the neighborhood

The centerpiece and defining characteristic of the Arrowbee neighborhood is the lake and park, and the surrounding countryside. The placement of this 90-foot (and potentially 140-foot) tower will utterly transform the viewshed. The tower will loom over the park and will intrude upon the peace and serenity and enjoyment of the neighborhood. The height of the tower will starkly transform the viewshed. The fake pine will not blend in with the natural oak woodland and will be an obviously inconsistent feature. There is nothing "stealth" about a so-called "stealth monopine" and frankly suggesting such is insulting. The tower will instead be a beacon of industrial blight. In fall and winter, when the oaks are bare, the tower will stand out even more.

2. Diminish the recreational value of Arrowbee Lake

The character of the community is based in part on the recreational value of the lake and park. The community enjoys swimming, fishing, boating, paddle-boarding and picnicking. The recreational value will be significantly and negatively impacted by the industrial eyesore created by the proposed cell tower. It is simply undeniable that the cell tower will make these activities less enjoyable and less desirable. This impact has been entirely ignored in the environmental assessment.

3. Lower property values

Arrowbee residents are absolutely justified in our concern about a reduction in the value of our homes. Industry studies and experienced real estate and appraisal professionals agree that cell towers negatively impact property value. The ripple effect of negative property values in Arrowbee will also impact the value of property in the surrounding area. See the attached fact sheet (Attachment 1).

Note that *perceived* health risks are a major factor in turning prospective buyers away from a property located near a cell tower. Regardless of what the so-called experts at the FCC say, it is undeniable that there are concerns being raised worldwide about the negative health effect of electromagnetic fields and radiofrequency radiation. Even though you are barred from basing a cell tower siting decision on health impacts, you cannot deny the reality that the perceived impacts will undoubtedly shrink the pool of prospective buyers for properties near cell towers. See attached fact sheet to learn what information is readily available to anyone who does a quick Google search (Attachment 2).

4. Deny citizens the full use of their own property to the benefit of a business enterprise that is inconsistent with the community

The cell tower and attendant maintenance will increase noise and disrupt peace and tranquility of the neighborhood. The blight caused by the cell tower will impede the enjoyment of the recreational and aesthetic value for individual homeowners, who purchased their property specifically for the rural peace and quiet and beauty. The cell tower and lease is a business enterprise that is incompatible with the community—it also causes direct financial harm to other property owners in the service of a private business enterprise. The proposed business enterprise will undeniably degrade residents' quality of life.

5. Threaten the financial stability of the Four Corners Land Owners Association (FCLOA)

The FCLOA is a voluntary association. It owns the park parcel and dam parcel, and is responsible for the maintenance, including the dam safety inspection fee required by law. The ONLY way to raise the funds for this expense is by the voluntary membership of residents in the FCLOA. The only reason that members join the FCLOA is to enjoy the lake and park, and to tout the benefits of the lake and park as a marketing tool when they go to sell their properties. If the lake and park have a diminished value, there will be less reason for people to join as members, less reason to pay memberships dues. The FCLOA will not be able to maintain its legal responsibility to the Department of Water Resources. Verizon utterly failed to even recognize this negative impact, let alone study it in their environmental assessment. Verizon failed to consult anyone in the neighborhood, either FCLOA or individual residents and neighbors. They prove themselves to be blatantly disingenuous when they requested a two-week delay in holding the Planning Commission public hearing. They had TWO YEARS to talk to the neighbors and waited until the last minute to generate some bogus way to claim they've attempted to talk to the neighbors. What a sham.

Stunningly Deficient Environmental Assessment

Verizon is asking the Planning Commission to certify a Negative Declaration. However, their application and environmental assessment are deficient, and a negative declaration is not justified.

1. Inadequate environmental review

- There is no analysis of the impact to recreational resources, including the use of Arrowbee Lake and Park.
- There is no evaluation of the impact on the financial stability of the FCLOA.
- There is no evaluation of the aesthetic impact. Claiming that the cell tower will blend in because it looks like a fake pine tree is not an adequate evaluation.
- There is no evaluation of the impact to local residents caused by noise and lights from frequent maintenance crews at any time of day or night, 365 days a year.
- There is no evaluation of the impact on our roads caused by added maintenance crews, of which there may be several at any given time once the tower is used for co-location. Our roads are already underfunded through the Road Zone of Benefit, and we have few resources available.
- Verizon has not included a reasonable range of alternatives. The only alternatives offered are WITHIN the neighborhood. The application listed one alternative twice. The number and type of alternatives are limited by Verizon's claims, without any data or analysis to justify the claims. There is no way for the public or the Planning Commission to evaluate Verizon's alternatives properly and with confidence. Verizon shows a stunning lack of transparency and objectivity in their limited evaluation of locations. A true alternative site analysis would show that the only reason Verizon has chosen this location is because it is

in a developed area: it already has roads and power. Verizon, one of the largest corporations in the country, should have to investigate other alternatives that would have less impact on the people of this county.

2. Weak and useless project purpose and need

- There is no proof that there is a need for additional cellular coverage, and therefore no actual need for the project.
 - Coverage maps provided in the application show that primary transportation corridors already have coverage
 - Local users have personally experienced that cellular coverage is excellent throughout the area, including primary transportation corridors and near the river.
 - Before and after coverage maps provided in the application aren't even at the same scale. They don't account for new cellular towers since February 2015. They also show no tangible improvement.
 - There is no proof that there is a significant gap to fix.
 - Verizon's own coverage maps on their website show 4G service, high speed data and push-to-talk is available throughout the area.
 - Verizon's claim that the project is needed to "provide service," "serve as a backup to the existing landline service," and "improve mobile communications" is specious at best. There is no proof in their application packet that this service is needed.
 - Any claim that this tower will improve emergency services is also specious. The FCC already requires "wireless service providers to transmit all 911 calls regardless of whether the caller subscribes to the provider's service or not" (from the FCC website).

3. A negative declaration is not appropriate in this situation

- There is sufficient evidence in the record to show the possibility of significant impact with regard to aesthetics and recreation. This project should be denied outright. But at an absolute minimum, an EIR should be conducted. An EIR would allow for thorough, proper and transparent evaluation of the alternatives, the project purpose and need, and the aesthetic and recreational impacts.

In Conclusion

The few local residents who have spoken out in favor of the cell tower will undoubtedly be relieved to learn that their reasons for wanting the new tower have ALREADY been resolved by the fact that there is ALREADY excellent cellular service throughout our area, including the ability to use mobile technology for emergency services. Any argument that this new cell tower will improve residents' property value is not only laughable but insulting.

The undeniable fact remains: the Arrowbee Lake and Park is a unique recreational and aesthetic resource in El Dorado County. The cell tower is unnecessary.

Those of us who will be forced to live near the new tower will, through no fault of our own, be forced to suffer significant financial hardship through lost property value. We will be forced to live under the shadow of the tower every day, for as long as we live here. All to the benefit of a giant corporation. Verizon has no right to profit off our family. Our neighborhood was not meant for this type of industrial eye-sore.

- Every time we walk our front door, we'll see the tower.
- Every time we go biking through the neighborhood, we'll see the tower.
- Every time we walk to the mailboxes, we'll see the tower.
- Every time we go outside to work in the yard and garden, we'll see the tower.
- Every time we sit on our front porch, we'll see the tower.
- Every time the kids play basketball on the driveway, we'll see the tower.
- Every time we drive into the neighborhood, we'll see the tower.
- Every time we drive up our quaint little one lane road to our house, we'll see the tower.
- Every time we have friends and family over to barbeque, we, and they, will see the tower.
- Every time we go fishing, or paddle-boarding, or swimming, or picnicking, we'll see the tower.
- It will intrude on every attempt at a peaceful moment outside our home.

Our homes are all we have. Our home provides our only net worth. It is the one place on the planet where we can escape to enjoy a small patch of peace and quiet. If Verizon wants to increase their profits, it shouldn't be at our expense. They should be required to prove the need for the project and that they are doing everything possible to minimize impacts. They have not done this. They expect you to rubber stamp the project because they are bullies and they think they have rigged the system in collusion with the FCC.

The reality is that you, as the Planning Commission and local government representatives, have every right to use your discretion. You have every right to require a full EIR. You have every right to outright deny the project because it doesn't meet the requirements of your Special Use Permit thresholds. Put the burden on this large corporation, with their extensive resources, to do their due diligence and fully investigate options that are not injurious to neighborhoods and to people.

Submitted by email:

Janet Barbieri & Quang Nguyen
1057 Shoreline Drive, Placerville
530-919-9306

Fact Sheet:

Cell Towers Create Significant Decline in Property Value

Arrowbee residents are justifiably concerned that the proposed Verizon cell tower will reduce the value of our homes and properties. Peer reviewed studies and experienced real estate and appraisal professionals agree that cell towers impact property value significantly. The ripple effect of negative property values in Arrowbee will also impact the value of property in the surrounding area.

POTENTIAL BUYERS ARE TURNED OFF BY CELL TOWERS FOR THREE PRIMARY REASONS:

- **Aesthetics** – Cell towers, even those that look like fake pine trees, are aesthetically unpleasing. They are not compatible with the nature of the neighborhood. They change the character of a neighborhood, especially those in rural areas. They create a visual blight. Potential buyers aren't interested in spending their money on visual blight.
- **Health Concerns** – Despite industry assertions about the safety of cell towers, there has been widespread media attention about persistent health concerns for cell towers and for wireless technology in general. Regardless of the validity of these concerns, the *perception* is what influences a potential buyer. With widespread concern comes widespread negative perception.
- **Property Value** – Potential buyers are not interested in a property that has the baggage of a cell tower that may affect the future value of the property. Buyers see the risk of the investment as too great.

STUDIES HAVE DOCUMENTED THE DETRIMENTAL EFFECTS OF CELL TOWERS ON PROPERTY VALUES:

1. 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 home buyers** and renters are less interested and **would pay less** for a property located near a cell tower or antenna
 - **79%** said that **under no circumstances would they ever purchase** or rent a property within a few blocks of a cell tower or antennas
 - **90% said they were concerned** about the increasing number of cell towers and antennas in residential neighborhoods.

- Betsy Lehrfeld, an attorney and Executive Director of NISLAPP says: “The proliferation of this irradiating infrastructure throughout our country would never have occurred in the first place had Section 704 of the Telecommunications Act of 1996 not prohibited state and local governments from regulating the placement of wireless facilities on health or environmental grounds. The federal preemption leaves us in a situation today where Americans are clearly concerned about risks from antennas and towers, some face cognitive and physical health consequences, **yet they and their families increasingly have no choice but to endure these exposures, while watching their real property valuations decline.**” [Link here.](#)

- 2. A study published in The Appraisal Journal in the Fall of 2007 titled “The Effect of Distance to Cell Phone Towers on House Prices in Florida” found that:
 - In terms of the effect that proximity to a tower has on price, the overall results indicate that this is statistically significant and negative. Generally, the closer a property is to the tower, the greater the decrease in price. The effect of proximity to a tower **reduces price by 15%** on average. [Link here.](#)

- 3. A study published in The Appraisal Journal in the Summer of 2005 titled “The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods,” found that:
 - People generally expect to pay 10% to over 20% less for a home located near a cell tower, and
 - **Actual prices were reduced by 21%** after a cell tower was built in a neighborhood.
 - “Even buyers who believe that there are no adverse health affects from cell phone base stations, knowing that other potential buyers might think the reverse, **will probably seek a price discount** for a property located near a cell phone base station.” [Link here.](#)

THERE IS WIDESPREAD AGREEMENT AMONG REAL ESTATE PROFESSIONALS ACROSS THE COUNTRY ABOUT THE NEGATIVE IMPACT OF CELL TOWERS ON PROPERTY VALUE

By California Statue, real estate agents representing a seller of residential property...”have the duty to conduct a reasonably competent and diligent visual inspection of the property and to disclose to a prospective buyer all material facts affecting value, desirability, and implicitly intended use.” [Link here.](#)

- Tina Canaris, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, said: “Even houses where there are transformers in front” make “people shy away,” “If they have the opportunity to buy another home, they do.” She said cell antennas and towers near homes affected property values, adding, “You can see a buyer’s dismay over the sight of a cell tower near a home just by their expression,

even if they don't say anything." From: "A Pushback Against Cell Towers," New York Times, 8-27-10. [Link here](#).

- Addora Beal, Broker Associate with Hall Chambers Real Estate testified to the Glendale City Council in January 2009 that: "Perception is everything. If the public perceives it to be a problem, then it is a problem. It really does affect property values." [Link here](#) at the 2:35:24 mark.
- Donna Bohanna, President/Realtor of Solstice International Realty said to the Los Angeles Board of Supervisors in 2009 that: "As a realtor, I must disclose to potential buyers where there are any cell towers nearby. I have found in my own experience that there is a very real stigma and cellular facilities near homes are perceived as undesirable." [Link here](#).
- Twenty-seven real estate professionals signed a letter to the Burbank City Council in 2009 stating that cell towers negatively impact the property value of surrounding homes and properties. The letter said in part: "It is our professional opinion that cell towers decrease the value of homes in the area tremendously." [Link here](#).
- Real estate appraiser Robert Heffernan presented a report to the Bridgewater New Jersey zoning board in 2012, stating that: "I believe the tower will have an adverse impact to surrounding properties." He continued, saying that price differentials "are based on a negative externality, which causes the house closest to the structure to be lower in the value than ones farther away." He noted that structures that are unlike what is typically seen in a neighborhood create an anomaly and that in his experience, people do not choose to live near these types of structures. [Link here](#).

TWO IMPORTANT NOTES

1. The U.S. Ninth Circuit Court of Appeals in October 2009 affirmed residents' right to oppose a wireless tower based on aesthetics, saying in part that: "The experience of traveling along a picturesque street is different from the experience of traveling through the shadows of a WCF [wireless communications facility], and we see nothing exceptional in the city's determination that the former is less discomforting, less troubling, less annoying and less distressing than the latter." [Link here](#).
2. Also note that El Dorado County's rules about Special Use Permits (which Verizon is seeking) require that the special use "would not be...injurious to the neighborhood." A decline in property value is an extraordinary burden to place on residents, particularly when Verizon already has coverage in the area, and that a rural county surely has non-residential areas better suited for industrial blight.

Facts About Health Impacts from Cell Towers

WHAT EVIDENCE EXISTS THAT CELL TOWERS POSE A HEALTH RISK?

There is an overwhelming amount of research, data and circumstantial evidence that paints an alarming picture for residents who live near cell towers. There is also a shocking lack of regulatory oversight and a dismaying level of collusion between the cell industry and the federal government.

- BioInitiative 2012 is an international research consortium organized to develop a rationale for Biologically-based Public Exposure Standards for Electromagnetic Fields (ELF and RF). They conclude that:
 1. **Effects “are clearly established and occur at very low levels of exposure** to electromagnetic fields and radiofrequency radiation. Bioeffects can occur in the first few minutes at levels associated with cell and cordless phone use. Bioeffects can also occur from just minutes of exposure to mobile phone masts (cell towers), WI-FI, and wireless utility ‘smart’ meters that produce whole-body exposure. Chronic base station level exposures can result in illness.
 2. “Many of these bioeffects can reasonably be presumed to **result in adverse health effects if the exposures are prolonged or chronic**. This is because they interfere with normal body processes (disrupt homeostasis), prevent the body from healing damaged DNA, produce immune system imbalances, metabolic disruption and lower resilience to disease across multiple pathways. Essential body processes can eventually be disabled by incessant external stresses (from system- wide electrophysiological interference) and lead to pervasive impairment of metabolic and reproductive functions. “
 3. “At least five new cell tower studies are reporting bioeffects in the range of 0.003 to 0.05 $\mu\text{W}/\text{cm}^2$ at lower levels than reported in 2007 (0.05 to 0.1 uW/cm^2 was the range below which, in 2007, effects were not observed). Researchers report headaches, concentration difficulties and behavioral problems in children and adolescents; and sleep disturbances, headaches and concentration problems in adults. Public safety standards are **1,000 – 10,000 or more times higher** than levels now commonly reported in mobile phone base station studies to cause bioeffects. “
- The article “Health Effects from Cell Phone Tower Radiation” by Karen J. Rogers asserts that “there is vast scientific and medical evidence that exposure to cell tower

radiation, even at low levels, can have profound adverse effects on biological systems.” This article is well supported by scientific and medical professionals, including two-time of the Nobel Prize in Medicine nominee Physicist Dr. Gerard Hyland who claims “Existing safety guidelines for cell phone towers are completely inadequate.” Although this article is from 2002, we know that United States safety standards have not improved, but the acceptance of these facts has grown.

- August 2004 – The International Association of Fire Fighters (IAFF) opposes the use of fire stations as transmitter sites, because of the health problems of its members:
 - “WHEREAS, many firefighters who are living with cell towers on or adjacent to the stations are paying a substantial price in terms of physical and mental health. As first responders and protectors of the general public, it is crucial that firefighters are functioning at optimal cognitive and physical capacity at all times.”
 - In September 2014 the United Firefighters of Los Angeles City stated that “...towers and antennas such as these pose significant health and safety risks – including but not limited to, serious injury, debilitating or fatal disease, and accidental death – to those living or working nearby.”
- Health experts say the FCC's current exposure limits and rules regarding RF radiation from wireless facilities, finalized in 1997, are based on outdated recommendations and data:
 - The FCC guidelines are based on exposure criteria recommended in 1986 by the National Council on Radiation Protection and Measurements (NCRP) and on the 1991 standard developed by the Institute of Electrical and Electronics Engineers (IEEE) and later adopted as a standard by the American National Standards Institute (ANSI/IEEE C95.1-1992). Source: "Guide to Transmitting Antenna RF Emission Safety" on FCC website: <http://wireless.fcc.gov/siting/rfsafety.html>
 - Even the EPA points out the limitations of the FCC standards: the FCC standards do not take into account non-thermal health effects and 24/7 long-term exposure. Read the EPA's letter here: http://www.emrpolicy.org/litigation/case_law/docs/noi_epa_response.pdf
 - The EPA says:
 - i. The FCC's current exposure guidelines...are thermally based, and do not apply to the chronic, non-thermal exposure situations.
 - ii. They are believed to protect against injury that may be caused by acute exposures that result in tissue heating or electric shock and burn.
 - iii. The FCC's exposure guideline is considered protective of effects

arising from a thermal mechanism, but not from all possible mechanisms.

- iv. Therefore, the generalization by many that the guidelines protect human beings from harm by any and all mechanisms is not justified.
- Regarding the problems with the FCC standard, watch this clip for "Radiant Day" documentary (by Norwegian Television, similar to our PBS, with English subtitles), in which its reporter attends an IEEE meeting to show viewers how the IEEE members who set the RF radiation standards the the FCC goes by are compromised because they come from the wireless and telecom companies. Conflict of interest anyone? http://www.youtube.com/user/BurbankACTION#p/f/1/AHhfjQ1_IVw
 - April 2, 2007 – Canadian Doctors call for “Removal of Cell Phone Antennas near Elementary Schools.”
 - 2008 – A German study at the request of the Federal Agency for Radiation Protection found the proportion of newly developing cancer cases was three times higher among patients who had lived during the past ten years at a distance of up to 400 meters from a cellular transmitter site – tending to develop cancers at a younger age-- compared to patients living further away.
 - November 25, 2008- US Congressional hearing – Cell Phone Use and Tumors: What the Science Says convened by Congressman Dennis Kucinich, Chairman of the Subcommittee on Domestic Policy of the House Committee on Oversight and Government reform.
 - March 4, 2009 – Memorandum, “EMF of Mobile Telephones – Children belong to a Group of Increased Risk.” Opinion of the Russian National Committee on Non-Ionizing Radiation.
 - January 10, 2010 – [WPIX, New York] A lawsuit is [set] to be filed [Monday] alleging that cancer afflicting students and teachers of a Bayville (New York) school is caused by dozens of cell phone antennas attached to a nearby tower. Three young students of Bayville Primary School have already died of leukemia and many more are sick. “We believe as much as 30 percent of the teachers, administrative staff and employees have been diagnosed with some type of illness, cancer, leukemia, and things of that nature,” said Attorney Andrew Campanelli.

IS IT TRUE THAT RESIDENTS AREN'T ALLOWED TO DISCUSS HEALTH CONCERNS WHEN OBJECTING TO CELL TOWERS WITH THEIR LOCAL GOVERNMENT?

No. Residents have a First Amendment right to free speech, and a US Constitutional protection of life and property. There is a 1996 federal law that prohibits local governments from basing their cell tower siting denials on health issues, and the cell

companies frequently threaten local governments with lawsuits. However, we as residents can and should make ALL our concerns known to our local Planning Commission, if only to raise awareness and bring to light the way the cell companies and the FCC engage in a dangerous misrepresentation of the scientific body of evidence. The fact of the matter is that there are serious threats to our community from visual blight and significant reduction in property values as well. Even a perceived health risk is enough to negatively affect the quality of life of Arrowbee residents: it will create anxiety, stress, worry, sadness, a desire to move out of the area, among other things. This represents a significant deterioration in the quality of life in our neighborhood.

IS IT TRUE THAT INSURERS WON'T COVER CLAIMS OF HARM TO HEALTH FROM ELECTROMAGNETIC RADIATION ASSOCIATED WITH CELLULAR?

Yes; it appears that Lloyds of London and Cincinnati Insurance Company both refuse to cover cell companies against claims related to health harm from cell phones and cell towers. This means that insurance companies see the health threat as real and the related potential monetary damage to cell companies as too great a risk.

Cincinnati Insurance Company said in 2009 that:

“...since the damages alleged by the plaintiffs (the homeowners who have a newly built tower across the street from them) do not constitute an ‘occurrence’, and further that the alleged damages caused by the microwave radiation were reasonably expected by the insured (Horvath Communications), and further that the microwave radiation which the plaintiffs complain is a pollutant, and therefore coverage is excluded.”

A Lloyd’s of London renewal policy in February 2015 excludes any coverage associated with exposure to non-ionizing radiation. The policy states that:

“This insurance does not apply to: 1) “Bodily Injury,” “property damage,” or “personal advertising injury” arising out of, resulting from, caused by or contributed to by electromagnetic radiation, provided that such injury or damage results from or is contributed to by the pathological properties of electromagnetic radiation; or 2) The costs of abatement or mitigation of electromagnetic radiation or exposure to electromagnetic radiation.”

HAS THE FEDERAL GOVERNMENT ACKNOWLEDGED THE IMPACT OF CELL TOWERS ON WILDLIFE?

Yes; in a letter dated February 7, 2014 from the US Department of the Interior to the National Telecommunications and Information Administration, the federal government

admitted that there are impacts. If wildlife suffer impacts, humans do too. They said the following:

“The placement and operation of communication towers, including un-guyed, unlit, monopole or lattice-designed structures, impact protected migratory birds in two significant ways. The first is by injury, crippling loss, and death from collisions with towers and their supporting guy-wire infrastructure, where present. The second significant issue associated with communication towers involves **impacts from non-ionizing electromagnetic radiation** emitted by them.”

IS THERE INTERNATIONAL RECOGNITION OF THE HEALTH RISK RELATED TO ELECTROMAGNETIC FIELDS?

The World Health Organization’s International Agency for Research on Cancer said the following on May 31, 2011. [Link here.](#)

“The WHO/International Agency for Research on Cancer (IARC) has classified radiofrequency electromagnetic fields as possibly carcinogenic to humans (Group 2B), based on an increased risk for glioma, a malignant type of brain cancer¹, associated with wireless phone use.

ARE THERE DOCUMENTED INSTANCES OF WIRELESS TELECOMMUNICATIONS STRUCTURES FALLING OR OTHERWISE SUFFERING CATASTROPHIC DAMAGE?

Wirelessestimator.com is a website for wireless telecommunications structure installers. This website thoroughly documents structures falling, exploding, catching fire or otherwise suffering catastrophic damage when personnel are either installing or repairing a tower, which the website claims is common.

A good website for information about fires and collapse can be found [here.](#)

Other recent examples of the hundreds of instances include:

- July 24, 2007 – a monopole cell tower structure (proposed for 328 Palmer Hill Road) caught fire while undergoing service to upgrade its capacity.
- July 28, 2007 – another monopole collapse occurred in California. The failed was attributed to wind speeds. The common failure point of failure for monopoles is at the base plate where the pole is bolted to the ground.
- May 8, 2009 – a tower in Joplin, Missouri, collapses at 7:00 AM crushing a car and damaging multiple homes following recent upgrades by service crews.
- January 23, 2009 – A passing motorist films a cellular tower on fire and collapsing off Route 9 in Wellesley, Massachusetts.
- May 15, 2009 – a tower in South Dakota collapses due to high winds.

- June 17, 2009 – a tower collapsed in Missouri nearly killing a farmer who was cutting hay.
- June 15, 2009 – 55 firefighters and emergency personnel were needed to rescue two cell tower servicemen who were caught atop a cell tower while working. It took so many rescue workers because large rescue vehicles couldn't make it to the site, which was tucked behind many homes in a densely populated area. For this reason the rescue had to be done with much smaller lifts.