

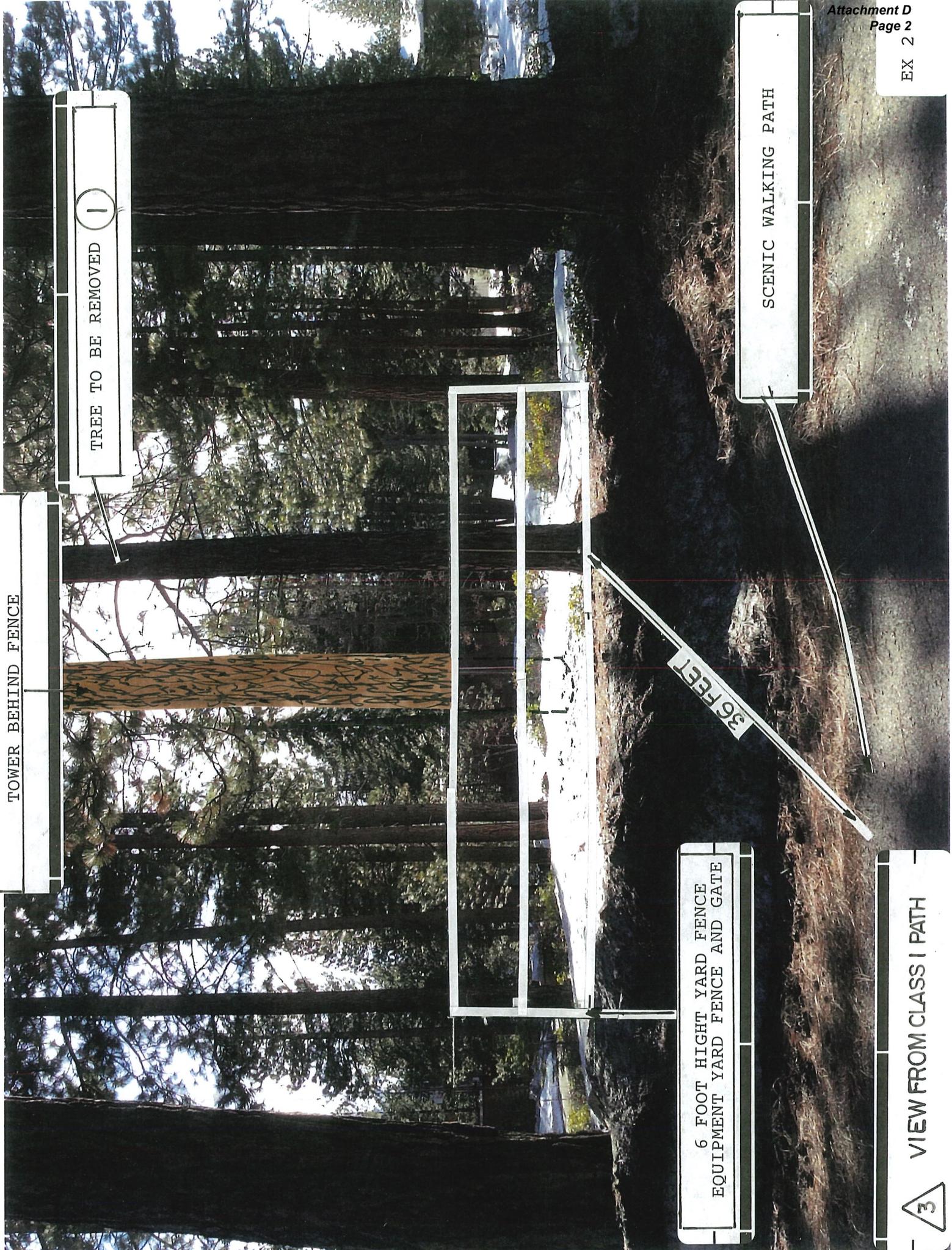
SYMBOL LEGEND	
	Tree (Pine/Flr/Cedar) (30\"/>
	Joint Utility Pole
	Centerline

SITE PLAN  
FULL PROJECT AREA

SITE PLAN ALL SITE FEATURES

- A: SURVEY USED 2006 13 YRS OLD TREES SHOWN 18" & 22" DIA. CORRECT 30" & 24.5" DIA. JULY 2001 CODE / PAUL NIELSEN SERIAL OLD GROWTH EAST SIDE = 24 INCH DIA OR LARGER / WITHIN 6' OF FOUNDATION TREES TO BE RETAINED UNLESS ALL REASONABLE ALTERNATIVES ARE NOT FEASIBLE TO RETAIN THE TREE, INCLUDING MODIFICATIONS OF ORIGINAL DESIGN.
- B: DENTAL OFFICE ON TRPA APPLICATION, NOT SHOWN FOR COUNTY DRAWINGS / 8' FROM TOWER
- C: NO GRADES SHOWN
- D: EQUIPMENT YARD SLAB ELEVATION NOT SHOWN USE 70 TRPA SLAB 3% CODE
- E: TOWER TO BE 117' Z DENTAL OFFICE 29'-0"

100014-0001  
 Wayne Ford  
 Submission



TOWER BEHIND FENCE

TREE TO BE REMOVED 1

6 FOOT HIGHT YARD FENCE  
EQUIPMENT YARD FENCE AND GATE

36 FEET

SCENIC WALKING PATH

VIEW FROM CLASS I PATH

3

EX

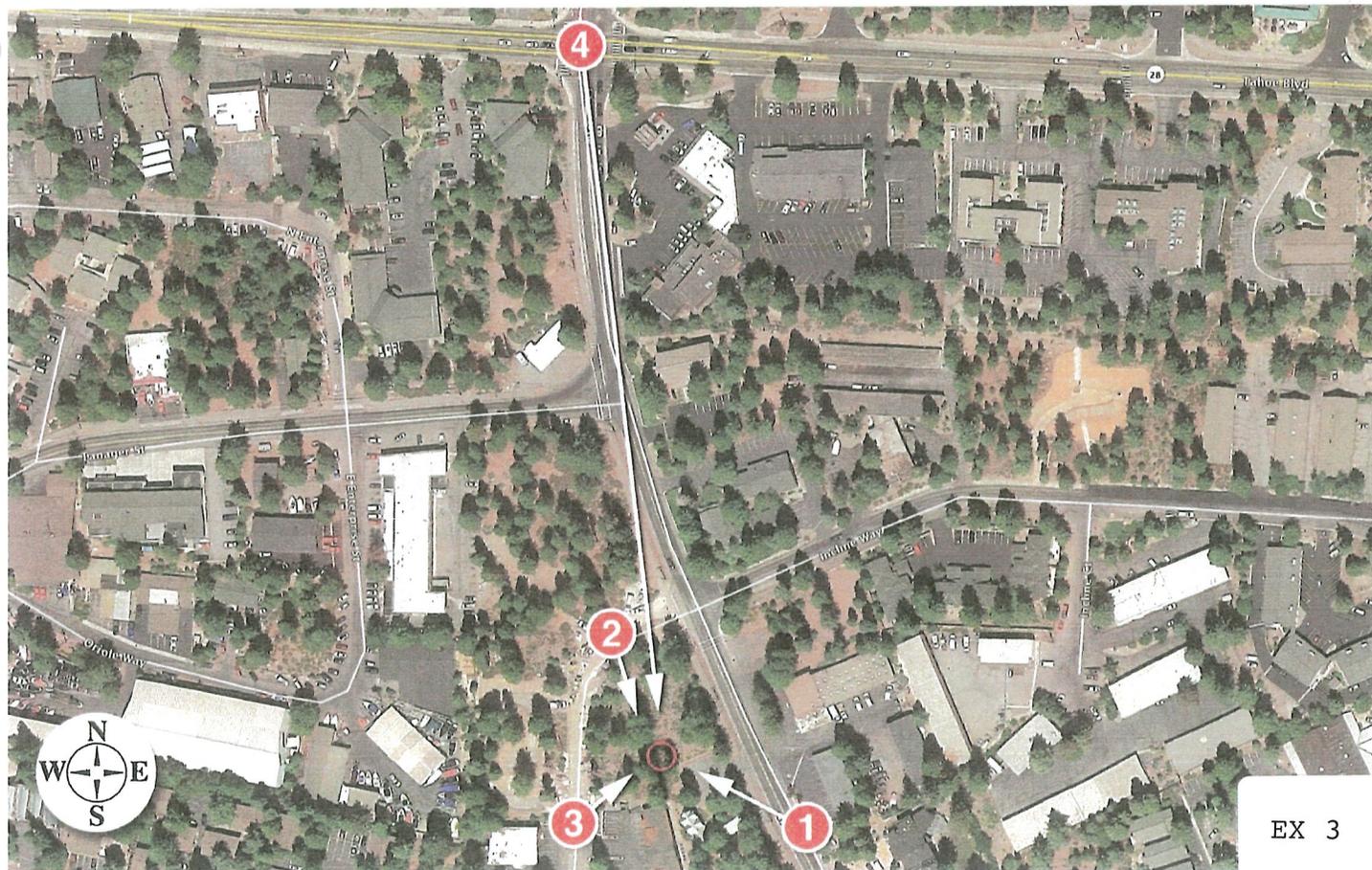
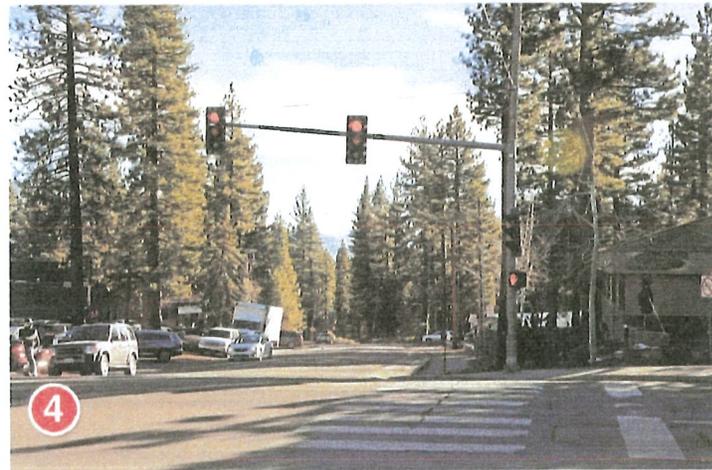
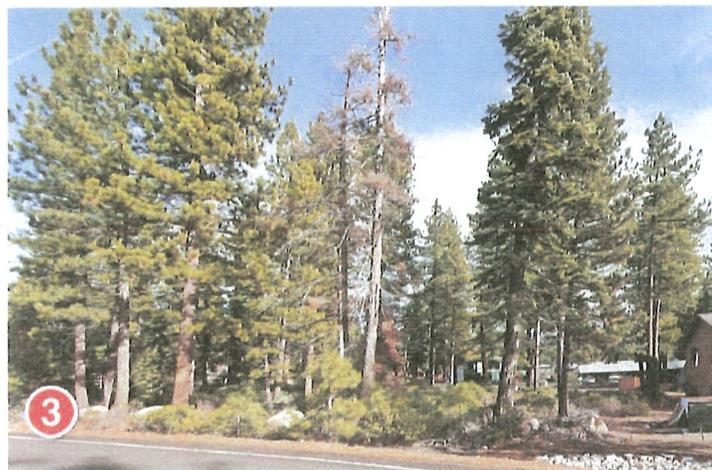
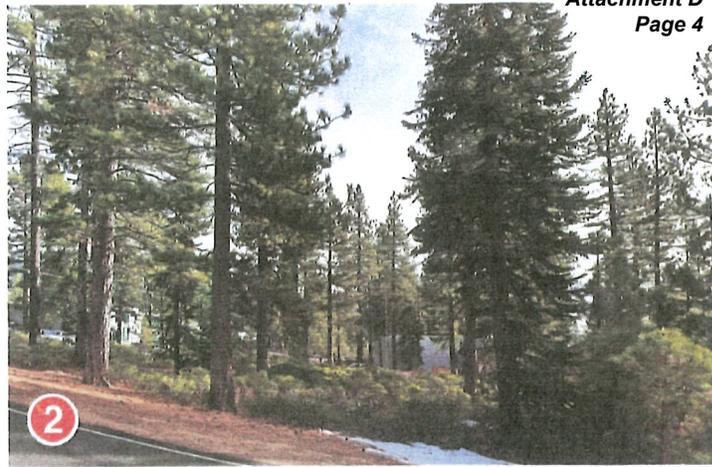
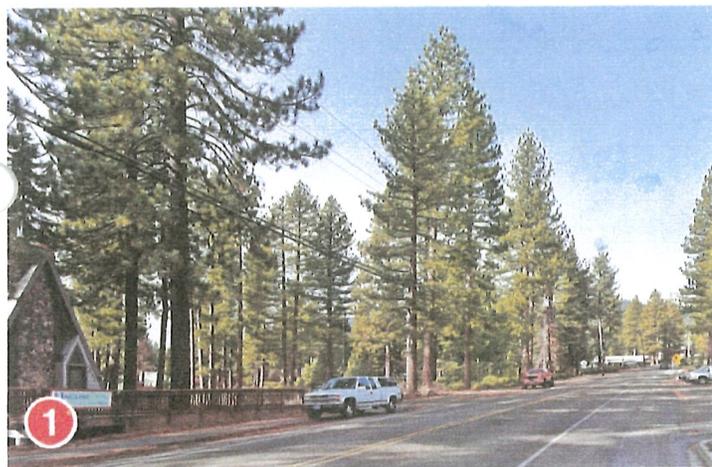


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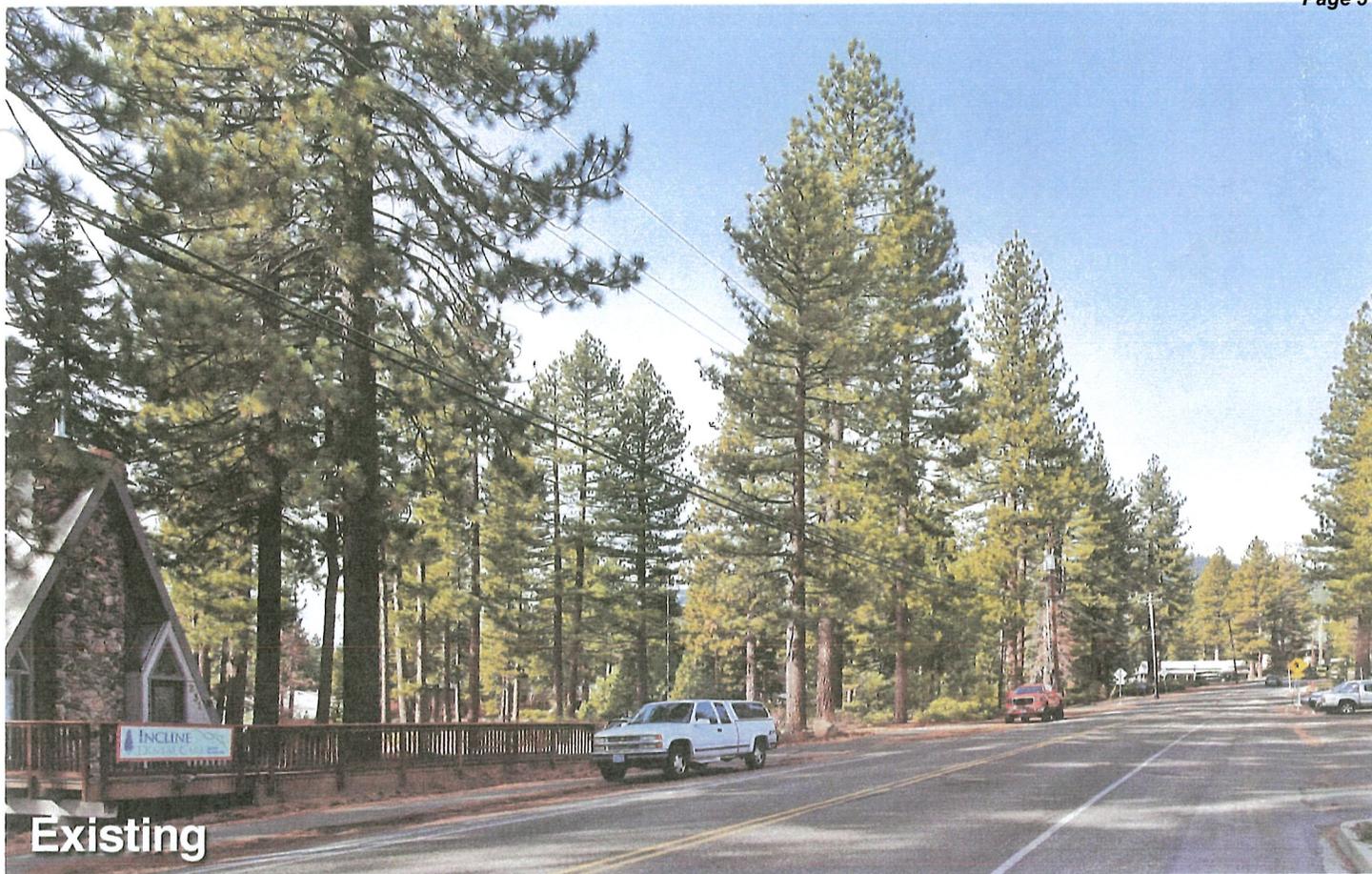
TREE TO BE REMOVED

3

VIEW FROM CLASS I PATH



EX 3

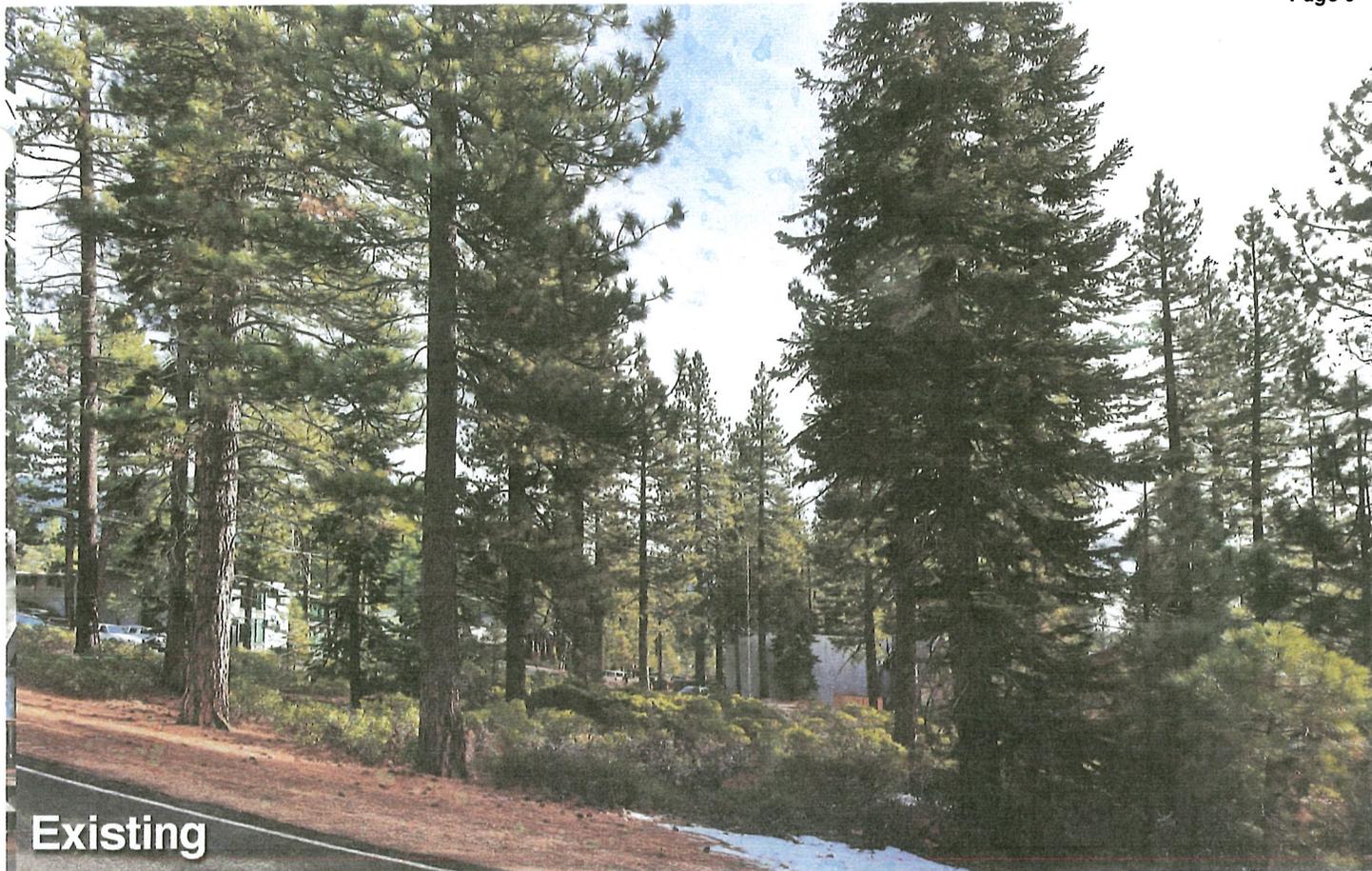


Existing

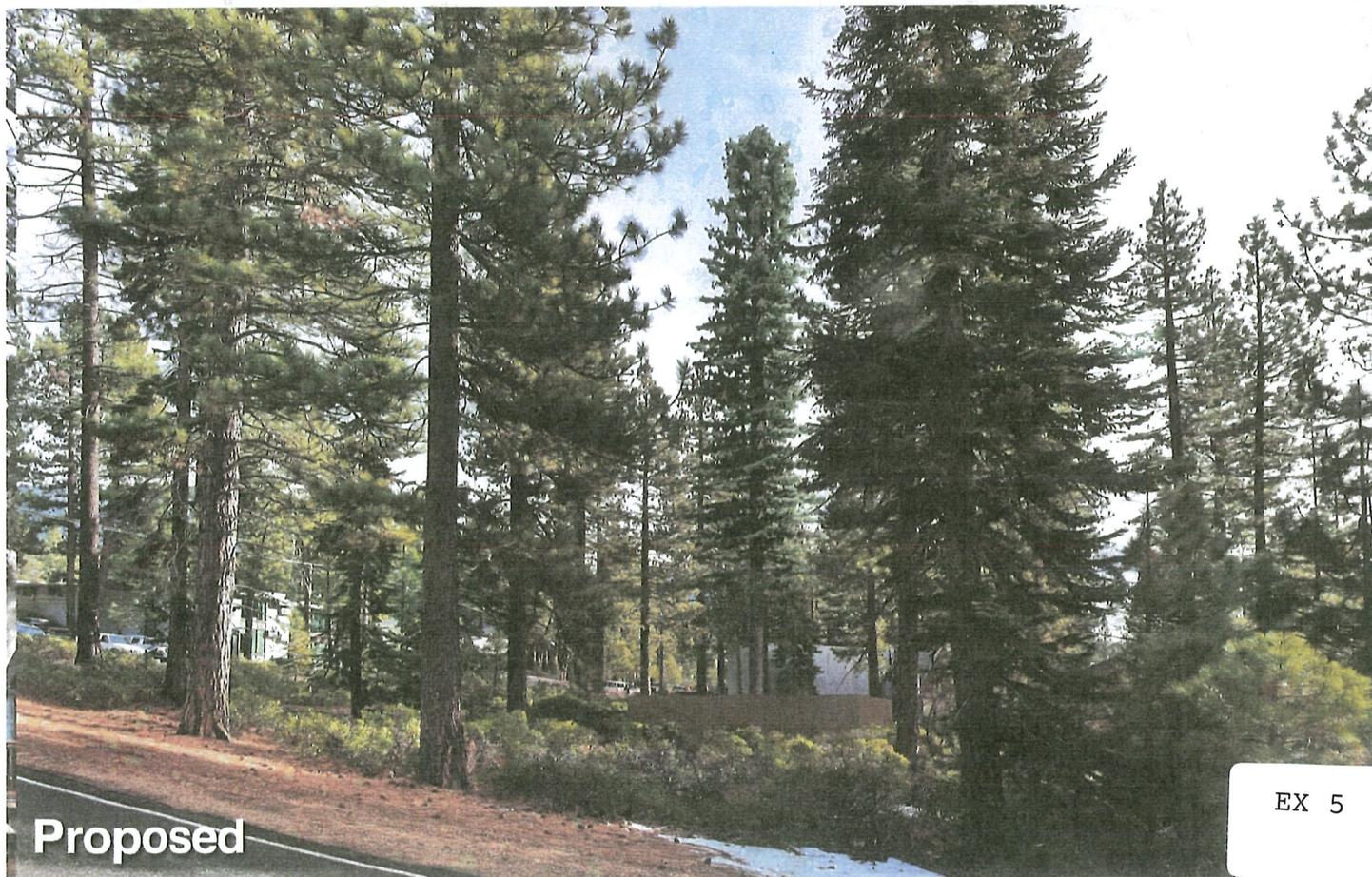


Proposed

EX 4

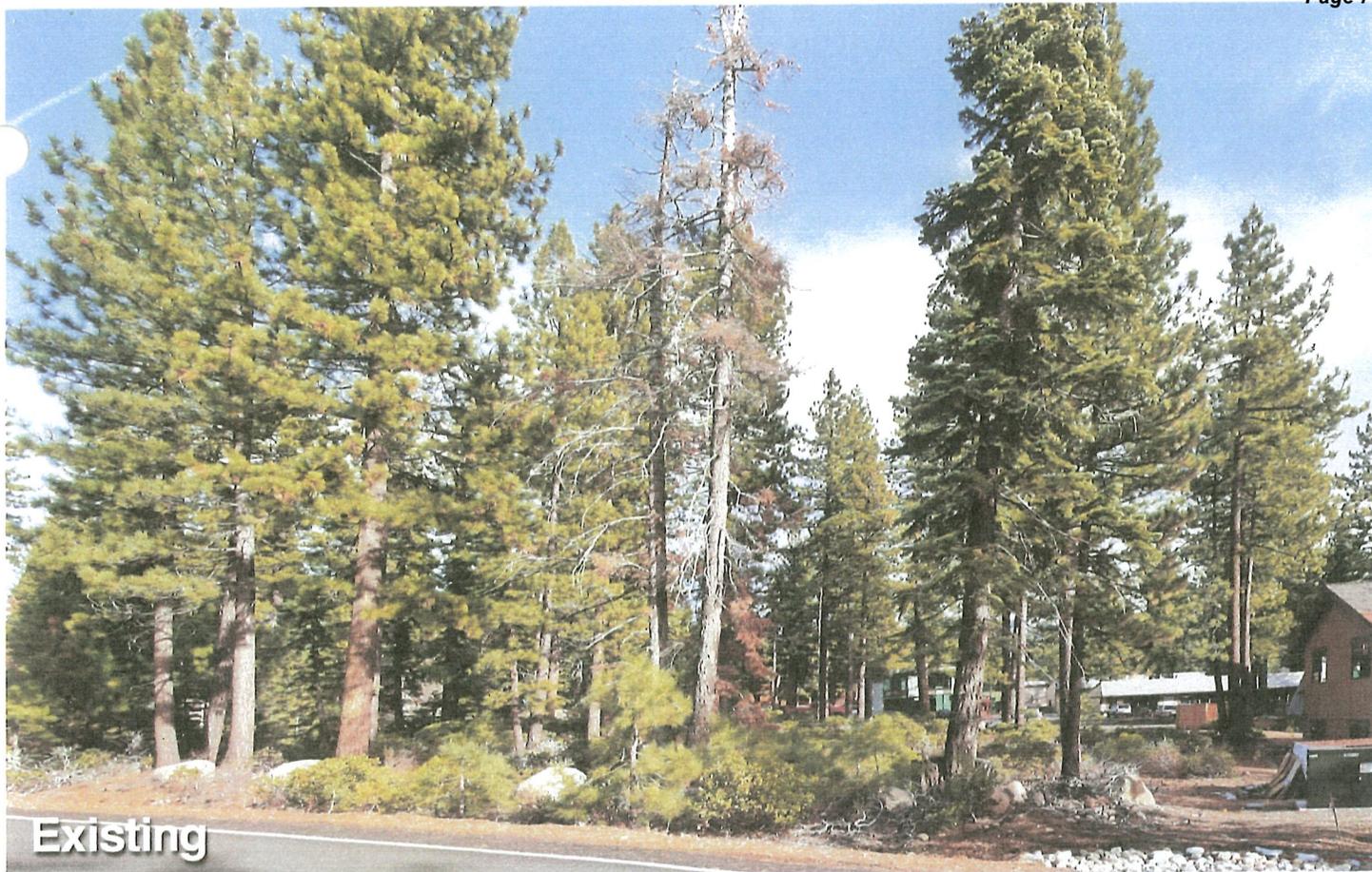


Existing



Proposed

EX 5



Existing



Proposed

EX 6



EX 7

**SPECIAL USE PERMIT REQUEST; WSUP19-0001 INCLINE VILLAGE MONOPOLE  
THERE SHOULD BE ONE OUTCOME FOR THIS APPLICATION ; DENIED**

**Wayne Ford / 731 LYNDA COURT INCLINE VILLAGE , NV.  
MY HOMES LOCATION ON THE APPLICANTS MAP SHOWED NO COVERAGE  
THAT IS A LIE, I HAVE FULL COVERAGE WITH AT&T**

---

**SCENIC EVALUATION**

**THAT IS ALSO A FALSE REPRESENTATION ; NOT THAT THE PHOTOS ARE OFF, NO  
THEY ARE CORRECT.**

**WHAT IS OFF IS WHERE THEY WERE TAKEN FROM, NOT IN FRONT OF THE  
PROPERTY WHERE THERE IS A CLASS 1 WALK PATH WHERE 1000'S OF PEOPLE  
WALK EACH DAY. WE WERE THERE ON THE 2, RAIN AND SNOW AND 4 PEOPLE  
WALED BY IN A 20 MINUTE TIME PERIOD. JUST WAIT UNTIL SUMMER.**

**THE SCENIC AREA IS IN FRONT OF THE PARCEL.**

**FIRST: THE SITE PLAN SUBMITTED TO THE COUNTY LEFT OFF THE FOLLOWING;**

**THE DENTAL BUILDING WHICH IS PART OF THE PROJECT AREA WITH IT'S  
PARKING ON THE LOT . THE DENTAL OFFICE IS 87 FEET FROM THE TOWER.  
THE BUILDING IS ONLY 39 FEET TALL. THE PROPOSED TOWER WILL BE SOME 117  
FEET. NEXT TO THE DENTAL BUILDING**

**THE EQUIPMENT YARD IS 87 FEET AWAY. THE APPLICANT LEFT OFF ALL GRADES  
FOR THE SITE. SO THE REAR OF THE YARD, BEING LEVEL WILL BE SOME 4 FEET  
TALL AND HAVE A FENCE 6 FEET ABOVE THAT. THAT IS 10 FEET TALL.**

**THE APPLICANT LEFT OFF THE CORRECT TREE SIZES, WHICH UNDER TRPA CODE  
ARE 24.5 INCHES IN DIAMETER AND 30 INCHES IN DIAMETER. THEY ARE  
PROTECTED TREES, THE 24.5 CAN ONLY BE REMOVED IF A SPECIAL REVIEW  
PROCESS IS DONE. THEY MISLED THE TRPA PLANNER. LIKE THEY ARE TRYING TO  
MISLEAD THIS BOARD FOR THE CELL COVERAGE AND VISUAL IMPACT.**

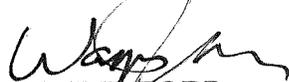
**THE PICTURE IN THE PACKED SHOWS THE FENCE THAT WILL BE SEEN FROM THE  
PATH. NOTE: THE OPEN AND NATURAL SITE , NOW WILL BE FILLED IN WITH A  
YARD WITH A GENERATOR, GAS TANK, EQUIPMENT AND SHELTERS, RIGHT IN THE  
MIDDLE OF THE MAIN TOURIST, COMMERCIAL AREA OF INCLINE.**

**ENCLOSED IS THE TRUE PICTURE OF THE SITE PLAN THAT WILL OVERWELM THE  
AREA. NOT WHAT STAFF HAS PUT UP. I HAVE A FULL SIZE SHEET FOR YOU TO LOOK  
AT IF YOU OPEN IT UP.**

**THIS SPECIAL USE DOES NOT MEET THE STRICTER CODE OF TRPA . THAT IS  
REQUIRED IN SECTION 110.406.10 TRPA STANDARDS . (OF THE COUNTY CODE) THE  
PROJECT IS NOT OF THE OF THE NATURE, SCALE, AND TYPE WHICH IS  
APPROPRIATE USE OF THE PARCEL. THE PROJECT WILL CHANGE THE  
CHARACTER OF THE NEIGHBORHOOD . IT WILL ALTER THE PURPOSE OF THE**

**APPLICABLE PLANNING AREA STATEMENT . THE PROJECT WILL IMPACT THE ENJOYMENT AND WELFARE OF PERSONS IN THE AREA OR OTHER PROERTY.**

**THIS PROJECT NEEDS TO BE DENIED . THERE ARE OTHER WAYS TO PROVIDE CELL COVERAGE IN OUR AREA.**

  
WAYNE FORD

4/3/19

Table 110.406.05.1

**STANDARDS**

<b>Part One: Density/ Intensity Standards</b>	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	3	7a	10b	21c	42c	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025
Height (feet)	35	35	35	35	35	35	40	70	70	80	60	45	65	65	65	n/a	35

Notes:

- a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks.
- b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks.
- c - Multi-family.

<b>Part Two: Lot Size</b>	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR
Minimum Lot Area (1,000's of square feet unless otherwise indicated)	8ac	4ac	2ac	35	12	5	3.7d	8e	8f	10	10	10	10	n/a	n/a	n/a	40ac
Minimum Lot Width (feet)	150	120	120	120	80	60	60	60	60	75	75	100	100	100	n/a	n/a	1000

Notes:

- d - 3,700 square feet for single-family detached and 8,000 square feet with two (2) attached single-family dwelling units.
- e - 3,700 square feet for single-family detached and 8,000 square feet with four (4) multi-family units.
- f - 3,700 square feet for single-family detached and 8,000 square feet with eight (8) multi-family units.

<b>Part Three: Yard and Setback Dimensions</b>	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR
Front Yard (feet)	30	30	30	30	20	20	15	15	20	10	15	20	15	20	20	n/a	30
Side Yards (feet)	50	15	15	12	8	5	5	5	5	10	15	10	10	15	15	n/a	50
Rear Yard (feet)	30	30	30	30	20	20	10	20	20	10	20	10	15	20	20	n/a	30

Source: Sedway Cooke Associates.

**Section 110.406.10 TRPA Standards.** Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.

**Section 110.406.15 Double Counting Yards.** No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

**Section 110.406.20 Combining Lots.** If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

**Section 110.406.25 Unobstructed Yards.** Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

**Section 110.406.30 Front Yards.** Front yards shall comply with the provisions of this section.

- (a) **Through Lots.** On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as a collector or an arterial. The minimum rear yard shall not be less than the required front yard in the regulatory zone in which such lot is located. After development of the lot has

TOWNE  
TRPA

## CHAPTER 21: PERMISSIBLE USES

### 21.1. PURPOSE

This chapter sets forth the allowable uses for the land areas within the region. Allowable uses for the nearshore, foreshore, backshore, and lakezone are set forth in Chapter 81: *Permissible Uses and Structures in the Shorezone and Lakezone*. The concept of "use" includes any activity, whether related to land, water, air, or other resources of the region. The primary uses are "allowed", "special," and "nonconforming," the applicability of which terms to a particular parcel shall be determined by reference to the plan area statements and maps, community plans, redevelopment plans, and specific or master plans, as the case may be. The list of primary uses is in Section 21.4.

### 21.2. APPLICABILITY

All parcels have one or more primary uses as defined in this Code, except for parcels that are undeveloped or unimproved and have no established use. Such parcels are considered vacant parcels. Vacant parcels are entitled to apply for a use pursuant to the provisions of the Code. The regulation of projects and activities pursuant to primary uses is described in this section.

#### 21.2.1. Allowed Uses

Uses listed in applicable plan area statements, community plans, redevelopment plans, or specific or master plans as "allowed" ("A") are appropriate uses for the specified area, and projects and activities pursuant to such uses may be permitted. Allowed uses are assumed to be compatible with the direction of the Regional Plan and the surrounding uses.

#### 21.2.2. Special Uses

Uses listed in applicable plan area statements, community plans, redevelopment plans, or specific or master plans as "special" ("S") may be determined to be appropriate uses for the specified area, and projects and activities pursuant to such uses found to be appropriate may be permitted. To allow a special use, TRPA shall conduct a public hearing according to the procedures in the TRPA Rules of Procedure. Before issuing an approval, TRPA shall make the following findings:

- A. The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located;
- B. The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners; and
- C. The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable

My wife and I are owners and residents of a property on Southwood Blvd. in Incline Village. We are located approximately 300-400 feet from the proposed cellular tower. I have already submitted a letter opposing this tower.

We live in an ENVIRONMENTALLY SENSITIVE AREA. It seems to me that our Commissioners have a responsibility first to protect that environment and the residents of the area and last to let Verizon customers get better cellular phone service. As my neighbor Robert Holman stated:

In addition to the Washoe County Code's prohibitions for the tower, paraphrasing TRPA's stated responsibility is: *"to preserve and enhance the unique natural and human environment, while improving local communities and peoples' interactions with our irreplaceable environment, and ensuring community health and safety for future generations"* This project will indisputably have many negative environmental, economic, health, noise pollution, and safety consequences.

**Property Values?** Despite Incline Village's healthy real estate environment, this project will negatively impact nearby property owners. We will, in essence, be subsidizing the owners of the new cell tower with the depreciation of our own property values.

**Health risks?** Living in proximity to a cellular tower may **substantially increase risks to my health and others who also live in proximity to the proposed tower.** A cel tower located on school property in Ripon, CA was recently removed after 4 students and 3 teachers contracted cancer. Within 200 feet of this proposed tower lies a **sizable housing complex** inhabited mostly by non-English speaking residents. Because of that language barrier and a reluctance to speak in public, I doubt that any of them will be speaking here today. So, I will speak as their advocate. Many children live in this complex. Is the potential risk to their health and lives worth less than Verizon's profit?

The internet is replete with references to cancer caused by cellular radiation. European cellular radiation standards are 1/10 the US standard. They are erring on the side of caution rather than risking their population's exposure to unknown risks.

German and Israeli studies have shown a significant increases in cancer risk after 5 years of exposure to nearby cellular antennas. (see footnote)

Finally, why this location? After the community rejected a similar tower near the Incline Village High School, why here? Why cannot such a tower be located at another place remote from our population center or better yet ignore this imagined "problem".

<http://www.emf-health.com/articles-celltower.htm#forward>

WSUP19-0001  
Michael Abel  
Submission

# Examples of Cell Tower Safety Concerns

	Tower Risk?	Environmental Factors Associated with Tower Collapse?
Falls / Falling Debris	Yes	
Collapse	Yes	
Fire	Yes	Yes
Ice	Yes	Yes
Wind		Yes
Earthquake		Yes

Carole Black Submission WSP19-0001

## What worries me ...

as one neighbor commented: *its a Size 12 project for a Size 6 spot* located in a central, heavily trafficked area

- What if a tower fire rapidly spreads during wildfire season?
- Fall zone concept: If the tower collapsed, where might it land?
  - On the adjacent Dental Office
  - Across Village Blvd
  - On other adjacent roads/buildings
- Its an industrial install: what about other potential toxicities/nuisance elements?
  - E.g., Noise – the generator noise isn't even considered in the proposal;
    - Above ground diesel fuel tank
- Will someone get over the fence / climb the tower?

# Examples: Recent Adverse Cell Tower Events

- **What is the concern re the current proposal?**

- Tower fire starts >> extends all along the tower
- Tower fire spreads >> sparks a wildfire
- Tower fire and/or Wildfire damage structure >> collapse

## Fire (2018)

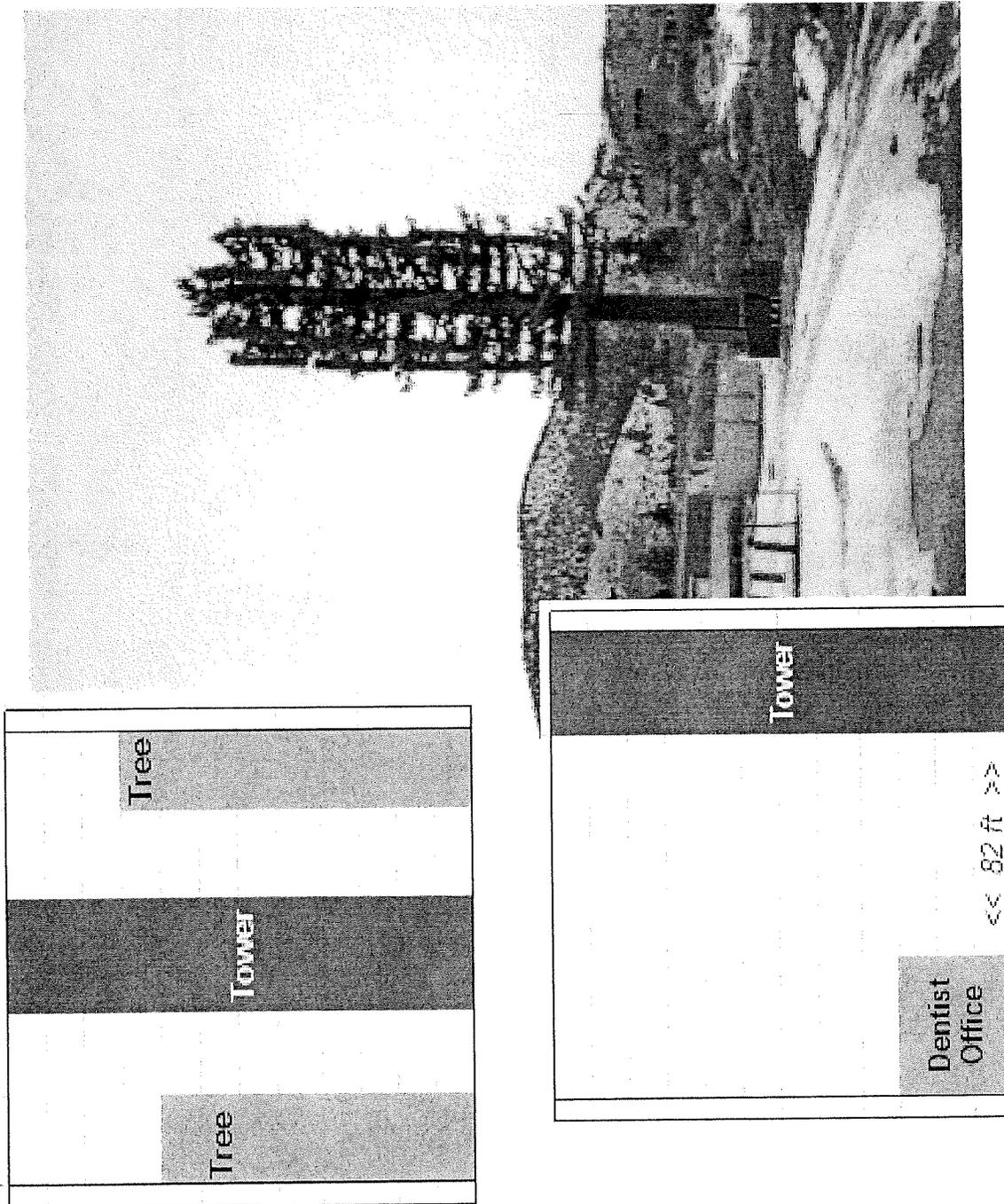
- Sheets of ice/frozen snow fall from the tower
- Ice damages structure >> collapse

## Ice & Wind (2019)

- Tower performance may not meet rated wind level
- Tower will extend above tree canopy which blocks some of the lake wind force - recent local winds reported as high as 180 mph at height
- Wind damages structure >> collapse

## Wind (2019)

# Tower Height Diagrams

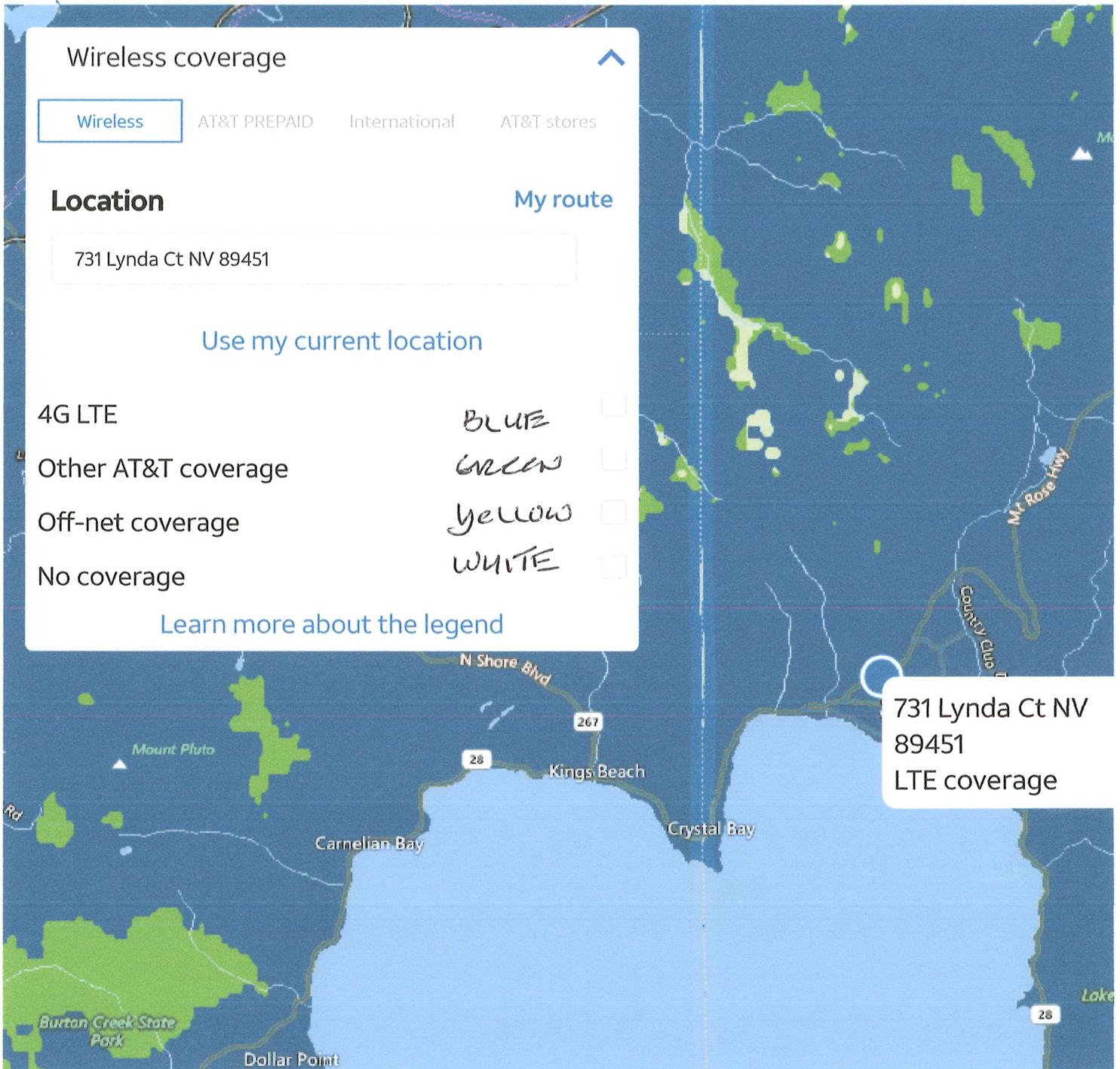


Source: Personal Snapshot of Galena Fire Station Tower:  
Tree height estimates from Cell Tower Proposal

## Internet Sources for Adverse Event Examples

- **Fire:** <https://kywnewsradio.radio.com/articles/news/cause-cell-tower-fire-schuykill-expressway-under-investigatio>
- **Ice and Wind:** [In Featured News by Wireless Estimator / February 27, 2019](#)
- **Wind:** [In Featured News by Wireless Estimator / March 13, 2019](#)  
<https://www.nytimes.com/2019/03/13/us/politics/cell-towers-collapse.html>
- Or search “recent cell tower collapse” and/or “recent cell tower fires”

Sign in

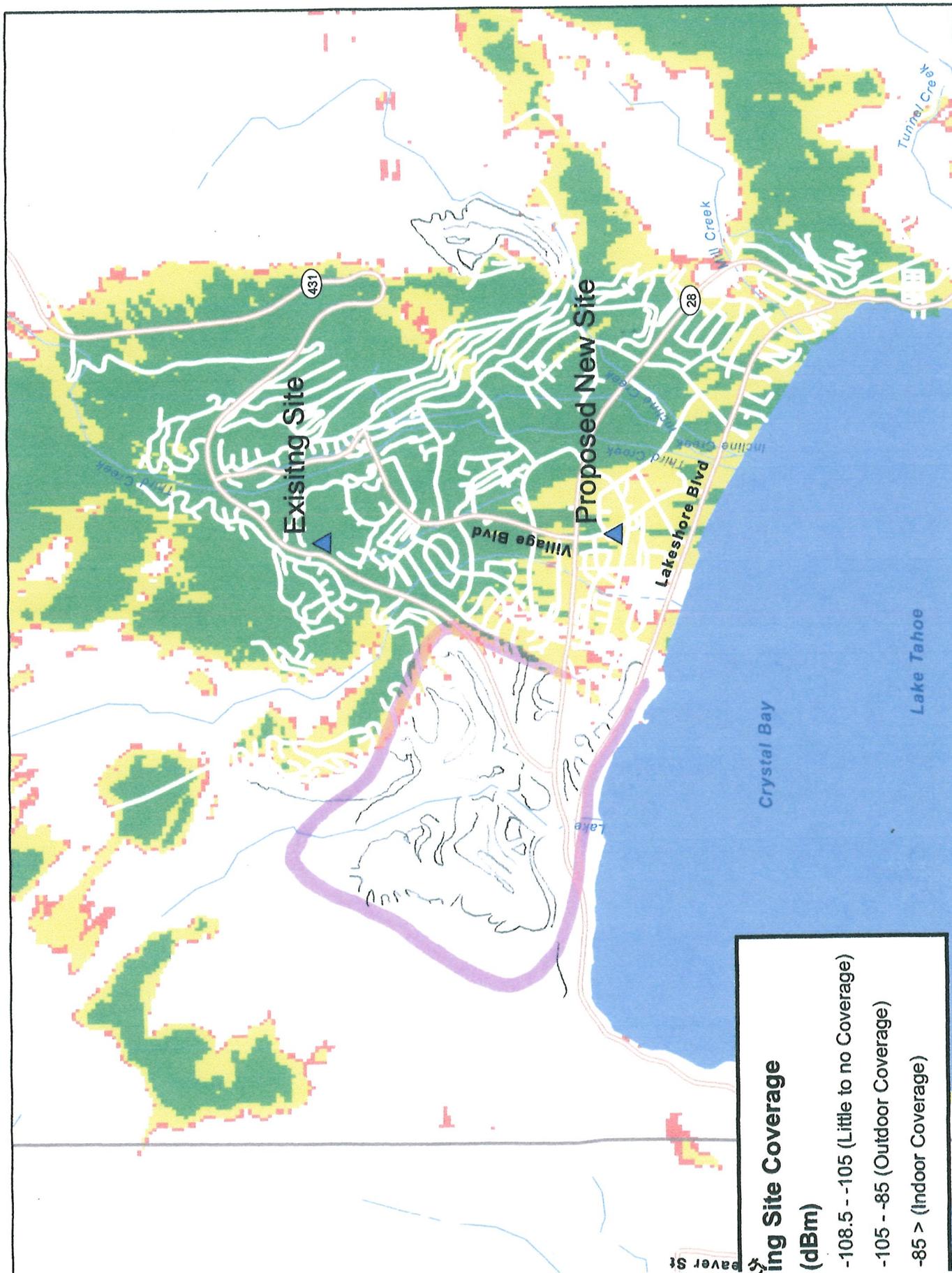


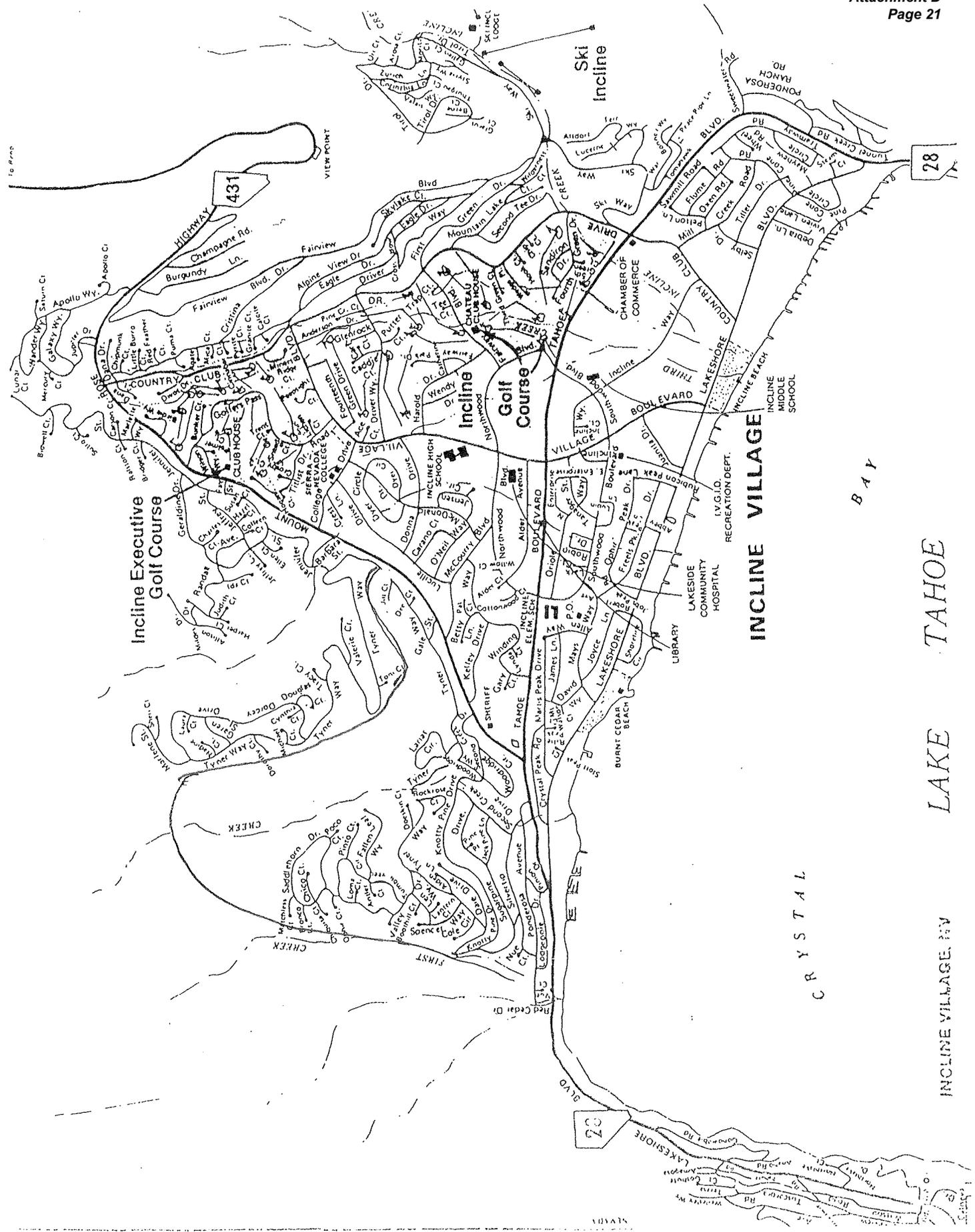
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-

3/22/19

# Incline Village 700 MHz LTE Coverage





LAKE TAHOE

INCLINE VILLAGE, NV

INCLINE VILLAGE

Subject **Cell Phone Reception**  
From Dee Dee Kincade <ddkincade@charter.net>  
To <ronda@asgs.org>  
Date 2019-03-26 12:16



Hello I am Dee Dee Kincade and I am a recipient of the IV Forum.

Per Pete's request:

I live on Fallen Leaf Way (incorrectly written as Fallen Leave Way). I have lived here for 33 years. I have had perfect AT&T cell phone reception here at the house. I also have Charter internet Wi-Fi and rarely have a problem.

Regards,

*Dee Dee*

**From:** rondatycer <rondatycer@aol.com>  
**To:** rondatycer <rondatycer@aol.com>  
**Subject:** Fwd: IV Cell Tower Letter to Board of Adjustment Members  
**Date:** Thu, Mar 28, 2019 4:18 pm

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-----Original Message-----

**From:** Heather Williams <heather@stanfordwealth.com>  
**To:** rondatycer@aol.com <rondatycer@aol.com>  
**Sent:** Tue, Mar 26, 2019 4:01 pm  
**Subject:** Re: IV Cell Tower Letter to Board of Adjustment Members

Ms Tycer:

I have more than adequate cell phone coverage.

Should you need any additional information, or action on my part.  
please do not hesitate to contact me.

Heather Williams  
569 Len Way

**From:** rondatycer <rondatycer@aol.com>  
**To:** rondatycer <rondatycer@aol.com>  
**Subject:** Fwd: Cell Tower Annotated Application 4 Your Review  
**Date:** Thu, Mar 28, 2019 3:41 pm

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-----Original Message-----

**From:** Steven Price <pricese@aol.com>  
**To:** rondatycer <rondatycer@aol.com>  
**Cc:** ptodoroff1 <ptodoroff1@sbcglobal.net>; waynefordresidentialdesigner <waynefordresidentialdesigner@yahoo.com>  
**Sent:** Tue, Mar 26, 2019 8:43 pm

**Subject:** Re: Cell Tower Annotated Application 4 Your Review

Ronda, Wayne and Peter:

Great letter.

We live close to the proposed tower and have excellent reception (Village).

I passed a summary of personal comments to Wayne. They constitute the opinions of many of my neighbors at McCloud.

I hope the three minute individual testimony policy will be followed at the meeting, as I know a few of my neighbors and business people who are opposed and wish to speak. Wayne gave me the location, but I am hoping a message will be sent to local residents giving the exact time and location of the meeting.

Unfortunately I will be in Hawaii until 5 April.

Thanks, Steve Price

Sent from my iPhone

Subject **Cell coverage**  
From Sara Schmitz <schmitz61@gmail.com>  
To <ronda@asgs.org>  
Date 2019-03-25 22:04



Ronda,

*We used to live on Allen Way near Martis Peak and James. I walked in that neighborhood for the year we lived there and never experienced cell coverage issues. I lived there from September 2016 to December 2017 and never experienced coverage issues.*

*Sara Schmitz*

*Sent from 925-858-4384*

Tried sending to the email in the letter ; Did not go through.

**From:** Wayne Ford <waynefordresidentialdesigner@yahoo.com>  
**To:** Ronda Tycer Phd <rondatycer@aol.com>  
**Subject:** Tried sending to the email in the letter ; Did not go through.  
**Date:** Mon, Mar 25, 2019 5:05 pm

---

Lynda Ct and Winding Way ; Wayne Ford AT&T 731 Lynda Great  
Coverage inside and outside.

Amanda Bloomer 732 Lynda Ct. T-Mobile Pour Coverage inside/  
good coverage outside.

Wayne Ford

Modesto Bee

## Fourth Ripon student has cancer. Parents demand removal of cell tower from school

By Ken Carlson

**March 12, 2019 11:13 AM,**

Updated March 12, 2019 06:04 PM

Read more here: <https://www.modbee.com/news/article227459649.html#storylink=cpy>

The Ripon Unified School District said it is talking with a telecommunications company about moving a cellular phone tower from Weston Elementary School because of a public uproar over cancer cases at the campus.

A fourth child who attends the school was diagnosed with cancer Friday. Some parents pulled their children from school, and many came out in force to a Ripon school board meeting Monday evening to demand action.

In a prepared statement, board president Kit Oase said tests done on the tower found it was operating normally within safety standards.

Monica Ferrulli, whose son was treated for brain cancer in 2017, said RUSD has cited an obsolete American Cancer Society study in keeping the tower in place since the controversy erupted two years ago. "It is just denial," Ferrulli told the board. She vowed that parents will continue to fight and keep their children out of the school.

About 200 parents packed the meeting, held in the Ripon City Council chambers. People who want the tower removed say four students and three teachers at Weston have been stricken with cancer. The kindergarten-through-eighth-grade school on Stanley Drive has 400 students.

Richard Rex, whose family lives across the street from Weston School, said a bump appeared on his 11-year-old son's abdomen a month ago. He said his son's classroom is near the tower.

The parents first thought it was a skating injury. Instead of going to science camp, 11-year-old Brad was taken to doctors for examinations and tests that found a tumor wrapped around his liver. The boy now has a portal for starting cancer treatment, the parents said.

Richard Rex said he's hearing different options for treating the cancer. "They said they can shrink it and cut it out. They're also talking liver transplant. It is very scary," Rex said.

In the statement, Oase said the school district sympathized with the families. The statement said the district has no out clause in the 25-year lease agreement with Sprint, the tower's owner. The district and Sprint will have to mutually agree to relocation of the tower.

RUSD receives a negligible amount of revenue from providing campus space for the tower, the statement said.

Adrienne Norton, representing Sprint, said the company's goal is providing wireless service that keeps businesses and residents connected in Ripon.

"When it comes to the deployment of network infrastructure, we always strive to achieve a win/win process with local municipalities and residents," Norton wrote in an email. "We have been working with the community in Ripon to address their concerns."

Potential health effects from electromagnetic fields emitted by transmission lines or cell towers have been debated for years. The National Cancer Institute cites studies that EMFs are a possible human carcinogen based on research looking at childhood leukemia. According to the institute's website, however, no increased risks of brain tumors or other cancers were revealed by epidemiological studies in Europe.

Oase said he would talk with a San Joaquin County epidemiologist about the situation at Weston School. County Health Officer Kismet Baldwin said Tuesday the county does no surveillance on new cancer diagnoses. That's the responsibility of the cancer registry with the California Department of Public Health.

"We have not received anything from the cancer registry," Baldwin said. "We don't know how many newly diagnosed cancer cases there were before the cell tower was installed and how many since it was installed."

According to notices posted by RUSD, the school district hired engineers for an evaluation in 2018 on the cell tower's compliance with guidelines for limiting human exposure to electromagnetic radiation. The testing found exposure levels for people nearby were below the federal standard, the notices says.

**Hammett & Edison Inc. was hired to perform the testing.**

Ferrulli, who watched her son's cancer relapse last year, **countered that parents arranged for testing that showed much higher readings.** The Cochran law firm of Los Angeles has been hired to look at health effects of the cell tower and water contamination as a possible source. "We are not so naive as to rule out other environmental factors," Ferrulli said.

Richard Rex wants to see the tower moved away from the schoolchildren.

"It is a terrible thing," he said. "How many children with cancer will it take?"

Read more here: <https://www.modbee.com/news/article227459649.html#storylink=cpy>

**From:** Andrew Merrill yzf60098@yahoo.com  
**Subject:** Re: Fwd: Last Chance to Vote on IV Cell Tower before Board of Adjustment Decision 4/4/19  
**Date:** April 3, 2019 at 7:47 AM  
**To:** Pete Todoroff ptodoroff1@sbcglobal.net



**Hey Pete.**

**I Sent a yes and build it email.**

**[Sent from Yahoo Mail for iPad](#)**

**On Monday, April 1, 2019, 1:52 PM, Pete Todoroff <ptodoroff1@sbcglobal.net> wrote:**

Pete Todoroff iMac 3.06 GHz  
[ptodoroff1@sbcglobal.net](mailto:ptodoroff1@sbcglobal.net)

**Begin forwarded message:**

**From:** [rondatycer@aol.com](mailto:rondatycer@aol.com)  
**Subject:** Last Chance to Vote on IV Cell Tower before Board of Adjustment Decision 4/4/19  
**Date:** April 1, 2019 at 1:03:14 PM PDT  
**To:** [ptodoroff1@sbcglobal.net](mailto:ptodoroff1@sbcglobal.net)

PLEASE SEND YOUR EMAIL BEFORE APRIL 4 2019 TO:  
[jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Dear IV Community Forum Members,

Today we learned that Julee Olander of Washoe County will recommend the Washoe County Board of Adjustment approve the Incline Partners application to build a cell tower on Village Blvd. Her recommendation was accompanied by 5 letters in support of the tower and no letters opposing its construction.

We know that the majority of residents in the CAB meeting on 3/4/19 and the IV Community Forum meeting 3/29 were against the cell being built on the proposed parcel. We need to let Julee Olander and the Board of Adjustment know that not all of us are in support of the tower by immediately sending an email to her to that effect.

Although some of us want better cell coverage, most of us do not want a 117-foot monopine cell tower and 1800 sq ft Equipment Yard (with large generator and propane tank) in the middle of Incline Village on the Village Boulevard parcel next to the Dentist Office. We're presenting the revised attached letter to the Board of Adjustment which details our objections to the application's approval and our recommendation for a different site for the tower.

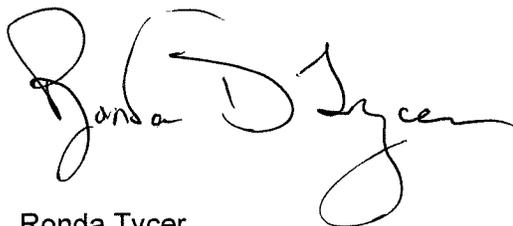
Please take a minute to read the letter and send an email to Julee Olander giving your opinion about the application.

Dear Ms. Stark,

These are the missing materials from the official record.

Thanks for finding them in your files.

Best regards,

A handwritten signature in black ink, appearing to read "Ronda Tycer". The signature is fluid and cursive, with the first name "Ronda" written in a larger, more prominent script than the last name "Tycer".

Ronda Tycer

Recorder

IV Community Forum

April 2019

Dear Board of Adjustment Members,

In compliance with the County Code for Special Use Permit requests for Case Number WSUP19-0001 Incline Village Monopole, we members of the Incline Village Community Forum submit this letter asking you to deny the application by Incline Partners (IP) to build a cell tower on their specified site near 231 Village Blvd in Incline Village (IV).

The Board of Adjustment should deny the application because:

**UNDER THE WASHOE COUNTY CODE:**

1. The use is not consistent with the programs, policies, or standards of the Comprehensive Plan and applicable area plan.
2. The use is not physically suitable for the development in the area proposed.
3. The use would be detrimental to the public health, safety, and welfare, and would be injurious to the existing property and the improvements of adjacent properties, and is detrimental to the character of the surrounding area.

**UNDER THE TAHOE REGIONAL PLANNING AGENCY CODE:**

1. The project is not of a nature, scale, intensity or type to be an appropriate use for the parcel.
2. The project will be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood or the general welfare of the region.
3. The project use will change the character of the neighborhood and alter the purpose of the applicable planning area statement and community plan.

**THE MOST RESTRICTIVE OF TRPA STANDARDS AND WASHOE COUNTY STANDARDS PREVAIL**

WASHOE COUNTY CODE 110.406.10 TRPA STANDARDS. Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards, shall be THE MOST RESTRICTIVE OF TRPA standards and Washoe Co standards.

**REASON FOR DENIAL #1 – INCLINE PARTNERS HAS NOT PROVED A SIGNIFICANT COVERAGE GAP IN INCLINE VILLAGE THAT CAN ONLY BE FILLED BY THE PROPOSED CELL TOWER**

Section 1: IP states This facility will greatly enhance wireless phone and data coverage within commercial and urban zoning areas of IV. Currently there is poor to no wireless phone and/or data service or other emergency phone service along this main corridor in IV centered near the intersection of Tahoe Boulevard (Highway 28) and Village Drive, particularly as you head south and west from that location.

**1. IP EXISTING COVERAGE MAP IS INACCURATE**

• In looking at IP's **Existing** coverage map, coverage already provided by the Verizon-built Mountain Golf Club tower is adequate (Green) throughout most of IV, with poor service (Yellow) primarily in the lower Commercial zone and absent service (White) in the area west of Highway 431 (in the Ponderosa Subdivision). From IP's **Proposed** coverage map, the most significant increase in proposed cell coverage will be (a) inside buildings in the IV Commercial zone (Yellow) (b) inside and outside buildings in the area to the west of Highway 431 (White), and (c) inside and outside buildings in Crystal Bay (White).

• **Contradicting IP's Existing coverage map**—on streets where IP says coverage does not exist (White)—many residents contend they have adequate cell phone service. IP has purposely omitted street names on their maps. We include an IV street map so it's possible to see exactly what streets will be most affected by the Proposed cell tower coverage. We attach herewith written statements of coverage by residents living on these streets. **That residents attest they have coverage where IP says coverage does not exist calls into question all of IP's Existing coverage map.** IP purposely does not provide details of how the coverage maps were developed and how they were verified.

• **Contradicting IP's Existing coverage map**—AT&T's coverage map shows adequate coverage throughout all of Incline Village (Blue).

## 2. NEW SMALLER TOWERS CAN FILL COVERAGE GAPS IN INCLINE VILLAGE

• According to the Unison website: [www.Unisonsite.com](http://www.Unisonsite.com), new technology exists to provide enhanced coverage without a large monopine cell tower. **Several small towers are already providing cell coverage in IV. A small cell tower has recently been installed at 885 Tahoe Blvd just a few blocks from IP's proposed tower.**

According to the website: *"It's not just cell phones that are getting smaller, less expensive and more capable – cell tower sites are following the same trend too. While giant macrocell sites have been the industry norm for years, carriers are increasingly turning to a range of smaller cell site options as a way to reduce costs and speed network expansion. These include microcells, picocells and femtocells..."*

*Also, when adding network capacity, the use of smaller sites helps carriers avoid the increasingly common resistance to large cell towers in many communities. American consumers love mobile communications, but when it comes to towers, the sentiment is NIMBY - not in my back yard. This is particularly true with macrocells, the largest cell towers. ... Macrocell sites can cover a radius of up to 10 miles in diameter, depending on the terrain. However, they require large upfront capital investments, face burdensome zoning restrictions, and sizeable ongoing expenses for maintenance, site leasing, electrical power and telecom backhaul... The three largest U.S. wireless carriers are all offering [smaller] products. AT&T Wireless, Verizon Wireless, and Sprint."*

**In summation regarding coverage, we request you deny the application because (1) the "gap in coverage" represented by Incline Partners is inaccurate, indicating there is no cell coverage where residents have proven coverage, (2) much proposed coverage will duplicate current Verizon cell tower coverage, (3) the tower will be in the middle of IV but new coverage will primarily be to the west of 431 and into Crystal Bay, and (4) new smaller towers can fill coverage gaps in IV (5) newly approved cell towers (e.g., Kings Beach) may duplicate IP's proposed coverage.**

**REASON FOR DENIAL #2 – IP TOWER WILL NOT ENHANCE EMERGENCY SERVICE COMMUNICATION**  
IP States: Section 6: The project will provide important wireless communication service in emergencies to protect public health, safety, and welfare.

### FIRSTNET.GOV PROVIDES ADEQUATE COVERAGE FOR FIRST RESPONDERS IN IV

• In IV, First Responders use a dedicated network FIRSTNET.GOV. They have adequate coverage throughout IV without the IP cell tower. A representative from the North Lake Tahoe Fire Department said they have no problem with cell coverage at the station.

**We request you deny the application because the proposed cell tower is not needed to provide enhanced cell phone coverage to IV first responders.**

**REASON FOR DENIAL #3 –IP TOWER WILL BE AN INAPPROPRIATE AND OUT-OF-SCALE USE OF THE PARCEL THAT WILL HAVE A NEGATIVE IMPACT, ESPECIALLY ON SURROUNDING RESIDENCES**

TRPA Chapter 21.2.2 – Special Uses

A. The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located;

B. The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners; and

C. The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable planning area statement, community plan, and specific or master plan, as the case may be.

Washoe County:

Section 110.324.70 (c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County. [Added by Ord. 1242, provisions eff. 7/23/04, amended by Ord. 1378, provisions eff. 8/1/08.]

Section 110.810.30 Issuance not detrimental: Issuance will not be detrimental to the character of the surrounding area and will not change the character of the neighborhood.

Constructing a 117-foot high monopine cell phone tower and associated equipment is an inappropriate use of the parcel located in the very heart of IV near both commercial and dense residential areas.

- The proposed monopine will be 117 feet high (112' + approved 5' variance), which is nearly 80 feet taller than any nearby buildings, and 30 feet higher than surrounding trees. The photos included with IPs application intentionally misrepresent how the monopine will look in conjunction with surrounding trees and buildings.

- The "carrier equipment compound" or Mechanical Yard will include 1818 sq ft, much of it covered by cement. Four cement-equipment-shelter-pads will be 8x12 sq ft. The equipment cabinets are 48 cubic feet, and the generator is 84 cubic feet. The diesel fuel tank holds 210 gallons. The driveway into the Mechanical Yard from Village will be cement. Large areas of cement and large pieces of equipment in the Mechanical Yard are incompatible with the surrounding area.

- The proposed 6' synthetic slatted fence will not hide the equipment completely, and will be an eyesore. Because of the slope of the parcel, the Mechanical Yard will need to be leveled by lowering it a foot at the entrance and building up 4 feet in the back. This will require a 10' fence, not 6'. In addition to the large pieces of equipment, there will be up to 18 directional antennas on the monopine, many of which will be visible in spite of fake branches to hide them.

- Even if the generator noise will be heard only during emergency situations, the noise will be a disturbance to the surrounding area and residents.

**We request you deny the application because the cell tower equipment will have a negative visual impact and the nature and scale of the tower and equipment yard is not an appropriate use of the parcel.**

**REASON FOR DENIAL #4 – THE PROJECT WILL CHANGE THE CHARACTER OF THE NEIGHBORHOOD AND BE POTENTIALLY INJURIOUS TO RESIDENTS .**

**1. THE PROJECT WILL DETRIMENTALLY CHANGE THE CHARACTER OF THE SURROUNDING AREA**

- There is a TRPA Class 1 Bike/walking path along the side of the proposed site that is heavily used to traverse Village Blvd from Highway 28 to the Incline Beach and Ski Beach Areas. The Mechanical Yard will be

visible to pedestrians and cyclists on the path as well as to people viewing the area from above 6 feet, including those in surrounding buildings.

## **2. THE PROJECT WILL BE INJURIOUS TO THE HEALTH, SAFETY, AND ENJOYMENT OF RESIDENTS**

- Although the parcel is zoned General Commercial, many high-density residential units are located within ¼ mile from the proposed tower site. At least six HOAs are in the affected area housing hundreds of residents. These residents will be affected in several ways.

- High Frequency Radiation *is currently perceived* as a health hazard. For every study professing safety, another study shows harm. Until the research consistently proves cell-tower radiation is safe, those residing within the ¼ mile radius surrounding the tower will worry for their health and the health of their children. (If future study shows an increase in disease in the area closest to the cell tower, liability issues exist. See attached article from the Modesto Bee March 2019.)

- In addition to the risk of High Frequency Radiation, cell towers have been shown to have other potential safety risks. Towers have collapsed from ice, wind, wildfire, and earthquakes. Towers have caught on fire. With a tower in the center of the Village, all of these risks to residents are higher. If the tower collapses in the direction of the Dental Office, it will damage or destroy the building less than 90 feet away. Liability issues exist.

- Because of the public perception of danger to health associated with cell-tower radiation, residential prices will be affected as potential buyers opt to buy in areas without threat. Many of the housing units within ¼ mile of the tower are million dollar homes whose values may drop. Liability issues exist.

- A tower in the middle of the Village is an attractive nuisance. Because the tower will be unguarded, children may attempt to scale the fence and adolescents may attempt to scale the tower. Liability issues exist.

**In summation, we request you deny the application because (1) a TRPA Class 1 bike/walk path runs next to the parcel, (2) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (3) a tower collapse or fire would be disastrous in the middle of the Village, and (4) these perceived hazards will negatively affect home prices in the surrounding area.**

### **REASON FOR DENIAL #5 – THE TOWER NEGATES THE NEW COMMUNITY AREA PLAN POSSIBILITY FOR FUTURE MIXED RESIDENTIAL AND COMMERCIAL USE ON A VERY VALUABLE CENTRAL PARCEL IN IV**

IP states: Section 110.810.30 : “Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the applicable area plan.”

- Currently the IV Community Area Plan is being revised. One future possible use of the property owned by Dr. Cherry (KBS Ltd) on which the Dental Office now sits is for Mixed Commercial and Residential use. If the proposed tower were built, it would preclude consideration of the property for mixed use. No application should be approved until the new Area Plan is finalized.

- Because of coverage issues, the proposed cell tower will prevent any expansion of the Dental Office or its parking lot.

- The parcel is in the very heart of IV and is too central and valuable to be used to hold equipment. If it is redeveloped for mixed use, low-to-moderate income housing could be built that would be central to shopping and schools.

**We request you deny the application because the proposed cell tower if built would negate the possible Mixed-Use potential of this very valuable parcel in the new Community Area Plan. This very valuable parcel in the middle of IV can be put to much better use.**

## **REASON FOR DENIAL #6 – THE ALTERNATIVE SITE ANALYSIS IS INADEQUATE**

Alternative Site Analysis: (3) Maps identifying alternate sites that were considered by the applicant, with a justification by a competent professional for the requested site.

- The proposed site is not the only possible site for a new monopine cell tower in IV. Previously AT&T applied to build a tower near the Washoe County Maintenance Area on Highway 431. That application could be reconsidered. That site is open, without trees, and is higher than the proposed site by 50-100 feet. It's already used as an equipment area and has readily available restrooms for repairmen.

- Given that most of the improved/new coverage is to the west of IV, a cell tower would be more effective if it were built higher up nearer Crystal Bay. The Washoe County Maintenance Area is one preferable spot for a large monopine cell tower.

- The 13 alternative sites IP considered in IV were all within the central Commercial Core so the land could be leased and used commercially. The reasons given by property owners for not wanting the tower built on their properties echo many of the reasons a majority of residents don't want the tower built in the middle of the Village. Given the Kings Beach cell tower is on or near US Forest Land, it may be possible to explore a similar site for a tower near IV.

- As mentioned previously, smaller towers/antennas are now available that may be more appropriate for IV's terrain and will be more appropriate to 5G should that service be offered to IV in the future.

**We request you deny the application because the proposed site is not the only possible site for the tower. It is the only site whose owner is willing to allow construction. A better site would be the County Maintenance Yard or a site located more to the west near Crystal Bay. Other sites need to be researched.**

IV  CB  
Community Forum

SIGNED:

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<u>RITA J. J. J.</u>	<u>928 NORTHWOOD BLV. IV</u>
<u>Bruce J. J. J.</u>	<u>929 NORTHWOOD BLVD #143 IV</u>
<u>J. J. J.</u>	<u>929 NORTHWOOD BLVD # 138, IV, NV</u>
<u>Steve Doken</u>	<u>886 Ober St IV NV 89451</u>
<u>Carole &amp; William Blair</u>	<u>144 Village Blvd #33, IV, NV</u>
<u>Margaret A. Martin</u>	<u>5761 Northwood IV NV</u>
<u>Phyllis</u>	<u>1078 Lake Bonnet IV NV</u>
<u>Santa Truitt</u>	<u>1461 Glarus Court I.V. 89451</u>
<u>Jack &amp; Dalton</u>	<u>980 Cart Court IV 89451</u>

IV  CB  
Community Forum

SIGNED:

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Alan [Signature]

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