

Olander, Julee

From: Lyn Karol <l_>
Sent: Wednesday, April 03, 2019 3:06 PM
To: Olander, Julee
Subject: I am Opposed to the proposed cell tower in Incline
Attachments: WashoeBOALetter4-1-19.docx

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Board Members,

I own a McCloud unit 6) and wish to express my opposition to the placement of a cell tower in our neighborhood. The attached letter outlines the majority of my objections.

Recently I have become even more health conscious and feel that our society is placing convenience and comfort over health and well being. There are long term consequences to this value system. I do not want to be a "victim" of forces that I cannot control and do not believe is in the best interest of me and my neighbors.

Please require the petitioners to locate the tower somewhere out of town where it will not affect the mental, physical and visual health of so many residents. Even if you find there are no health consequences, the visual existence of it will affect those that do not believe as you do. It may affect property valued (and then tax revenues). It is not worth taking the chance. Do the right thing.

Vote NO.

Respectfully submitted,

Lyn Karol Blumenthal

*The Best Teachers are those who show us where to look
but do not tell us what to see.*

Olander, Julee

From: JOHN MC DONAGH <[redacted]>
Sent: Wednesday, April 03, 2019 3:03 PM
To: Olander, Julee
Subject: Cell Tower

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

If ever there is a place of visual serenity, please don't destroy

Village Blvd. with yet another cell tower in our community.

John McDonagh

McCloud Owner

Olander, Julee

From: Eric Edenholm <eeder >
Sent: Wednesday, April 03, 2019 1:32 PM
To: Olander, Julee
Subject: Incline Village Cell Tower - Opposed

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Julee,

As a long time owner of a McCloud Condominium () and visitor to the Incline Village area (going on 40+ years now), I would like to express my opposition to the cell tower structure and equipment yard being proposed along Incline Village Boulevard.

Aside from wanting better cell coverage and for the property owner's desire to cash in on their property, I don't pretend to know all of the reasons why someone feels the need for this installation. I have always felt that Incline Village is a unique place and a true getaway from the rush of urban life. It seems like a true sacrifice of this idyllic setting to construct a very large tower, and which may also have negative health consequences to those in the immediately surrounding vicinity.

I hope that you reconsider your intention to approve this unnecessary intrusion on this pristine place.

Thanks,

Eric

Eric Edenholm
(
[ee](#)

Olander, Julee

From: Stevan Berardo <scbu...oo.com>
Sent: Wednesday, April 03, 2019 2:36 PM
To: Olander, Julee
Cc: Darcie HOA McCloud
Subject: Telephone tower- NO!!

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Just for the record, as a home owner in the McCloud development, we are not at all in favor of erecting a cell phone tower on Village Blvd.

Steve & Lynn Berardo

From: [m.jacobson](#)
To: [Olander, Julee](#)
Subject: Vote Against Cell Tower
Date: Wednesday, April 03, 2019 1:20:19 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Olander,

I am a taxpayer and voter within Incline Village, Washoe County Nevada.

Please vote against the installation of the 117 foot cell tower as proposed. The Tahoe area and Incline Village are in a unique natural setting that requires care and consideration of public utilities such as cell towers.

There are many options that can blend with natural settings that do not require the height and proximity in the center of town as proposed. Smaller more distributed towers, or possibly one that is scaled to be within existing natural scenery and not projecting above treetops.

Thank you for your consideration and representation of your constituents.

Mark Jacobson
221 E. Hillside Way, Incline Village, NV 89451
775-270-1077

From: [Tom Rosenthal](#)
To: [Olander, Julee](#)
Subject: Tower
Date: Wednesday, April 03, 2019 1:19:14 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I live full time in the Mcclouds and don't want a tower that close to that many residents
Sent from my iPhone

From: cbwillb@charter.net
To: [Olander, Julee](#)
Cc: [Todoroff, Pete](#)
Subject: Resident opposing Cell Tower installation on Village Blvd, Incline Village
Date: Wednesday, April 03, 2019 1:16:15 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Ms Olander and the Washoe County Board of Adjustment
From: Carole Black
Date: 4/3/2019

I am a resident of Incline Village writing to document my opposition to the erection of the proposed cell tower at 231 Village Boulevard, Incline Village, NV. I completely agree with and have signed the summary opposition letter which will be sent from community members to the Washoe Board. Such a potentially dangerous, massive, unsightly installation has no place on a small site within a densely occupied, heavily trafficked area in the middle of a small, quiet, largely residential town and recreational tourist destination particularly when there are many alternatives. It has been opposed by the majority of residents who have attended meetings to date.

Said simply, I believe that this is primarily a commercial venture proposed by revenue seekers and structured optimally for commercial return. The proposed cell tower installation fails to meet the requirements for a Special Use Permit: the described "need" is at best arguable and the proposed "solution" appears biased lacking exploration, comprehensive development and evaluation of viable alternative options including impacts of some which may already be approved. Other than commercial revenue and some potential improved convenience, there is no clear justification of value that can only be satisfied by this proposed tower in this prime site - a site which is likely more suited for alternative uses which better support broader community needs. No tower alternatives are discussed outside of a single large tower installation on a small site within the central community area despite a variety of potential unexplored options including different technical designs to meet any true, clearly substantiated need and/or use of alternative sites within the extensive and mostly undeveloped surrounding geography.

Further, there are significant additional specific concerns related to the installation of such a large industrial entity in this small central site including public safety, noise, potential health concerns, and environmental/scenic/community value impact which further support denial of this permit in favor of exploration of alternative approaches and sites for any truly required service enhancements. Many of these concerns have been articulated in the summary letter from opposed residents (which I have signed as noted above) and/or at previous meetings. I spoke at the recent CAB meeting and plan to attend the Board of Adjustment to again voice my opposition.

Thank you for your attention to our concerns,

Carole Black
3, Incline Village, NV 89451

From: [Viktoria Kolesnikova](#)
To: [Olander, Julee](#)
Subject: NO! to IV Cell Tower in Incline Village
Date: Wednesday, April 03, 2019 1:50:28 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello -

We are owners of Parcel # 14 in Incline Village.

We 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 close to our residence.

Please add our voice to the votes against this monstrous structure.

With respect ,

Viktoria and Aleksandr Kolesnikov

Parcel #14 Incline Village

From: [Jon Crawford](#)
To: [Olander, Julee](#)
Subject: IV Cell Tower
Date: Wednesday, April 03, 2019 2:04:07 PM

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms Olander,

I'm not at all thrilled with a new cell tower going in on Village Blvd. I currently live part of the year in Santa Barbara, CA and similar issues have concerned SB residents as well.

The best solution for much of Santa Barbara and Montecito has been to install microcells. Residents have tolerated them much better. They address health as well as visibility issues much better than the traditional large cell towers. I would encourage you to look further into small scale installations.

Jon Crawford

12

Incline Village, NV

--

Jon Crawford
702.438.1400

[www.joncrawford.com](#)

From: eder51@aol.com
To: [Olander, Julie](#)
Subject: Cell Tower
Date: Wednesday, April 03, 2019 1:10:20 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I do NOT support building a cell tower in the middle of Incline Village.

Ed Claridge
93 i5

MEMO: Board of Adjustment Members

April 4, 2019

From: Robert and Robin Holman, 2

FORMAL NOTICE OF OPPOSITION

Proposed Project: Construction of 117' Cell Tower, Generator Building, and 220 Gallon Diesel Fuel Tank, 231 Village Bl. in the Commercial and Residential visual corridor of Incline Village. Robert and Robin Holman, residing at 214 Village Blvd., approximately 75 yards across the Village Blvd. visual corridor from the proposed project **object to the location, construction, operation, and inevitable expansion of a visual, noise, and EMF radiation polluting tower and generator.**

In addition to the Washoe County Code's prohibitions for the tower, TRPA, following its guidelines should deny the tower's construction. To paraphrase TRPA's stated responsibility: *"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"* leads to the unequivocal basis for a decision to **deny TRPA and Washoe County project approval.** The entire scope of this project has predominately negative environmental, economic, health, and safety consequences and is absolutely contrary to government's stated mission.

There is NO compelling topographic or geographic logic to demonstrate placing the tower in the population center will result in coverage superior to locating the tower on property already approved proximate to the Washoe County Sheriff's substation near the 28/431 traffic circle. TRPA has a responsibility to its constituents in Incline Village to improve the environment, not denigrate it with unsightly and polluting projects. Stop this project now.

The economic impact unbalanced. Modest revenue to the developer from installation of a cellular tower next to homes and businesses benefits only one entity. Meanwhile, the negative impact on proximate property values, demonstrated by numerous studies, is far more serious. If the value of neighboring homes and business falls from 4% to 20% and salability or rent ability becomes difficult or impossible because potential buyers, residents, and tenants do not wish to live or work near a cellular tower, significant negative economic consequences, harming many citizens, will be caused by TRPA approving this proposed permit.

Cellular companies tout benefits: faster data, better service, more coverage. Like the tobacco and drug companies, proponents overlook the ever increasing body of research on the human health effects and safety of the tower emitting radiation and electro-pollution. Should Incline residents become part of the 'great experiment' resulting from oversaturation of electromagnetic and wireless radiation exposure? TRPA should and must eliminate that risk to our population by denying this permit.

The noise pollution resulting from running the generator and day and night trucks performing maintenance is a demonstrable public nuisance. A back up diesel generator, run weekly for maintenance/performance tests, will add to both noise and air pollution in the neighborhood, which is unnecessary especially since there is a much better, and much safer location on available to serve the developer's need.

The tower will grow from the proposed four antennae to more attachments; they all expand. As more radiation emitting facilities are added, the tower will become even a bigger potential danger and eyesore. Property values will be harmed, additional backup generators will be a potential, more diesel pollution, more noise pollution, and more visual pollution all along what is arguably one of Incline Village's most important visual corridors. It is Washoe County's mandate to carefully monitor and protect residents. This is a prime example of where Washoe County can and should protect its citizens by denying the permit.

Washoe County Board of Adjsutment - Special Permit Case #WSUP19-0001
Reno, NV 89512

Dear Commissioners:

My wife and I are owners and residents of a property located at Southwood Blvd. in Incline Village. We are located approximately 300-400 feet from the proposed cellular tower. RE: Application for installation of 117' cell tower at 231 Village Blvd in Incline Village, NV 89451. It has Washoe Special Permit Case #WSUP-19-0001

The size and height of the tower (117 feet) is way out of scale to the character of this mixed commercial-residential area. The tower will supposedly be "concealed" in the shape and color of surrounding trees, but the size is simply out of scale to the neighborhood.

Compelling public need? As almost every home and business in the area has high speed Wi-Fi, I do not see the compelling reason for this tower, except to benefit seasonal tourists in our area. Anyone who lived in the Incline Village area last summer, knows that we do not need this additional "benefit" to encourage more tourism in the area. Incline Village and Lake Tahoe is not an urban area. People living and visiting here should not expect complete urban amenities such as "perfect" cellular service. We live in a VERY 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 second to let Verizon customers get better cellular phone service.

Property Values? An overwhelming 94% of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cel tower. This echos a New Zealand study that found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna. In essence, nearby property owners will be subsidizing the owners of the new cell tower with the depreciation of their property values.

Health risks? While I appreciate the public need for cellular service, 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. Many children live in this complex. Is the potential risk to their health and lives worth less than Verizon's profit. The Ramazzini (Italian) study has shown a direct correlation between cancer risks and health. Reference: <https://ehtrust.org/worlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link/> A most interesting paper discussing the health risks of proximate Wi-Fi towers is also indicated in this document: http://www.wi-cancer.info/antenna_sickness.aspx

European Wi-Fi 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.

Why this location? After the community rejected a similar tower near the Incline Village High School, why here? Why cannot such a tower (if needed) be located at another location that is remote from our population center.

Respectfully:
Michael Abel [N](#)

From: [Alexander Tsigdinos](#)
To: [Olander, Julie](#)
Subject: Against Incline Village Placement of Cell Tower
Date: Wednesday, April 03, 2019 8:39:22 AM

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

I share the concerns expressed by my wife, Pamela, about the proposed location and impact of the new cell tower. With this email and details below, please include me as a 'no' vote as well. You can reach me at (775) 298-7305 or contact me via this email if you need additional information. I live in Incline Village at

Thank you,
Alexander P. Tsigdinos

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).

Alexander P. Tsigdinos (Alex Sig-din'-us)

From: [Steve Dance](#)
To: [Olander, Julie](#)
Subject: Proposed cell phone tower in Incline Village
Date: Wednesday, April 03, 2019 12:55:30 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Olander,

As a homeowner in the McCloud condominium complex on Village Boulevard in Incline Village I would like to voice my objection to the proposed construction of a cell phone tower on Village Boulevard. Having a large tower on that site in the middle of Incline Village, together with the ancillary equipment that goes with it, is totally inappropriate. It would create an eyesore in the middle of the village, not to mention a potential health hazard, and is inconsistent with the goals of Incline Village to present itself as an upscale, people-oriented community.

I understand that your intention is to recommend approval of the tower construction project, and I respectfully urge you to reconsider your position on this. If such a tower is needed, it should at least be located in an area away from the center of the village where it would be less obtrusive.

Sincerely,

Stephen G. Dance
McCloud

From: [Pamela Mahoney](#)
To: [Olander, Julie](#)
Subject: Against Incline Village Placement of Cell Tower
Date: Tuesday, April 02, 2019 7:03:54 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Olander,
I live in Incline Village at 1080 Oxen Road and I am very concerned about the proposed location and impact of the new cell tower. With this email and details below, please include me as a 'no' vote. You can reach me at () 5 or contact me via this email if you need additional information.
Thank you, Pamela M. Tsigidinos

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, 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) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will 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 IP 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 equipment 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) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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 middle of IV that could 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.

From: [Heather Williams](#)
To: [Olander, Julee](#)
Subject: Incline Partners Cell Phone Tower Application
Date: Wednesday, April 03, 2019 12:45:26 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms Olander:

I am one of the Incline Village residents who are vehemently opposed to the construction of the Incline Partners cell tower. I know of no one in favor of this and residents I have spoken with do not have a problem with cell service – including the Fire Station. Personally, I have never had an issue with cell service or connectivity.

There are 2 recently approved towers – one on top of a commercial building locally and a second in Kings Beach, CA. It seems to me that that will be more than adequate coverage without the addition of yet another cell tower in the middle of the village. My concerns are many but the biggest is the lack of honesty in the Incline Partners proposal. In their notice to residents, they never mentioned an Equipment Yard and tower construction on about 1800 square feet, which will hold the telecom equipment cabinets, the generator, and the propane gas tank. Nor did they mention they will have to level the lot AND build a retaining wall and fence around the equipment. This is not **just** a cell phone tower.

There are other sites in Incline that would be more appropriate. Is this REALLY going to improve cell service? Putting a tower on a sloping lot at near the bottom of the Village does not seem like the most prudent plan. . Finally, how can they attempt to complete this project when their license has been suspended in Nevada?

For all the reasons above, and oh so many more, I strongly urge you to not deny the Incline Partners cell phone tower application.

Respectfully,

Heather Williams

Dear Board of Adjustment Members,

I am writing to protest the installation of a cell tower on village blvd in incline village. I cannot believe that you would issue a special permit for its construction, when it is obviously against the wishes of almost all the nearby residents, stands in violation to the specific wording of the washoe county regulations, is unnecessary (given the number of alternatives including some apparantly already approved), has never been prove safe, and will uglify one of the country's nicer towns.

I don't know much about the politics of this all but I would like to think that you all are on the side of the residents.

Sincerely,

William L Black
Incline Village, NV

From: [Andrew Merrill](#)
To: [Olander, Julee](#)
Subject: Incline Cell Tower
Date: Wednesday, April 03, 2019 7:46:13 AM

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please build the tower.

[Sent from Yahoo Mail for iPad](#)

From: [Steven Price](#)
To: [Olander, Julee](#)
Subject: Incline Village Cellular Tower
Date: Tuesday, April 02, 2019 7:25:25 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

County Planners: I have attended multiple meetings on the 112+ foot mono-pine cellular tower currently proposed for Incline Village. I have yet to attend any meeting (normally 25+people) at which more than a few individuals favored its erection as presently proposed. The vast majority believe that locating the tower in the midst of a community is unwarranted and unacceptable.

I totally agree with the facts in the letter being sent to you by key members of our community. It summarizes and validates the many substantive problems with the proposal.

Unfortunately, I am currently out of state and thus unable to attend the 4 April meeting.

Steven F. Price

Incline Village
(I have excellent cellular service-AT&T)

Sent from my iPhone

From: [jay allen](#)
To: [Olander, Julee](#)
Subject: Incline Village cell tower
Date: Tuesday, April 02, 2019 9:42:33 PM
Attachments: [WashoeBOALetter4-1-19.docx](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Julee Olander - As a resident of Incline Village and resident of the McCloud Condominium complex, I want to let you know that I am totally opposed to the proposed cell tower on Village Blvd. I do not relish living next to such an unsightly structure that is out of character for this part of Incline Village.

In addition to the health concerns of nearby residents, this location does not provide any benefit over other possible sites that are presently available in Incline.

I am in total agreement with the attached letter and hope that the Board of Adjustment can see to vote this proposed location down.

Thank you,
Jay Allen

From: [Linda Schafer](#)
To: [Olander, Julee](#)
Subject: Proposed cell tower in Incline Village
Date: Wednesday, April 03, 2019 9:31:12 AM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning Julee,

I received information recently regarding the proposed cell tower in Incline Village. My husband and I have been full-time residents and business owners in Incline for the past five years and are opposed to this project. We do not feel this tower would fit into the natural beauty and landscape of Tahoe. Please forward my e-mail on to the board that will be voting on this proposed new venture.

Thank you!

Best regards,



Linda Schafer
President, LGS Group, Inc.
P 775 831
E [linda.schafer@lgs.com](#)
A
Incline Village, NV 89451

LGS Group Proprietary & Confidential. The information contained in this email and any attachments is strictly confidential and is for the use of the intended recipient. Any use, dissemination, distribution, or reproduction of any part of this email or any attachment is prohibited. If you are not the intended recipient, please notify the sender by return email and delete all copies including attachments.

Olander, Julee

From: Mary Bale <marybethbale@gmail.com>
Sent: Tuesday, April 02, 2019 10:39 AM
To: Olander, Julee
Subject: Incline Village cell tower
Attachments: cell tower WashoeBOALetter4-1-19.docx

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Julee,

Please review the attached letter to the Board of Adjustment Members. I am in full agreement that the Board of Adjustment should deny the application for building the proposed cellular tower in Incline Village. I request that you deny the application because the proposed site is not the only possible site for the tower. if the tower is built as planned it would negate possible mixed-use potential of this parcel in the middle Incline Village that could be put to much better use.

Thank you,

Mary Bale

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 IPs 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, 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 IPs 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) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will duplicate IPs 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 equipment 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) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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 middle of IV that could 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.

To Whom It May Concern,

March 9, 2019

I am a property owner in Incline Village and reside at 875 Southwood Blvd, Unit 15 Incline Village Nevada.

I am strongly in favor of placing the proposed Cellular Tower in the location proposed near Village Blvd. We currently have terrible cell coverage which is challenging, especially when trying to be in contact with business associates.

I would like to see the proposed Cell Tower built and definitely In Favor of this.



Pati Fehr
916-955-3340
875 Southwood Blvd #15
Incline Village NV 89451

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Teresa Sathe

Name

PO Box 6510

Address

Incline Village, NV 89450

Address

Teresa Sathe

Signature

3-25-19

Date

Olander, Julee

From:
Sent: Wednesday, April 03, 2019 3:12 PM
To: Olander, Julee
Subject: Incline Cell Tower....No!!!!

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

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 IPs 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.Unisonite.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 IPs 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) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will duplicate IPs 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

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 equipment 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) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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 middle of IV that could 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.

Deahn Boies
McCloud Homeowner

From: [Margaret Martini](#)
To: [Olander, Julee](#)
Cc: ["Marsha Berkgigler"; jmarchetta@trpa.org](#)
Subject: cell tower location in Incline Village
Date: Wednesday, March 27, 2019 1:01:15 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Julee,

Since I have a scheduling conflict I may not be able to attend the Commission meeting and would like to express my concerns and opposition to this proposal of a cell tower in the middle of Incline Village.

I have lived in Incline Village since 1964 and have been active in community matters for many years.

This is a really objectionable proposal in many ways.

I have never ever seen a 'camo' cell tower that looks decent. The hired artists make it look acceptable by deceiving the actual ugliness of fake tree cell towers.

This tower proposal is many feet above even the tallest tree in the neighborhood. It will be able to be seen from the lake. I am hoping that someone in the TRPA will get off their duff and figure this out as a scenic corridor faux pas.

There are many pros and cons about health issues of cell towers and one can argue all day about that. Just the fact that there are credible studies out that support the negatives should be enough of a concern to not locate the tower in the middle of a residential area and close proximity to schools.

There are other locations that will maximize service without this egregious and contentious location.

This is not a "NIMBY" issue. It is a scenic community issue and perhaps a health issue.

I am hoping that the Commission will deny this request as there are other options for locations available.

Thank you and please add my comments to the minutes of the meeting.

Margaret Martini
Incline Village, NV

From: [Jeffry Poindexter](#)
To: [Olander, Julee](#)
Subject: Cell Tower
Date: Wednesday, March 27, 2019 11:16:36 AM

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee,
I want to state my strong support for installation of the proposed cell tower in Incline Village.

As a businessman (Realtor) in Incline Village I had to change carriers from Verizon to AT&T because I could not make a call from my home in the Ponderosa Subdivision nor from my office directly across from the Railey's shopping area. I made this change when the corporate offices of Verizon said they "could not provide the coverage" and recommended I go to another carrier. The lack of coverage in Incline Village and surrounding areas is a common complaint and continued attempts to delay installation of a cell tower serves no purpose and hurts the residents, businesses, and visitors to this area.

Jeff Poindexter
Incline Village, NV 89451

--



[SignaSource](#)

Julee Olander
Planner/Community Services Department
Planning & Building Division
1001 E. Ninth Street
Building A
Reno, NV 89512

March 29, 2019

RE: WSUP19-0001

Dear Julee:

My name is Susanne Sims.

Five years ago I moved to Incline Village to retire. After considering numerous places, both in the United States and abroad, I settled here. I chose Incline for the following reasons:

Incline Village is truly is a village. This means everything can be accessed within walking distance. People now days want to reduce their carbon footprint, and a location's "walking score" has become a factor in one's decision making.

I also chose Incline Village because it is a healthy place, with with a recreation center, beaches, tennis, golf, swimming, hiking and more. Residents here pride themselves on staying healthy, and fit.

I am stunned that a cell phone tower is now being proposed for the center of this village, precisely where the village is

most densely populated with businesses, residences and schools and our hospital. **There could not be a worse location!**

There is ample evidence that cell phone towers lead to cancer and other illnesses. This recent article from Modesto, CA reports that 4 students now have cancer since a cell tower was placed on their school grounds.

The Modesto Bee March 12, 2019:

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

<https://www.modbee.com/news/article227459649.html>

Not only will this tower harm our residents, it will also be a visual blight. I believe a cell tower in town could lower property values because in this day and age, **no one wants to live or work next to a cell phone tower.**

If this cell tower does end up just 3 blocks from my home, I will be forced to sell my residence and relocate elsewhere.

Cell towers belong as far away from the public as possible. By permitting this sort of utility right in the center of our town, in the most densely populated area, you are subjecting people to tremendous risk and harm.

The Board of County Commissioners must vote no on this!

Thank you,
Susanne Sims

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Name

Address

Address

Signature

Date

To:

Julee Olander
Planner/Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washocounty.us

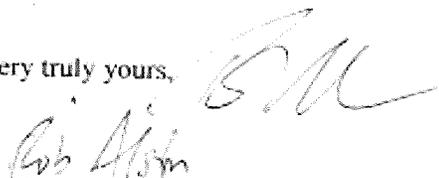
To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,



Name

Address

Address

Signature

Date

3/20/2019

To:

Julee Olander
Planner/Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Sarah Kerflett
Name

one [unclear] AB
Address

Incline Village, NV 89451
Address

Sarah Kerflett
Signature

3/22/19
Date

To:

Julee Olander
Planner(Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,


Name

Address

Incline Village, NV 89451
Address

Casey Lowder
Signature

3/22/2019
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

WILLIAM FERRARI
Name

Address

Incline Village NV 89451
Address


Signature

3-22-19
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Steve Sathre

Name

Address

Incline Village, NV 89451

Address

Signature

Date

I sometimes lose calls on my cellphone at my house, so please help us improve our service.

Thank you

RE: WSUP19-0001

March 29, 2019

I am writing with my concerns about the new cell tower being planned for Incline Village. I am a resident of Incline Village at Pinebrook Condominiums, which is just a few blocks from the proposed site.

Let me start with a brief intro. I hold a Ph.D. in Natural Health Sciences, am licensed both as an acupuncturist and an East Asian medical practitioner and have been testing homes and offices for electromagnetic "smog" for well over a decade.

I received my training in this work primary from Dietrich Klinghardt, M.D., Ph.D. Dr. Klinghardt has been a pioneer in sounding the alarm against wireless technologies for over 20 years and sees more and more patients with sensitivity to these frequencies.

My other colleague is Olle Johansson Ph.D. who is a Professor of Neurology at the Karolinska Institute in Sweden. They are charged with administering the Noble Prize in medicine. Dr Johansson is generally considered to be perhaps the world's leading expert on electropersensitivity, a term he coined, and a condition considered to be a functional impairment in Sweden. Dr Johansson and I communicate regularly.

If you were to Google either of these men you would discover just how credible they are. It's important to recognize that, much like regarding the tobacco industry of a few decades ago, there are two distinct bodies of research on this topic. Industry sponsored research shows little risk. The other body of research shows substantial risk.

Symptoms include headaches, sleeplessness, anxiety, depression, and more. Particularly concerning are the links to dementia and cancer. Sadly, we are the guinea pigs in this wireless experiment and it will likely be decades before the full impact and damage are realized. By then too much harm will have been done to an unsuspecting public.

I would urge you to please explore the independent research prior to allowing this tower to proceed. It is easily accessible on line. I would also be happy to offer further information via the phone if you'd like.

As much as the wireless industry would label me a quack, I have done enough research to be confident in my position, and would wish you would err on the side of caution before exposing our community to this invisible but real, risk.

Thanks for your kind consideration.

Sincerely

Richard Diehl Ph.D., M.Ed., L.Ac.

(80

PETER TODOROFF PRESENTATION TO BOA - 3 minutes

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 proposed site in Incline Village (IV).

We base our request on six reasons for denial that are detailed in the letter I've distributed to you and which I now summarize.

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

Regarding coverage, we request you deny the application because

- (1) the “gap in coverage” represented by Incline Partners coverage map is inaccurate, indicating there is no cell coverage where residents have proven coverage,**
- (2) most proposed coverage in IV will duplicate current Verizon cell tower coverage,**
- (3) the proposed tower will be in the middle of IV but new coverage will primarily be to the west of 431 and in Crystal Bay, and**
- (4) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will duplicate Incline Partners proposed coverage.**

OUR SECOND REASON FOR DENIAL – INCLINE PARTNERS TOWER WILL NOT ENHANCE EMERGENCY SERVICE COMMUNICATION AS THEY SUGGEST.

Firstnet.gov provides adequate coverage for first responders in IV. We request you deny the application because the proposed cell tower is not needed to provide enhanced cell phone coverage to IV first responders.

OUR THIRD REASON FOR DENIAL–INCLINE PARTNERS TOWER WILL BE AN INAPPROPRIATE USE OF THE PARCEL PER TRPA
We request you deny the application because the cell tower equipment will have a negative visual impact and the nature and scale of the equipment is not an appropriate use of the parcel.

OUR FOURTH REASON FOR DENIAL – THE PROJECT WILL CHANGE THE CHARACTER OF THE NEIGHBORHOOD AND BE POTENTIALLY INJURIOUS TO RESIDENTS

We request you deny the application because

- (1) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation,
- (2) a tower collapse or fire would be disastrous in the middle of the Village, and
- (3) these perceived hazards will negatively affect home prices in the surrounding area.

OUR FIFTH REASON FOR DENIAL – THE TOWER NEGATES POSSIBLE FUTURE MIXED RESIDENTIAL AND COMMERCIAL USE ON A VERY VALUABLE CENTRAL PARCEL IN IV

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

OUR SIXTH REASON FOR DENIAL – THE ALTERNATIVE SITE ANALYSIS BY INCLINE PARTNERS IS INADEQUATE

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.

All of these reasons for denial are detailed in the letter already distributed to you together with the coverage maps and signature page.

THANK YOU FOR CONSIDERING OUR REASONS FOR ASKING YOU TO DENY THE APPLICATION. WE ARE ALL FOR BETTER CELL COVERAGE BUT NOT TO THE DETRIMENT OF INCLINE RESIDENTS OR THE VILLAGE ITSELF.

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, 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) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will duplicate IPs 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 equipment 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) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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 middle of IV that could 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.

From: [Edee Campbell](#)
To: [Olander, Julie](#)
Subject: Cell Tower Incline Village
Date: Monday, April 01, 2019 5:27:06 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I live in Incline.

I am in favor of the cell tower.

Kind Regards,
Edee Campbell

From: [Jeffry Poindexter](#)
To: [Olander, Julee](#)
Subject: Incline Village Cell Tower
Date: Monday, April 01, 2019 7:22:24 PM

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee

It appears the Incline Village Community Forum is again stating they are opposed to the proposed cell tower. I am a member of this group but am out of town for my Mother's 92nd birthday.

I do not agree with the Forum and again strongly support the installation of the proposed cell tower in Incline Village. Please proceed with you recommendation that the tower be approved.

Jeff Poindexter

--



April 1, 2019

Washoe County Board of Adjustment
c/o Department of Planning and Building
1001 E. Ninth Street, Build C, Second Floor
Reno, Nevada 89505

Re: Case # WSUP19-0001 (Incline Village Monopole)

Dear Board of Adjustment Commissioners,

The purpose of this letter is to express our concern as a nearby group of property owners related to a proposed 117-foot tall monopole (cellular tower) to be located approximately 100 feet south of the intersection of Incline Way and Village Boulevard in Incline Village. Although Washoe County staff is recommending approval of the Special Use Permit (SUP) to be considered by your Board, it appears that the staff report fails to address key components of the Washoe County Development Code that apply to this specific request.

Specifically, the staff report fails to adequately address visual impacts and provides no discussion on land use compatibility. The staff report includes photo-simulations prepared by the applicant that depict the proposed monopole in context with the surrounding environment. However, the simulations fail to provide any dimensions whatsoever as to the height of surrounding trees, etc. In all of the simulations provided, the proposed monopole is lower than surrounding trees yet on page 16 of the staff report it is stated that the *"tower is taller than the trees on the site."* Furthermore, there is discussion within the staff report, and the applicant's submitted application, that the tower needs to be taller than surrounding vegetation in order to be effective. This appears to conflict with the provided simulations. On page 15 of the staff report it is noted that a tree will be removed to allow for the construction of the equipment enclosure. It is not stated as to whether or not the simulations provided reflect the removal of this tree which could help to further screen the tower. In the simulation titled "View 3", included on page 11 of the staff report, the simulation shows two dead trees that help obscure the view of the proposed tower. It is highly likely that these trees will be removed based on TRPA standards which not only make the simulation inaccurate, but will reduce screening of the tower as well.

Without an accurate reference to existing tree heights, vegetative cover, and proposed post-tower conditions (i.e. removal of the existing tree), it is not possible to determine if the simulations provide an accurate depiction of the proposed facility. Without this information, it is impossible for the Board of Adjustment to make an informed decision on the SUP approval.

The staff report has very little discussion or analysis related to the proposed equipment enclosure. Neither Washoe County nor the applicant has provided any architectural elevations as to what this enclosure will look like or whether it is compatible with existing structures in the area. The staff report notes that a cyclone fence with wood-colored synthetic slats and barbed-wire will be used to screen the enclosure along with the addition of native vegetation. A cyclone fence with barbed wire is clearly inconsistent with surrounding uses and will not blend with the natural or built environment surrounding the site. It is also stated that the enclosure will sit atop "raised platforms" within the enclosure area but fails to address whether the proposed fence is at existing grade or at the level of the platform(s). It is unclear whether the fence will fully screen a raised equipment shelter or, if the fence is at platform level, whether or not additional visual impacts are created. There is no analysis whatsoever of what the tower base and surrounding structures will look like or if they are compatible with the surrounding area other than the referenced cyclone/barbed wire fence. This is critical analysis is needed and must be considered by the Board of Adjustment, yet it is not provided in the staff analysis.

The applicant states on page 3 of their submitted application that "up to four (4) equipment shelters or equipment cabinet configurations located on up to four (4) concrete pads or raised platforms, with service lights that are only used during routine maintenance or emergency situations" are proposed. The site plan depicts these "shelter/pads" on all four corners of the site and also labels a "multi-carrier equipment compound" on the plan. It is not clear as to whether or not the four pad areas are included in the equipment compound or are separate and the staff report provides for no clarification. Additionally, the staff report fails to address potential visual impacts associated with the equipment pads and structures. There is no analysis related to the height of the structures, architectural character, etc. Once again, it is not possible for the Board of Adjustment to make an informed decision without the knowledge of these basic design features.

The staff report notes that a back up generator will be located onsite and will only be used during an emergency outage. The report goes on to note that "the applicant states that the generator will meet or exceed Washoe County noise regulations." However, the conditions proposed by staff fail to memorialize this claim and provide for no enforceable requirement that ensures noise compliance.

There are a variety of legal findings that the Board of Adjustment must make in order to recommend approval of the SUP. Although these findings are listed in the staff report and addressed by Washoe County staff, there is inadequate analysis to support statements that are made, including the following:

Finding 1 – Consistency. *That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.*

Staff indicates that they reviewed the Master Plan and Tahoe Area Plan and did not identify "any provisions that are offended by the project." The staff report provides no analysis whatsoever. There are a variety of policies within the Tahoe Area Plan including policy ICCP.1.1 that addresses compatibility with adjacent land uses including sufficient buffering. Policy ICCP.2.1.2 requires that all new structures include a "New Tahoe" image as defined in the Area Plan. The staff report makes no reference to this and completely fails to address the architectural design or compatibility of the equipment shelters.

Finding 3 – Site Suitability. *That the site is physically suitable for a telecommunications facility (monopole) for the intensity of such development.*

Staff's analysis simply states that "the parcel is vacant with numerous large trees on the property and site is physically suitable for a monopole." Once again, there is no analysis to defend this claim. Considerations such as the removal of the onsite tree or adjoining dead trees, existing tree heights, etc. are not discussed or analyzed. There is no consideration given as to whether the site is suitable from a visual impact perspective nor whether or not it is suitable to locate a cyclone fence with barbed wire adjacent to the uses that surround the site. There is a significant lack of analysis to determine if this finding can be met.

Finding 4 – Issuance Not Detrimental. *That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.*

Staff addresses this finding by stating that the project complies with FCC standards related to electromagnetic frequencies and thus "full complies" with this finding. This analysis blindly ignores the consideration of whether or not the tower will be injurious to the property or improvements of adjacent properties. While it is recognized that electromagnetic fields and radiation is not within the reviewing purview of staff or the Board of Adjustment, no consideration is given whatsoever as to whether or not construction of this facility will be detrimental to adjoining properties based on design, screening, etc. Given the facts and supporting material included in the staff report, basic information needed to make this finding is not available. It is unclear whether or not the photo simulations are accurate, no details are provided on equipment shelters, and a barbed wire security fence is completely out of character with the surrounding area. Based on these considerations, this finding cannot be met.

Section 110.324.75 of the Washoe County Development Code establishes supplemental standards and findings for telecommunication facilities. On page 17 of the staff report, it is stated that "staff has reviewed all of the standards and conclude that the standards have been met" in reference to the requirements outlined in sections 110.324.40 through 110.324.60 of the Development Code. This statement is false. The following provisions of section 110.324.60 have not been addressed by the applicant or Washoe County staff:

- 110.324.60(12) – *Color Palette* – No color palette for equipment structures, fencing, etc. has been submitted for public review. No color palette for the pole structure itself is included either.
- 110.324.60 (15) – *A minimum of eight (8) panoramic, true color photographs. The photographs must display the north, south, east and west views of the site and views of the adjacent properties. The Director of Community Development shall determine the final choice of color palette submitted by the applicant. The color chosen shall blend the background and surroundings and best meet the intent of this subsection.* While the staff report does include 8 photo simulations, there are no photographs representing what the facility will look like at a ground level/human perspective. Furthermore, the photo simulations do not depict the proposed 6-foot cyclone fence with barbed wire. Lastly, no color palette is referenced or included with the staff report. If submitted by the applicant, it has not been made available for public review and input.

- *110.324.60 (16) – Landscape Plans.* It is a code requirement that landscape plans be submitted to Washoe County for review. The staff report indicates that the applicant originally proposed no landscaping and that staff has added a requirement to install native landscape improvements in order to better screen the site. However, no formal landscape plan was submitted and the condition placed on the SUP is inadequate. The condition does not specify where native landscaping will be added, nor does it include species, size (at time of planting), etc. Thus, based on the facts and conditions included in the staff report, it is not possible to analyze if the landscaping condition will adequately provide for screening of the site. No analysis was completed to determine this.

Finding 7 – That public input was considered during the public hearing review process. Staff's response to this finding is that the project was presented at the Citizens Advisory Board and that the Board may not consider environmental impacts associated with radio waves. However, staff makes no mention of the numerous other comments made by concerned citizens at the CAB meeting including those related to visual impacts, neighborhood consistency, land use compatibility, etc. Staff completely ignored and failed to address any of these additional concerns in their analysis. The CAB comments are included as an attachment and provide strong evidence to this claim.

Finding 8 – That the monopole or lattice tower will not unduly impact the neighborhoods or vistas and ridgelines of the County. The staff report states that based on the photo simulations and addition of native vegetation, this finding can be met. This analysis is grossly inadequate. As mentioned previously, the photo simulations seem to conflict with statements made in the staff report related to height and do not depict the removal of the existing onsite tree, proposed fencing, or the addition of native landscaping. Furthermore, no landscape plan has been submitted to demonstrate that screening of the facilities can be achieved. The Board of Adjustment simply cannot make this finding if not given the basic exhibits and analysis needed to do so. The staff report fails to address ground level impacts and relies entirely on photo simulations provided by the applicant. These simulations focus solely on tower height and provide no documentation or depiction of ground level improvements such as fencing, equipment buildings, screening, etc. and are incomplete based on the requirements included in section 110.324.60 of the Washoe County Development Code (as previously discussed).

Based on the information presented in this letter, it is my opinion that the Board of Adjustment has not been provided the necessary facts and analysis to properly consider the SUP request. Without this supplemental information, it is impossible for the Board to make an informed decision. Washoe County staff seems to have "hung their hat" on the fact that the tower is in compliance with FCC regulations. However, that does not exempt the facility from Washoe County Development Code regulations and polices contained within the Forest Area Plan. These considerations have essentially been ignored and are not addressed within the staff report. For this reason, I encourage the Board of Adjustment to deny this request based on the inadequate materials submitted and lack of proper land planning and compatibility analysis included in the staff report.

Thank you for your consideration. While we are aware that monopoles are necessary to provide adequate cellular communications in Incline Village. Analysis and facts supporting a tower at this particular location are simply not provided with the current SUP request. Additionally, ground level impacts related to equipment enclosures and fencing (specifically barbed wire) and not consistent with the surrounding area and have the strong potential to negatively impact property values in the area.

This letter has been submitted electronically (via email) to Julie Olander with the Department of Planning and Building with the specific request that it be included as part of the public record. Thank you.

Sincerely,

Concerned Incline Village Residents

cc: Washoe County District Attorney's Office
Washoe County Board of Commissioners

From: [Stephen Barney](#)
To: [Olander, Julie](#)
Subject: cell tower
Date: Tuesday, April 02, 2019 7:26:12 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We are in favor of the tower proposal. Stephen & Cherry Barney,
Incline Village

--
Stephen A. Barney

[t](#)

Denver, CO 80237

From: [Ramona Bigelow](#)
To: [Olander, Julee](#)
Cc: [Todoroff, Pete](#)
Subject: IV cell tower proposal
Date: Monday, April 01, 2019 3:50:54 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

As a home owner in Incline Village I want to communicate my opposition to this project. There are numerous reasons to oppose which have been covered by many people. There needs to be a better location and better way to get better cell service
Thanks

Sent from my iPhone

From: [Michele Koch](#)
To: [Olander, Julee](#)
Subject: Proposed Cell tower in Incline Village near dentists office
Date: Monday, April 01, 2019 4:04:41 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Julee,

I am a full time resident and have lived in Incline Village for almost 23 years. I am a homeowner (always have been) currently living with my family in the MillCreek subdivision. My husband and I have also have a business in town on Incline Way.

I STRONGLY OPPOSE the installation of the proposed cell phone tower itself, it's footprint in the center of town, I'm VERY concerned with the health risk it may present, the eyesore it will be to the landscape of our village and I'm also concerned with the ramifications of property values in that area as well as surrounding neighborhoods. My husband and I looked at property to possibly purchase just 9 months ago in that neighboring area!

With the foot traffic, the offices located right next to the proposed tower, and the multiple unit dwellings (homes) near there, how are these people not all at risk?

PLEASE vote NO on this issue!

Thank very much for your time.
Michele Koch

Sent from my iPad

From: [Jack Dalton](#)
To: [Olander, Julie](#)
Subject: Cell Tower Incline
Date: Tuesday, April 02, 2019 12:58:18 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am opposed to the cell tower in Incline. Besides the potential biological risk, the tower is inappropriate at the location. Thanks Jack Dalton
Incline Village NV 89451

Sent from my iPhone

From: [Jane Barnhart](#)
To: [Olander, Julee](#)
Subject: cell tower in Incline village, NV
Date: Monday, April 01, 2019 5:40:43 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi! Julee!

It just seems to me there could be a better place to put this TALL cell tower than right in the middle of Incline Village. Jane Barnhart and Michael Jordan, 9th St, NV 89451

Olander, Julee

From: Mary Bale
Sent: Tuesday, April 02, 2019 10:39 AM
To: Olander, Julee
Subject: Incline Village cell tower
Attachments: cell tower WashoeBOALetter4-1-19.docx

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Julee,

Please review the attached letter to the Board of Adjustment Members. I am in full agreement that the Board of Adjustment should deny the application for building the proposed cellular tower in Incline Village. I request that you deny the application because the proposed site is not the only possible site for the tower. if the tower is built as planned it would negate possible mixed-use potential of this parcel in the middle Incline Village that could be put to much better use.

Thank you,

Mary Bale

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, 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) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will 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 equipment 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) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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 middle of IV that could 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.

To Whom It May Concern,

March 9, 2019

I am a property owner in Incline Village and reside at 875 Southwood Blvd, Unit 15 Incline Village Nevada.

I am strongly in favor of placing the proposed Cellular Tower in the location proposed near Village Blvd. We currently have terrible cell coverage which is challenging, especially when trying to be in contact with business associates.

I would like to see the proposed Cell Tower built and definitely In Favor of this.



Pati Fehr

875 Southwood Blvd
Incline Village NV 89451

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Teresa Sathe
Name

PO Box
Address

Incline Village, NV 89450
Address

Teresa Sathe
Signature

3-25-19
Date

From: [Melissa Eisele](#)
To: [Olander, Julie](#)
Subject: Opposed to IP's application for IV Cell Tower
Date: Monday, April 01, 2019 4:57:17 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Julie,

I want to state my strong opposition to the Incline Partners building a cell tower on Village Blvd. in Incline Village. I am asking that you deny their application to build a cell tower on their specified site near 231 Village Blvd in Incline Village (IV) for the following reasons:

UNDER THE WASHOE COUNTY CODE:

- The use is not consistent with the programs, policies, or standards of the Comprehensive Plan and applicable area plan.
- The use would be detrimental to the public health, safety, and welfare, and is detrimental to the character of the surrounding area.

UNDER THE TAHOE REGIONAL PLANNING AGENCY CODE:

- The project is not of a nature, scale, intensity or type to be an appropriate use for the parcel.
- 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.
- The project use will change the character of the neighborhood and alter the purpose of the applicable planning area statement and community plan.

Thank you for your consideration in this matter,

Melissa Eisele

From: [Katie Stevenson](#)
To: [Olander, Julee](#)
Subject: Cell Tower
Date: Monday, April 01, 2019 6:02:51 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

As a resident and homeowner in Incline Village I would prefer a different location for the cell tower. Thank you for your consideration.

Respectfully,

--

Katie Stevenson

From: [Sara Schmitz](#)
To: [Olander, Julee](#)
Cc: [Berkbigler, Marsha](#)
Subject: RE: recap of CAB meeting related to the proposed cell tower in Incline Village
Date: Tuesday, April 02, 2019 11:40:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms. Olander,

I have again included the highlights from the IV CAB meeting for your review. As I recall, the CAB did not vote on the proposed variance and has instead sent this issue to the BOA. This is unfortunate, since had they voted our community's voice would have been heard and represented. I understand their role is to rule on variance requests. Their lack of a vote has created more angst in our community and is the reason for my writing you today. I will not be able to attend and speak in person due to a health issue.

Being an unincorporated community, it seems to be a challenge having local governance in alignment with the wishes of the residents. I understand the growing need for cell capacity. I also understand the desire to have a vibrant community with thriving businesses. Placing a cell tower at the center of our community isn't the highest and best use for the property. The proposed location is best served by having a commercial/residential build out, not a cell tower.

Other locations in the application didn't include public land, which offers better locations and opportunities for an additional cell tower. To serve my community, I'm offering to engage a group of citizens to work with Washoe County and businesses in our community to identify an alternative location. If our community feels we need improved coverage, allow our community to unite and find a solution. By approving the plan, you're not giving our citizens an opportunity to solve our own problems. Let's work together to solve the problem, not create a new one.

I am respectfully requesting the application for the Incline Village cell tower be denied and instead appoint a local citizen's advisory group to take on the challenge and bring forth a recommendation to the cell carriers and the county.

Sara Schmitz

Sara Schmitz

From: Olander, Julee [mailto:JOlander@washoecounty.us]
Sent: Tuesday, March 5, 2019 2:02 PM
To
Subject: FW: recap of CAB meeting related to the proposed cell tower in Incline Village

Ms. Schmitz,
I am the planner assigned this case WSUP19-0001 and the Board of Adjustment (BOA) is the approval Board for this special use permit application . The BOA hearing is on 4/4/19 at 1:30 at the Washoe County complex on 9th Street in the Board of County Commissioners chambers. I Let me know if you have further questions.
Thank you,



Julee Olander
Planner | Community Services Department- Planning & Building Division
jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



Connect with us: [cMail](mailto:) | [Twitter](https://twitter.com/) | [Facebook](https://www.facebook.com/washoecounty/) | www.washoecounty.us

From: Sara Schmitz
Sent: Tuesday, March 5, 2019 10:27 AM
To: Berkbigler, Marsha <MBerkbigler@washoecounty.us>; Solaro, David <DSolaro@washoecounty.us>
Cc: Young, Eric <EYoung@washoecounty.us>
Subject: Re: recap of CAB meeting related to the proposed cell tower in Incline Village

Folks on social media are interested in when a decision is to be made and by whom.

Sent from [redacted]

On Mar 5, 2019, at 10:02 AM, Sara Schmitz <sc> wrote:

CAB Cell Tower Summary - Meeting on 3/4/2019

The following are my observations related the discussions at the March 4th CAB meeting. The Incline Village cell tower being proposed is near the

intersections of Incline Way and Village Boulevard.

- There is a need for additional cell communications capacity, especially to the west and in the summer months.
- People questioned the location of the proposed tower (it will be as large with as many antenna as the one in Galena).
 - Concerns were expressed regarding the aesthetics in the center of our community.
 - It was suggested the proposal be placed on hold until the Area Plan is complete. There may be better use for this location.
 - It was suggested that to add capacity, especially to the west, that a location atop a hotel in Crystal Bay or the Washoe County maintenance property may be better locations.
 - The current cell tower locations are at the Mountain Golf course, atop the Hyatt (not planning to continue long term), and Diamond Peak. There was an unanswered question about adding capacity at the existing locations.
 - There were many expressing health concerns with the proposed location.

I copied Eric Young because he was in attendance.

Sara

Sara Schmitz

From: [Barbara Perlman-Whyman](#)
To: [Olander, Julee](#)
Subject: WashoeBOALetter4-1-19.docx
Date: Monday, April 01, 2019 5:53:07 PM
Attachments: [WashoeBOALetter4-1-19.docx](#)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Julee,

I feel strongly that this request should not be approved for many of the reason so stated in the attached letter! I would be there in person as a 25 year resident of Incline Village but I am out of the state at this time. I am currently President of the National Association of Conservation Districts' President's Association, past 10 year Member on the National Clean Energy Summit, National Conservation Foundation Board Trustee, as well as an elected Supervisor on the Nevada Tahoe Conservation Districts Board for the past 12 years.

Please recognize that an enormous number of citizens have expressed concern and outrage at this proposal and how much required information has not been forthcoming (Speak to Wayne Ford for examples.)

Thank you for transmitting this to the committee. I look forward to meeting you and working with you as I had with Eva over the past 17 years since the 'Pathway ' years.

Dr. Barbara Perlman-Whyman

Mailing address:
Incline Village, NV 89451
1(

Sent from my iPhone

From: [Susan Sanders](#)
To: [Olander, Julie](#)
Subject: County Code for Special Use Permit requests for Case Number WSUP19-0001 Incline Village Monopole
Date: Monday, April 01, 2019 2:48:41 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

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 IPs 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, 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 IPs 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) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will duplicate IPs 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 equipment 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) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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 middle of IV that could 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.

Susan Meade Sanders

Crystal Bay, NV 89402
suemeadesanders@gmail.com

Olander, Julee

From: Bruce Powel
Sent: Friday, March 15, 2019 10:17 AM
To: Olander, Julee
Subject: IV cell phone tower project

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency (“TRPA”) and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Bruce Powell

Incline Village NV 89451

Sent from my iPhone

Olander, Julee

From: Karen Hovorka
Sent: Wednesday, March 27, 2019 10:48 AM
To: Olander, Julee
Subject: Support for Special Use Permit application for Incline Village cell tower

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Julee,

I am a resident of Incline Village, and I fully support the Special Use Permit application for the proposed Incline Village cell tower (WSUP19-0001). I'm unable to attend the meeting on April 4th so wanted to provide my support via email.

Better cell phone coverage and service for several carriers is needed in Incline Village. Based on the publicly available application materials, I'm satisfied the applicant conducted thorough site analysis, and environmental, noise, etc. impact studies, and coverage maps to come up with the proposed location, which looks to be ideal for carriers to improve their coverage and service in the area.

Thank you,
Karen Hovorka

From: [NevJim](#)
To: [Olander, Julie](#)
Subject: IV Cell Tower
Date: Monday, April 01, 2019 1:37:19 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am in favor of the proposed cell tower.
Thank you
Jim Mancuso
Sent unedited from my iPhone



From: jimberes@comcast.net
To: [Olander, Julee](#)
Cc: [Robin Beres; scj](#)
Subject: Special Use Permit Case Number WSUP19-001 (Incline Village Monopole)
Date: Monday, April 01, 2019 3:05:55 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Board of Adjustment Members,

My wife and I hereby request you **deny the application** for the proposed Incline Village Monopole. We are full time residents of Incline Village whose house is less than one block from the proposed site. The reasons we object and ask you to deny the application are as follows:

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

1. IP EXISTING COVERAGE MAP IS INACCURATE

- **IP's submitted coverage map is misleading** - Coverage already provided by the Verizon-built Mountain Golf Club tower is adequate throughout most of IV, with poor service primarily in the lower Commercial zone and absent service 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 (b) inside and outside buildings in the area to the west of Highway 431, and (c) inside and outside buildings in Crystal Bay.
- **Contradicting IP's Existing coverage map**—on streets where IP says coverage is poor or does not exist, such as ours, we and many residents contend they have adequate cell phone service. IP has purposely omitted street names on their maps. 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.

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

- **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.”

- **Enhanced Voice over IP Service is offered free of charge by carriers such as AT&T and Verizon and greatly enhances indoor coverage.** Residential and Commercial customers are offered free enhanced wireless coverage by using voice over IP services in their homes and businesses. When their mobile phones are connected to WiFi, their phone service is automatically and seamlessly connected to their mobile service (e.g. AT&T WiFi or Verizon WiFi) which has the effect of making their phones work as if they have the maximum bars even when there is little or no coverage. These services negate the requirement for more powerful transmissions to supply indoor service where mobile phones are often used.

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, (4) it’s unclear whether nearby newly approved cell towers (e.g., Kings Beach) will duplicate IPs proposed coverage, and (5) Voice over IP services currently offered by wireless service providers help to mitigate the need for more powerful signals in the area.

REASON FOR DENIAL #2 – IP TOWER WILL NOT ENHANCE EMERGENCY SERVICE COMMUNICATION

1. 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

1. **Inappropriate use of the parcel.** 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. Part of the project requires the removal of at least 6 trees that would obstruct the transmission due to their location and height as well as to provide the space for the 1818 sq ft mechanical yard at its base. The images provided in the application do not illustrate the removal of these trees. Thus not only will the tower be significantly taller than the nearby trees, the tower will stand out in a large clearing.
- 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.
- Leak prevention and detection for the diesel fuel tank are not adequately planned and provided and provide a potential environmental hazard. Being so close to the lake, a spill of 210 gallons of diesel fuel could prove disastrous. It is surprising that TRPA did not take note of this potential hazard.
- The proposed 6' synthetic slatted fence will not hide the equipment completely, and will be an eyesore. It was noted that the image supplied by IP implies a solid fence. This is certainly not how it will look. Further, 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 such as ours.

We request you deny the application because the cell tower equipment will have a negative visual impact and the nature, scale of the equipment is not an appropriate use of the parcel, there is a potential environmental hazard, and there is potential noise pollution.

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. For residents such as ours, property values may be negatively impacted.

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, including ours, 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 such as ours that are 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. Animals such as bears and coyotes may also attempt to enter the mechanical yard, particularly if trash is tossed there. Liability issues exist.

In summation, we request you deny the application because (1) residents such as us in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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

- 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 middle of IV that could 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.

Given these 6 reasons, my wife and I do not support the proposed tower and

respectfully ask you to deny the applicant's request.

Regards,

Jim and Robin Beres

M:

Confidentiality Note: This e-mail message and all attachments to it are intended only for the named recipients and may contain information that is privileged, confidential, or otherwise protected from disclosure. If you are not one of the intended recipients, please do not duplicate or forward this email message and immediately delete it from your computer.

From: [Linda Offerdahl](#)
To: [Olander, Julee](#)
Subject: YES to the cell tower in Incline Village
Date: Monday, April 01, 2019 1:18:04 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Linda Offerdahl,

Life is a not a dress rehearsal!

From:
To: [Olander, Julie](#)
Subject: Stop the Cell tower in Incline Village
Date: Monday, April 01, 2019 2:18:45 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please add my vote to the anti-cell tower in the heart of Incline village.

Steve Dolan

101 TARRIE DIVD.

Incline Village, NV 89451

()

From: allen_kozinski
To: TahoeHills@att.net; Olander, Julie
Subject: Proposed Cell Tower in Incline Village
Date: Monday, April 01, 2019 9:48:16 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing to you to voice my opposition to the proposed cell tower in the middle of Incline Village. I have lived in Incline for over 17 years near Raleys and while many things could be improved, cell coverage is not one of them. I have never experienced inadequate signal strength at my location or elsewhere in Incline such as the Rec Center, Beach or Diamond Peak. Secondly a tall tower however disguised is not compatible with the low height of buildings near the center of town. Finally, as technology moves to G5, the need for this tower is questionable. Thank you for considering my comments.

Allen Kozinski

Incline Village NV

From: [David Koch](#)
To: [Olander, Julee](#)
Subject: New Cell tower In Incline Village
Date: Tuesday, April 02, 2019 11:41:33 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Ms Olander

I am very much opposed to the location of the proposed new cell power in Incline Village! It would seem that there should be a better location away from every day traffic both pedestrian and vehicle as the new tower

and support building & access road [etc.is](#) highly visible! I would think there are other locations out of the way that may be more appropriate

please vote no on this issue!

Dave Koch

Alpine Custom Interiors

775-799-1011

www.alpinecustominteriors.com

From: [Steve Kegel](#)
To: [Olander, Julee](#)
Cc: [Jack Dalton](#); [Vicki and Steve Kegel](#)
Subject: Kegel-Opposed-FW: Last Chance to Vote on IV Cell Tower before Board of Adjustment Decision 4/4/19
Date: Thursday, April 04, 2019 1:25:25 PM
Attachments: [WashoeBOALetter4-1-19.docx](#)
[ExistingCellCoverage.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Julee, (cc Dr. Dalton)

Dr. Dalton was kind enough to forward the enclosed, and furthermore apprise me of this special use permit request, as I/we had no idea such a proposal existed in our beautiful mountain community. My wife (Vicki) and I are longtime residence of 35 years and I wanted our names to be included in the group of residences that are strongly opposed to said request.

Thank you for your concern in trying to help preserve our beautiful North Tahoe community and for all of your hard work and effort on this.
With Sincere Thanks!

TAHOE MOUNTAIN REALTY

STEVE KEGEL
Broker Associate
CA BRE 00577256 / NV NRED B 0029416 INDV
M. 775.240.6634
www.tahoemountainrealty.com
stevekegel.com

[Facebook](#) | [Twitter](#) | [Linkedin](#) | [Instagram](#)



From: Jack Dalton [mailto:jack.f.dalton44@gmail.com]
Sent: Wednesday, April 03, 2019 1:00 PM
To: Steve Kegel
Subject: Fwd: Last Chance to Vote on IV Cell Tower before Board of Adjustment Decision 4/4/19

please call or email if you have questions Jack 9178806848

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

From: **Pete Todoroff** <ptodoroff1@sbcglobal.net>

Date: Mon, Apr 1, 2019 at 1:53 PM

Subject: Fwd: Last Chance to Vote on IV Cell Tower before Board of Adjustment Decision 4/4/19

To: Cliff Dobler <cfdobler@aol.com>, Linda Newman <linda@marknewman.net>, Christopher Mark Hynum <cmarkhynum@aol.com>, Doug Flaherty <tahoebblue365@gmail.com>, John McNellis <jcmcnellis@gmail.com>, Craig Handley <chandley@me.com>, Barbara Periman Whyman <bpwhyman@sbcglobal.net>, Bill Ferrall <billferrall@gmail.com>, De Kincade <ddkincade@charter.net>, Adam Hopkins <Hopkins4sheriff@gmail.com>, Gayle Holderer <gayletahoe1@yahoo.com>, John Eppolito <john@jtahoe.com>, Carol and Larry Black <cbwillb@charter.net>, Andrew Merrill <yzf60098@yahoo.com>, Dale Smith <dale@smithdesigngroup.com>, His Honor Jim Mancuso <nevjim1@yahoo.com>, Jack Dalton <jack.f.dalton44@gmail.com>, Chip Evans <chip@chip4nv.com>, Joy Gumz <jgumz@protonmail.com>, Jim Clark <tahoebbjc@aol.com>, Frank Wright <alpinesportss@gmail.com>, Karli Epstein <KEPSTEIN@tfhd.com>, Debbie Nicholas <Nicholas89451@gmail.com>, Heidi Howe <heidi@howeforsheriff.com>, Carolyn Reynolds <creynolds4545@hotmail.com>, Lyn Karol <lynkarol@aol.com>, Jack Tedford <Jack@jnt.solutions>, Helen Durfee <hdurf@aol.com>, Bruce & Cindy Townsend <brucecindy2@gmail.com>, Joanelle Slocumb <jeincline@gmail.com>, Lisa Krasner <Lisa.Krasner@asm.state.nv.us>, Gail Krolick <sellingtahoe@sbcglobal.net>, Carl Hasty <chasty@tahoetransportation.org>, Alan Tiras <ATiras@sierralawyers.com>, Kevin Lyons <kevin@molocopartners.com>, Brian COSTELLO P.E. <BCOSTELLO@nvenergy.com>, Jim Nowlin <flyersnest@yahoo.com>, Diane Finegan <djrfinegan@earthlink.net>, Adam Jensen <ajensen@trpa.org>, Cathy Ebert <cathy.ebert@comcast.net>, Kurt Althof <kalthof@tcpud.org>, Judy Miller <pupfarm@skitrips.net>, Lieutenant Scott Iacoboni <SIacoboni@washoecounty.us>, Jeff Poindexter <Jeff.Poindexter@bhhsdrysedale.com>, Devenney Leijon <dleijon@bgcnlt.org>, Kaye Shackford <mattford@aol.com>, Linda Offerdahl <linda@offerdahl.com>, Alice McQuone <AMcQuone@washoecounty.us>, Joe Knox <joknox007@yahoo.com>, Kristina Hill <tahoehills@att.net>, Jackie Sinatra <jsinatra59@gmail.com>, Amenda Mongolo <amongolo@washoecounty.us>, Dr. Andrew Whyman <adwhyman143@gmail.com>, Denise Davis <ddavis_remote@hotmail.com>, Jim Lyons <jimbolina@prodigy.net>, Darin Balaam <darin.balaam@gmail.com>, Louise Cooper <letusshop@aol.com>, ED Leutheuser <etleutheuser@aol.com>, Andy Anderson <andy1cambodia@yahoo.com>, Carl Levinson <levinsonch@yahoo.com>, Dale Akers <dale.akers@sbcglobal.net>, Gene Brockman <gbincline@gmail.com>, Dorothy Modafferi <tdmod7@icloud.com>, Gary Schmidt <nobullschmidt@hotmail.com>, John Crockett <jcrockett@washoecounty.us>, Eric Halstead <villagemeat@sbcglobal.net>, Frank Schumann <fschumann@washoecounty.us>, Carl Lackey <clackey@ndow.org>, Bruce Simonian <brucesimonian@hotmail.com>, Kathie M. Jullian <kathiejulian@gmail.com>, Jeff Eget <jeff@omnisteel.com>, Kendra Wong <wong_trustee@ivgid.org>, Diane Hudson <tahoejeweler@aol.com>, Ben Dosseff <bensbd1@gmail.com>, Alec Flores <alec@whytrastahoe.org>, Joe Shackford <TMGNSW@aol.com>, Jean Laurence <jlaur3@gmail.com>, Howard Beckerman <BeckermanH@aol.com>, Lettie Miller <millereight03@sbcglobal.net>, Cherry Barney <bar8ney@gmail.com>, Daniel Kelly <dkelly@sierranevada.edu>, Gloria Leandro <glandro@sonic.net>, Jacquie Chandier <sustaintahoe@gmail.com>, Andrea Tavener <atavener@washoecounty.us>, Julie Malkin Manning <LITTLEWING27@yahoo.com>, Bill Weldon <billweldon@comcast.net>, Eric Severance <eric@soundpix.com>, Brendan O'Donovan <neco3578@yahoo.com>, Katy Simon Holland

<kathryn.holland@washoeschools.net>, Bridget Cornell <bcornell@trpa.org>, Judth Simon
<judymike@mac.com>
Cc: Pete Todoroff <ptodoroff1@sbcglobal.net>

Pete Todoroff iMac 3.06 GHz
ptodoroff1@sbcglobal.net

Begin forwarded message:

From: 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

PLEASE SEND YOUR EMAIL BEFORE APRIL 4 2019 TO:
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.

If you want to join other forum members who will be attending the Board of Adjustment meeting on April 4, please contact Peter Todoroff (ptodoroff1@sbcglobal.net). If you want to car-pool he'll put you in touch with other members driving to Reno.

MEETING: Thursday April 4 at 1:30 pm in the County Commission Chambers at 1001 E 9th Street, Building A , 1st Floor in Reno.

Speakers are allowed only 3 minute presentations, so if you want to speak, have your statement prepared

in advance; and make 5 copies of anything you want to present to the Board members to go into the official record.

Thank you.

Ronda Tycer
IV Community Forum Recorder

,

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village / Crystal Bay

Meeting Date (if applicable): March 4, 2019

Topic or Project Name (include Case No. if applicable): Special Use Permit
Incline Village Monopole

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

The mmost important concern I have are the Health concern the Monopole Poses.

Suggested alternatives and/or recommendations:

There needs to be a Study to make sure there are no Health Risks involved.

Name Pete Todoroff Date: 02/22/2019

(Please Print)

Signature: Pete Todoroff

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Marsha Berkbiger

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: stone@washoecounty.us

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

And:

Bridget K. Cornell
Current Planning
Tahoe Regional Planning Agency
PO Box 5310
Stateline, NV 89449
Email: bcornell@trpa.org

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County

and TRPA.

Very truly yours,

Steven P Fehr
Name

8'
Address

Incline Village NV 89451
Address

Signature

3/11/2019
Date



TAHOE PROSPERITY CENTER

March 25, 2019

Julee Olander
Planner | Community Services Department - Planning & Building Division
1001 E. Ninth St., Building A.
Reno, NV 89512

Dear Ms. Olander,

The Tahoe Prosperity Center is the regional economic and community development organization in the Lake Tahoe Basin. One of our key priorities is expanding high-speed broadband internet service and cell phone coverage. In today's digital world, being connected is not a luxury, it is a necessity. Hospitals rely on broadband internet and cell phone coverage to send digital medical files as well as "remote in" doctors for analysis on patients. Our schools are connecting students to homework activities that can only be completed online. This winter, many Nevada schools relied on "Digital Days" instead of snow days, requiring every student to have access online. Firefighters and police officers need reliable communication systems in order to protect our residents. And almost every business in our community uses cell phone service and/or broadband service to thrive and grow.

Broadband and Cell Coverage are the two components of our Connected Tahoe project. The goal is to bring gigabit level service to the entire Tahoe Basin as means to catalyze economic development, galvanize public safety, healthcare, education and to position the Tahoe Basin to receive the most advanced technologies for internet access while protecting our environmental goals. Since we began this project, traditional broadband internet and cell phone service, which were separate, have now merged in many ways. Broadband fiber is still needed in order to keep our school computers connected, our remote hospital robots functioning and our businesses able to process credit card payments quickly and efficiently. However, the two functions have merged since a majority of people use their cell phones for data – downloading movies, podcasts and directions – all using cell signals.

The location of the proposed Incline Village communications tower (Incline Way and Village Blvd) is optimal for improving the coverage and data speeds for wireless customers in Incline Village. This location is not in an environmentally sensitive area and will also bolster service to an identified "dead zone" between Incline Village and Crystal Bay. The Lake Tahoe region, as a whole, receives about 15 million visitors in a year. A portion of those visitors spend their vacation in Incline Village. When this occurs, local residents and first responders experience reduced bandwidth. Residents and first responders shouldn't have to lose cell coverage when there is an influx of visitors during holidays or summer vacation. An easy way to alleviate this is to add an additional cell tower to add capacity to this area.

It is crucial that we fill in these gaps in order to maintain continuity of operations for our firefighters, businesses, and residents alike. A majority of residents no longer have "land-line" phone service. If another devastating fire, like the recent ones in California, were to occur in Lake Tahoe, both residents and visitors would be in life-threatening danger due to the current network capacity on a busy summer weekend. This tower, and other appropriately located and multi-carrier towers should be approved quickly in order to ensure capacity can reach anyone with a cell phone, in the face of potential danger.

We urge the Washoe County Board of Adjusters to approve the Incline Partners cell tower project in order to expand capacity to this part of our community.

Thank you.

A handwritten signature in black ink, appearing to read "Heidi Hill Drum".

Heidi Hill Drum
CEO, Tahoe Prosperity Center

From: [Jan Michel Gautier](#)
To: [Olander, Julee](#)
Subject: Permit case WSUP19-0001 (incline Village Monopole)
Date: Friday, March 22, 2019 3:21:27 PM
Attachments: [image001.png](#)

Ms Olander

Ref: Permit case WSUP19-0001 (incline Village Monopole)

I have already sent an email that we shall be away on April 4 but WE HAVE NO OBJECTION towards the project

Ruth Gautier & JMG

Residence 9

Incline Village 89451



ianmichelgautier@icloud.com

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Name *Terry Mast*

Address

Address

Signature

Date

1

Incline Village NV 89451

Terry Mast

3-18-2019

D.L.

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Bill Straub
Name

INCLINE VILLAGE, NV 89451
Address

INCLINE VILLAGE, NV 89451
Address

Bill Straub
Signature

3/20/2019
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

MICHAEL PICCINI

Name

Address

Incline Village NV 89451

Address

[Signature]

Signature

3-18-2019

Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Kim Grow
Name

1001 E. Ninth St.
Address

Incline Village, NV 89450
Address

Kim Grow
Signature

3-21-19
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Annamarie Bessette

Name

Address

Incline Village, NV 89457

Address

Annamarie Bessette

Signature

3-20-19

Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

SUSIE K. ORLADY
Name

2D
Address

INCLINE VILLAGE, NV 89451
Address

Susie K. Orlogy
Signature

5.20.19
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,


Name


Address

Address


Signature

3-20-19
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Andrew Bessette

Name

1001 E. Ninth St.

Address

Incline Village, NV 89457

Address

Andrew Bessette

Signature

3-20-19

Date

To:

Julee Oländer
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Scott Olson

Name

1234 567 8901
Address

Incline Village, NV 89451

Address

Scott Olson

Signature

3-19-19

Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

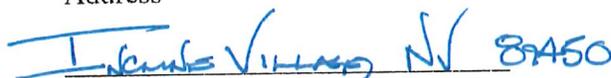
The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

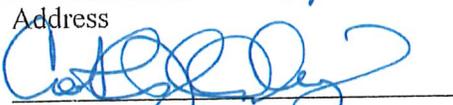
Very truly yours,

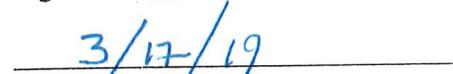


Name


Address


Address


Signature


Date

To:

Julee Olander
Planner/Community Services Department- Planning & Building Division /
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

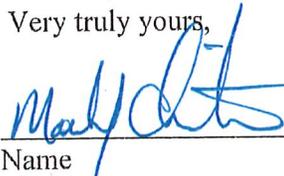
To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

 MARK CHRISTEN
Name

cc 31000000
Address

Incline Village.
Address


Signature

3-16-19
Date

To:

Julee Olander
Planner/Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Donna Tonking
Name

1001 E. Ninth St., Bldg A.
Address

Rachael College
Address

Donna Tonking
Signature

3-16-19
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Carl Thomas

Name

Address

Incline Village, NV 89450

Address

Carl Thomas

Signature

3/16/19

Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

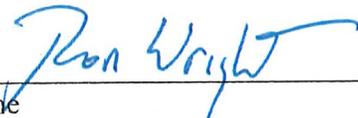
To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

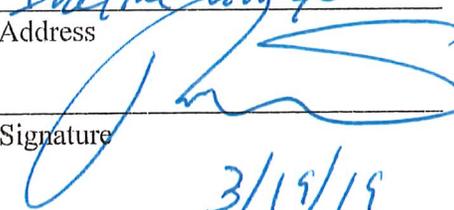

Name

Address


Address

Signature

Date


3/19/19



To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

JEAN THOMAS
Name

()
Address

Incline Village, NV 89450
Address

Jean Thomas
Signature

3-16-19
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Shelly Wright
Name

600 ...
Address

Incline Village, NV 89451
Address

Shelly Wright
Signature

3/16/19
Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

WALTER JOHNSON

Name

1000 VILLAGE BOULEVARD RD

Address

INCLINE VILLAGE NV 89451

Address



Signature

3-24-19

Date

To:

Julee Olander
Planner|Community Services Department- Planning & Building Division
1001 E. Ninth St., Bldg A., Reno. NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Marc J. Jones

Name

Incline Village NV, 89452
Address

Incline Village NV, 89452
Address

Marc J. Jones
Signature

3/24/19
Date

Mitch and Debbie Legarza

Crystal Bay, NV 89402

March 19, 2019

Julee Olander
Planner, Community Services Department, Planning & Building Division
1001 E. Ninth St., Bldg A., Reno, NV 89512
Email: jolander@washoecounty.us

To Whom It May Concern:

As 30 year residents of Lake Tahoe's North Shore, we are writing this letter in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

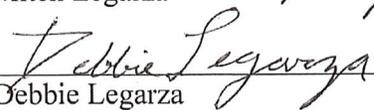
The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Best Regards,



Mitch Legarza



Debbie Legarza

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 IPs 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, 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 IPs 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) it's unclear whether nearby newly approved cell towers (e.g., Kings Beach) will duplicate IPs 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 equipment 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) residents in nearby high-density residential areas will be affected by the perceived health risks of High Frequency Radiation, (2) a tower collapse or fire would be disastrous in the middle of the Village, and (3) 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 middle of IV that could 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.

Olander, Julee

From: [REDACTED]
Sent: Thursday, April 04, 2019 12:09 PM
To: Olander, Julee
Subject: Opposition to proposed cell tower near the McCloud Complex

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Ms. Julee Olander:

Just letting you know that both my wife and I are adamantly opposed to the construction of the cell tower near the McCloud condo units. We already have adequate cell coverage in the area and there is no need for another man-made blight near Lake Tahoe. I believe if checked you would find the overwhelming majority of residents near the tower opposed to this unnecessary, unattractive and obtrusive tower.

Thank you for your consideration of this message.

Michael & Sandra Hau
331 Inc
Incline Village, NV 89450

From: [Raul Rodriguez](#)
To: [Olander, Julie](#)
Subject: Opposition to IV Cell Tower
Date: Wednesday, April 03, 2019 10:01:59 PM

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms Olander,

I am an Incline Village property owner and am writing this email to let you know that I OPPOSE the placement of a cell tower on Village Blvd. I believe the height of the tower will be an eyesore. I also am concerned about the health benefits to me and my family being that it is so close by in a residential area. There are other sites where this proposed tower can go that would be less disruptive to homeowners. Also I am perfectly satisfied with my cell phone reception and do not see the need to rush the placement of another cell tower in the Tahoe basin. In addition the majority of residents in the CAB meeting on 3/4/19 and the IV Community Forum meeting 3/29 were against the cell tower being built on the proposed parcel. You should be representing the needs and wishes of the community and not a special interest. Thank you for your attention to this matter.

Raul Rodriguez
4 Village Blvd
Incline Village, NV 89451

From: [Richard Miner](#)
To: [Olander, Julie](#)
Subject: Proposed Cell Phone Tower in Incline Village
Date: Wednesday, April 03, 2019 11:59:02 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

I am a twenty year resident of Incline Village and the former president of the Incline Village and Crystal Bay Historical Society. I believe I speak for many in this community who are opposed to the construction of a cell phone tower masquerading as a pine tree in the middle of our historically significant and rather unique little community here on the north shore of Lake Tahoe. It almost goes without saying, but I will say it because I understand you are rather new to the position you hold at Washoe County, that both Lake Tahoe and Incline Village are regional treasures and need to be preserved as such to the fullest degree possible. No doubt many others will have written you and your colleagues in opposition to this proposed cell phone tower listing all of the reasons why this tower, at this time, and in this location is a bad idea. I will not waste your time with a recitation of most of those arguments, but I will express here why I believe that taking all the pro's and con's into consideration, any reasonable public servant would have to conclude that the interest of the citizens of our community will not be well served by going forward with this project as proposed at this time.

For example, at best, much of the data provided by the proponents of the project, i.e., Incline Partners, is flawed or even worse, fabricated in such a way as to influence Washoe County decision makers such as yourself to make a choice on behalf of profit for a small minority at the expense of the everlasting visible, if not physical destruction of the center of our small and rather fragile community here on the shores of Lake Tahoe. In fact, for at least the past 20 years, almost all of us around the lake have been working with the Tahoe Regional Planning Authority to preserve and protect our environment from not only physical blight, but also scenic blight. The three cell phone tower facilities which already exist in our community are so unobtrusive that most residents, and most visitors are completely unaware of their existence. This is indeed a tribute to the wisdom and even foresight of those who were responsible for their siting and installation. In public testimony Incline Partners has stated that improving coverage to underserved areas of our village and increasing the capacity of the current cellular network given the large influx of seasonal (summer) visitors were their primary considerations for the proposed new tower location while admitting that nearly a dozen other potential sites are available including several which are much closer to the supposedly underserved areas of town north of the Mount Rose Highway corridor and over into Crystal Bay. They want to put their proposed 112 foot (or will it be even higher?) tower smack in the middle of our downtown commercial and residential area and within only 1500 feet or less of an existing tower because it will be the easiest and most profitable location for them and not for any other compelling reason that can be reasonably defended. They have not solicited the opinions of any cross section, let alone the majority of our residents. They have not considered the lasting harm their tower will do to the skyline of our community when viewed from the lake or from other public areas in our community core. And they have not seriously considered that several other potential locations already have been suggested as better locations to serve the supposedly underserved areas of our community north of the

Mount Rose Highway or in Crystal Bay. For example, the county corporation yard at the junction of highways 431 and 28 which by Incline Partner's own admission was already under consideration for a tower by AT&T when "they lost interest for unknown reasons," in no small part. and this is only speculation, perhaps because Incline Partners was willing to make them a more attractive offer on the new tower they were proposing to build.

Here's the bottom line: A majority, probably the vast majority, of Incline Village residents--voters and taxpayers--do not want this cell phone tower built in the heart of our community. We are not opposed to better cell phone service. And we are not opposed to cell phone towers appropriately sited. Simply put, there are better siting options available both from a scenic and service perspective, and we strongly urge your office to support taking the additional time and effort required to come up with a better solution.

Very Truly Yours,

Richard Miner
Incline Village, Nevada

From: [Kent Jackson](#)
To: [Olander, Julee](#)
Subject: Cell Tower in Incline Village
Date: Wednesday, April 03, 2019 8:46:28 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Olander:

We wish to register our opposition to the proposed cell tower on Village Blvd in Incline Village. We are owners in the McCloud complex (7). Perfect cell coverage is not what is special about Tahoe. The size, scope, and location of this proposal just further detracts from the natural beauty of the Tahoe Basin. We do not think this is remotely necessary and urge that this proposal be turned down.

Respectfully,

Kent and Darlene Jackson
Incline Village, NV

Sent from my iPhone

From: [Robert Holman](#)
To: [Olander, Julie](#)
Subject: FORMAL NOTICE OF OPPOSITION
Date: Wednesday, April 03, 2019 9:00:43 PM
Attachments: [NOTICE OF OPPOSITIONWashoe County Board of Adjustment.docx](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

This is to advise you we strongly oppose the proposed cell tower on Village Bl.

This is an unsafe solution to a problem that does not exist.

Additionally, there is a much safer location next to the Washoe County Substation, as you will read in our letter of opposition.

Thank you,

Robert W. Holman, Jr.

From: [Planning Counter](#)
To: [Olander, Julee](#)
Subject: FW: Cell Towers
Date: Wednesday, April 03, 2019 4:40:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



[Insert Planner Name]

Planning Front Counter | Planning and Building Division | Washoe County Community Services Department

planning@washoecounty.us | Office: 775.328.3600 | Fax: 775.328.6133

PO Box 11130, Reno, NV 89520-0027

1001 East Ninth Street, Reno, NV 89512



From: LARRY HARMEN [mailto:llf...]
Sent: Wednesday, April 03, 2019 4:35 PM
To: Washoe County Planning and Development
Subject: Cell Towers

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee Olander

Planner/Community Services Department Planning & Building Division 1001 E. Ninth Street Building A Reno, NV 89512

April 3, 2019

RE: WSUP19-0001

Dear Julee:

My name is Larry.Harmen

Four years ago My wife and I moved to Incline Village to retire.

I have a degree in Life Science and understand how harmful the effects of cell tower radiation can be.

I am stunned that a cell phone tower is now being proposed for the center of this village, precisely where the village is most densely populated with businesses, residences and schools and our hospital. There could not be a worse location! There is ample evidence that cell phone towers lead to cancer and other illnesses.

This recent article from Modesto, CA reports that 4 students now have cancer since a cell tower was placed on their school grounds.

The Modesto Bee March 12, 2019: Fourth Ripon student has cancer. Parents demand removal of cell tower from school

Not only will this tower harm our residents, it will also be a visual blight. I believe a cell tower in town could lower property values because in this day and age, no one wants to live or work next to a cell phone tower.

The Board of County Commissioners must vote no on this!

Thank you,

Larry Harmen

From: [Wayne Ford](#)
To: [Olander, Julee](#); [Ronda Tycer Phd](#); [Todoroff, Pete](#)
Subject: Fw: Please Record This Statement Against the Porposed Incline Village Cell Tower
Date: Wednesday, April 03, 2019 9:05:52 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I have seen the staff report you did, to come to the findings, that the "tower" meets the Code. It does not and Ronda Tycer did sum up the facts. So you can put my name in as a resident who has been here for over 40 years in Incline, as one who is against the tower and the location. I have had many projects taken before the Board of Adjustment. No matter what I present I made sure all of my facts are well supported. If my conclusion is not supported by the Board of Adjustment, that I have had to understand. Yet I have not had anyone find that I have left out key areas, that are important for the Board of Adjustment to be able to make an informed finding for or against.

Will be there tomorrow to share some of the facts missing in this application, in my three minutes of public comment.

Wayne Ford

----- Forwarded Message -----

From: rondatycer@aol.com
To: "jolander@washoecounty.us" <jolander@washoecounty.us>
Sent: Wednesday, April 3, 2019, 5:43:11 PM PDT
Subject: Please Record This Statement Against the Porposed Incline Village Cell Tower

Dear Ms. Olander,

You already know all the reasons I'm against Incline Partners' proposed tower on Village Blvd in Incline Village because I've drafted the letter from the Incline Village Community Forum which you've read. Hence I won't waste your time repeating the obvious: that the majority of residents DO NOT want the tower built by Incline Partners in their designated site; that Incline Partners has not proved the coverage gap with their inaccurate coverage maps; that the tower is not needed by most of Incline residents who say they already have good coverage; that the tower is not needed by the first responders who use a dedicated frequency for their cell phone needs; that the proposed 117 foot monopine and 1800 foot equipment yard are out of scope for the site and area; that it will significantly change the nature of the

surrounding neighborhood, precluding the new Community Area Plan potential use of the parcel for mixed residential and commercial use; and that it will be a nuisance and perceived potential health hazard for the hundreds of residents residing within 1/4 mile of the tower.

We've suggested an alternative site that would be preferable that was not assessed by Incline Partners, which is located at the Washoe County Maintenance yard on Hwy 431. And we've recommended using smaller towers/antennas where coverage is needed in specific areas of Incline Village instead of an unsightly monopine in the center of the Village.

All of these reasons are apparently not important to you, given that you plan to recommend to the other Washoe Co Board of Adjustment members they should approve the Incline Partners application on Thursday.

So I have to ask what is your purpose in recommending this project? And is your purpose higher than concern for the welfare of the residents of Incline Village?

I'm having difficulty imagining it but your purpose might be:

1. To approve a commercial enterprise that will provide tax money to Washoe County.
2. To promote business in Washoe County, to enhance Washoe Co's reputation as being "business friendly."
3. To make Incline Partners feel good; so you don't have to be the bad guy who denies the project
4. To prove your ability to do your job, this being one of your first projects to assess and approve in your new position

I honestly can't understand why you would recommend approval of the cell tower in spite of so many residents' reasonable objections. But whatever your purpose is, I implore you to reconsider your priorities. Please soul-search and clarify to yourself why you are making this recommendation.

The tower will be a blight on the village. Most residents will feel bad every time they look at the unsightly equipment yard or tower looming above all other buildings in the village. Most residents will resent Washoe Co approving a project that is so obviously detrimental to the Village. The relationship between Incline Village and Washoe County will not be benefited—quite the opposite.

Please do the right thing and listen to the residents who are fighting to preserve the nature and character of Incline Village as the beautiful mountain resort it currently is. Washoe County needs Incline Village. It should not be acting against Incline Village's best interests.

Sincerely,

Ronda Tycer
Resident
Incline Village NV 89451

From:
To: [Olander, Julee](#)
Subject: In Support of Incline Cell Tower
Date: Wednesday, April 03, 2019 8:54:14 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Jolander,

We live on lower Village Blvd. and have been dealing with poor Verizon coverage for years. Please disregard the NIMBY crowd in favor of simply allowing Verizon to do what we've been asking them to do. I'm sure given a little time the 'tower' will go unnoticed while the vital service improvement will continue to be appreciated.

Thank you for your service.

Respectfully,

Jim and Kate Marquis

From: [REDACTED]
To: [Olander, Julie](#)
Subject: Please Record This Statement Against the Porposed Incline Village Cell Tower
Date: Wednesday, April 03, 2019 5:43:20 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Olander,

You already know all the reasons I'm against Incline Partners' proposed tower on Village Blvd in Incline Village because I've drafted the letter from the Incline Village Community Forum which you've read. Hence I won't waste your time repeating the obvious: that the majority of residents DO NOT want the tower built by Incline Partners in their designated site; that Incline Partners has not proved the coverage gap with their inaccurate coverage maps; that the tower is not needed by most of Incline residents who say they already have good coverage; that the tower is not needed by the first responders who use a dedicated frequency for their cell phone needs; that the proposed 117 foot monopine and 1800 foot equipment yard are out of scope for the site and area; that it will significantly change the nature of the surrounding neighborhood, precluding the new Community Area Plan potential use of the parcel for mixed residential and commercial use; and that it will be a nuisance and perceived potential health hazard for the hundreds of residents residing within 1/4 mile of the tower.

We've suggested an alternative site that would be preferable that was not assessed by Incline Partners, which is located at the Washoe County Maintenance yard on Hwy 431. And we've recommended using smaller towers/antennas where coverage is needed in specific areas of Incline Village instead of an unsightly monopine in the center of the Village.

All of these reasons are apparently not important to you, given that you plan to recommend to the other Washoe Co Board of Adjustment members they should approve the Incline Partners application on Thursday.

So I have to ask what is your purpose in recommending this project? And is your purpose higher than concern for the welfare of the residents of Incline Village?

I'm having difficulty imagining it but your purpose might be:

1. To approve a commercial enterprise that will provide tax money to Washoe County.
2. To promote business in Washoe County, to enhance Washoe Co's reputation as being "business friendly."
3. To make Incline Partners feel good; so you don't have to be the bad guy who denies the project
4. To prove your ability to do your job, this being one of your first projects to assess and approve in your new position

I honestly can't understand why you would recommend approval of the cell tower in spite of so many residents' reasonable objections. But whatever your purpose is, I implore you to reconsider your priorities. Please soul-search and clarify to yourself why you are making this recommendation.

The tower will be a blight on the village. Most residents will feel bad every time they look at the unsightly equipment yard or tower looming above all other buildings in the village. Most residents will resent Washoe Co approving a project that is so obviously detrimental to the Village. The relationship between Incline Village and Washoe County will not be benefited—quite the opposite.

Please do the right thing and listen to the residents who are fighting to preserve the nature and character of Incline Village as the beautiful mountain resort it currently is. Washoe County needs Incline Village. It should not be acting against Incline Village's best interests.

Sincerely,

Ronda Tycer
Resident & t
Incline Village NV 89451

From: [Dianne Schmenk](#)
To: [Olander, Julee](#)
Subject: IV cell tower location
Date: Wednesday, April 03, 2019 7:21:08 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I understand the need for better cell coverage for some IV residents. However, I am strongly opposed to the intended cell tower location for all the voiced and obvious concerns.

The proposed location is a mistake for now and the future. We can and must do better...

Dianne Schmenk

Sent from my iPhone

From: [Lynn Berardo](#)
To: [Olander, Julie](#)
Subject: Objection to the proposed cell tower.
Date: Thursday, April 04, 2019 9:42:10 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Ms. Olander:

It is untenable that you should consider approving the placement of a cell tower at : l age Blvd.

For you and the powers-that-be to approve this project will mean taking you all need to take responsibility for exposing the nearby homes, businesses, and visitors to this area to harm and blight.

Should you approve this proposal, you will have to take responsibility for unbalanced economic gain. The profit gained by the owner and developer of this land is modest at present, but the negative impact for nearby homes and businesses is enormous.

At the least, running a generator 24 hours a day and having large vehicles coming and going creates detrimental noise pollution. And, at worst housing, the tower in the middle of a residential neighborhood is subjecting we residents to visual blight, noise pollution, and the potential for harmful health outcomes. Research in the adverse effects of the living in the shadow of a cell tower is in its infancy.

I ask you to reject this proposal and suggest for "faster and better" cell service the tower be placed elsewhere in the village where these negative impacts are significantly fewer.

Sincerely,

Lynn and Stevan Berardo
1
Incline Village., 89451

April 3, 2019

Dear Board of Adjustment,

I am against a cell tower going in my backyard. My husband and I own and operate Incline Chiropractic at 231 Village Blvd. Our retirement is this building we purchased in 2007 and currently work out of. This structure will lower the value of our holistic practice and building, plus has unknown health concerns, which contradicts having a holistic practice next to a cell tower.

First, I would like to elaborate on the value of our property decreasing because no one wants to buy or rent a building with a cell tower in the backyard. Why, because of the unknown health risks. So, while Dr Cherry gets to lease his property to Incline Partners, LLC and be able to make financial gains at everyone else's expense both with health and neighborhood decreased property values, this begins to look one-sided.

I ask the Board, if this is fair to the neighbors of Dr Cherry's office? Do you want someone to put a cell phone tower in your backyard? I understand the necessary evil, the majority of us rely on a cell phone these days and Incline is a challenging location, but let's make better choices of where a tower goes that has more distance away from residents, business' and neighbors. This is not the spot for a cell phone tower.

Secondly, there are health risks occurring in studies. *Researchers with the renowned Ramazzini Institute (RI) in Italy announce that a large-scale lifetime study of lab animals exposed to environmental levels of cell tower radiation developed cancer. A \$25 million study of much higher levels of cell phone radiofrequency (RF) radiation, from the US National Toxicology Program (NTP), has also reported finding the same unusual cancer called Schwannoma of the heart in male rats treated at the highest dose. In addition, the RI study of cell tower radiation also found increases in malignant brain (glial) tumors in female rats and precancerous conditions including Schwann cells hyperplasia in both male and female rats.- <https://ehtrust.org/worlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link/>*

So, I ask you again who is financially benefiting from this tower and who is exposed to increased RF with health risks and decreased property value? It is not a surprise those financially benefiting also get to avoid the exposure and health risks. How ironic is that?

Please, make the right choice for the majority, not just a few that will financially gain, and stop this lease from occurring at this location, 231 Village Blvd, Incline Village, NV.

Dorea Shoemaker
231 Village Blvd
Incline Village, NV 89451
doreashoe@gmail.com

From: [Diane Heirshberg](#)
To: [Todoroff, Pete](#); [Olander, Julee](#)
Subject: April 4, 2019 Hearing re Incline Village Cell Phone Tower; OPPOSITION
Date: Thursday, April 04, 2019 11:53:42 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sir and Madam,

I apologize for the late submission of this Opposition but we are and have been out of state sitting with our during father and now preparing his funeral.

My husband and I reside at [redacted] Country Dr, Incline Village. We drive on Village every day. Our doctor office and hospital are just off Village. We drive by the two schools daily. We now live at [redacted] Country Dr. And previously lived at [redacted] Cynthia Court and have adequate cell service.

We strongly object to the proposed installation of the 117 foot monopine cell phone tower and 1890 square feet of equipment. There are significant studies showing health risks (on the Internet and elsewhere) and it is not in the best interests of the children, hospital patients and workers, and residents to approve this installation. Also a Incline is a gem in the mountains and this installation will be a burden on future planning activities to place the installation in such a visible and central location.

This installation benefits the landowner, to the detriment of the public and should not be approved.

Diane Heirshberg
[redacted]

Sent from my iPhone