

# **EXHIBIT J**

Mr. and Mrs. Jeffrey Phalen  
13106 Amber St  
Grass Valley, CA 95949  
[NoToTower23@yahoo.com](mailto:NoToTower23@yahoo.com)

775-223-1111

June 22<sup>nd</sup>, 2024

Dear Nevada County Board of Supervisors,

For the past six years we've searched high and low for a property in this county that had useable land, was in a good location for work and was within our budget. Last year we finally found (what was supposed to be) our forever home. Since owning it, we've invested thousands of hours of blood, sweat and tears into cleaning it up and bringing it back to life. We've also invested over \$300,000 in remodeling it and clearing the land.

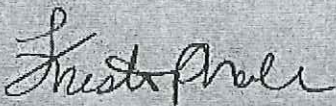
Our long-term goal for this land is to turn it into a place where troubled kids can come and find hope, love, healing and FUN! We currently have seven animals that we use for animal therapy. When kids come to ride our pony, we use the track we made around our front pasture for their lessons. Unfortunately, this is the same place PG&E plans to trench and install underground cables to power the 129-foot cell tower that will LOOM over us. When we bought this land, I never imagined riding, playing and spending time with my kids and other children in the shadow of a massive cell tower. Since we are located directly across the street from the proposed site and our home sits atop a hill, this tower will be the main focal point from over 90% of our property.

When I am making breakfast and doing dishes in the morning, I will look out my kitchen window at a huge structure that dominates the skyline. When we are eating dinner at night in the dining room our sole view will be one of a cell tower. When I am walking our dogs, gardening in our front and back yard, or doing anything on our property this tower will command attention as it will stand 40-50 feet ABOVE the tree line and only 500 feet from my fence-line. When we are on the back porch barbequing and hosting friends and family, our main line of sight will also be towards this massive tower.

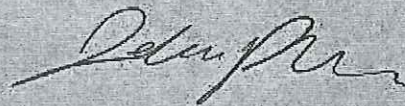
Due to the proximity of the tower and the impact it will have on our views, our agent estimates our property will lose 33% of its value and take 2-3 times longer to sell. We estimate our home and land will be worth well over a million dollars when we are finished but if this tower is built it will rob us of the \$300k we've invested and more!

We, along with 76 other neighbors, are vehemently against this tower. All of us have cell reception and great internet here. The only neighbor who wants this is the one who is profiting from it. What's worse is that we all have to stare at it but she'll never have to look at it because it will be behind her house and up the hill. We as a neighborhood have offered to buy her Starlink AND pay for her attorney fees to break the contract with Verizon but she refuses to budge. PLEASE HELP US keep this area beautiful, rural and valuable by stopping this tower! Thank you!

Kristin Phalen



Jeffrey Phalen



Ashley Permenter

20962 Dog Bar Road

Grass Valley ca 95949

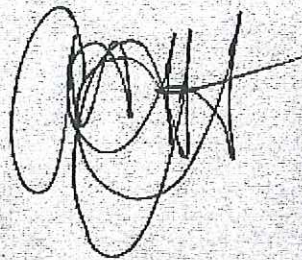
To The Nevada County Board of Supervisors,

Our home is the closest to the proposed tower site. To say that this massive 129 foot tower will be an eye sore is severely understated. In fact, it will be the only thing we see because it will be built about 100 feet from our home. If this happens, it will completely dwarf the other trees surrounding it and DOMINATE our entire view. Verizon also says they won't be cutting anything down to accomplish this endeavor but in that area, standing on my property line, I can see where it's meant to go and with the over growth of the side road and the trees there's no way this can be accomplished as the property stands.

If this goes through it would be as if I'm living next to a prison. With their security fence and concrete pad I would no longer be able to sell this property as "rural" because of the defensible space this structure is meant to have. The construction of this tower would also promote hoodlumism. During construction anyone could come and steal anything from the site and what's to say that my house and belongings would be safe as we'd be roughly 100ft from the tower! There are children that live on our property and their safety is paramount! There are three generations of people who live here and we collectively asking you to stop this tower!

Thank you for your time.

Ashley Permenter

A handwritten signature in black ink, appearing to be 'Ashley Permenter', written in a cursive style with a large loop at the end.

Bruce A. Roush  
20791 Dog Bar Rd.  
Grass Valley, CA 95949

June 23, 2024

Dear Nevada County Board of Supervisors,

I want to formally request you to stop the Verizon Dog Bar Road cell tower from going in at 20896 Dog Bar Road, Grass Valley, CA 95949. This property is across Dog Bar Road catacorner from my property. I was motivated to purchase my property back in 2012 because of the beautiful view out my back patio slider window and the other window from my great room as well as from the back patio. The original owner positioned the back of the home facing Dog Bar to be at a slight angle to take full advantage of this view.

The tower's height of 129 feet will be way above the surrounding trees and will ruin this beautiful view. The tower's height will make it a focal point for my eyes whenever I look out my back windows. If this cell tower goes in, I will have to look at it every day, and every hour I'm home for the rest of my life.

I am also in the beginning stages of a remodel that will enlarge my back windows and moving my kitchen. As you can imagine this cell tower is very distressing to me given my main motivation for my remodel is to take advantage of the beautiful view from my back windows. Also, my financial investment will be negatively impacted by the cell tower.

Respectfully,

A handwritten signature in black ink, appearing to read "Bruce A. Roush", with a long horizontal flourish extending to the right.

Bruce A. Roush

**MIKE & JANET BRISSON**  
**20693 DOG BAR ROAD, GRASS VALLEY, CA 95949**  
**530-913-2724 rubes@countryrubes.com**

June 22, 2024

Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
PO Box 599002  
Nevada City, CA 95959-7902

I would like to express my disagreement with the Verizon Tower that is being planned to be installed at 20896 Dog Bar Road.

This property less than 1000' from our property and since we live on a hill with our front door overlooking that property in clear sight of our whole front of our property where I spend most of our days outside working on our farm, I find this quite distressful that I will now have an ugly artificial tree soaring over 120' into our skyline, destroying our pastoral view that we have enjoyed for over 30 years.

The thought of having this enormous tower destroying our view from our living room, dining room, kitchen, master bedroom and two of our upstairs bedrooms is very emotionally upsetting.

Not to mention how much this is going to reduce the value of our property. When we were first looking at property 35 years ago, our agent was very determined to not show us properties that had electrical towers nearby. Our Agent's name was Margie Weeks, who had told us at the time, 'no one wants to live near these towers and although you can get them below market value, they would not appreciate in price very much.' I am sure this will apply to Verizon towers has about 1/2 the population feel they contribute to health problems, just like those electrical towers.

Finally, we are Verizon customers, have been for over 23 years and have always gotten wonderful cell and internet reception here. Having another tower here would be redundant and unnecessary.

Please let me know what I can do to prevent this tower from going in our neighborhood.

Sincerely,



Janet Brisson

Dira Krecek

20962 Dog Bar Road Grassy Valley, CA 95949

(916)600-4838

To the Nevada County Board of Supervisors,

My name is Dira and I live at 20962 Dog Bar Road, our property shares the southern fence line with the proposed cell tower parcel. I am asking that you deny the placement of this tower, which will be closer and more visible from my own house than the parcel owners house, as the tower would sit atop the same hill that my residence sits.

We bought this property 2 years ago after selling our house in Sacramento County. We wanted a place where we could continue to raise our four children away from the city, in a better school district, and where they would have room to move and grow and enjoy the nature surrounding us. I wanted them to have what my sister and I had growing up in Placerville.

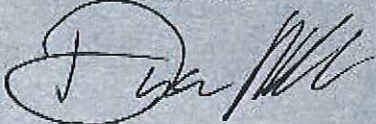
Had we known then that this tower would potentially be placed or if one had already been there, then we would not have purchased this property. That, coupled with the resounding negative feedback from the neighborhood makes me fear for the value of my property. Especially since ours is the one that will be in the shadow of this 129 foot tower.

I have read through the proposal, looked at all of the simulation pictures and layout maps, and attended the meeting. I question the validity of their numbers regarding the noise level of the generator and the proximity of the 900 square foot lease and access road from my property line. All of which will be visible from my driveway where my children love to play and my back deck where we lounge and get to enjoy the amazing views of the mountain range, the trees, and the deer that love to come through.

This tower would potentially ruin everything we have worked so hard for. I have Verizon as my cell phone carrier and we have had no issues. There has to be a better place to build this tower that's not in the middle of a neighborhood where it is not wanted and would ruin the beautiful views and natural surroundings. Please do not allow this tower to go in.

Kind regards,

Dira Krecek

A handwritten signature in black ink, appearing to read 'Dira Krecek', written over a circular stamp or mark.

June 23<sup>rd</sup>, 2024

**Re:** Aesthetics of proposed cell tower at 20896 Dog Bar Rd, Grass Valley

**From:** Gregory & Linnie McNaughton, owners of 21055 Dog Bar Rd, and Kienan Parr & Laura McNaughton, residents at same address

To the Nevada County Board of Supervisors,

We are writing to express our deep concern and displeasure with the proposed construction of a cell phone tower at the 20896 Dog Bar Rd, which sits caddy corner to our residence. The aesthetic of this proposed tower will take away from the picturesque beauty of the valley we live on the slope of and enjoy the sight of everyday.

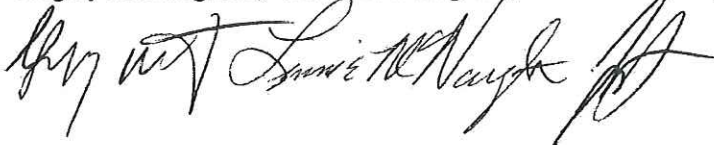
First, the applicant's presentation shows the tower imposed on the hill from the valley bottom's perspective only. This is misleading as the surrounding trees give the false sense that the tower will not stick, or pop out more than it really will. Essentially, forced perspective was used to make the tower not seem as dominating as it truly will be. The *real* view of the tower will be blunt from our property and our neighbors' whom sit almost to or level with the base of the tower. The top of this structure will tower high above the surrounding trees and loom over us as a continual reminder of its artificial presence.

Furthermore, I, Kienan Parr have a lot of skepticism about the estimated surrounding tree heights averaging 90 feet. For my daily job I climb three to four trees ranging in height from 30-150 feet and the estimation of these heights is important both for my personal safety and the equipment I'm installing in them. During the public hearing and applicant's presentation on June 12<sup>th</sup> at the Rood Center, I asked the applicant what method was employed to estimate the height of the surrounding trees? This should have been a clear and concise answer but the response simply was "a certified surveying company estimated the tree height and surveyed the land." This answered the unasked "who", and didn't answer my "what." Clearly the answer didn't instill confidence and leads me to believe the heights was overestimated.

If I were to put a maximum height on the surrounding trees where the proposed tower is to be built, I would put it at 80 feet. At 129 feet height when built, this would have the tower dominating the western skyline at nearly 50 feet above everything else. Unlike an ancient tree, this will be unnatural and imposing.

As owners of this property, this greatly concerns us as to what will be taken away from us daily, and the long-term effects this will have on the equity of our home. For these reasons, we strongly encourage this body to deny this permit and not allow the construction of the cell tower at 20896 Dog Bar Rd. Thank you for your time.

Gregory McNaughton, Linnie McNaughton, Laura McNaughton,



Kienan Parr



June 23, 2024

Nevada County Board of Supervisors

950 Maidu Avenue Suite 170

Nevada City, CA 95959

Project: Proposed Verizon Wireless Communication Tower

To the Board of Supervisors,

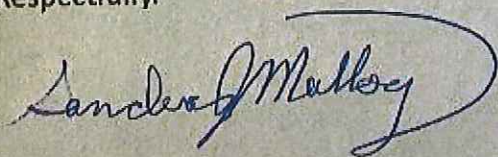
My property is directly across from the parcel where you are planning to place this communication tower. My son, our dogs and I enjoying walking down to the end of our property by Dog Bar Rd and relax in some lounge chair and wave hello to friends, neighbors and family when they drive by. As tall as this proposed tower is to be, not only will it be an eye sore, but it will make our rest place more uncomfortable and less attractive.

I am in my seventies and my son is suffering from a mental health illness. This rest stop is helpful for both of us and a space for the dogs to run. My late husband and I used to rescue St. Bernards. We had over 25 rescued dogs through the past 28 years we/I have lived here. All of them loved their walk on the property down to Dog Bar Road. The noise associated with this tower, especially when the power goes out will affect our dogs. As you probably know, a dogs hearing is much more acute than a human being. We really don't need something that will start them barking and howling or damaging their ears or affecting their behavior.

Since we have had fires in our area, the Bear River fire approximately four years ago, this is an area in risk of potential fires. With storage of fuel and batteries in the tower area that gives homeowners here like myself grave concern. Also being attached to a PG&E pole on Dog Bar give concerns of sufficient electric usage and up keep. Something PG&E is noted to be lax on.

With all this in mind it is my request that you revisit the idea of erecting this tower at the proposed location, look over Verizon's survey with more scrutiny and dismiss this as a viable location. The neighboring community including myself and son, do not want this communication tower here.

Respectfully,



Sandra Mallory

530-346-7088