



June 21, 2024

County of Nevada
Board of Supervisors
950 Maidu Avenue, Suite 200
Nevada City, CA 95959-8617

Subject: New Verizon Cell Tower on Dog Bar Road

Dear Members of the Nevada County Board of Supervisors,

A representative of the Amber Street Road and Neighborhood Association has asked me to share my professional opinion on the potential effect of installing a 130-foot cellular communications tower at the entrance to their subdivision.

I have been a California-licensed real estate agent for nearly 17 years. I have spent the entirety of my career in real estate, focused on Nevada County and its communities. I work with buyers and sellers alike. Real estate is driven by buyers: wishes, desires, and sentiments. I am regularly asked for a wide variety of property features on buyer wish lists. Still, I have yet to have anyone say they would like a commercial cell tower on their property, nor to have one anywhere within sight of a future dream home or property. Conversely, I receive passionate requests to avoid seeing or being near items like cell towers, utility poles, and other industrial-related structures.

Most buyers have strong feelings about what they wish to have or not have on their properties. Industrial structures in sight, adjacent, or on their properties are regularly on the "not have" list. These same buyers will disregard all the other salient features of a property or a location to avoid living in proximity to such apparatus. In other words, sellers may have highly suitable homes and properties for horses, growing pasture, row crops, orchards, and may even be the ideal picture of country living, yet most buyers will not be interested in purchasing them and will quickly pass on the opportunity, because they are encumbered and encroached upon by towers and poles of various types.

The properties along the stretch of Dog Bar road in question will be adversely impacted, arguably forever, by the addition of such a massive cell tower, primarily due to the tower's dramatic visibility. Property in the line of sight of this installation will be put under valuation pressure and homes that need to sell will be forced to reduce their sale prices to overcome such a significant negative feature. I would expect the sale price of the property installing such a device to lose as much as 33% of their home's market value after the installation. Properties adjacent to and within eyesight of a major cell tower will also have reductions in values that will range from 10-20%, with those homes closest to the tower being at the highest risk for challenges of selling their home most efficiently and for the highest value, in the future. In a traditional multiple listing-based system, I would expect homes adjacent to a large cell tower to take 2-3x as long to sell.

Though the single property owner who signs a long-term land lease agreement with the cell company may benefit from substantial monthly revenue and possibly other incentives, the homeowners around them bear the burden of an industrial ornament that no one else wishes to live next door to. This installation is an issue of highest and best use and for a community made up of agriculturally zoned properties, as those are along Dog Bar Road in that area of Nevada County. A cell tower is not in the best interest of the greater community there, nor will it enhance the rural neighborhood to make it more desirable. It will make it less desirable.

You may find that the zoning of this property in question is within bounds and could be approved. Still, with the large number of neighbors who are against it, who also live there and raise their families there, they will greatly appreciate your deeper consideration and support. Thank you for your attention to this matter. I am confident that you and your committees will do your best to analyze this situation, hear from all sides, and make the best decision.

Best regards,

Paul G. Weir
RE/MAX Gold
Realtor Associate
CA DRE # 01842775
Grass Valley, CA 95949