Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

June 30, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Trillium Telecom Services, LLC
5912 Bolsa Avenue, Suite 202
Huntington Beach CA 92649
Attn: Jason Kozora

REGARDING: PROJECT NUMBER R2006-03164-(2)
CONIDTIONAL USE PERMIT NUMBER 200700020
4501 WEST SLAUSON AVENUE

Dear Applicant:

The Regional Planning Commission, by its action of June 18, 2008, **APPROVED** the above described Conditional Use Permit.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 7 days after this notice is received by the applicant.

If no appeal is made during this 7-day period, the Regional Planning Commission action is final. Upon completion of the 7-day appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Enforcement Section Jose De La Rosa at (213) 974-6453.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Mark Child, Supervising Regional Planner
Zoning Permits II Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement, Testifiers, etc

MC:jdlr

Hearing Footage: 4/9/2008 No.1601 & 6/18/2008 No. 1148

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

PROJECT NO. R2006-03164- (2)
CONDITIONAL USE PERMIT NO. 200700020

REQUEST: T-Mobile is requesting a Conditional Use Permit (CUP) to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility affixed to four sections of an existing CVS pharmacy building located on a C-2-DP (Neighborhood Business-Development Program) zoned property.

REGIONAL PLANNING COMMISSION HEARING DATE: April 9, 2008, June 18, 2008

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

April 9, 2008 Public Hearing
A duly noticed public hearing was held on April 9, 2008 before the Regional Planning Commission. Commissioner Valadez was absent. The applicant's representatives, Jason Kozora, Joe Thompson and Gilberto Santiago, presented testimony in favor of the request and answered questions presented by the Commission. Thirteen members of the Public were sworn in and testified in opposition to the project expressing concerns of possible depreciation of property values due to the fear of health risk believed to be associated with the emissions produced by the wireless telecommunications facility. They brought up discussions about additional phone coverage isn't needed; the applicant avoided other possible sites to locate or co-locate; and that the Federal Communication Commission's standards on Radio Frequency and Electromagnetic emission levels weren't safe. Correspondences opposed to the project were also received expressing the same reasons.

There being no further testimony, the Regional Planning Commission continued the public hearing to June 18, 2008 1) to allow the applicant to meet with the community and local community groups in regards to issues and concerns raised, staff to attend meeting also; 2) T-Mobile to provide a study on hillside view property values; 3) T-Mobile to provide a study related to radiation on rooftop of the garage and the distance from the antennas; and 4) County Counsel to provide case lawsuit from each side.

June 18, 2008 Public Hearing
The continued public hearing was held on June 18, 2008 before the Regional Planning Commission. All commissioners were present. The applicant's representatives, Jason Kozora, Joe Thompson and Gilberto Santiago, presented testimony in favor of the request and answered questions presented by the Commission. A member of the Public was sworn in and testified in favor of the project. Seven members of the Public were sworn in and testified in opposition to the project. They brought up discussions about the legitimacy of the applicant's claim on 911 calls in the area; improper notification for the community meeting; study on hillside view property values was not presented; the Radio Frequency-Electromagnetic Energy Compliance (RF-EME) Report was not

adequate; the project didn't meet Federal Communication Commission's standards; and the project didn't meet the maximum zoning height requirement. Correspondences opposed to the project were also received expressing the same reasons. Staff informed the commissioners that the project did meet development standards.

Commissioners Bellamy made a Motion establishing that the Regional Planning Commission found that the project was incompatible with the existing characteristics of the neighborhood, the concerns of the community greatly outreach the need for this type of development, and that staff be instructed to return with findings for denial. Commissioner Valadez seconds the Motion, but it fails for lack of qualified vote.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

Findings

1. The subject property is located at 4501 West Slauson Avenue in the unincorporated area of Los Angeles and within the View Park Zoned District. The subject property is located within the View Park Community. The property is on the corner of Overhill Drive and West Slauson Avenue.

2. The applicant, T-Mobile, is requesting a Conditional Use Permit (CUP) to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility affixed to four sections of an existing CVS pharmacy building located on a property zoned C-2 (Neighborhood Business). The proposed wireless facility includes five panel antennas and one GPS antenna attached to two existing trellises proposed to be raised in height by seven feet, four antenna panels attached to the existing parapet facing west located on the southwest corner of the building to be screened with a foam trim, and six equipment cabinets atop of a proposed concrete platform located adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility. Access into the facility is via an existing driveway entrance on Overhill Drive located east of the lease area.

3. The subject property is located within the major commercial classification of the General Plan. The typical use patterns for this classification include central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The intent of this classification is to situate commercial activities in viable clusters that conveniently serve their market areas and provide sufficient commercial lands to accommodate the projected labor force.

There are no specific policies related to the proposed use, unmanned wireless telecommunication facilities, in the General Plan.

4. The subject property is zoned C-2 (Neighborhood Business). The surrounding properties are zoned C-2 (Neighborhood Business) and R-1 (Single Family Residence) to the north, C-2 (Neighborhood Business) to the south and west, and C-2 (Neighborhood Business) and R-3-P (Limited Multiple Residence – Parking) to the east.

5. The subject property is approximately 33,810 square feet that is developed with a CVS Pharmacy building with a total of 61 parking spaces throughout the property. The subject property is located within a dense urban area surrounded by primarily single-family residential properties in all directions and commercial properties to the east and to the west.

6. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under Section 22.28.160 of the County Code, development of radio and television stations and towers is a permitted use in Zone C-2 (Neighborhood Business), provided that a Conditional Use Permit has first been obtained.

7. Per Section 22.28.170 of the County Code, the development standards for C-2 Zone require the following:

- That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped areas. (22.28.170.A.)

  The area for both parcels of the subject property is approximately 33,810 square foot. The existing 16,360 square foot building covers approximately 48 percent of the subject parcel. The existing landscaping throughout the subject property is located along Overhill Drive and Slauson Avenue with additional trees located along the western property boundary. Extra planters are also located on the rooftop parking lot. The proposed facility will not eliminate any landscaping area. The building and landscaping lot coverage is in compliance with the requirements of the C-2 Zone.

- That there are parking facilities as required by Part 11 of Chapter 22.52. (22.28.220.B.) Section 22.52.1110 of the County Code specifies that commercial uses require one parking space for every 250 square foot of floor area of any building or structure so used.

  The existing pharmacy building is a 16,360 square foot structure with a net area

of 15,134 square feet; therefore, it is required to have a minimum of 61 parking spaces. There are currently 62 parking spaces striped on the subject property. However, one parking space is now occupied as shopping cart return area reducing the number of spaces provided to 61. Regardless, the parking is in compliance with the requirement of 61 parking spaces.

- A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas. (22.28.170.C)

  The proposed increase in height for both trellises with antenna panels will have a height of up to 35 feet above grade and is in compliance with the requirement.

- Outside Display. Except for the uses listed in this section, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. (22.28.170.D.)

  The applicant is not proposing any outside display as part of this request.

- Outside Storage. No outside storage shall be permitted in Zone C-2. (22.28.220.D)

  The applicant is not proposing any outside storage as part of this request.

8. Section 22.52.1220 determines parking requirements for uses not specified. The subject facility is unmanned and will require periodic maintenance visits only. There are adequate parking spaces throughout the property. The proposed facility will not eliminate any parking spaces.

9. The site plan depicts the subject property consisting of two parcels with an existing CVS Pharmacy building with a rooftop parking area that extends over the ground level driveway at the northern portion of the property and over the parking area at the western portion of the property. The proposed wireless telecommunications facility is affixed to four sections of the pharmacy building consisting of nine 4'-8" antennas and other related equipment. The wireless facility includes five panel antennas and one GPS antenna attached to two existing trellis on the rooftop proposed to be raised in height from 14'-0" to 21'-0". Another four antenna panels, spaced four feet apart, will be attached to the existing parapet located on the southwest corner of the building to be concealed with a foam trim matching the building's exterior, and six equipment cabinets atop of a proposed concrete platform and other associated equipment will be located within a 304 square foot area adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility.

10. This project was determined to be categorically exempt (Class 3, New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

11. A total of 108 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on February 26, 2008, regarding the subject proposal. Seven (7) notices were sent out to local community groups and residents in the View Park Zoned District courtesy list. The notice was published in the Los Angeles Sentinel and the La Opinion newspaper on March 6, 2008. Case-related material, including the hearing notice, factual, and burden of proof were sent on February 26, 2008, to the View Park Library located at 3854 West 54th Street in Los Angeles. The hearing notice was posted at the project site on March 6, 2008.

12. The equipment cabinets for the proposed facility will be fully screened from public view and therefore, it will be aesthetically compatible with the surrounding uses. The proposed facility was designed to provide efficient wireless telecommunications coverage without creating a visual impact.

13. This case was previously approved by a hearing officer. Pursuant to Section 22.60.200 of the County Code, the Regional Planning Commission called up the hearing officer's approval for review.

14. The wireless telecommunications facility is needed to provide a service to the local community by allowing wireless communications where very little service currently exists. This will be especially important in the event of an emergency or natural disaster.

15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.

16. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. The proposed use is consistent with the adopted general plan for the area;

B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.040, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

2. In view of the findings of facts presented above, Project No. R2006-03164-(2) / Conditional Use Permit Case No. 200700020 is **APPROVED**, subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE: 3-2

Concurring: Modugno, Rew, Helsley

Dissenting: Bellamy, Valadez

Abstaining:

Absent:

Action Date: June 18, 2008

MC:JD
6/30/2008

1. This grant authorizes T-Mobile to use the subject property for construction, operation and maintenance of an unmanned wireless telecommunications facility within a 400-square foot lease area of an existing CVS pharmacy building located at 4501 West Slauson Avenue, in the incorporated community of View Park as depicted on the approved Exihibit "A," subject to all of the following conditions of approval:

   a. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner;

   b. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;

   c. Said facility shall be removed if in disuse for more than six months;

   d. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;

   e. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;

   f. The block wall and gate shall be painted to match the exterior of the existing building and the equipment cabinets shall be painted a neutral color, excluding black, and shall be maintained in good condition at all times;

   g. Said facility, including any lighting, fences, shields, cabinets, and antenna panels shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti, and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;

h. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility; and

i. The operator shall provide satisfactory safeguards to prevent unauthorized access to the facility enclosure.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.

4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

9. **This grant will terminate on June 18, 2018**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of $750.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for five (5) biennial inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the

approved site plan on file. The amount charged for additional inspections shall be $150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.

15. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

MC:jdlr
6/25/2008

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

June 11, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

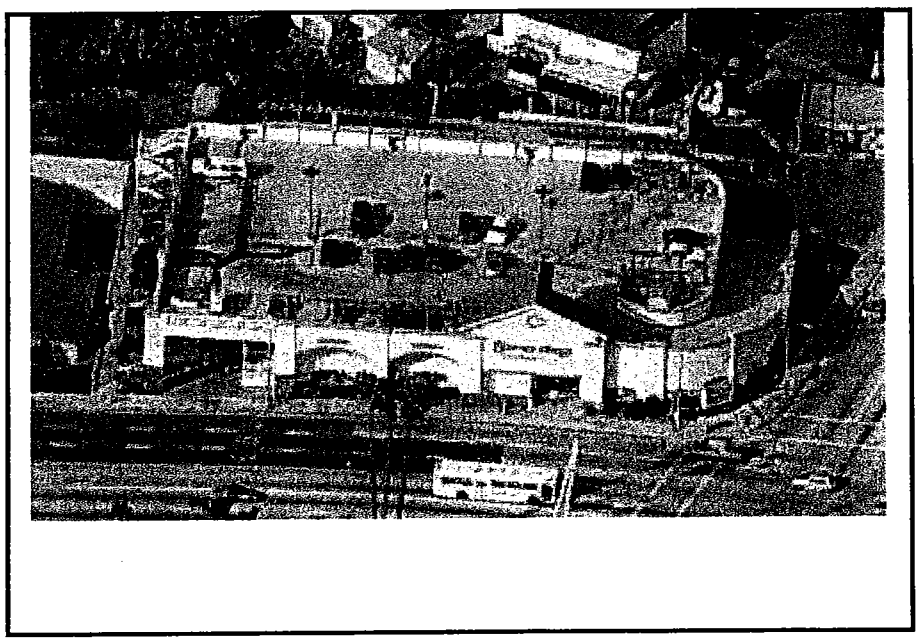
FROM: Mark Child
Section Head, Zoning Permits II

SUBJECT: RPC Meeting: June 18, 2008
AGENDA ITEM NO. 7
PROJECT NUMBER R2006-03164-(2)
Conditional Use Permit No. RCUP200700020-(2)
4501 W. SLAUSON AVE.

Please find attached revised Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report and revised plans for the above referenced project. Your commission called this project up for review on January 30, 2008 and held a public hearing on the matter on April 9, 2008. The public hearing was continued to June 18, 2008 and your commission requested the following: 1) allow the applicant to meet with the community and local community groups in regards to issues and concerns raised, staff to attend meeting also; 2) T-Mobile to provide a study on hillside view property values; 3) study related to radiation on rooftop of the garage and the distance from the antennas; and 4) County Counsel to provide case lawsuit from each side. The applicant requested EBI Consulting to update the RF-EME Compliance Report to comply with the third request. The applicant also provided revised plans of the project, which provides additional dimensions on its elevation drawings.

REVISED RADIO-ELECTROMAGNETIC ENERGY COMPLIANCE REPORT

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report



Prepared for:

T-Mobile USA
3 Imperial Promenade
Suite 1100
Santa Ana, CA 92707

LA03328C
Slauson-Savon
4501 W. Slauson Blvd.
Los Angeles, CA 90043

EBI Project No. 61080530
June 6, 2008

EBI CONSULTING
Creating Value for Your Business

Reviewed and approved by:

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. KMIOTEK
CHEMICAL
No. 37476
REGISTERED PROFESSIONAL ENGINEER

6/3/08

Stephen J. Kmiotek, PhD, PE
Vice President

Matthew J. Runte, PE
Consulting Engineer
Lexia Corporation

REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. RUNTE
No. E 015450
Exp. 6/30/09
ELECTRICAL
STATE OF CALIFORNIA

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

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Executive Summary

EnviroBusiness Inc. (dba EBI Consulting or EBI) has been contracted by T-Mobile to conduct rooftop radio frequency electromagnetic (RF-EME) modeling for T-Mobile Site #LA03328C, located at 4501 W. Slauson Blvd., Los Angeles CA, to determine worst-case predicted RF-EME exposure levels from wireless communications equipment proposed for installation at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections below, based on the FCC criteria, there are no areas on the walking/working surfaces on the top level of the building that exceed the FCC standards for general population or for occupational exposure. Therefore, the general public and untrained workers may safely walk on these walking/working surfaces and workers may safely conduct necessary maintenance activities when operating on these walking/working surfaces. Recommended control measures are outlined within a Site Safety Plan (attached); this plan includes procedures to shut down and lockout/tagout this wireless equipment in accordance with T-Mobile's standard operating protocol.

Introduction

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per seconds (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 1710-2155 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the typical power of PCS facilities, generally results in low probabilities for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

Regulatory Background

The National Environmental Policy Act of 1969 (NEPA) requires all Federal agencies to evaluate the effects of their actions on the quality of the human environment. One of several environmental factors addressed by these requirements is human exposure to RF energy emitted by FCC-regulated transmitters and facilities.

The FCC revised and updated their RF exposure guidelines on August 1, 1996, as a result of a rule-making proceeding initiated in 1993. The new guidelines incorporate limits for Maximum Permissible Exposure (MPE) in terms of electric and magnetic field strength and power density for transmitters operating at frequencies between 0.3 MHz and 100,000 MHz. Implementation of the new guidelines for mobile and portable devices became effective August 7, 1996.

The FCC's MPE limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility, and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

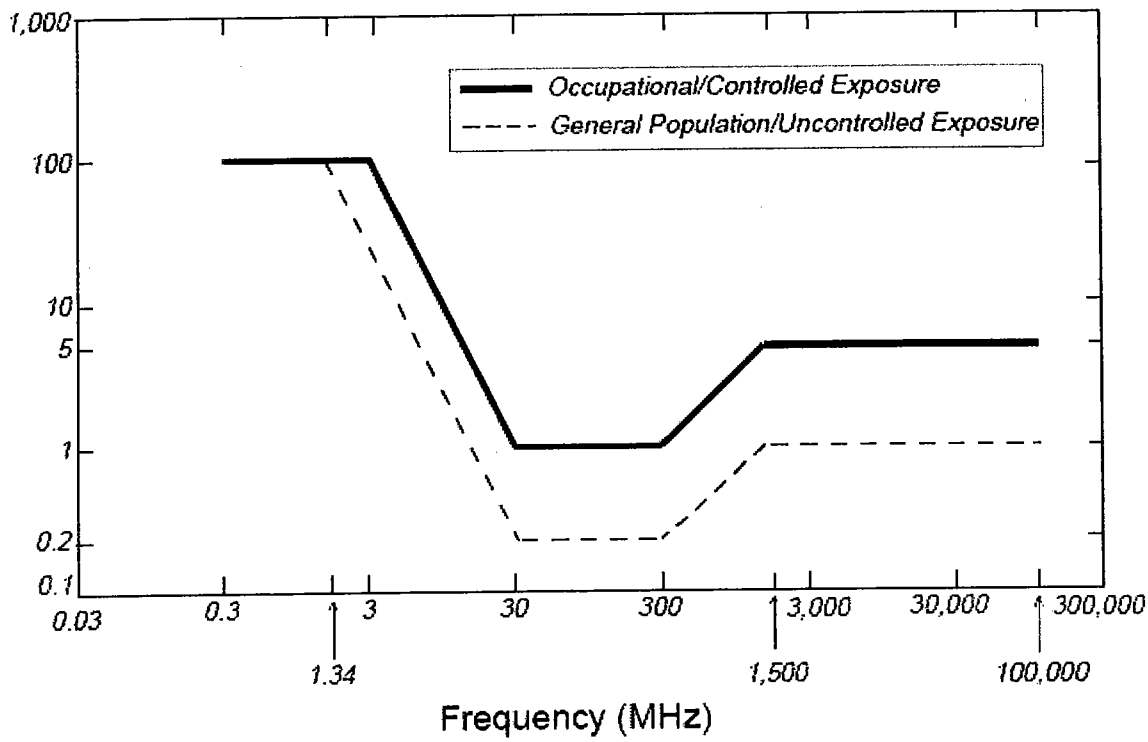
f = frequency in MHz *Plane-wave equivalent power density

NOTE 1: ***Occupational/controlled*** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: ***General population/uncontrolled*** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm²	1.00 mW/cm²
Cellular Telephone	870 MHz	2.90 mW/cm²	0.58 mW/cm²
Specialized Mobile Radio	855 MHz	2.85 mW/cm²	0.57 mW/cm²
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm²	0.20 mW/cm²

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

For this project, the anticipated frequency range in which the antennas will operate is 1710-2155 MHz. For modeling purposes, EBI utilized the lowest broadcast frequency of 1710 MHz since calculation of RF-EME at this frequency results in a worst-case field strength estimate, and provides an even greater margin of safety.

Site/Project Description

This project involves the installation of nine (9) wireless telecommunication antennas on a building located at 4501 W. Slauson Blvd. in Los Angeles CA. There are three Sectors (A, B, and C) proposed at the site, with two (2) antennas proposed for Sector A, three (3) antennas proposed for Sector B and four (4) antennas proposed for Sector C. The proposed antennas will be mounted on trellises located on three corners of the top level of the parking garage. The Sector A antennas will be mounted on the northeast corner of the garage and will be oriented 50° from true north. The Sector B antennas will be mounted on a trellis on the southeast corner of the garage and will be oriented 130° from true north. The Sector C antennas will be facade mounted on the western side of the garage and will be oriented 260° from true north. The bottoms of the Sector A, and B antennas will be mounted 12.75 feet above the top parking level and the bottoms of the Sector C antennas will be mounted 22 feet above the ground. For the purposes of this safety evaluation, the rooftop area is considered to be accessible to both RF-trained workers and other persons. As a result, EBI has evaluated compliance with the FCC's general population and occupational/controlled MPE limits. Appendix B presents a site safety plan that provides a plan view of the rooftop with antenna locations.

RF-EME Modeling Methodology

EBI has assessed the RF impacts of the proposed T-Mobile equipment through the use of a RoofView® software model to predict worst-case RF emissions fields on the site. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit. The calculations utilized by Roofview are summarized in Appendix A. For this report, EBI utilized the FCC's general population and occupational/controlled exposure limits outlined in OET Bulletin 65. (NOTE: EBI *retained Richard Tell Associates to provide technical support services to ensure that modeling and the resultant compliance evaluation for this site is fully consistent with FCC requirements).*

Roofview calculates RF near-field levels are computed from selected antennas by applying a cylindrical model that takes into account the antenna's aperture height, mounting height above the roof, azimuthal beam width for directional antennas and the location of the antennas on the roof. Resulting spatially averaged power densities are expressed as a percentage of a user selectable exposure limit depending on frequency.

Results of Onsite RF EME Modeling

EBI has performed theoretical modeling using RoofView® to estimate the maximum potential power density from each antenna. The proposed antenna is an Andrew TMBXX-6516-R2M panel antenna; a specification sheet for this antenna is included as Appendix F. The modeling is based on worst-case assumptions, including a maximum 10-10-10 radio configuration for Sectors A, B, and C, with a worst-case power level of 45 dbM (31.6 watts) per transmitter, in order to provide a conservative evaluation of predicted MPE levels. The parameters used for the modeling are summarized in the RoofView® export files presented in Appendix C.

The table below provides a summary of the highest calculated power density levels, modeled at the nearest publicly-accessible location for each antenna sector. These calculations include both roof level and ground level locations described below. These locations are shown in Appendix E.

	Modeled Results			% FCC General Population Standard		
Closest Publicly Accessible Location	mw/cm2 Sector A	mw/cm2 Sector B	mw/cm2 Sector C	% MPE Sector A	% MPE Sector B	% MPE Sector C
Roof Level	0.001265 (RI)	0.04165 (R2)	0.019 (R3)	0.1265 (R1)	4.165 (R2)	1.9 (R3)
Ground Level	0.0103 (G1)	0.0196 (G2)	0.0452 (G3)	1.03 (G1)	1.96 (G2)	4.52 (G3)

As presented in the "Electromagnetic Energy Safety Plan", included in Appendix B, all of the areas on any walking/working surfaces on top of the garage and at ground level have modeled power densities less than both the FCC's occupational exposure limit and the FCC's general population exposure limits.

Mitigation/Site Control Options

EBI's modeling indicates that there are no areas on the walking/working surfaces on the top level of the garage that exceed the FCC standards for general population or occupational exposure. Therefore, the general public may safely access the top level of the parking garage and workers may safely conduct necessary maintenance activities when operating on these walking/working surfaces. In order to alert the general public and workers potentially accessing the area near the antennas, "blue" notice signs are recommended for installation at the access points to the antennas.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the roof should be provided a copy of the attached Site Safety Plan, made aware of the posted signs, and signify their understanding of the Site Safety Plan.

Summary and Conclusions

EBI has prepared a Radiofrequency Emissions Compliance Report for the proposed telecommunications equipment to be installed by T-Mobile on a building located at 4501 W. Slauson Blvd. in Los Angeles CA. EBI has performed a review of proposed equipment and conducted theoretical modeling to estimate the worst-case power density from each antenna.

The worst-case emitted power density from T-Mobile's proposed equipment will be below the FCC's general population and occupational/controlled population exposure limit on the top level working surface. These limits are themselves conservative and protective of human health. Recommended protection/site control measures for individuals and workers are provided in the Site Safety Plan (Appendix B).

Limitations

This *Report* was prepared for the use of T-Mobile USA. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information obtained by information provided by the client. The observations in this *Report* are valid on the date of the investigation. Any additional information that becomes available concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified, if necessary. This *Report* has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this *Report*. No other warranty, expressed or implied, is made.

References

Federal Communications Commission (FCC) Office of Engineering & Technology (OET). Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields. OET Bulletin 65, Edition 97-01. August 1997.

FCC. Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields Fourth Edition, August 1999; (OET Bulletin 56).

Richard Tell Associates, Inc., Roofview User Guide. Version 4.13. October 10, 2002.

APPENDIX A: CALCULATION OF NEAR FIELD AND FAR FIELD POWER DENSITY

Calculation of Near Field and Far Field Power Density

Near Field

Prediction methods have been developed from the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
λ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (OET 65 – August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density}\quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \quad \text{in mW/cm}^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
P_{net} = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into the RoofView® program (described in the RF-EME Modeling Methodology section, below) that calculates FCC public and occupational limits.

Far Field

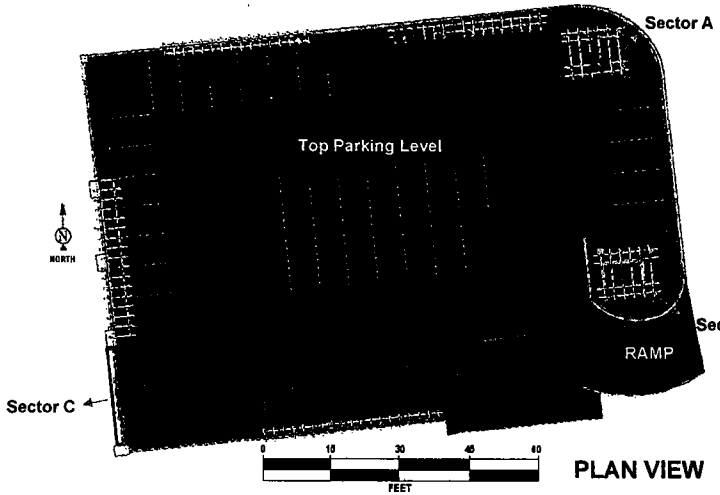
OET 65 gives the following formula for calculating power density in the far field of an individual RF source:

$$\text{power density}\quad S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \quad \text{in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into RoofView®.

APPENDIX B: RF-EME SAFETY PLAN



Bottoms of Sector A, B Antennas 12.75 feet ARL
Bottoms of Sector C Antennas 22 feet AGL

PLAN VIEW

ROOF TOP RF EME EXPOSURE CONTROL AREAS

GENERAL NOTES

INTRODUCTION

1. Nine wireless telecommunication antennas will operate in the locations depicted above. Radiofrequency waves, a form of non-ionizing electromagnetic energy (RF-EME), are emitted from each antenna. The FCC has developed maximum permissible exposure limits (MPE) associated with human exposure to radiofrequency energy.
   a. First, the occupational or controlled MPE applies to individuals who may come into contact with radiofrequency energy as a consequence of their employment, but have been made fully aware of the potential for exposure and have the ability to exercise control over the exposure.
   b. Second, the uncontrolled or general population MPE applies to the exposure the general public may experience and they are generally unaware of the potential for exposure.
2. The FCC's MPEs are measured in terms of the power that emits through the antenna over a surface area. Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for the frequency transmitted by T-Mobile. At this site, there is the potential for persons other than T-Mobile workers to access the rooftop. Therefore, this plan evaluates the potential for occupational (controlled) and general public (uncontrolled) exposures.
3. The FCC has established several different methods for determining the power density emitted from an antenna. For the purposes of this safety plan, T-Mobile used theoretical models to estimate power density. The FCC recognizes that these theoretical models over-estimate the actual exposure one would experience and generally considers the results to represent a worst-case exposure scenario. MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety.

EXPOSURE ASSESSMENT

1. T-Mobile's antennas will be mounted on trellises located on three corners of the top level of the parking garage. The two Sector A antennas will be mounted on the northeast corner of the garage and will be oriented 50° from true north. The three Sector B antennas will be mounted on a trellis on the southeast corner of the garage and will be oriented 130° from true north. The four Sector C antennas will be facade mounted on the western side of the garage and will be oriented 260° from true north. The bottoms of the Sector A, and B antennas will be mounted 12.75 feet above the top parking level and the bottoms of the Sector C antennas will be mounted 22 feet above the ground.
2. T-Mobile has performed theoretical modeling to estimate the worst-case power density from each antenna. The transmitter power output used in the model is based on a 10-10-10 radio configuration for Sectors A, B, and C. Based on these calculations, the worst-case emitted power density will not exceed the FCC's general population exposure limit or the occupational exposure limit on the top parking level of the garage.

EXPOSURE CONTROL

1. T-Mobile recommends implementing the following to control exposure around the antennas.
   a. T-Mobile will post Information signs at the access points to the antennas. An NOC sign and a Blue notice sign will be posted, to provide warning of possible exposure areas (see signage guidance document). Individuals and workers accessing the roof should be made aware of the posted signs and should follow the posted instruction. For additional information on signs posted at this facility, refer to the Signage Plan.
   b. Individuals and workers having access to the building roof-top should be provided with a copy of this plan and should signify their understanding of its instructions.

Power density is less than the FCC's uncontrolled MPE

Power density is greater than the FCC's uncontrolled MPE, but less than the FCC's occupational MPE

Power density is greater than the FCC's occupational MPE

2. Exposure control areas: Individuals accessing the roof-top should understand these exposure control areas and the actions necessary to control their exposure to radiofrequency energy (refer to the map to identify the three exposure control areas).
   a. ***Blue***: The Blue Exposure Control Area represents areas on the roof-top where the power density is emitted below the FCC's uncontrolled and the occupational MPE. Individuals may work freely within the blue exposure control areas on the roof-top.
   b. ***Yellow***: The Yellow Exposure Control Area represents areas on the roof-top where the calculated power density is greater than the uncontrolled MPE but less than the FCC's occupational MPE. At the main rooftop level, there are no exposures above this limit. Occupational exposure in these areas should be limited to less than 30 minutes unless proper personal protective equipment is utilized by qualified individuals with proper safety training. Access by the general public should not be allowed.
   c. ***Red***: The Red Exposure Control Area represents areas associated with the roof-top where the calculated power density exceeds the recommended FCC occupational MPE. At the main roof level, there are no exposures above this limit. Occupational exposure in these areas should be limited to brief incursions by qualified individuals with proper safety training. Generally, other individuals should be restricted from entering this area until they have contacted T-Mobile who will turn off their transmitter using OSHA -approved lockout/tagout procedures.

   Contact for Red Exposure Control Area Lockout/Tagout Procedures:

   Network Operations Center
   Site ID # LA03328C
   (888) 662-4662 (toll-free)

Note: In order for this plan to accurately portray restricted areas it must be reprinted in color only

Electromagnetic Energy Safety Plan

Facility Operator: T-Mobile
T-Mobile Site Number: LA03328C
T-Mobile Site Name: Slauson-Savon
Location: 4501 W. Slauson Ave.
Los Angeles CA
Date: 2-7-08 **Rev.** 0

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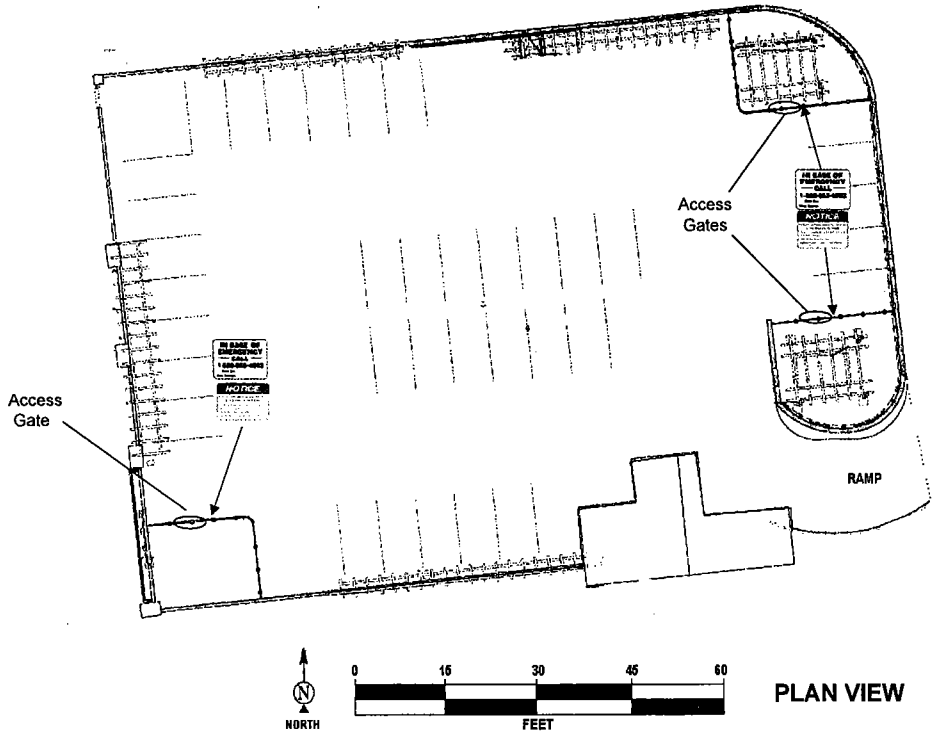

PLAN VIEW

Sign Image	Description	Posting Instructions
IN CASE OF EMERGENCY — CALL — 1-888-662-4662	**NOC** Informational sign, used to provide T-Mobile emergency contact information for the site.	Mount at access points to antennas (i.e. on chain link fence next to access gates) as indicated in the signage plan.
NOTICE	**Blue Notice Sign** 8-1/2" x 11", used to alert workers that there are active antennas installed and specifying minimum distances to maintain from antennas.	Mount at the access points to the antennas (i.e. on chain link fence next to access gates) as indicated in the signage plan.

Sign Identification Legend

- Denotes T-Mobile NOC Sign
- Denotes T-Mobile Blue Notice Sign
- Denotes T-Mobile Yellow Notice Sign for Workers
- Denotes T-Mobile Yellow Caution Sign
- Denotes T-Mobile Blue Alert Sign

Refer to RF EME Signage and Posting InstructionsTable for posting information.

Note: In order for this plan to accurately portray restricted areas it must be reprinted in color only

Electromagnetic Energy Signage Plan

Facility Operator: T-Mobile
T-Mobile Site Number: LA03328C
T-Mobile Site Name: Slauson-Savon
Location: 4501 W. Slauson Ave.
Los Angeles CA
Date: 2-7-08 **Rev.** 0

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NOTES:

PLAN DEVELOPED BY EBI CONSULTING BASED UPON BASE PLAN PREPARED BY TRILLIUM TELECOM SERVICES LLC DATED 01-04-08

APPENDIX C: ROOFVIEW® EXPORT FILES

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> RoofView 4.15.xls
Done on 2/4/2008 at 4:13:27 PM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the Insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
and selecting rows.

efinition

Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope	
110	110	110	110	0	0	1	$K$111:DK$111:$DP$220

psData

Standard	Method	Uptime	Scale Factd	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
3	2	1	1	20	1	20	2	100	2	3	1.5	1

naData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBi Gain	BWdth Pt Dir	Uptime Profile	ON flag
Ant A1	none	1710	31.6	5	70	7/8 LDF	1.46		90.37683	Andrew	TMBXX-6516-R2M	50	103	12.75	VC	6	17.5	65;50		ON•
Ant A2	none	1710	31.6	5	70	7/8 LDF	1.46		90.37683	Andrew	TMBXX-6516-R2M	51	95	12.75	VC	6	17.5	65;50		ON•
Ant B1	none	1710	31.6	4	154	1-5/8 LDF	1.52		65.89418	Andrew	TMBXX-6516-R2M	57	53	12.75	VC	6	17.5	65;130		ON•
Ant B2	none	1710	31.6	2	154	1-5/8 LDF	1.52		32.94709	Andrew	TMBXX-6516-R2M	58	43	12.75	VC	6	17.5	65;130		ON•
Ant B3	none	1710	31.6	4	154	1-5/8 Air	1.52		69.98856	Andrew	TMBXX-6516-R2M	47	42	12.75	VC	6	17.5	65;130		ON•
Ant C1	none	1710	31.6	4	158	1-5/8 Air	1.52		69.55159	Andrew	TMBXX-6516-R2M	6	10	22	VC	6	17.5	65;260		ON•
Ant C2	none	1710	31.6	1	158	1-5/8 Air	1.52		17.3879	Andrew	TMBXX-6516-R2M	6	13	22	VC	6	17.5	65;260		ON•
Ant C3	none	1710	31.6	1	158	1-5/8 Air	1.52		17.3879	Andrew	TMBXX-6516-R2M	6	16	22	VC	6	17.5	65;260		ON•
Ant C4	none	1710	31.6	4	158	1-5/8 Air	1.52		69.55159	Andrew	TMBXX-6516-R2M	6	19	22	VC	6	17.5	65;260		ON•

lData

Sym	Map Marke	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

APPENDIX D: SITE PLANS

T · · Mobile ·®

SITE NUMBER:	**LA03328C**	**CITY:**	**LOS ANGELES**
SITE NAME:	**HCL SLAUSON-SAVON**	**COUNTY:**	**LOS ANGELES**
SITE TYPE:	**ROOFTOP**	**JURISDICTION:**	**COUNTY OF LA**

PROJECT SUMMARY:

SITE ADDRESS:
4501 W. SLAUSON AVENUE
LOS ANGELES, CA 90043

SITE LEASE AREA:
305 SQ. FT. ±

PROPERTY OWNER CONTACT:
HCL SLAUSON OVERHILL LLC
23455 HAWTHORNE BLVD, SUITE 120
TORRANCE, CA 90505
CONTACT: A. HAAGAN
PHONE: 310-648-7900

APN: 5009-003-044& 5009-003-045
ZONING: C-2

APPLICANT:
T-MOBILE USA
3 IMPERIAL PROMENADE SUITE 1100, SANTA ANA CA 92707

REPRESENTATIVE:	NAME:	PHONE #:
ZONING MANAGER:	JOE THOMPSON	(714) 850-2400
CONSTRUCTION MANAGER	DENNIS DEMARCO	(714) 850-2400
DEVELOPMENT MANGER:	DUAN DAO	(714) 850-2400
PROJECT MANAGER:	RENATE KAYE	(714) 850-2400
A&E MANAGER:	ADRIAN CANCINO	

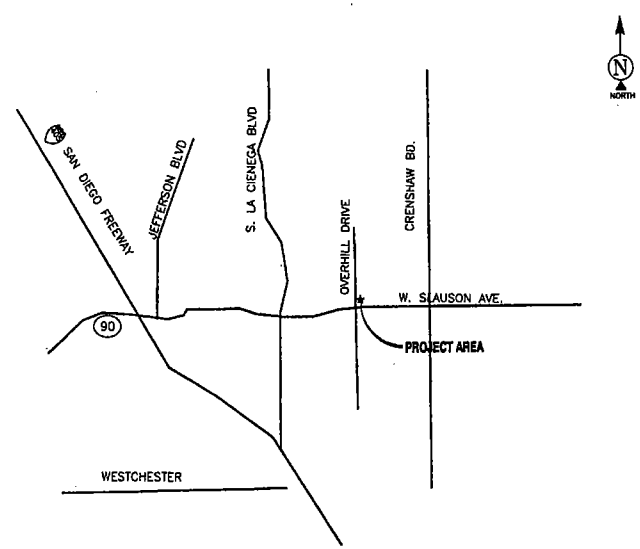
PROJECT DESCRIPTION:
THE PROJECT ENTAILS:
THE INSTALLATION OF T-MOBILE EQUIPMENT CABINETS MOUNTED ON A CONCRETE PLATFORM ON GRADE.
ANTENNAS TO BE MOUNTED BEHIND RF TRANSPARENT SCREEN WALL.
THE RF TRANSPARENT SCREEN WALL TO BE PAINTED TO MATCH EXISTING BUILDING.

BUILDING SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
CLASSIFICATION: U-UTILITY
BUILDING TYPE: V-N

SHEET INDEX:

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
C-1	TOPOGRAPHIC SITE SURVEY
C-2	TOPOGRAPHIC SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	DETAILS
A-6	EQUIPMENT SLAB PLAN / SECTION, DETAILS
A-7	DETAILS
GN-1	GENERAL NOTES
E-1	ELECTRICAL SITE PLAN AND RF CONFIG
E-2	ELECTRICAL ONE LINE, NOTES AND PANEL SCHEDULE
E-3	GROUNDING PLAN
E-4	ELECTRICAL DETAILS

VICINITY MAP:



DIRECTIONS FROM T-MOBILE OFFICE:
GO N. ON I-405 TO THE LA CIENAGA EXIT, EXIT & GO N ON LA CIENEGA TO SLAUSON, TURN RT. TO 4501 SLAUSON.

THOMAS GUIDE
REGION: LOS ANGELES
PAGE: 673
GRID #: G-5

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
TRILLIUM TELECOM SERVICES, INC.
5912 BOLSA AVE., SUITE 202
HUNTINGTON BEACH, CA 92649
CONTACT: APRIL HARVEY
PHONE: (714) 362-5371
EMAIL: AHARVEY@TRILLIUMCOS.COM
LUP: JASON KOZORA

ARCHITECTURAL & ENGINEERING:
CONNELL DESIGN GROUP, L.L.C.
4685 MACARTHUR COURT
SUITE 480
NEWPORT BEACH, CA 92660
PHONE: (949) 306-4550
FAX: (949) 753-8833
CONTACT: JOE CONNELL

SURVEY:
BERT HAZE SURVEYONG
3188 AIRWAY AVE., SUITE K1
COSTA MESA, CA 92626
OFFICE: (714) 557-1567
FAX: (714) 557-1568

ELECTRICAL ENGINEER:
CDG-CONNELL DESIGN GROUP, L.L.C.
4685 MACARTHUR COURT., STE 480
NEWPORT BEACH, CA 92660
CONTACT: CHAU TANG
PHONE: (714) 262-8811

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
ZONING MGR			
RF MANAGER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2001 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
2001 UNIFORM PLUMBING CODE
2001 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

POWER:
SCE
CONTACT:
PHONE: (800) 655-4555

TELCO:
AT&T
CONTACT: BRIAN POTTER
PHONE: (626) 570-5438

T · · Mobile ·
Get more from life
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660
(949) 753-8833 OFFICE - (949) 753-8833 FAX
CDG#: 06-9081

CONSULTING GROUP:
Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:
LA03328C
SWM328 HCL
SLAUSON-SAVON
4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

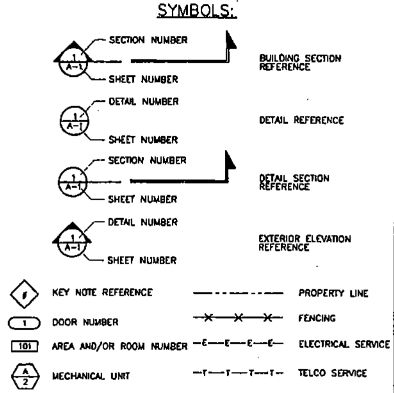
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MAT	MATERIAL
A.G.L.	ABOVE GRADE LEVEL	MAX	MAXIMUM
A.M.S.L.	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BSMT	BASEMENT	MS	MACHINE SCREW
BTS	BASE TRANSCEIVER STATION	MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR	OA	OVERALL
COL	COLUMN	O.C.	ON CENTER
CONC	CONCRETE	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS	PARTN	PARTITION
CORR	CORRIDOR	PL	PLATE
CO	CONDUIT ONLY	PLAS	PLASTER
DIA	DIAMETER	PLYWD	PLYWOOD
DBL	DOUBLE	POC	POINT OF CONNECTION
DEPT	DEPARTMENT	PROP	PROPERTY
DEMO	DEMOLITION	PT	PRESSURE TREATED
DIM	DIMENSION	R	RISER
DN	DOWN	REQD	REQUIRED
DR	DOOR	RD	ROOF DRAIN
DTL	DETAIL	RM	ROOM
DWG	DRAWING	RMS	ROOMS
(E)	EXISTING	RO	ROUGH OPENING
EA	EACH	SC	SOLID CORE
ELEC	ELECTRIC	SCHED	SCHEDULE
ELEV	ELEVATION	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SPECS	SPECIFICATIONS
FA	FIRE ALARM	SS	STAINLESS STEEL
FB	FLAT BAR	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FH	FLAT HEAD	STRUCT	STRUCTURAL
FIN	FINISH(ED)	SUSP	SUSPENDED
FLR	FLOOR	SW	SWITCH
FOS	FACE OF STUDS	SWBD	SWITCHBOARD
FS	FINISH SURFACE	THK	THICK
FT	FOOT, FEET	TI	TENANT IMPROVEMENT
FTG	FOOTING	TMA	TOWER MOUNTED AMPLIFIER
FW	FINISH WALL	TOS	TOP OF SURFACE
F.G.	FINISH GRADE	TS	TUBE STEEL
FUT	FUTURE	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GL	GLASS	VERT	VERTICAL
GR	GRADE	V.I.F.	VERIFY IN FIELD
GYP	GYPSUM	VG	VERTICAL GRAIN
GFCI	GROUND FAULT CIRCUIT INTERRUPT	W/	WITH
GND	GROUND	WD	WOOD
HC	HOLLOW CORE	WR	WATER RESISTANT
HDW	HARDWARE	WT	WEIGHT
HTR	HEATER	XFMR	TRANSFORMER
HM	HOLLOW METAL	@	AT
HORIZ	HORIZONTAL	[	CHANNEL
HR	HOUR	℄	CENTERLINE
HT	HEIGHT	∠	ANGLE
HV	HIGH VOLTAGE	℘	PROPERTY LINE
ID	INSIDE DIMENSION		
INS	INSULATION		
INT	INTERIOR		
JT	JOINT		

SYMBOLS:



ABBREVIATIONS AND SYMBOLS 2

GENERAL NOTES AND CONDITIONS

INTENT

1. THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
2. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
3. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
4. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMP- ENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
2. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

WARRANTIES & BONDS

1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
2. SEE MASTER CONTRACTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE

1. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK.
2. BTS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE
3. STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

RELATED DOCUMENTS AND COORDINATION

1. GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CHANGE ORDER PROCEDURE

1. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

PRODUCTS & SUBSTITUTIONS

1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS & MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

   2001 CALIFORNIA BUILDING CODE.
   2001 CALIFORNIA ELECTRICAL CODE.
   2001 CALIFORNIA PLUMBING CODE.
   2001 CALIFORNIA MECHANICAL CODE.
   2001 CALIFORNIA CODE OF REGULATIONS FOR ENERGY CONSERVATION.

INSURANCE AND BONDS

1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
2. CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE'S TO THE OWNER.
3. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
4. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

ADMINISTRATION

1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK & SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
3. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL T-MOBILE SAFETY REQUIREMENTS IN THEIR AGREEMENT.
6. PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS ON SITE PROGRESS TO THE PROJECT MANAGER VIA E-MAIL.
7. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
8. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.
9. CLOSEOUT PACKAGE IS DUE COMPLETE WITH DETAILED TOP PHOTOS UPON SITE PUNCHWALK WITH PROJECT MANAGER (SEE PROJECT MANAGER FOR SAMPLE CLOSEOUT PACKAGE).

CLEAN UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK. AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
2. VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES & OTHER FOREIGN MATTER.
3. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
4. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

GENERAL NOTES 1

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SANTA ANA, CA 92707

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CONNELL DESIGN GROUP, LLC
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(949) 753-8807 OFFICE • (949) 753-8811 FAX
CDG#: 06-9081

CONSULTING GROUP:

Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-3000 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
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8	01/04/08	90% CD'S	JPC

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LA03328C
SWM328 HCL
SLAUSON-SAVON

4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

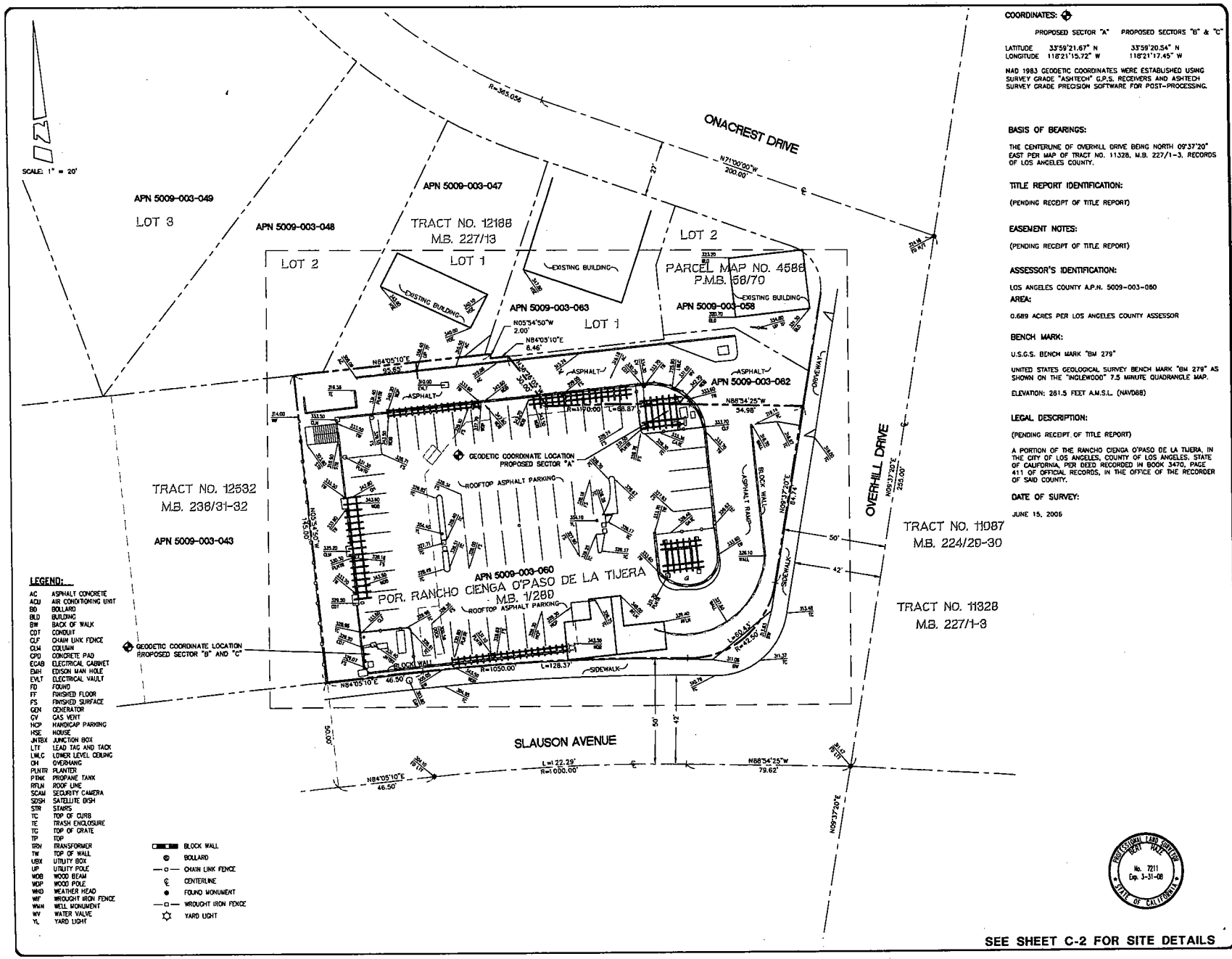
STAMP:

SHEET TITLE:

ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

SHEET NUMBER:

T-2



LEGEND:

AC	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
BO	BOLLARD
BLD	BUILDING
BW	BACK OF WALK
CDT	CONDUIT
CLF	CHAIN LINK FENCE
CLM	COLUMN
CPD	CONCRETE PAD
ECAB	ELECTRICAL CABINET
EMH	EDISON MAN HOLE
EVLT	ELECTRICAL VAULT
FD	FOUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
GEN	GENERATOR
GV	GAS VENT
HCP	HANDICAP PARKING
HSE	HOUSE
JNTBX	JUNCTION BOX
LTT	LEAD TAG AND TACK
LWLC	LOWER LEVEL CEILING
OH	OVERHANG
PLNTR	PLANTER
PTNK	PROPANE TANK
RFLN	ROOF LINE
SCAM	SECURITY CAMERA
SDSH	SATELLITE DISH
STR	STAIRS
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TG	TOP OF GRATE
TP	TOP
TRN	TRANSFORMER
TW	TOP OF WALL
UBX	UTILITY BOX
UP	UTILITY POLE
WDB	WOOD BEAM
WDP	WOOD POLE
WHD	WEATHER HEAD
WIF	WROUGHT IRON FENCE
WMN	WELL MONUMENT
WV	WATER VALVE
YL	YARD LIGHT

BLOCK WALL
BOLLARD
CHAIN LINK FENCE
CENTERLINE
FOUND MONUMENT
WROUGHT IRON FENCE
YARD LIGHT

COORDINATES:

	PROPOSED SECTOR "A"	PROPOSED SECTORS "B" & "C"
LATITUDE	33°59'21.67" N	33°59'20.54" N
LONGITUDE	118°21'15.72" W	118°21'17.45" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF OVERHILL DRIVE BEING NORTH 09°37'20" EAST PER MAP OF TRACT NO. 11328, M.B. 227/1-3, RECORDS OF LOS ANGELES COUNTY.

TITLE REPORT IDENTIFICATION:

(PENDING RECEIPT OF TITLE REPORT)

EASEMENT NOTES:

(PENDING RECEIPT OF TITLE REPORT)

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 5009-003-060

AREA:

0.689 ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 279"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 279" AS SHOWN ON THE "INGLEWOOD" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 281.5 FEET A.M.S.L. (NAVD88)

LEGAL DESCRIPTION:

(PENDING RECEIPT OF TITLE REPORT)

A PORTION OF THE RANCHO CIENGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DEED RECORDED IN BOOK 3470, PAGE 411 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

DATE OF SURVEY:

JUNE 15, 2006

PROFESSIONAL LAND SURVEYOR BERT HAKE No. 7211 Exp. 3-31-08 STATE OF CALIFORNIA

SEE SHEET C-2 FOR SITE DETAILS

REV:	DATE/BY:	REVISION DESCRIPTION:
1	06/22/06 CP	ISSUED FOR REVIEW

SITE ACQUISITION / PLANNER

SITE BUILDER:

T-Mobile
T-MOBILE USA
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707
PHONE: (714) 850-2400

SURVEYOR

BERT HAKE AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 604.026

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COORD:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME: LA03328 SLAUSON SAV-ON

SITE ADDRESS: 4501 W. SLAUSON AVE LOS ANGELES, CA 90043

SHEET TITLE:

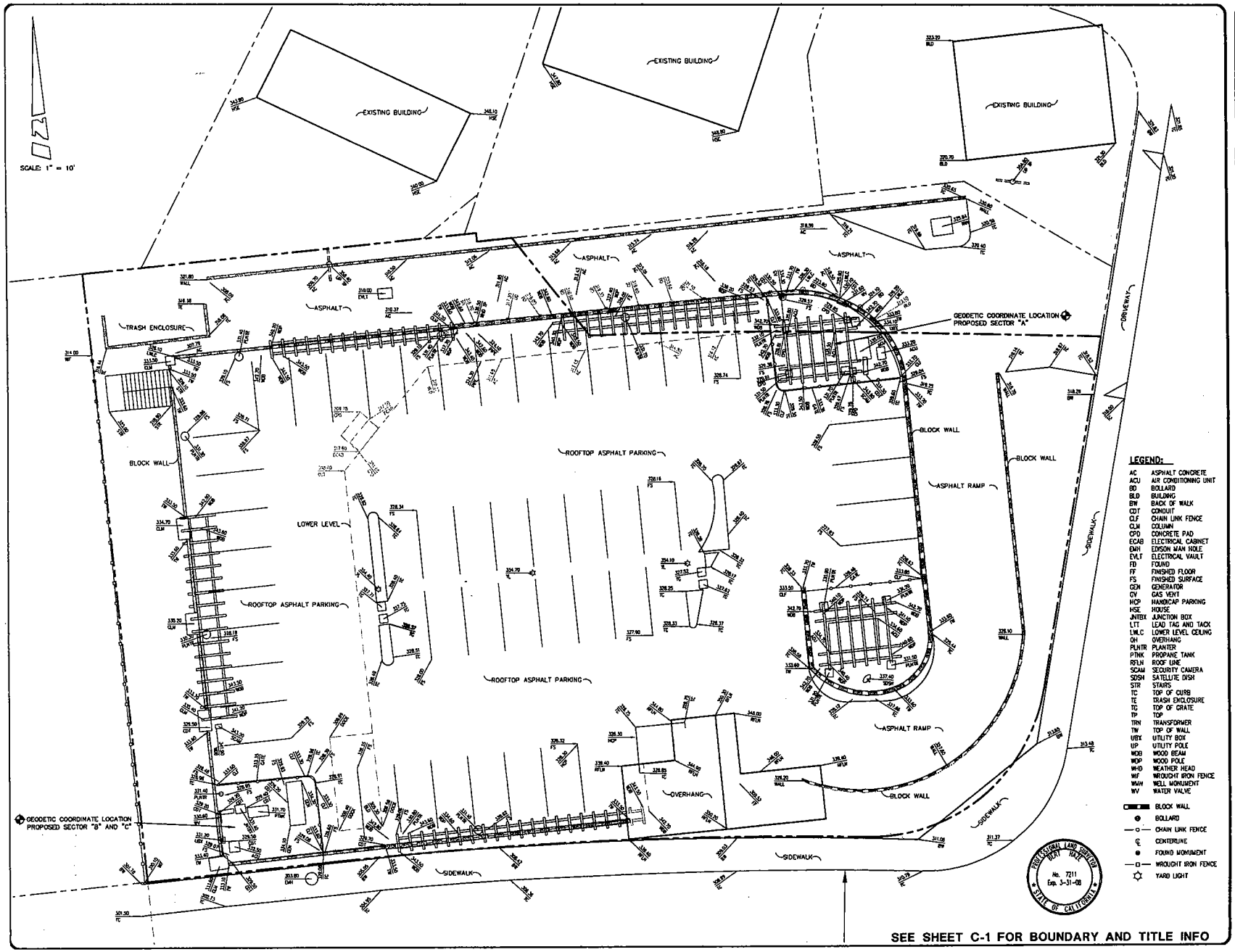
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
LA03328	CP	06/22/06

SHEET NUMBER:

1 OF 2 C-1



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO

REV:	DATE/BY:	REVISION DESCRIPTION:
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SITE ACQUISITION / PLANNER

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T-Mobile

T-MOBILE USA
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PHONE: (714) 850-2400

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PROJECT MGR:		

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SLAUSON SAV-ON

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LOS ANGELES, CA 90043

SHEET TITLE:

TOPOGRAPHIC SURVEY

DRAWING INFO:

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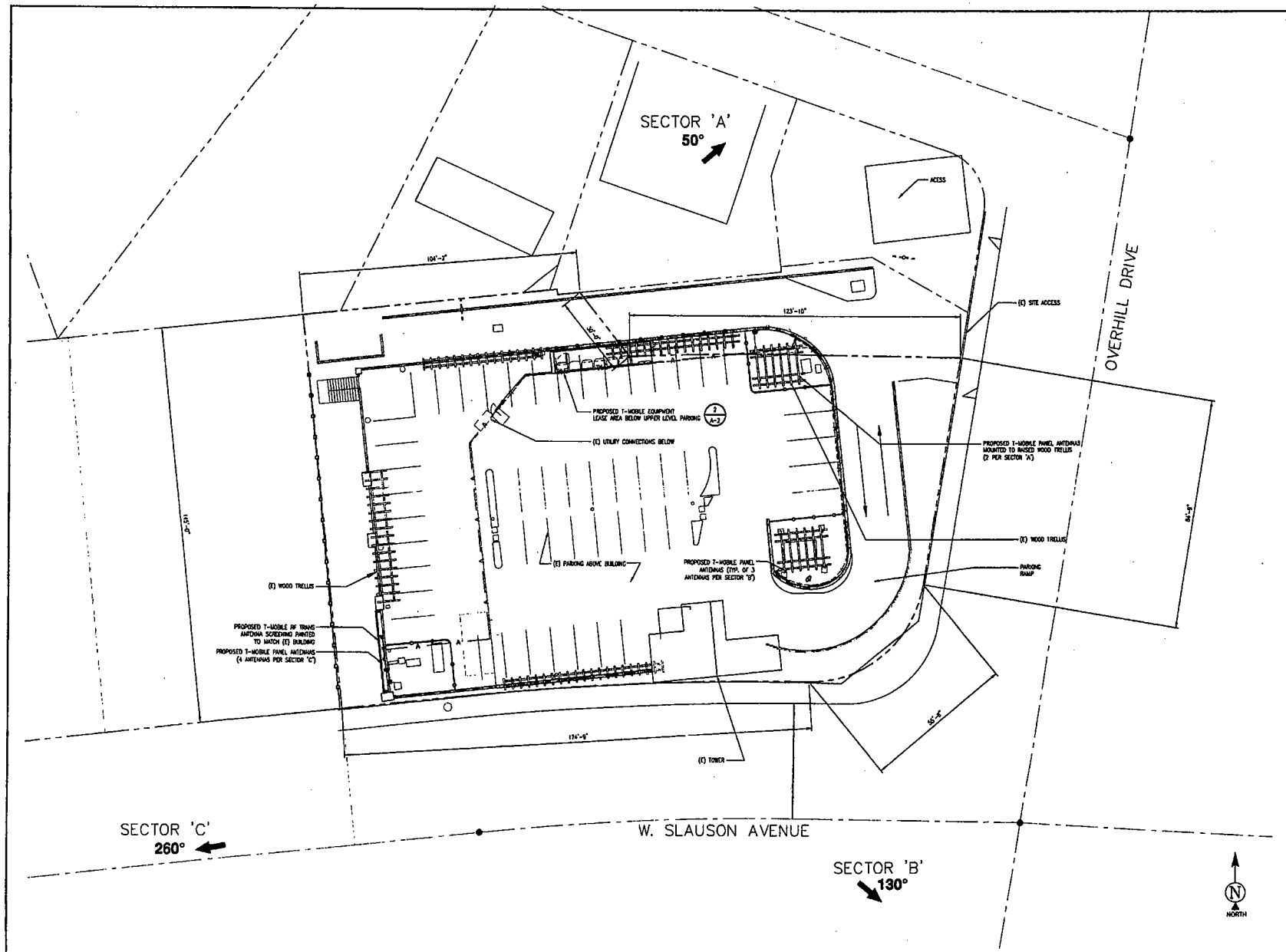
LA03328	CP	06/22/06

SHEET NUMBER:

2 OF 2 C-2



SITE PLAN

SCALE: 1/16"=1'-0" 0 8' 16'

1

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CONSULTING GROUP:

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COUNTY OF LOS ANGELES

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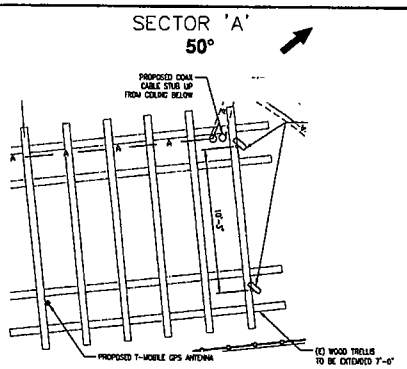
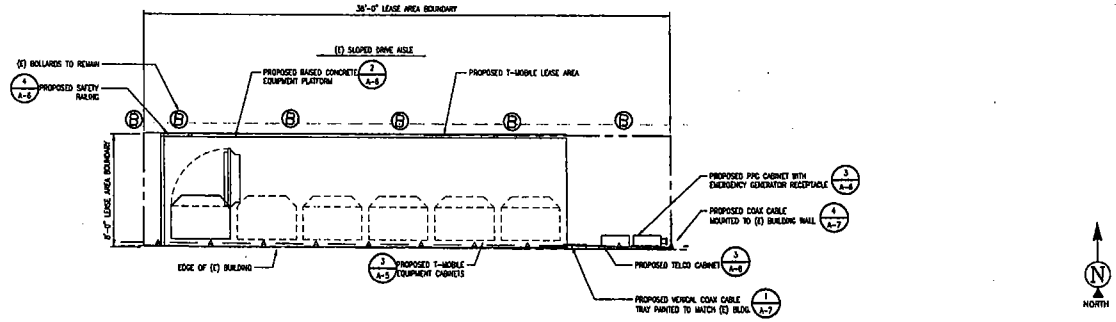
SITE PLAN

SHEET NUMBER:

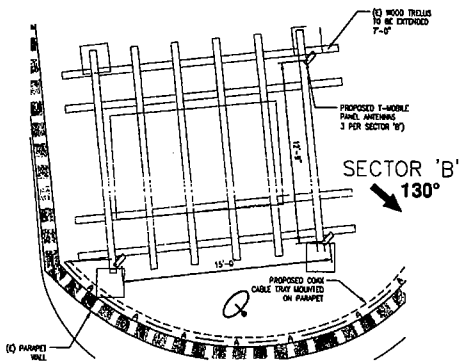
A-1



SECTOR 'A' ANTENNA LAYOUT SCALE: 1/4"=1'-0" 1



EQUIPMENT CABINET LAYOUT SCALE: 1/4"=1'-0" 0 2' 4' 2



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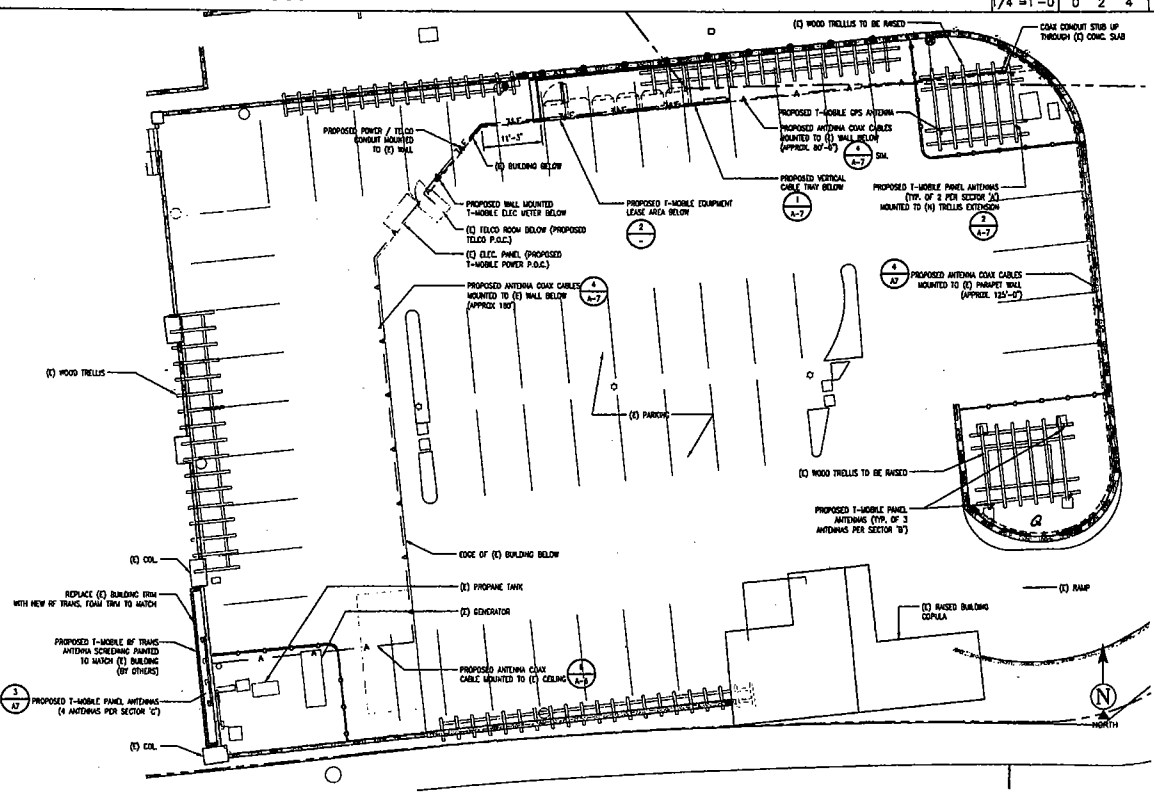

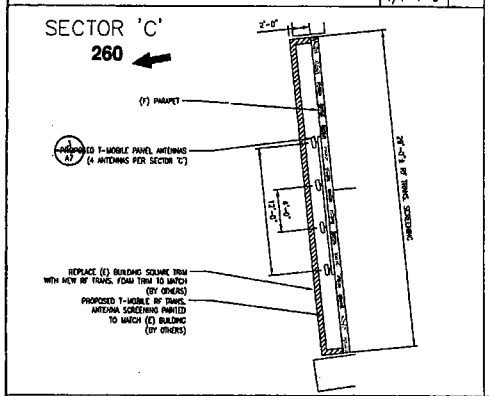

SECTOR 'C' ANTENNA LAYOUT SCALE: 3/16"=1'-0" 5

ENLARGED SITE PLAN SCALE: 3/32"=1'-0" 0 4' 8' 4

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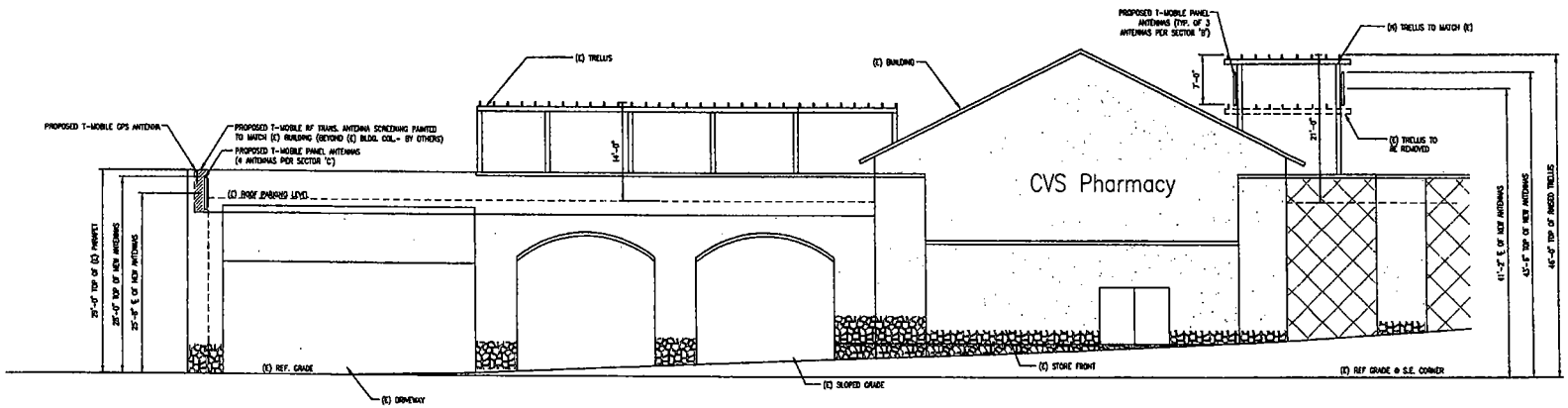
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:
LA03328C
SWM328 HCL
SLAUSON-SAVON
4601 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

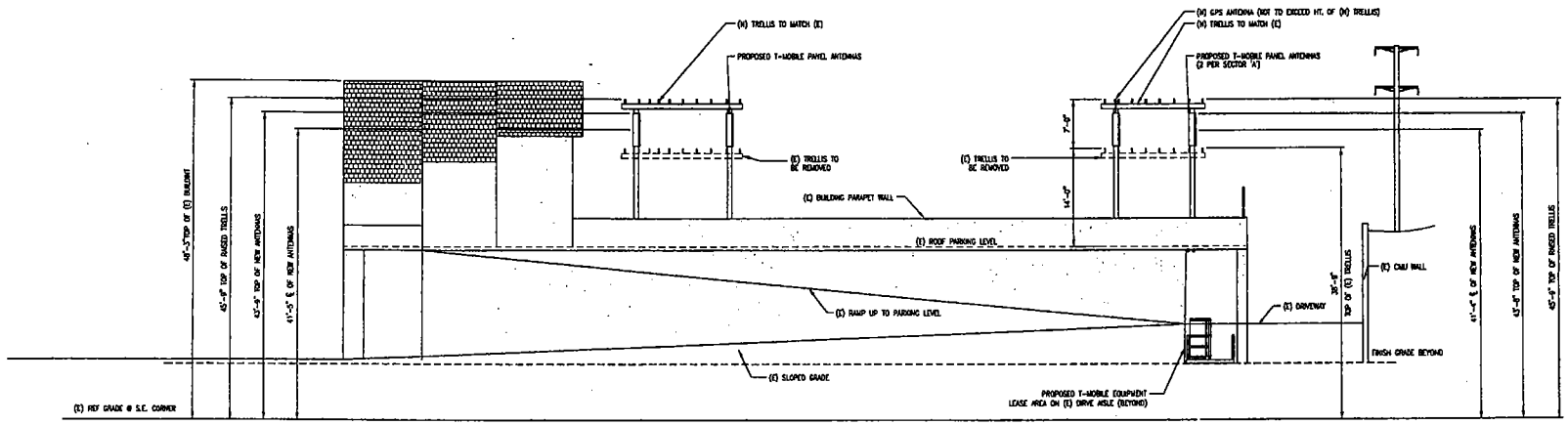
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



SOUTH ELEVATION

SCALE: 1/8"=1'-0" | 1



EAST ELEVATION

SCALE: 1/8"=1'-0" | 2

T-Mobile
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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4843 MACARTHUR COURT, SUITE 400, NEWPORT BEACH CA 92660
(949) 733-4887 OFFICE - (949) 733-4833 FAX
CDG#: 06-9081

CONSULTING GROUP:
Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	08/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:

LA03328C
SWM328 HCL
SLAUSON-SAVON
4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

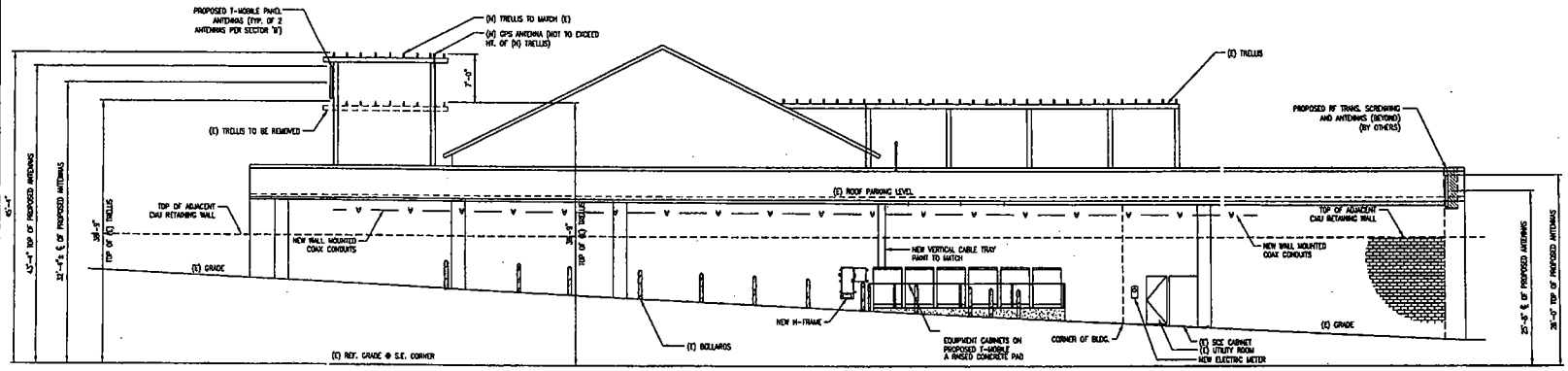
STAMP:

SHEET TITLE:

ELEVATIONS

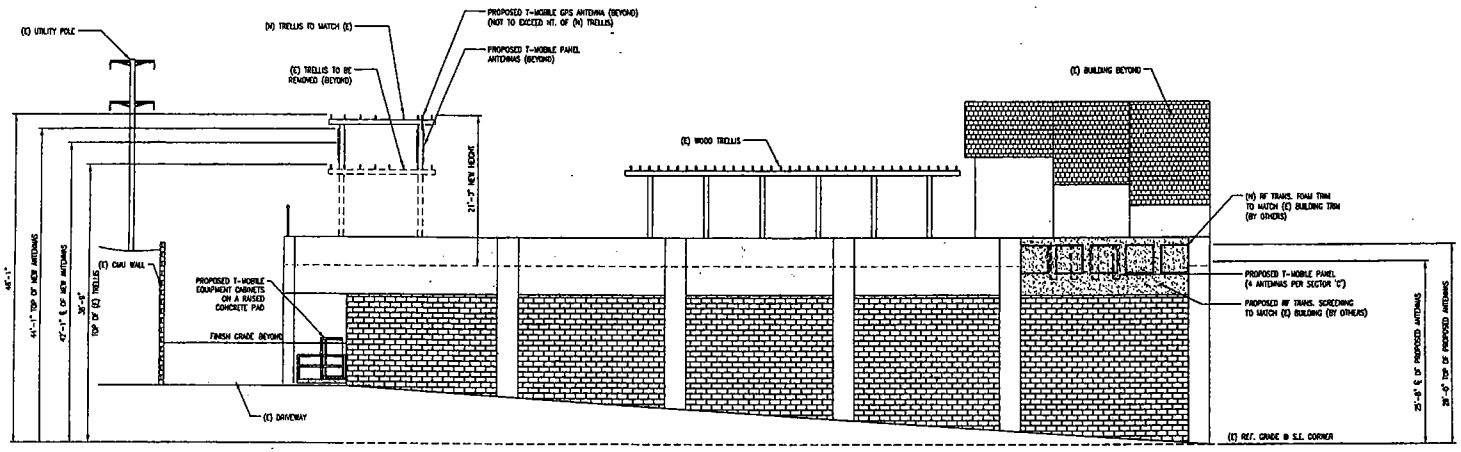
SHEET NUMBER:

A-3



NORTH ELEVATION

SCALE: 1/8"=1'-0" | 1



WEST ELEVATION

SCALE: 1/8"=1'-0" | 2

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SANTA ANA, CA 92707

PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING SITE ENGINEERS
4665 MACARTHUR COURT, SUITE 650, NEWPORT BEACH CA 92660
(949) 753-8807 OFFICE - (949) 753-8833 FAX
CDG#: 06-9081

CONSULTING GROUP:
Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:

LA03328C
SWM328 HCL
SLAUSON-SAVON

4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

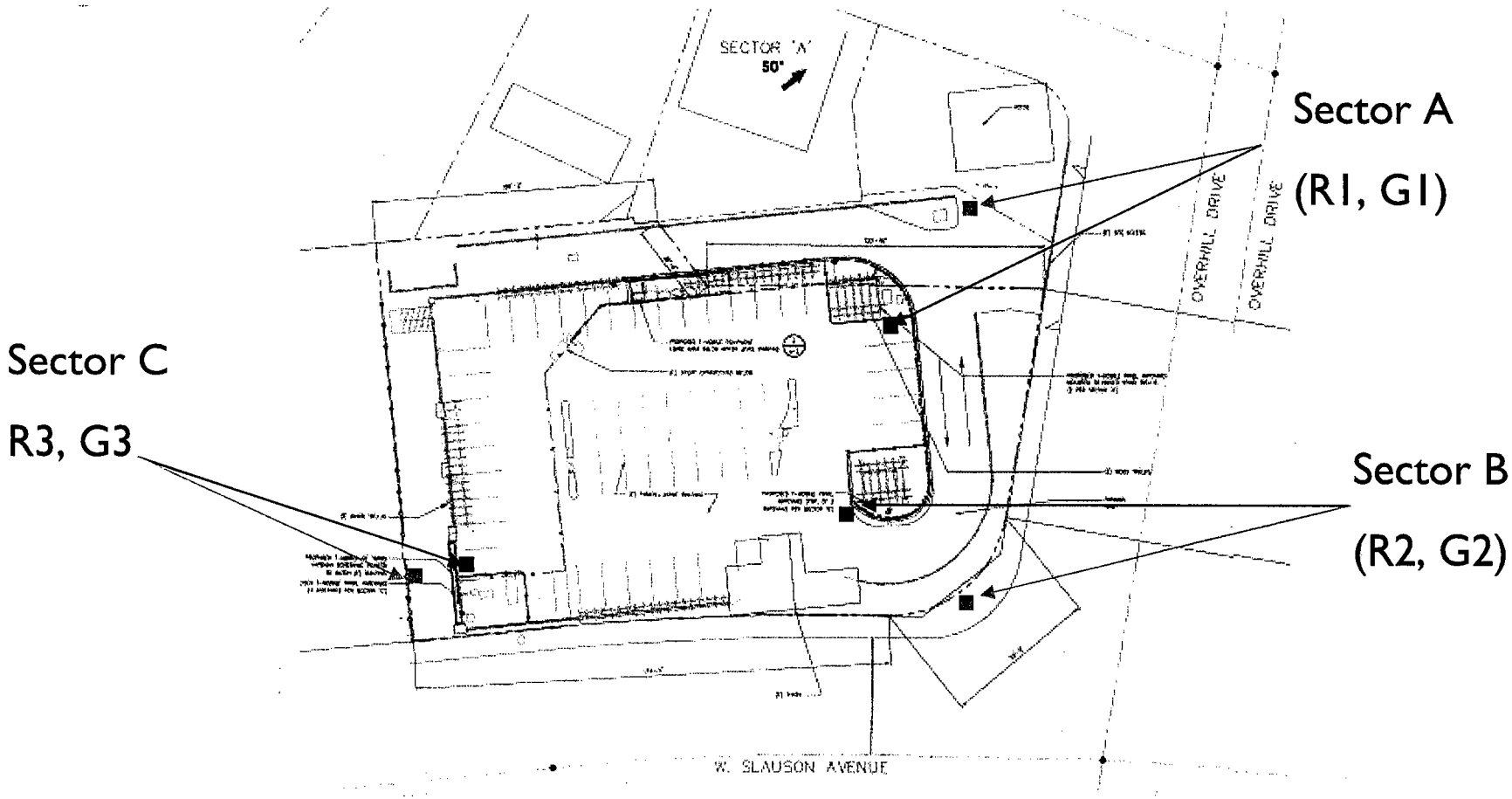
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

APPENDIX E: ROOFTOP AND GROUND LEVEL MPE MODELING LOCATIONS



Rooftop Modeled Power Density Locations (R1, R2, R3)

Ground level Modeled Power Density Locations (G1, G2, G3)

APPENDIX F: ANTENNA SPECIFICATION SHEET

TMBXX-6516-R2M

±45° Diversity, Quad Antenna

Decibel®
Base Station Antennas

- Patented cross dipole and feed system
- Rugged, reliable design with excellent PIM suppression
- Includes factory installed AISG RET actuator
- Fully compatible with Andrew Teletilt® remote control antenna system

ELECTRICAL

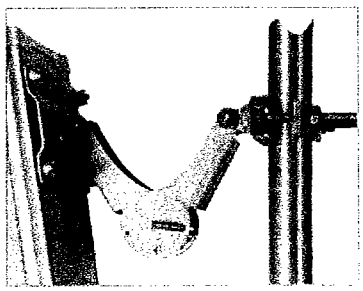
Frequency Range (MHz):	1710–2155					
Characteristic Impedance (Ohms):	50					
Azimuth BW (Deg):	64.5 ± 8					
Elevation BW (Deg):	7.2 ± 1.2					
Gain (dBi) :	17.5 ± 0.8					
Polarization:	±45°					
Front-to-Back Ratio (dB)	**0°**	**2°**	**4°**	**6°**	**8°**	**10°**
Copol, 180° ± 30°:	>24	>24	>24	>24	>24	>24
Total Power, 180° ± 30°:	>24	>24	>23	>22	>23	>23
Upper Sidelobe (dB)	**0°**	**2°**	**4°**	**6°**	**8°**	**10°**
Main Beam to +20°:	>18	>18	>17	>15	>14	>11
VSWR / Return Loss (dB):	1.35:1 / 16.5					
Port-to-Port Isolation (dB):	>30					
Electrical Tilt Range (Deg)*:	0–10					
Electrical Downtilt Accuracy (Deg):	± 0.9					
Cross-pol (dB)	**0°**	**2°**	**4°**	**6°**	**8°**	**10°**
3 dB Beamwidth:	>13	>13	>13	>12	>12	>12
Intermodulation Products (dBc)						
3rd Order, 2 x 20 Watts:	155					
Max. Input Power (Watts):	250					
Lightning Protection:	DC Ground					

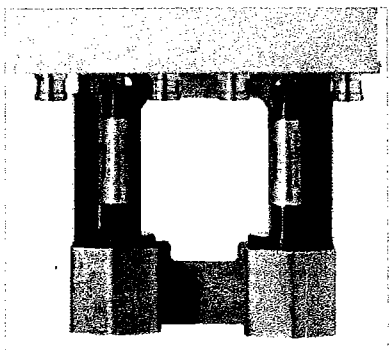
PERFORMANCE TRACKING

Gain Variation (dB) (between UL and DL frequency pair):	1.3
Electrical Tilt Accuracy (Deg) (between UL and DL frequncy pair within 0.5°):	<0.55
Azimuth HPBW (Deg) (between UL and DL frequncy pair):	11.5

MECHANICAL

Net Weight (kg / lbs):	15.7 / 34.6
Dimensions–LxWxD: (with actuator)	1499 x 302 x 160 mm 59 x 11.9 x 6.3 inch
Max. Wind Area (m² / ft²):	0.27 / 2.9
Max. Wind Load (N / lbf):	729.4 / 164
Max. Wind Speed (km/h / mph):	241 / 150
Hardware Material:	Hot Dip Galvanized
Connector Type:	7-16 DIN, Female (4)
Color:	Off White
Standard Mounting Hardware:	TM600899A-2





***Specifications may vary when using 0° or 1° electrical tilt.**

Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A. 755082-3521
Tel: 214.631.0310

Fax: 214.688.0089
Toll Free Tel: 1.800.676.5342
Fax: 1.800.229.4706
www.andrew.com

dbtech@andrew.com

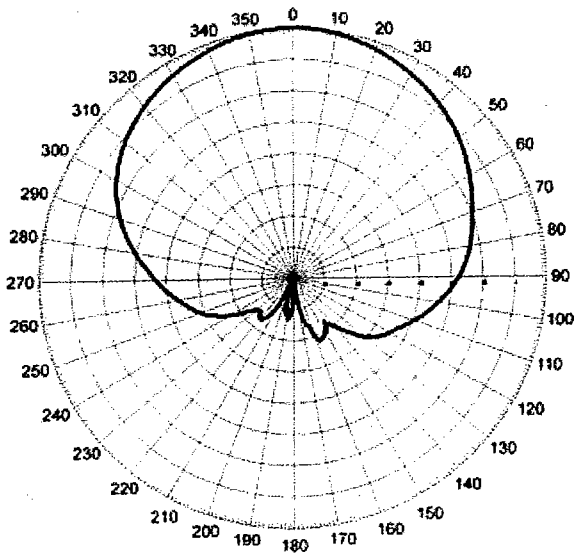
Information correct at date of issue but may be subject to change without notice.

TMBXX-6516-R2M

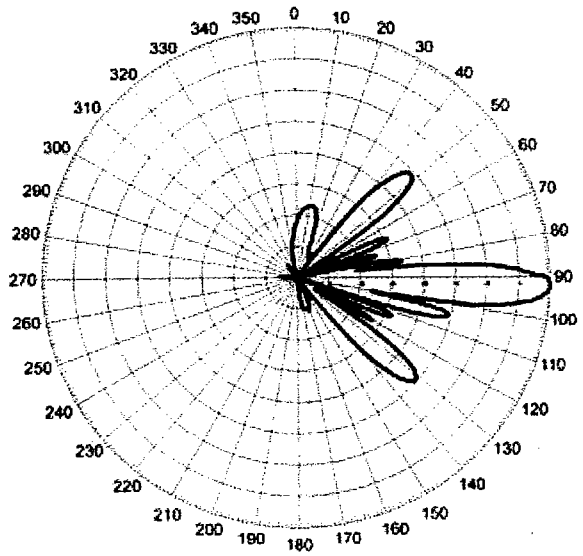
±45° Diversity, Quad Antenna

Decibel®
Base Station Antennas

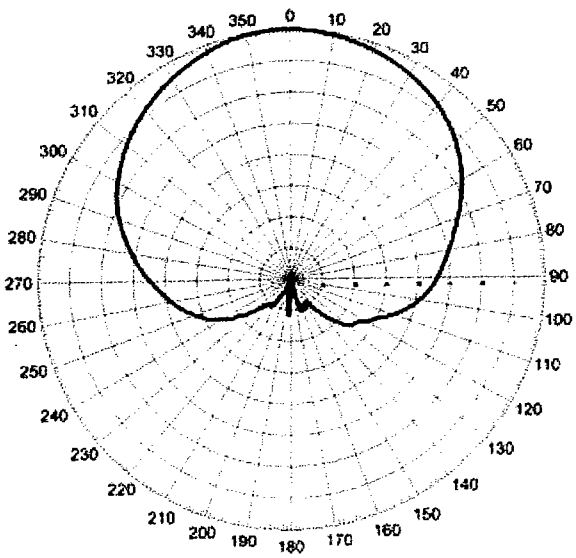
AZIMUTH PATTERN | **ELEVATION PATTERN**



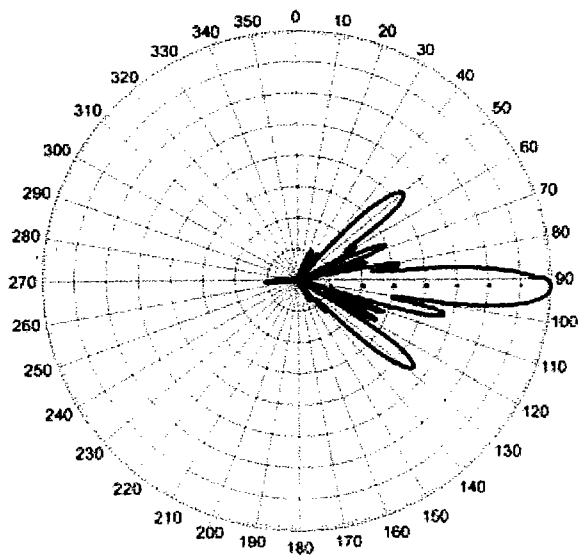
1732 MHz, Tilt: 2°



1732 MHz, Tilt: 2°



1880 MHz, Tilt: 2°



1880 MHz, Tilt: 2°

Note: Scale 5 dB per division.

Andrew Corporation
2601 Telecom Parkway
Richardson, Texas U.S.A. 755082-3521
Tel: 214.631.0310

Fax: 214.688.0089
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dbtech@andrew.com

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TMBXX-6516-R2M

±45° Diversity, Quad Antenna

Decibel®
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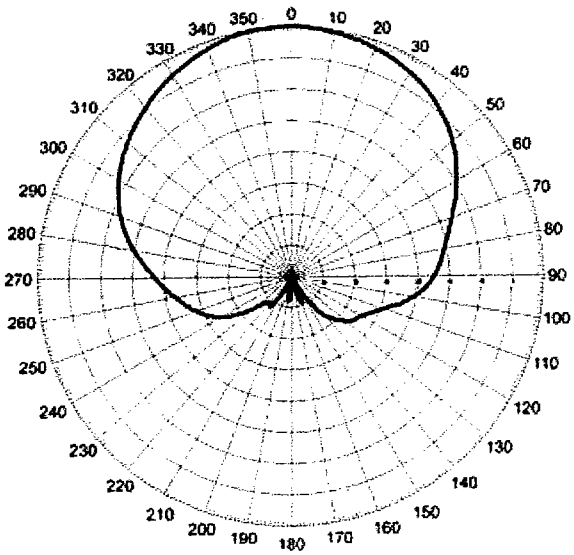
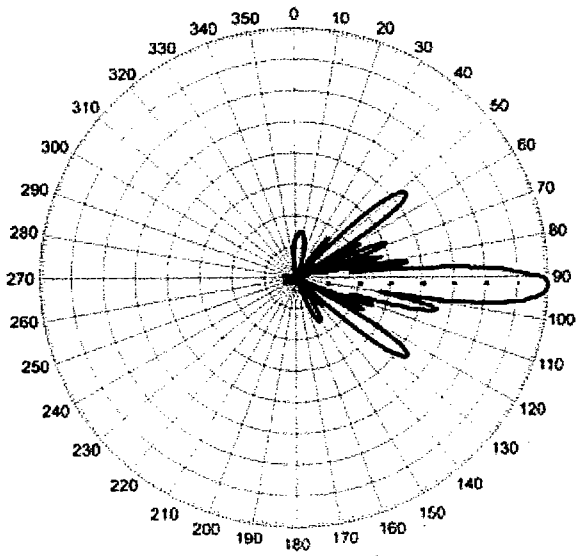
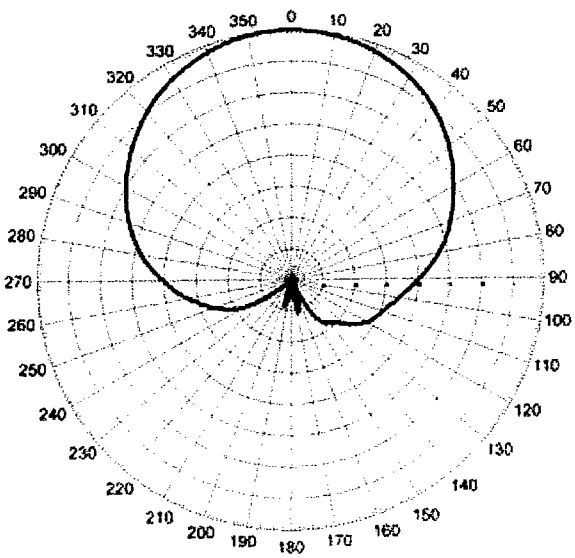
AZIMUTH PATTERN | **ELEVATION PATTERN**



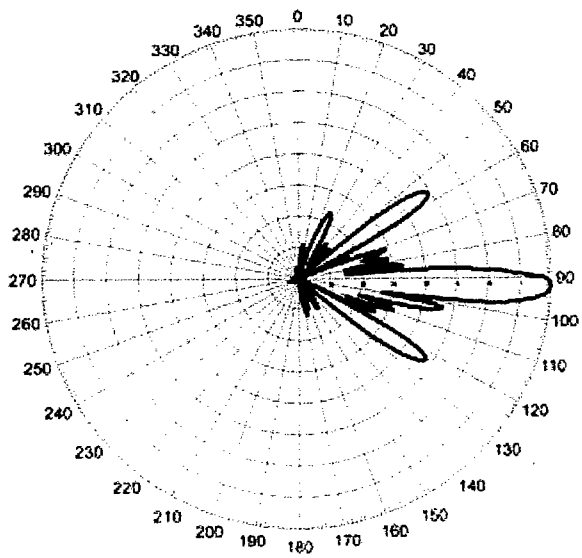
1960 MHz, Tilt: 2°



1960 MHz, Tilt: 2°



2132 MHz, Tilt: 2°



2132 MHz, Tilt: 2°

Note: Scale 5 dB per division.

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Richardson, Texas U.S.A. 755082-3521
Tel: 214.631.0310

Fax: 214.688.0089
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Fax: 1.800.229.4706
www.andrew.com

dbtech@andrew.com

Information correct at date of issue but may be subject to change without notice.

REVISED PLANS OF PROJECT

T · ·Mobile·®

SITE NUMBER: LA03328C
SITE NAME: HCL SLAUSON-SAVON
SITE TYPE: ROOFTOP
CITY: LOS ANGELES
COUNTY: LOS ANGELES
JURISDICTION: COUNTY OF LOS ANGELES

PROJECT SUMMARY:

SITE ADDRESS:
4501 W. SLAUSON AVENUE
LOS ANGELES, CA 90043

SITE LEASE AREA:
305 SQ. FT. ±

PROPERTY OWNER CONTACT:
HCL SLAUSON OVERHILL LLC
23456 HAWTHORNE BLVD, SUITE 120
TORRANCE, CA 90505
CONTACT: A. HAAGAN
PHONE: 310-648-7900

APN: 5009-003-044& 5009-003-045
ZONING: C-2

APPLICANT:
T-MOBILE USA
3 IMPERIAL PROMENADE SUITE 1100, SANTA ANA CA 92707

REPRESENTATIVE:	NAME:	PHONE #
ZONING MANAGER:	JOE THOMPSON	(714) 850-2400
CONSTRUCTION MANAGER	DENNIS DEMARCO	(714) 850-2400
DEVELOPMENT MANAGER:	CARNELL HART	(714) 850-2479
PROJECT MANAGER:	RENATE KAYE	(714) 850-2400
A&E MANAGER:	ADRIAN CANCINO	

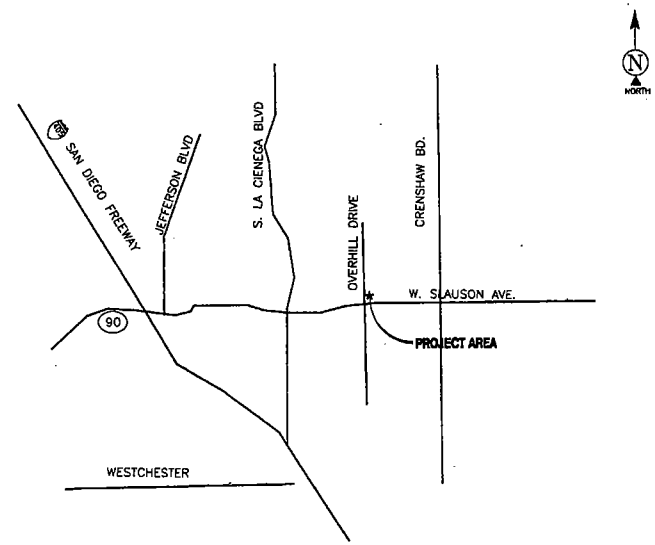
PROJECT DESCRIPTION:
THE PROJECT ENTAILS:
THE INSTALLATION OF T-MOBILE EQUIPMENT CABINETS MOUNTED ON A CONCRETE PLATFORM ON GRADE.
ANTENNAS TO BE MOUNTED BEHIND RF TRANSPARENT SCREEN WALL.
THE RF TRANSPARENT SCREEN WALL TO BE PAINTED TO MATCH EXISTING BUILDING.

BUILDING SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
CLASSIFICATION: U-UTILITY
BUILDING TYPE: V-N

SHEET INDEX:

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
C-1	TOPOGRAPHIC SITE SURVEY
C-2	TOPOGRAPHIC SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	DETAILS
A-6	EQUIPMENT SLAB PLAN / SECTION, DETAILS
A-7	DETAILS
A-8	NEW TRELLIS DETAILS
GN-1	GENERAL NOTES
E-1	ELECTRICAL SITE PLAN AND RF CONFIG
E-2	GROUNDING PLAN
E-3	ELECTRICAL ONE LINE, NOTES AND PANEL SCHEDULE
E-4	ELECTRICAL DETAILS

VICINITY MAP:



CONSULTING TEAM:

SAC/ZONING/PERMITTING:
TRILLIUM TELECOM SERVICES, INC.
5912 BOLSA AVE., SUITE 202
HUNTINGTON BEACH, CA 92649
CONTACT: APRIL HARVEY
PHONE: (714) 362-5371
EMAIL: AHARVEY@TRILLIUMCOS.COM
LUP: JASON KOZORA

SURVEY:
BERT HAZE SURVEYONG
3188 AIRWAY AVE., SUITE K1
COSTA MESA, CA 92626
OFFICE: (714) 557-1567
FAX: (714) 557-1568

ARCHITECTURAL & ENGINEERING:
CONNELL DESIGN GROUP, L.L.C.
4685 MACARTHUR COURT
SUITE 480
NEWPORT BEACH, CA 92660
PHONE: (949) 306-4650
FAX: (949) 753-8833
CONTACT: JOE CONNELL

ELECTRICAL ENGINEER:
CDG-CONNELL DESIGN GROUP, L.L.C.
4685 MACARTHUR COURT., STE 480
NEWPORT BEACH, CA 92660
CONTACT: CHAU TANG
PHONE: (714) 262-8811

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
A&E MGR			
ZONING MGR			
RF MANAGER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM T-MOBILE OFFICE:
GO N. ON I-405 TO THE LA CIENAGA EXIT, EXIT & GO N ON LA CIENEGA TO SLAUSON, TURN RT. TO 4501 SLAUSON.

THOMAS GUIDE
REGION: LOS ANGELES
PAGE: 673
GRID #: G-5

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2007 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
2001 UNIFORM PLUMBING CODE
2001 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

POWER:
SCE
CONTACT:
PHONE: (800) 655-4555

TELCO:
AT&T
CONTACT: BRIAN POTTER
PHONE: (626) 570-5438

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PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660
(949) 753-8807 OFFICE - (949) 753-8833 FAX
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NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
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4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC
9	02/13/08	100% CD'S	ESK
10	04/28/08	PLAN CHECK COMMENTS	JPC
11	06/09/08	PLANNING COMMENTS	JPC

SITE INFORMATION:
LA03328C
SWM328 HCL
SLAUSON-SAVON
4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

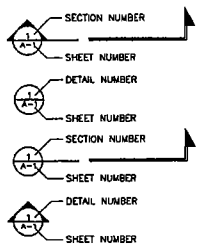
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

ABBREVIATIONS

AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ADJ	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ARCH	ARCHITECTURAL
APPROX	APPROXIMATELY
A.G.L.	ABOVE GRADE LEVEL
A.M.S.L.	ABOVE MEAN SEA LEVEL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BSMT	BASEMENT
BTS	BASE TRANSCEIVER STATION
C	COURSE(S)
CEM	CEMENT
CL	CHAIN LINK
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CO	CONDUIT ONLY
DIA	DIAMETER
DBL	DOUBLE
DEPT	DEPARTMENT
DEMO	DEMOLITION
DIM	DIMENSION
DN	DOWN
DR	DOOR
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FF	FINISH FLOOR
FH	FLAT HEAD
FIN	FINISH(ED)
FLR	FLOOR
FOS	FACE OF STUDS
FS	FINISH SURFACE
FT	FOOT, FEET
FTG	FOOTING
FW	FINISH WALL
F.G.	FINISH GRADE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GYP	GYPSUM
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GND	GROUND
HC	HOLLOW CORE
HDW	HARDWARE
HTR	HEATER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HV	HIGH VOLTAGE
ID	INSIDE DIMENSION
INS	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATED
LBS	POUNDS
LT	LIGHT
LA	LIGHTNING ARRESTOR
LNA	LOW NOISE AMPLIFIER
MFR	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	METAL LATH
MO	MASONRY OPENING
MS	MACHINE SCREW
MTD	MOUNTED
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
PARTN	PARTITION
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PROP	PROPERTY
PT	PRESSURE TREATED
R	RISER
REQD	REQUIRED
RD	ROOF DRAIN
RM	ROOM
RMS	ROOMS
RO	ROUGH OPENING
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SW	SWITCH
SWBD	SWITCHBOARD
THK	THICK
TI	TENANT IMPROVEMENT
TMA	TOWER MOUNTED AMPLIFIER
TOS	TOP OF SURFACE
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VG	VERTICAL GRAIN
W/	WITH
WD	WOOD
WR	WATER RESISTANT
WT	WEIGHT
XFMR	TRANSFORMER
@	AT
[	CHANNEL
℄	CENTERLINE
∠	ANGLE
℘	PROPERTY LINE

SYMBOLS:



	KEY NOTE REFERENCE		PROPERTY LINE
1	DOOR NUMBER	—X—X—X—	FENCING
101	AREA AND/OR ROOM NUMBER	—E—E—E—E—	ELECTRICAL SERVICE
A 2	MECHANICAL UNIT	—T—T—T—T—	TELCO SERVICE

ABBREVIATIONS AND SYMBOLS 2

GENERAL NOTES AND CONDITIONS

INTENT

1. THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
2. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
3. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
4. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMP- ENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
2. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

WARRANTIES & BONDS

1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
2. SEE MASTER CONTRACTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE

1. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK.
2. BTS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE
3. STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

RELATED DOCUMENTS AND COORDINATION

1. GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CHANGE ORDER PROCEDURE

1. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DISCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

PRODUCTS & SUBSTITUTIONS

1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS & MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

   2001 CALIFORNIA BUILDING CODE.
   2001 CALIFORNIA ELECTRICAL CODE.
   2001 CALIFORNIA PLUMBING CODE.
   2001 CALIFORNIA MECHANICAL CODE.
   2001 CALIFORNIA CODE OF REGULATIONS FOR ENERGY CONSERVATION.

INSURANCE AND BONDS

1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
2. CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE'S TO THE OWNER.
3. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
4. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

ADMINISTRATION

1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK & SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
3. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL T-MOBILE SAFETY REQUIREMENTS IN THEIR AGREEMENT.
6. PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS ON SITE PROGRESS TO THE PROJECT MANAGER VIA E-MAIL.
7. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
8. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.
9. CLOSEOUT PACKAGE IS DUE COMPLETE WITH DETAILED TOP PHOTOS UPON SITE PUNCHWALK WITH PROJECT MANAGER (SEE PROJECT MANAGER FOR SAMPLE CLOSEOUT PACKAGE).

CLEAN UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK. AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
2. VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES & OTHER FOREIGN MATTER.
3. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
4. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

GENERAL NOTES 1

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(949) 733-8801 OFFICE - (949) 733-8833 FAX

CDG#: 06-9081

CONSULTING GROUP:

Trillium Telecom Services, LLC
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Phone: (714) 799-2000 - FAX: (714) 799-2020

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9	02/13/08	100% CD'S	ESK
10	04/28/08	PLAN CHECK COMMENTS	JPC
11	06/09/08	PLANNING COMMENTS	JPC

SITE INFORMATION:

LA03328C
SWM328 HCL
SLAUSON-SAVON

4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

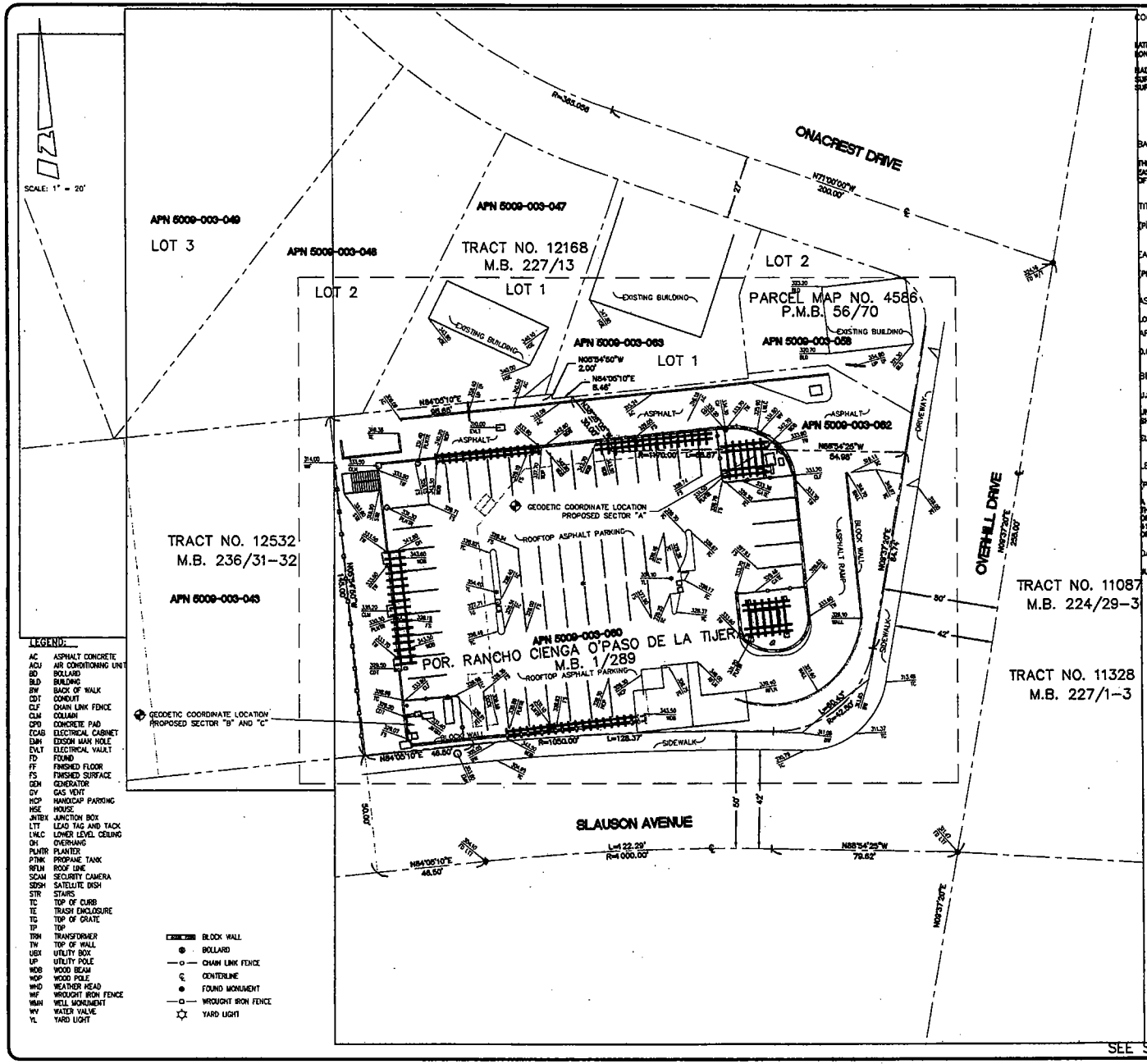
STAMP:

SHEET TITLE:

ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

SHEET NUMBER:

T-2



LEGEND:

AC	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
BD	BOLLARD
BLD	BUILDING
BW	BACK OF WALK
CDIT	CONDUIT
CLF	CHAIN LINK FENCE
CLM	COLUMN
CPD	CONCRETE PAD
ECAB	ELECTRICAL CABINET
EMH	EDISON MAN HOLE
EVLT	ELECTRICAL VAULT
FD	FOUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
GEN	GENERATOR
GV	GAS VENT
HCP	HANDICAP PARKING
HSE	HOUSE
JNTBX	JUNCTION BOX
LTT	LEAD TAG AND TACK
LWLC	LOWER LEVEL CEILING
OH	OVERHANG
PLNTR	PLANTER
PTNK	PROPANE TANK
RFLN	ROOF LINE
SCAM	SECURITY CAMERA
SDSH	SATELLITE DISH
STR	STAIRS
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TG	TOP OF GRATE
TP	TOP
TRN	TRANSFORMER
TW	TOP OF WALL
UBX	UTILITY BOX
UP	UTILITY POLE
WDB	WOOD BEAM
WOP	WOOD POLE
WHD	WEATHER HEAD
WIF	WROUGHT IRON FENCE
WMN	WELL MONUMENT
WV	WATER VALVE
YL	YARD LIGHT

BLOCK WALL
BOLLARD
CHAIN LINK FENCE
CENTERLINE
FOUND MONUMENT
WROUGHT IRON FENCE
YARD LIGHT

COORDINATES:

	PROPOSED SECTOR "A"	PROPOSED SECTORS "B" & "C"
LATITUDE	33°59'21.67" N	33°59'20.54" N
LONGITUDE	118°21'15.72" W	118°21'17.45" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF OVERHILL DRIVE BEING NORTH 09°37'20" EAST PER MAP OF TRACT NO. 11328, M.B. 227/1-3, RECORDS OF LOS ANGELES COUNTY.

TITLE REPORT IDENTIFICATION:

(PENDING RECEIPT OF TITLE REPORT)

EASEMENT NOTES:

(PENDING RECEIPT OF TITLE REPORT)

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 5009-003-060

AREA:

0.889 ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 279"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 279" AS SHOWN ON THE "INGLEWOOD" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 281.5 FEET A.M.S.L. (NAVD88)

LEGAL DESCRIPTION:

(PENDING RECEIPT OF TITLE REPORT)

A PORTION OF THE RANCHO CIENGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DEED RECORDED IN BOOK 3470, PAGE 311 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

DATE OF SURVEY:

JUNE 15, 2006

PROFESSIONAL LAND SURVEYOR BERT HAZE No. 7211 Exp. 3-31-08 STATE OF CALIFORNIA

SEE SHEET C-2 FOR SITE DETAILS

REV:	DATE/BY:	REVISION DESCRIPTION:
1	06/22/06 CP	ISSUED FOR REVIEW

SITE ACQUISITION / PLANNER

SITE BUILDER:

T-Mobile
T-MOBILE USA
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707
PHONE: (714) 850-2400

SURVEYOR

BERT HAZE AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 604.026

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
LA03328
SLAUSON SAV-ON

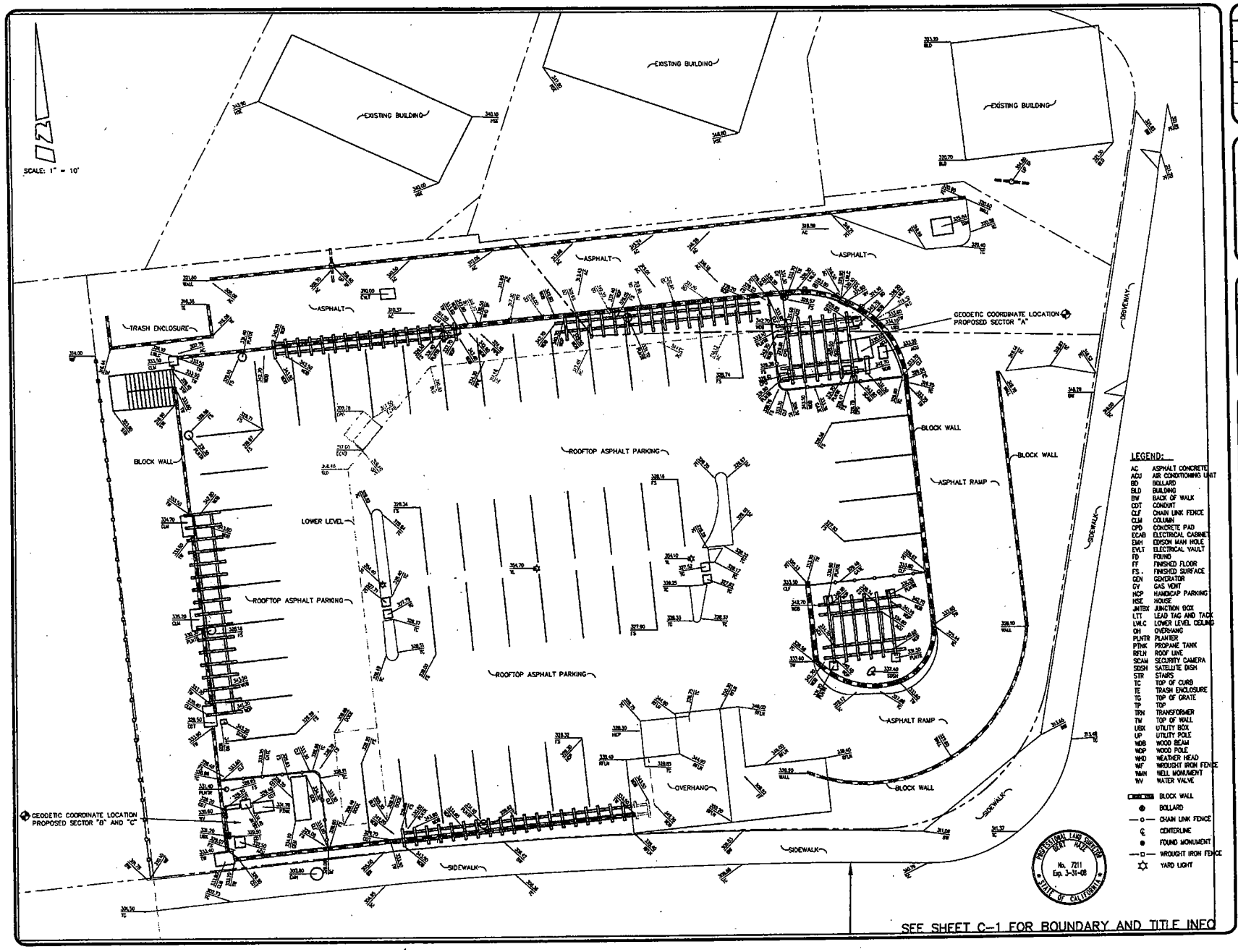
SITE ADDRESS:
4501 W. SLAUSON AVE
LOS ANGELES, CA 90043

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
LA03328	CP	06/22/06

SHEET NUMBER:
1 OF 2 C-1



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UP	UTILITY POLE
WDB	WOOD BEAM
WDP	WOOD POLE
WHD	WEATHER HEAD
WIF	WROUGHT IRON FENCE
WMN	WELL MONUMENT
WV	WATER VALVE
	BLOCK WALL
	BOLLARD
	CHAIN LINK FENCE
	CENTERLINE
	FOUND MONUMENT
	WROUGHT IRON FENCE
	YARD LIGHT

REV:	DATE/BY:	REVISION DESCRIPTION:
1	06/22/06 CP	ISSUED FOR REVIEW

SITE ACQUISITION / PLANNER

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T-MOBILE USA
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APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
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ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
LA03328
SLAUSON SAV-ON

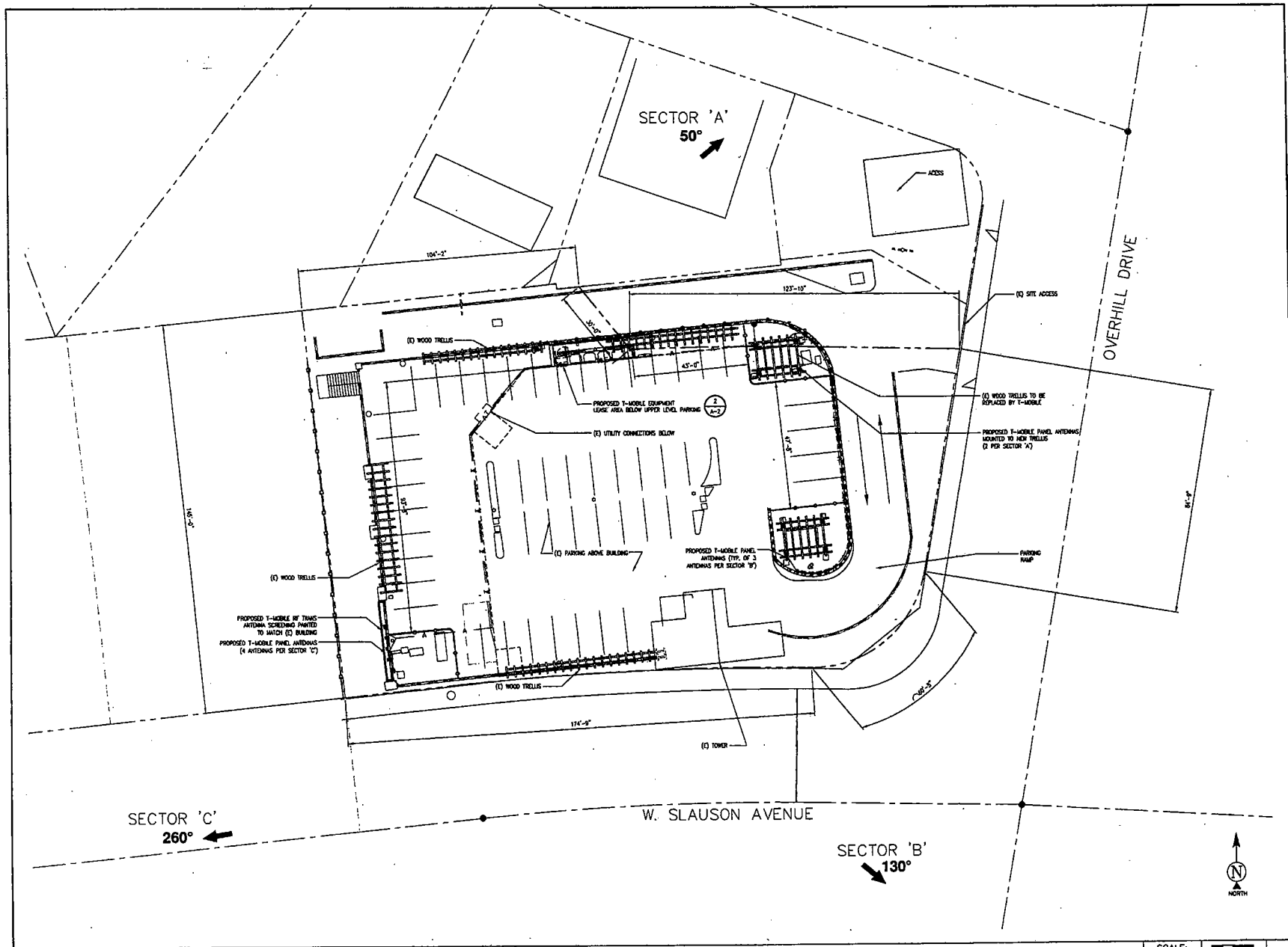
SITE ADDRESS:
4501 W. SLAUSON AVE
LOS ANGELES, CA 90043

SHEET TITLE:
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
LA03328	CP	06/22/06

SHEET NUMBER:
2 OF 2 | C-2



SITE PLAN

SCALE: 1/16"=1'-0" 0 8' 16'

1

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11	06/09/08	PLANNING COMMENTS	JPC

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SLAUSON-SAVON

4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

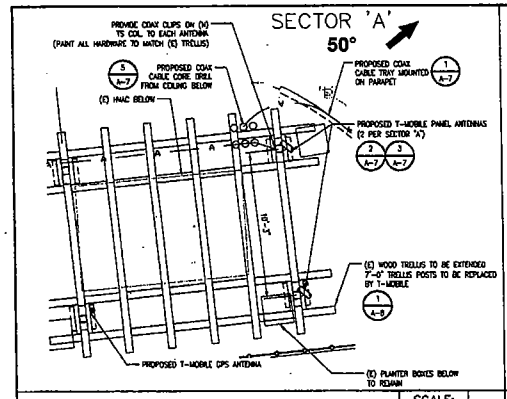
STAMP:

SHEET TITLE:

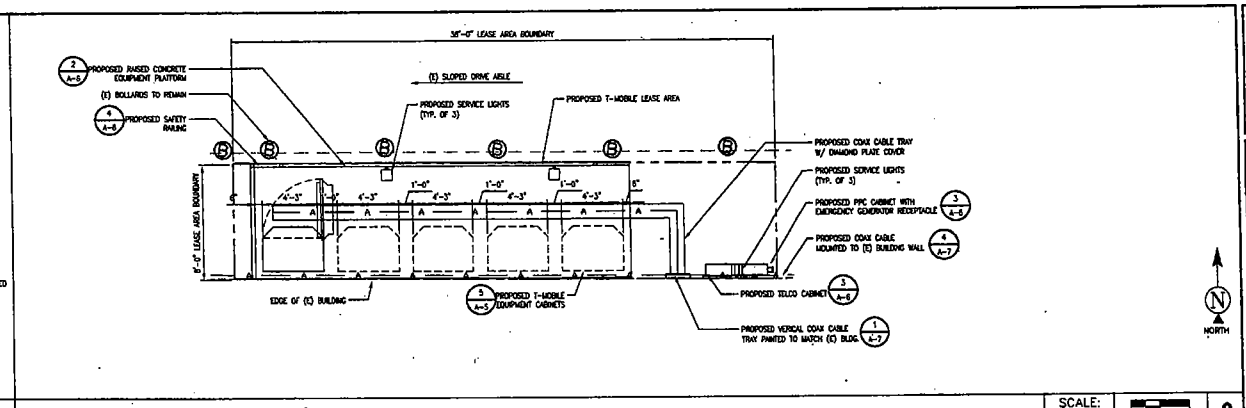
SITE PLAN

SHEET NUMBER:

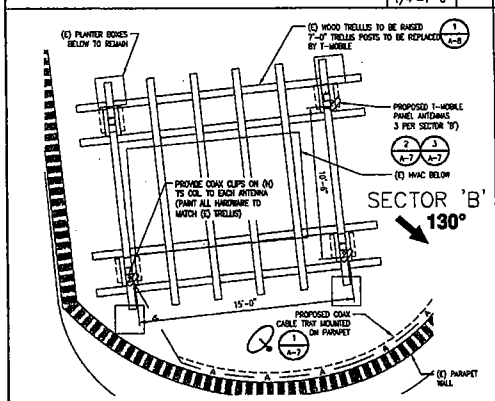
A-1



SECTOR 'A' ANTENNA LAYOUT | SCALE: 1/4"=1'-0" | 1



EQUIPMENT CABINET LAYOUT | SCALE: 1/4"=1'-0" | 0 2' 4' | 2



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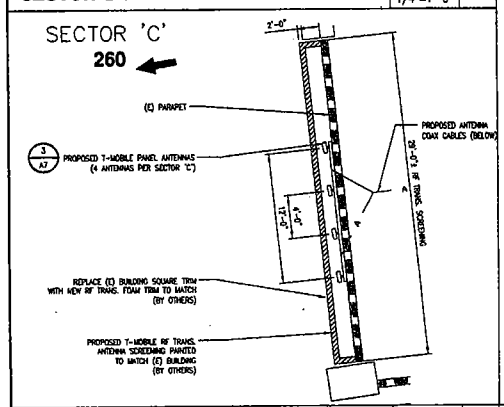
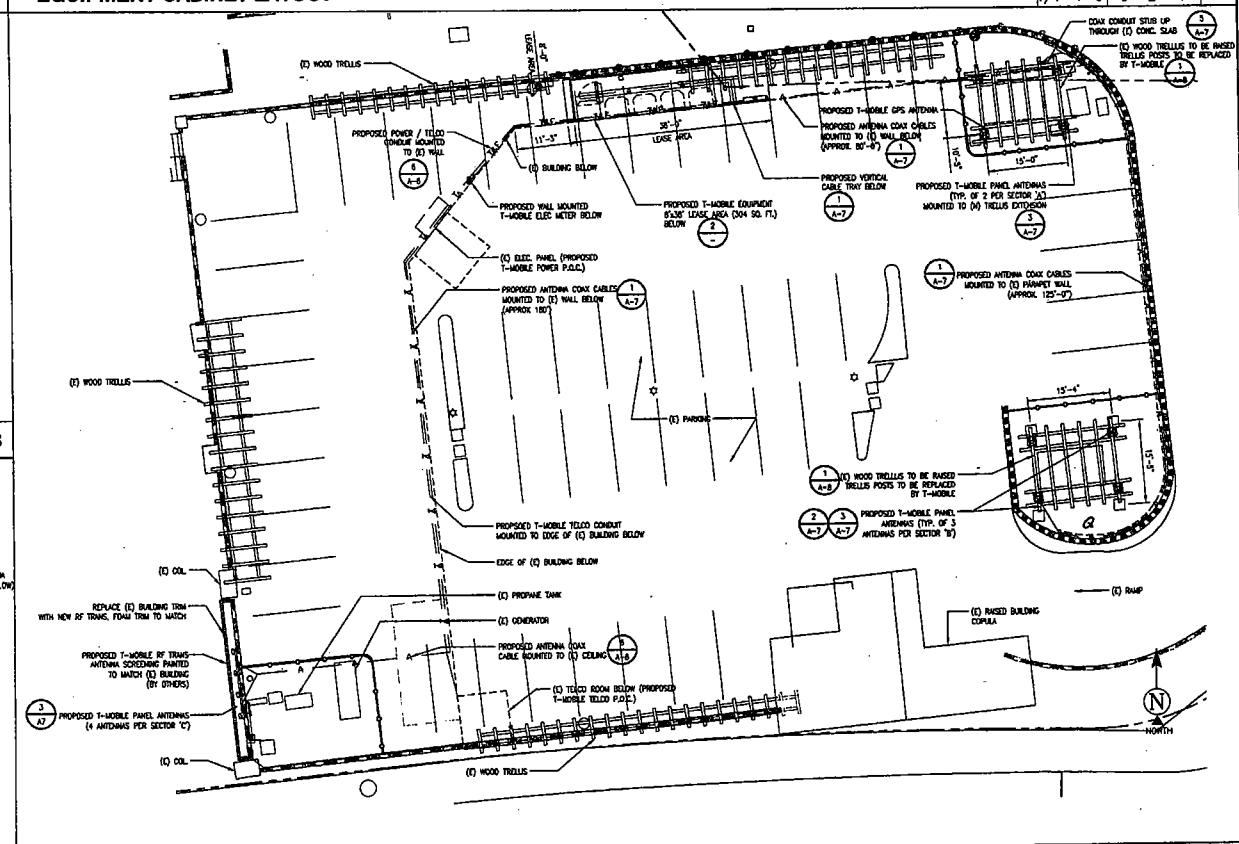


SECTOR 'C' ANTENNA LAYOUT | SCALE: 3/16"=1'-0" | 5



ENLARGED SITE PLAN | SCALE: 3/32"=1'-0" | 0 4' 8' | 4

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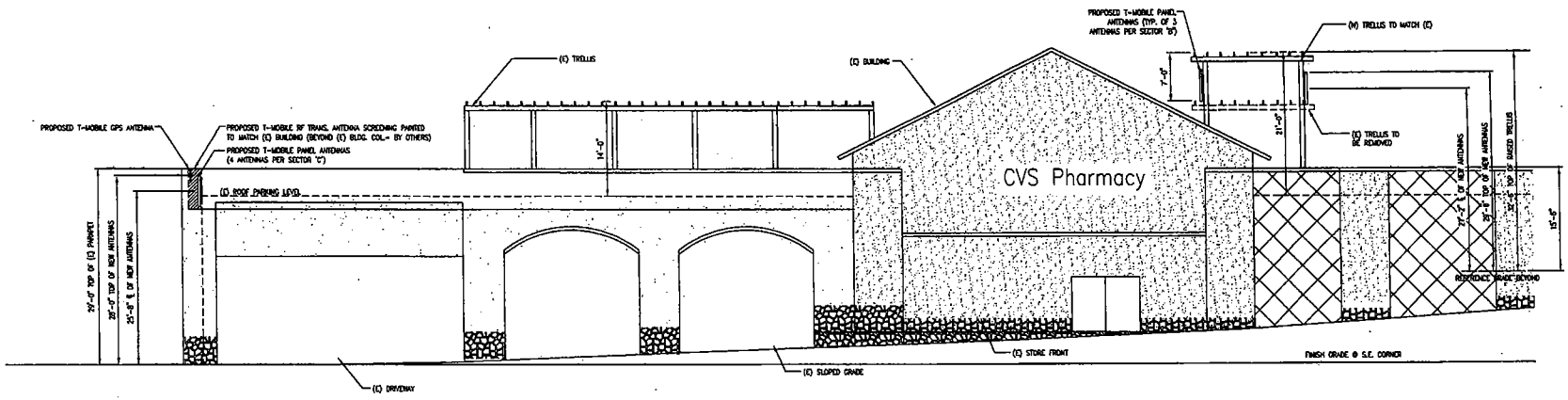
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

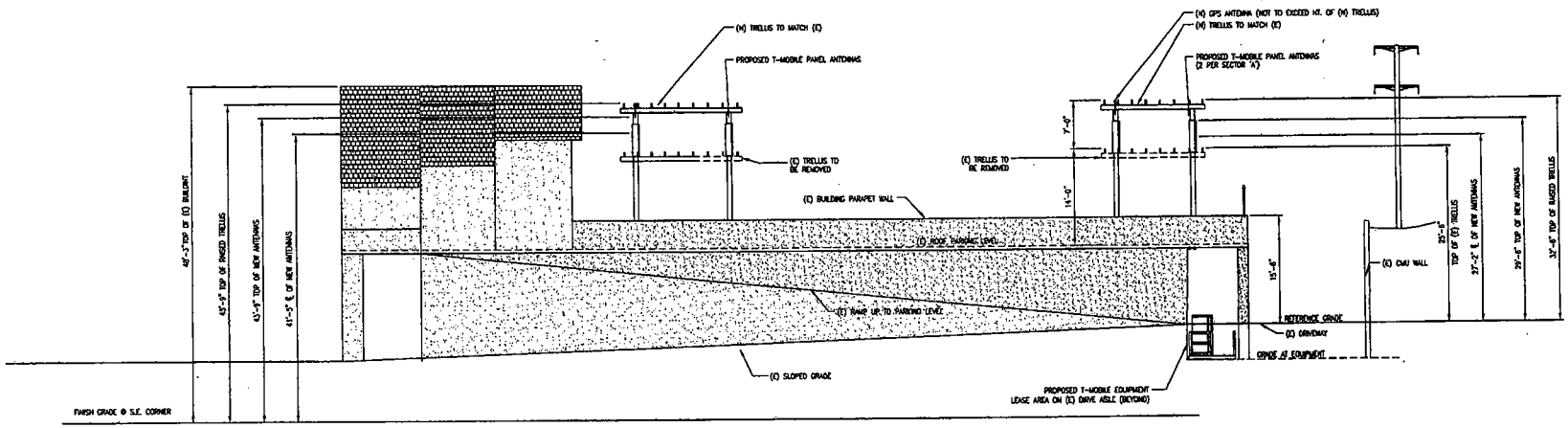
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



SOUTH ELEVATION

SCALE: 1/8"=1'-0" | 1



EAST ELEVATION

SCALE: 1/8"=1'-0" | 2

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11	06/09/08	PLANNING COMMENTS	JPC

SITE INFORMATION:

LA03328C
SWM328 HCL
SLAUSON-SAVON

4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

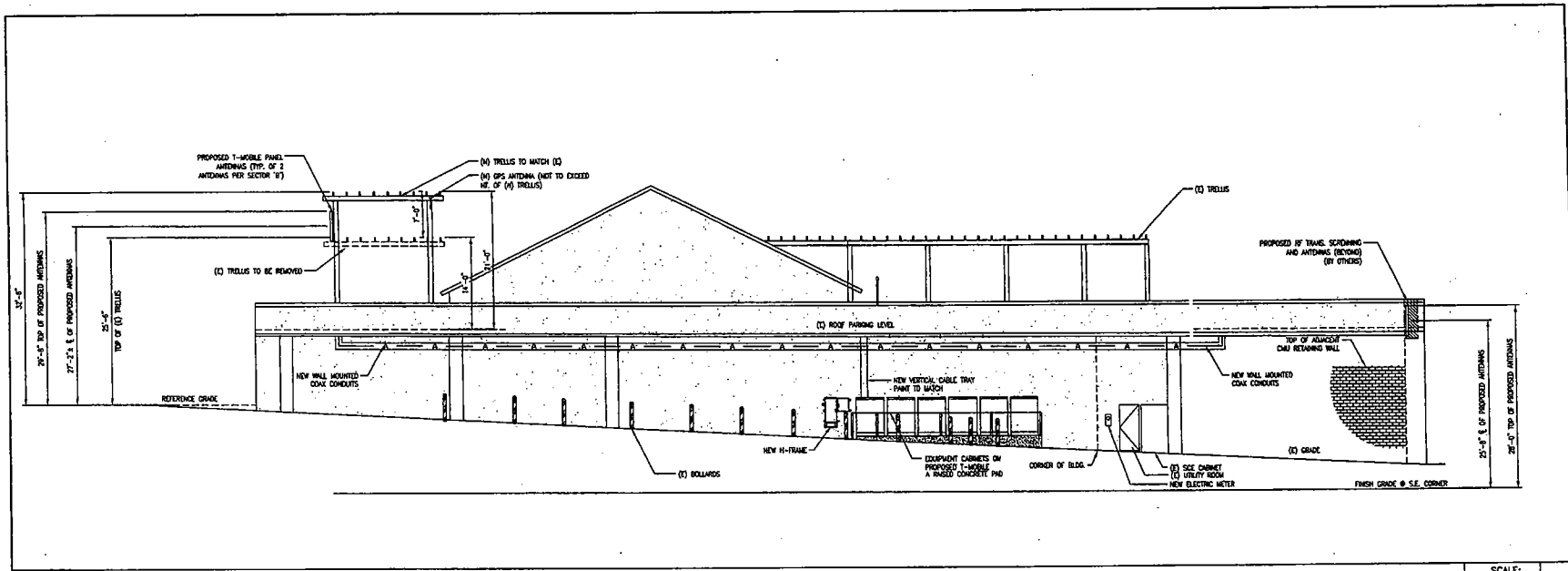
STAMP:

SHEET TITLE:

ELEVATIONS

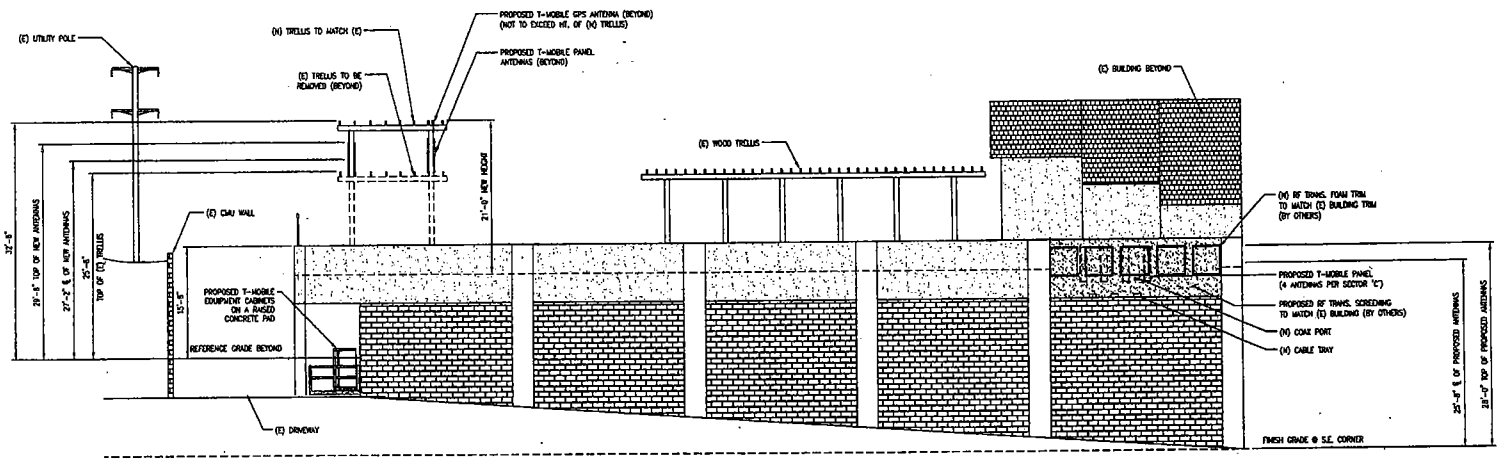
SHEET NUMBER:

A-3



NORTH ELEVATION

SCALE: 1/8"=1'-0" | 1



WEST ELEVATION

SCALE: 1/8"=1'-0" | 2

T··Mobile·
Get more from life

3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660
(949) 553-8807 OFFICE - (949) 553-8813 FAX
CDG#: 06-9081

CONSULTING GROUP:

Trillium Telecom Services, LLC
5972 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC
9	02/13/08	100% CD'S	ESK
10	04/28/08	PLAN CHECK COMMENTS	JPC
11	06/09/08	PLANNING COMMENTS	JPC

SITE INFORMATION:

LA03328C
SWM328 HCL
SLAUSON-SAVON

4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

June 4, 2008

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child
Section Head, Zoning Permits II

SUBJECT: AGENDA ITEM NO. 7
PROJECT NUMBER R2006-03164-(2)
Conditional Use Permit No. RCUP200700020-(2)
4501 W. SLAUSON AVE.

The above referenced project is a request to authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility (WTF) attached to an existing CVS pharmacy building in a C-2 (Neighborhood Business) Zone. Your commission called this project up for review on January 30, 2008 and held a public hearing on the matter on April 9, 2008. The public hearing was continued to June 18, 2008 and your commission requested the following: 1) allow the applicant to meet with the community and local community groups in regards to issues and concerns raised, staff to attend meeting also; 2) T-Mobile to provide a study on hillside view property values; 3) study related to radiation on rooftop of the garage and the distance from the antennas; and 4) county counsel to provide case lawsuit from each side. The following is a status of your request.

Background

At the April 9, 2008 public hearing, staff presented the proposed wireless telecommunication facility attached to an existing CVS pharmacy building. Staff recommended APPROVAL of project number R2006-03164-(2) and Conditional Use Permit Case No. RCUP 200700020-(2), subject to the draft conditions in the staff report.

The applicant's representatives were sworn in and testified in favor of the request. The applicant's representatives confirmed that they had reviewed the

staff report and conditions recommended by staff and concurred with all conditions of approval. Thirteen community members were sworn in and testified in opposition to the project expressing concerns of possible depreciation of property values due to the fear of health risk believed to be associated with the emissions produced by the WTF. The community brought up discussion about additional phone coverage is not needed; the applicant avoided other possible sites to locate or co-locate; and their disbelief that the Federal Communication Commission's standards on Radio Frequency and Electromagnetic emission levels is safe enough. Correspondences opposed to the project were also received expressing the same reasons.

Community Meeting

The applicant arranged a community meeting at 7:00 p.m. on May 27, 2008 at the Knox Presbyterian Church in View Park. The applicant indicated to staff that over 130 notices were mailed to the required mailing list, Department of Regional Planning's courtesy mailing list and individuals whom testified during the hearing on April 9, 2008. The applicant indicated that six notices were returned, which he handed them to staff. Four residents attended the community meeting. Residents, who were there, indicated that many residents did not receive notices about this meeting. One resident indicated that he didn't receive a notice but was informed by another resident about this meeting. The applicant explained to him that he was in the mailing list and would look into it.

The applicant provided attendees with several handouts and the Radio Frequency-Electromagnetic Energy Compliance (RF-EME) Report which this report was provided in the Regional Planning Commission (RPC) package. The applicant conducted a presentation covering topics with reference to their process of selecting WTF sites, existing and predicted cell phone coverage of this area, large volume of 911 calls, examples of other WTFs in other areas, and a description of the proposed WTF at the subject property. The applicant also demonstrated several photo simulations of the proposed WTF attached to the CVS pharmacy building. A consultant from EBI Consulting conducted a presentation about the RF-EME Compliance Report. The consultant explained the method used to prepare this report and indicated to the group that the report will be updated as a result to the RPC hearing.

Residents discussed topics regarding existing alternative sites, existing phone coverage in View Park, inquiries about 911 calls, comparisons between the EBI Consulting RF-EME Compliance Report and a report provided by Hammet & Edison, Inc., Consulting Engineers for a different WTF located in San Francisco, CA and health risks. The EBI Consultant explained that the antennas are not pointed directly to the nearby residents or towards the parking surface. He indicated that people standing underneath the antennas will not be at risk. Residents ask if there is testing after a site has been installed. The applicant indicated that he could make a recommendation to RPC to add another condition to have a post installation test of the proposed WTF. A resident asked the

applicant if the reports requested by RPC were available. The applicant indicated that the reports were not available. He indicated that EBI Consulting is working on updating the RF-EME Compliance Report.

Hillside View Property Value Study

The applicant provided staff with an example report previously prepared on another site before and after it was built regarding the effect on property values. The applicant is speaking with T-Mobile regarding the feasibility of a report that specifically examines the affect on property values as a result of the visual change. He is not so sure such a study is even possible. He questioned on how one can make certain that property will appraise for more or less with such a minor change as a 7' trellis extension. He indicated that the monopine in the example report did not affect property values, which he indicated it as being more visually obtrusive than the proposed WTF design.

RF-EME Emission Level Study on Rooftop and Distance from Antennas

The applicant indicated that EBI Consulting was supposed to send him the updated emissions report. He has not received it yet; however, he assured staff that he will forward a copy to staff and to a resident who requested the document.

If you have any questions, please call Jose De La Rosa at (213) 974-6453 or Mark Child at (213) 974-6443 Monday through Thursday, 7:00 a.m. to 6:00 p.m. Our office is closed on Fridays.

MC:jdlr

Attachment

COMMUNITY MEETING NOTICE

T · ·Mobile·
&
Trillium Telecom Services

T-Mobile Open House to Discuss a Proposed Project in your Community

TO: Interested Resident

FROM: Trillium Telecom Services for T-Mobile

WHEN: May 21st, 2008 @ 7:00pm

WHERE: KNOX Presbyterian Church
5840 La Tijera Blvd.
Los Angeles, CA 90056

RE: Proposed T-Mobile wireless facility at 4501 Slauson

To Whom It May Concern:

T-Mobile is interested in providing coverage to your community. We are proposing a facility on the roof of the CVS building at 4501 Slauson in the View Park zoned district. T-Mobile is inviting the residents to attend an informational open house to discuss the project and answer any questions you may have. This opportunity for discussion will be held at the KNOX Presbyterian Church down the street from CVS.

Thank you for your time and I look forward to seeing you there!

Jason Kozora
Senior Land Use Planner
Trillium Telecom Services for T-Mobile

Trillium Telecom Services
5912 Bolsa Ave., Suite 202
Huntington Beach, CA 92649

SANTA ANA CA 927

01 MAY 2008 PM 2 T

89. APN: 5009-009-054,065
VII SREIES INC
400 S BEVERLY DR
BEVERLY HILLS CA 90212-4424

90212-4424 C059
90212@999

Trillium Telecom Services
5912 Bolsa Ave., Suite 202
Huntington Beach, CA 92649

SANTA ANA CA 927

01 MAY 2008 PM 2 T

73. APN: 5009-003-043
NORTH INGLEWOOD CA CONGREGATIO
4523 W SLAUSON AVE
LOS ANGELES CA 90043-2719

NIXIE 900 DE 1 00 05/04/08
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 92649117052 *0277-18600-01-32

90043+2719 92649@1170

COMMUNITY MEETING SIGN IN SHEET & HANDOUTS

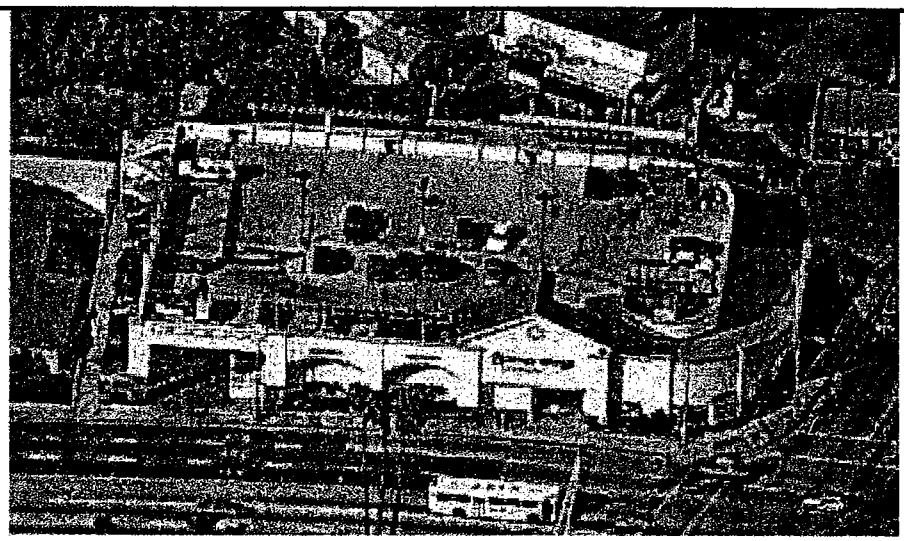
T · ·Mobile·
&
Trillium Telecom Services

SIGN IN SHEET

5801 Slauson

NAME	ADDRESS	PHONE NUMBER
GLESS	5640 Arch Crest Dr.	323 299-1990
Joe De La Rosa	Department of Regional Planning 320 W. Temple	213-974-6433
Bill + Sheila Smith	5541 Summerhill Dr	LA 90043
PAUL TAMAKI	4536 MT. VERNON DR. LA 43	323.394.4637
Knox Church personnel	5840 La Tijera + Nursery School	323-292-0654

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report



Prepared for:

T-Mobile USA
3 Imperial Promenade
Suite 1100
Santa Ana, CA 92707

Same Copy Provided on RPC Hearing 4/9/2008

LA03328C
Slauson-Savon
4501 W. Slauson Blvd.
Los Angeles, CA 90043

EBI CONSULTING
Creating Value for Your Business

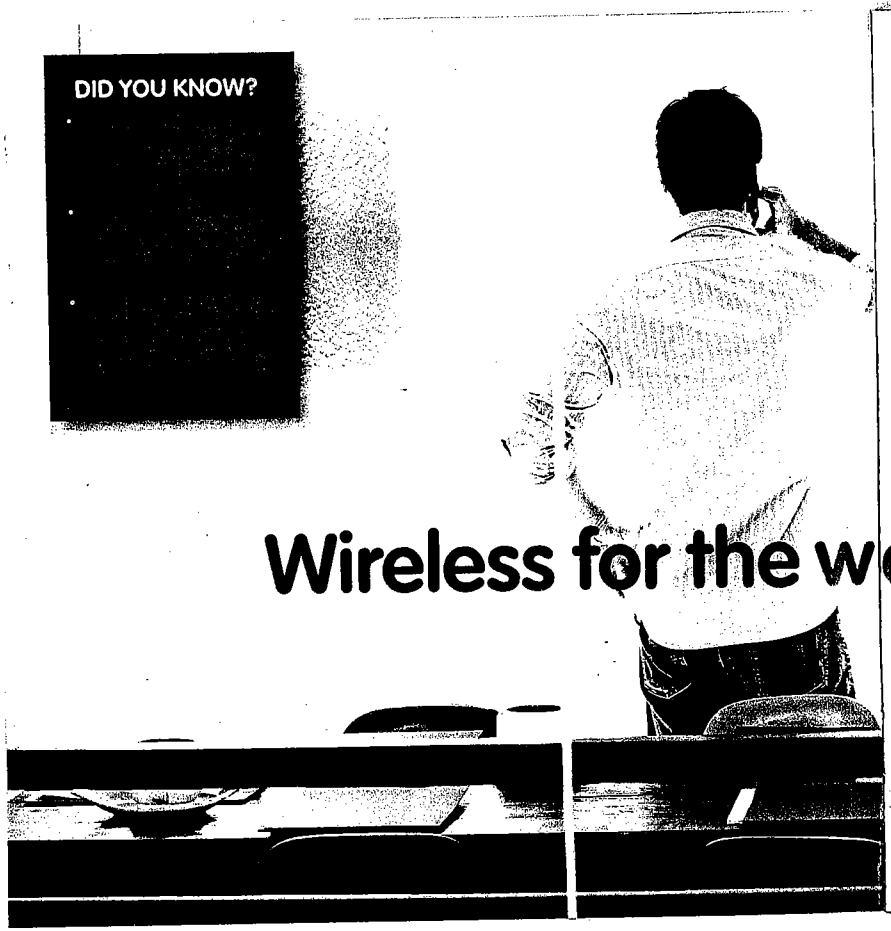
EBI Project No. 61080530
February 7, 2008

T · ·Mobile·®

Growing the nation's wireless networks helps us all stay connected to our families, our jobs, our world.

- How wireless works
- Wireless and safety
- How new sites are selected
- Cell sites to fit every landscape

Wireless for the way we live



DID YOU KNOW?

If all cell phone subscribers in the U.S. formed their own country, it would be the fourth most-populated country in the world. For many people, their cell phone is as integral to their daily lives as their car keys and wallet.

Wireless use is booming

More than 80 percent of all Americans subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send photos, search the Internet, and more. To handle the ever-growing volume of calls and transmission of information, the capabilities of wireless networks must continually improve. It takes a robust physical network of antennas, phone lines and equipment to successfully make those wireless connections.

Cell phone use overtakes landlines

In 2006, cell phones became the predominant way Americans communicate by phone. That's when minutes of cell phone use began exceeding the minutes of use on landline phones.

Many people are now dropping their landlines altogether in favor of their cell phones. U.S. government statistics indicate that 13.6 percent of wireless customers in the U.S. rely on their cell phone as their only phone—they've "cut the cord" and gone entirely wireless.

This dramatic increase in cell phone use can put a strain on wireless networks. Unless the networks expand to keep pace with increasing consumer demand, consumers may experience dropped calls, poor call clarity and spotty coverage.

You deserve reliable coverage

We rely on our cell phones to stay connected, which means we need seamless wireless coverage. And great wireless coverage takes a well-designed, robust network of wireless facilities across the country. To meet the growing demand for wireless communications, T-Mobile and other wireless carriers must continually expand their networks of cell sites across the country.

How wireless works

Wireless communication isn't completely wire-free. It takes wireless technology and a physical infrastructure to send and receive your cell phone calls.

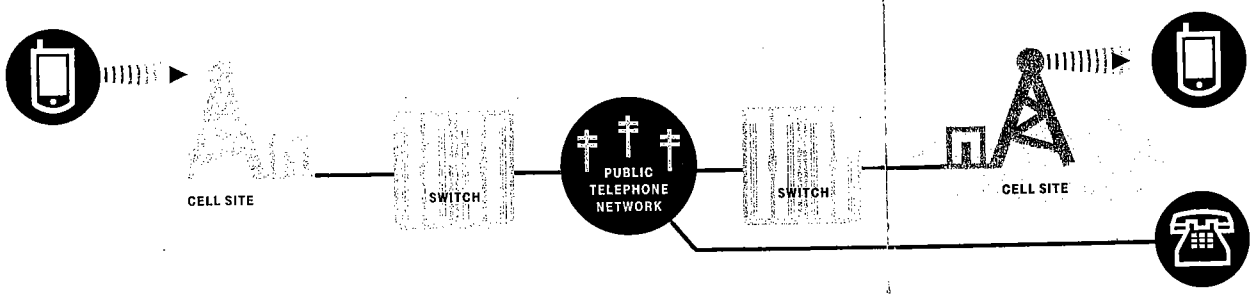
Cell phone calls travel by air and land

A wireless network operates on a grid that's divided into geographic areas or cells. Within each geographic cell is a wireless facility or cell site that contains low-powered radio equipment required to send and receive calls.

A cell site uses transmitters and receivers, connected to antennas, to provide service within its coverage area. Ideally, the areas covered by each cell site overlap so a call can pass seamlessly from one cell site to another as a caller moves around.

When you make a call, your cell phone sends your voice or information via radio signals to the cell site serving your area. The cell site then forwards your call through the same infrastructure that landline calls use.

Your call goes to a central facility, called a switch, that identifies the destination for your call and forwards it via the public telephone network, the infrastructure that landline calls use. Your call will go directly to a landline phone or if it's headed to another cell phone, it will travel to another switch, a cell site, and then be delivered to the cell phone via radio signal.



New capabilities, tried-and-true technology

Cell phones might seem like the ultimate sign of the new millennium, but wireless communications rely on a technology that's been around for more than 160 years.

Your cell phone sends information—whether it's voice, text, images, music or more—in the form of radio waves, also called "signals" or "radio frequencies" (RF). This is the same technology that delivers radio and television broadcasts and that makes cordless telephones, baby monitors and wireless routers work in your home.

Providing reliable coverage

If there are gaps between coverage areas or when demand exceeds the capacity of a cell site's antennas, the wireless signal may be lost. If the network doesn't have enough cell sites to handle call volumes, a cell phone call may be dropped (you lose signal) or blocked (you can't make a call).

Wireless signals travel primarily by line of sight, so there must be a clear path between your phone and the nearest site to transmit and receive calls. Wireless service may get disrupted because obstacles like buildings, hills and trees block the signal. To have reliable wireless service in your home, a cell site must be located reasonably close to your house, closer than if you only use your cell phone outdoors.

T-Mobile's goal is to avoid losing connections by filling in coverage gaps and ensure our network can handle call capacity—so our customers can make calls indoors, outdoors and on the move. With the fast growth in cell phone use and capabilities, providing reliable coverage demands that our network infrastructure be continually expanded and upgraded.

What about the safety of living or working near a wireless facility?

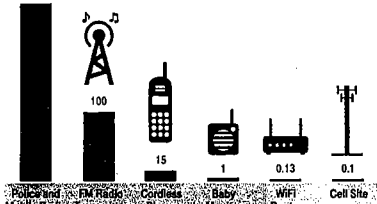
Scientists all over the world continually study the potential health effect of RF energy. These studies conclude that there is no evidence that RF from wireless facilities poses a public health threat. The RF emission from a typical cell site is a minuscule percentage (.000 1%) of what the Federal Communications Commission (FCC) allows. It would take several thousand cell sites at a location to even come close to reaching the limits allowed by the FCC.

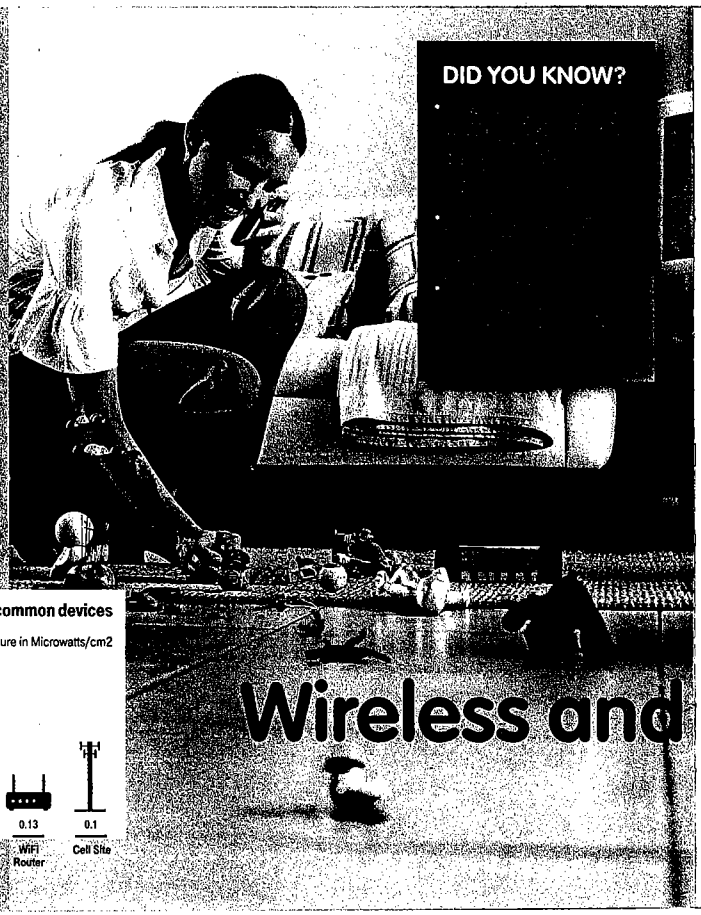
Are there regulations about RF that protect public health?

The wireless industry is tightly regulated by the FCC which sets and enforces very conservative, science-based RF emission guidelines to protect public health. T-Mobile operates all its wireless facilities well below the FCC requirements.

Typical RF exposure from common devices

Exposure in Microwatts/cm2





DID YOU KNOW?

Wireless and safety

Roughly half the 9-1-1 calls made in the U.S. today come from a cell phone. Wireless communication is increasingly vital to public safety as people in distress and emergency responders rely on cell phones in times of emergency.

Cell phones for personal and public safety

T-Mobile typically handles more than 60,000 emergency 9-1-1 calls every day across the country and that number is growing rapidly. In many communities, the availability of reliable cell phone networks enables emergency responders to provide faster assistance to those in need.

Cell phones are an important safety consideration for young and old alike. Forty percent of children, ages 12 to 14, have cell phones and parents cite safety as a primary reason they provide cell phones to their children. According to AARP, 56 percent of Americans over the age of 65 own a cell phone primarily for personal safety and security.

Cell phones in emergencies

To improve the ability of emergency services to quickly assist those in need, a caller location system called Enhanced 9-1-1 (E9-1-1) is being deployed across the country. E9-1-1 provides three functions to help connect emergency responders and distressed wireless callers more quickly:

- Ensures that a wireless 9-1-1 call is routed to the most appropriate emergency dispatch call center
- Provides emergency dispatchers with the call-back number of the caller
- Provides the approximate location of the distressed caller

E9-1-1 requires a strong wireless network

T-Mobile is committed to providing the wireless infrastructure required to fully support E9-1-1 capabilities. That means placing enough facilities throughout communities to ensure that a distressed caller's wireless phone has adequate signal available to make the emergency call, to stay connected with the 9-1-1 operator, and to be located by emergency responders.

Wireless and safety

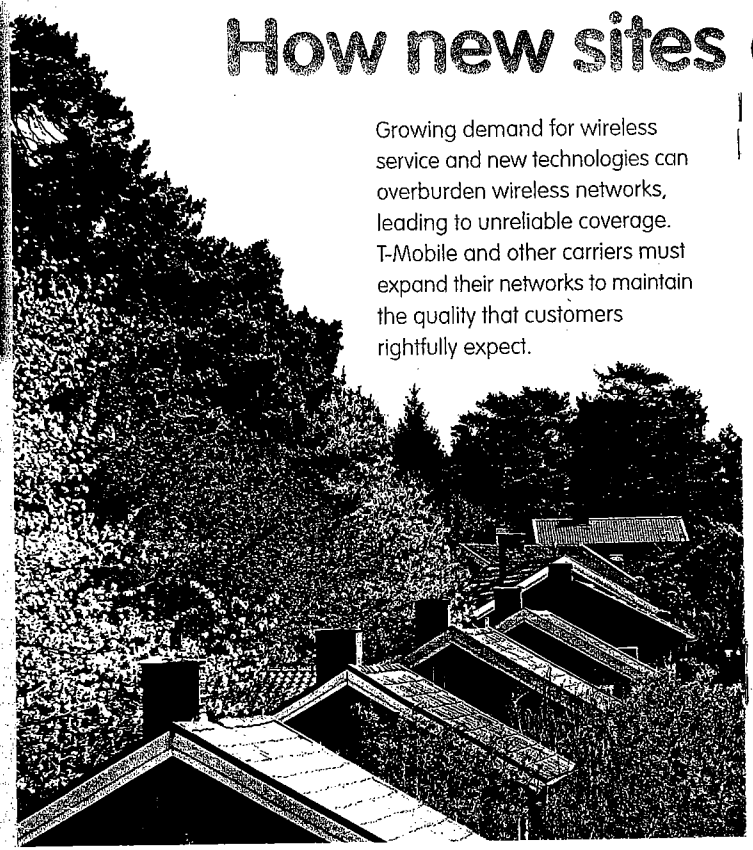
How new sites are selected

DID YOU KNOW?

Will having a cell site installed in my neighborhood impact my property value?

Real estate appraisals show that property values aren't impacted because a cell site is nearby. And quality of wireless service is known to be a factor with buyers considering a home purchase. Real estate agents tell us their clients often check signal strength when looking at a prospective new home, saying they want a home with strong wireless service.

How new sites are selected



Growing demand for wireless service and new technologies can overburden wireless networks, leading to unreliable coverage. T-Mobile and other carriers must expand their networks to maintain the quality that customers rightfully expect.

When a new cell site is needed

Determining when and where a new wireless facility is required to improve service is a rigorous process based on scientific analysis and modeling, as well as customer input. T-Mobile analyzes many criteria, such as the following factors.

- **Network performance data:** RF engineering experts conduct meticulous scientific analysis of T-Mobile's network, examining network performance data, call volume and usage patterns.
- **Customer satisfaction surveys and feedback:** Customer feedback and research by independent organizations help T-Mobile assess wireless service quality and determine where improvements are needed.
- **Real-time drive test data:** T-Mobile engineering teams and independent researchers simulate our customers' call experience by driving through service areas with advanced testing equipment. They collect network performance statistics to gain precise, real-time measurements of network quality.

Selecting the best site

Once T-Mobile determines that a new cell site is needed in a specific area to provide reliable coverage and handle call volume, an examination of the area is conducted. A T-Mobile team visits the area to identify feasible locations and potential sites are evaluated from the following perspectives to pinpoint the best location for the new site.

- **Scientific analysis:** RF Engineers identify which location offers the best technical solution to address coverage gaps and wireless service needs.
- **Zoning and permitting:** Zoning specialists ensure that all local zoning, permitting and building codes, plus all state and federal regulations, can be complied with at a location.
- **Real estate:** Site acquisition specialists look for viable leasing arrangements, such as an amenable landlord and round-the-clock site access for technicians.
- **Construction:** Construction managers ensure that the proposed site can be constructed safely and will meet all municipal building codes and safety standards.

Permitting and construction

Once a location that best meets all criteria is selected, T-Mobile conducts due diligence to confirm that the selected site is truly the best option—from scientific, zoning, leasing, construction and permitting perspectives. Then T-Mobile works with local officials to obtain all required permits and negotiates a lease with the property owner.

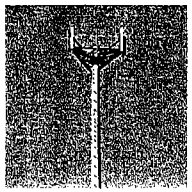
Once permits have been issued by all local, state and federal agencies, T-Mobile builds the facility, staying in close contact with the landlord and local building department through the construction process.

DID YOU KNOW?

Why are cell sites sometimes needed in residential areas?

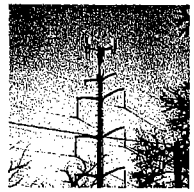
Cell sites need to be located where people use their cell phones and people use their phones increasingly at home and throughout their neighborhoods. Wireless carriers must add new sites to their networks in these areas to handle the increasing call and data volume.

T-Mobile works to co-locate on an existing structure before erecting a new structure like this monopole.



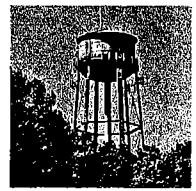
T-Mobile often partners with schools, hospitals and places of worship as locations for cell sites.

Buildings work well as locations to minimize the visual impact of antennas.



Existing utility infrastructure, such as a transmission tower, makes an excellent location for cell sites.

T-Mobile partners with municipal governments to lease space and locate antennas on facilities like water tanks.



Cell sites to fit every landscape

Cell sites come in all shapes and sizes. They're all around us. They're what provide the call quality and coverage you need to stay connected to your world.

There are more than 210,000 cell sites installed in the U.S., according to the wireless industry association, CTIA. Thanks to continual advances in wireless technology, the cell sites built today are typically not as overwhelming as the early radio towers. Wireless antennas are also generally smaller than in the past and can be mounted onto existing structures such as utility poles, water tanks or church steeples.

Wireless facilities in your community

T-Mobile is sensitive to the needs of each community and works to reduce the visual impact of a cell site on the local area. For example, T-Mobile prefers to install antennas on existing structures or on structures that are shared with other wireless carriers whenever possible. Roughly two-thirds of T-Mobile's wireless facilities are built on existing structures including:

- Local government-owned properties, such as buildings and water tanks
- Existing cell sites operated by other carriers
- Rooftops or sides of community buildings, such as hospitals, churches, schools and shopping malls
- Utility poles and electrical transmission towers

When T-Mobile cannot use an existing structure, we take special care to locate the most suitable property for a free-standing site. We then design the site to have minimal visual impact and work to allow space for other carriers to locate on the facility.

Learn more

The wireless industry association, CTIA, is an excellent resource for more details on how wireless technology works and other wireless topics. Visit **www.CTIA.org**.

Learn how emergency responders across the country are using E9-1-1 capabilities to connect with people in distress more quickly. Visit **www.fcc.gov/e911**.

To learn more about the studies conducted on the potential effects of RF energy on health, visit **http://www.t-mobile-takeaction.com/important_links.html**. You'll find links to several independent resources and scientific agencies that conduct studies, such as the World Health Organization, the American Cancer Society and the U.S. Food and Drug Administration.

Contact us

If you have questions about the information provided in this booklet or want to let us know why reliable wireless coverage is important to you, please contact **tellusyourstory@t-mobile.com**.

Take action for better connections

T-Mobile is continually working to improve the quality of our network. Hearing from our customers and supporters is critical to that process. If you support T-Mobile's efforts to improve coverage in your area, let us know!

Complete the post-paid card in this booklet and return it to T-Mobile or visit **www.t-mobile-takeaction.com**.

Add your voice to the thousands of T-Mobile customers and supporters across the country who agree that having great wireless coverage in their homes, offices and neighborhoods is important.

We live in an increasingly wireless world. More than 80 percent of Americans subscribe to cell phone service and rely on it for work, for staying connected to friends and family, and for safety.

To meet the increasing demand customers have for reliable coverage, wireless carriers must continue to grow their networks. T-Mobile focuses on enhancing our network with new cell sites that blend into the surrounding community and deliver the biggest service improvement for our customers.

stick together

T-Mobile

T-MOBILE USA
12920 SE 38th Street
Bellevue, Washington 98006

Mixed Sources
Product group from well-managed forests, controlled sources and recycled wood or fibre
www.fsc.org Cert no. SW-COC-002874
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FSC

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T · ·Mobile·

&

Trillium Telecom Services

Proposed T-Mobile Wireless Facility

Located At

5801 W. Slauson

Why are we here?

- Lack of Coverage in the area
- Provide seamless coverage within community
- Provide available services for emergency situations
- Create competition in the marketplace to keep prices down
- Provide the latest technology for consumers

What does the project entail?

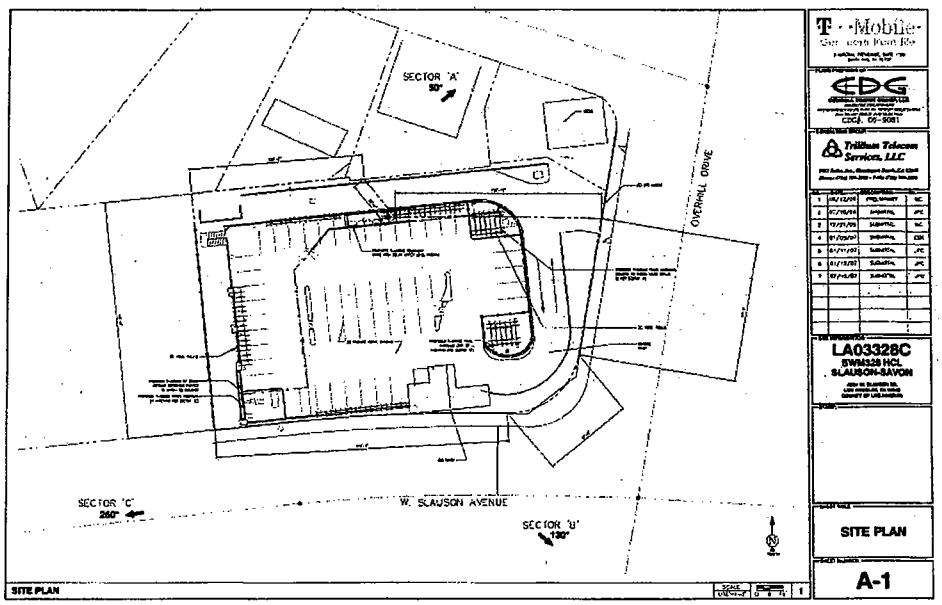
- Installation of 9 antennas:
  - 4 flush mounted against parapet and screened
  - 5 flush mounted against the trellis posts
- Associated equipment cabinets to be located under the rooftop parking area out of public view.

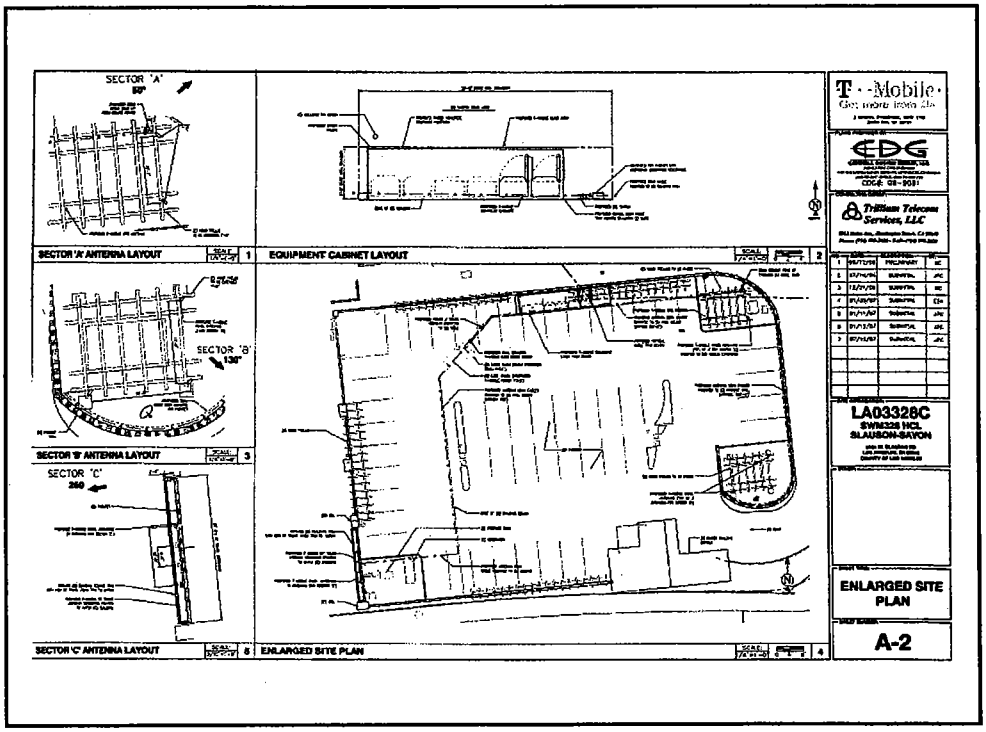
How will this benefit me?

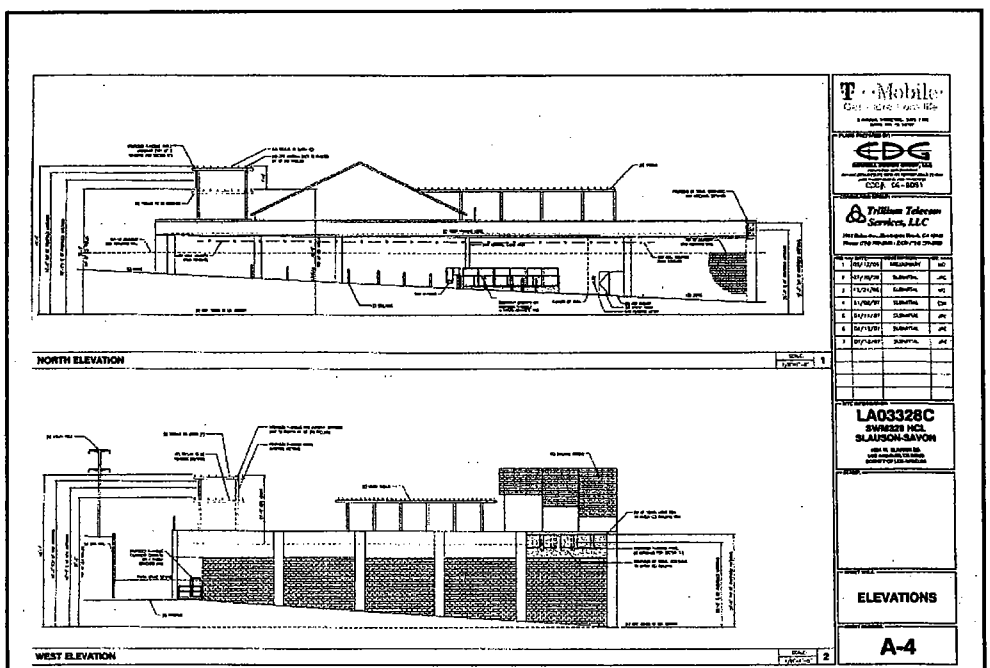
- The site will provide better coverage to the nearby residents.
- Provide additional support for calls placed in the case of an emergency.
- Create competition in the marketplace for this area to keep prices down by providing alternative Carrier choices.

Attachments

- Site Plan, Elevations
- Existing and Proposed coverage maps
- Customer complaint tickets as received by T-Mobile with associated map
- Before and After Photo Simulations
- Photos of Existing Sites




SECTOR 'A'
SECTOR 'A' ANTENNA LAYOUT
EQUIPMENT CABINET LAYOUT
SECTOR 'B'
SECTOR 'B' ANTENNA LAYOUT
SECTOR 'C'
SECTOR 'C' ANTENNA LAYOUT
ENLARGED SITE PLAN
T-Mobile
Trillium Telecom Services, LLC
LA03328C
SW#328 HCL
SLAUSON-SAYON
ENLARGED SITE PLAN
A-2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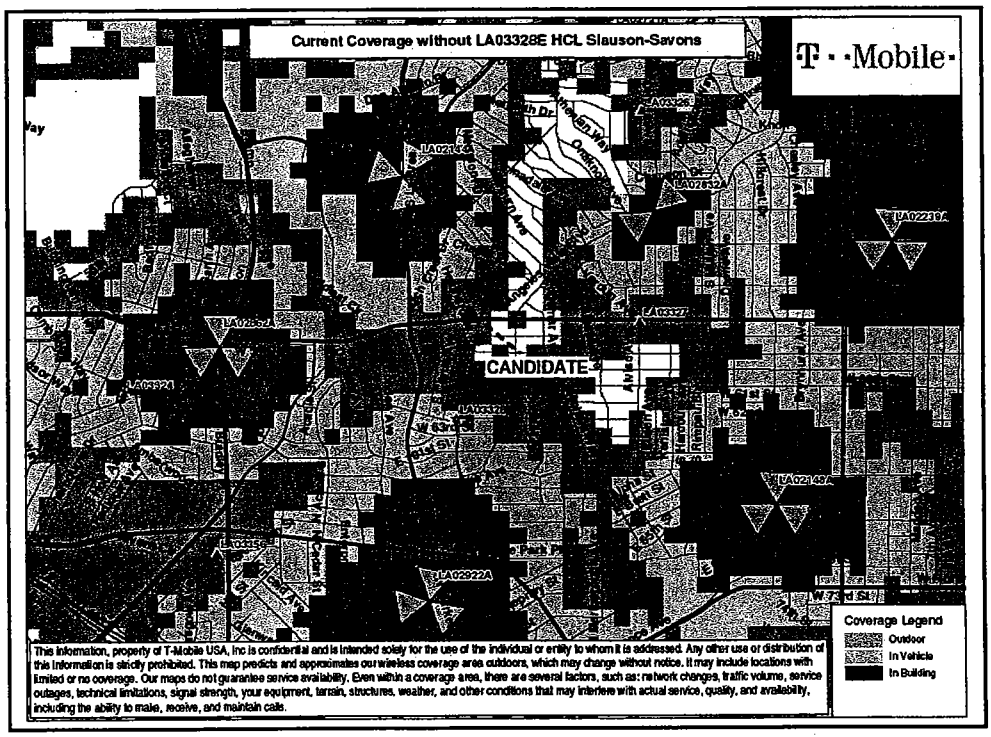
WEST ELEVATION
T-Mobile
Trillium Telecom Services, LLC
LA03328C
SW#328 HCL
SLAUSON-SAYON
ELEVATIONS
A-4


Current Coverage without LA03328E HCL Slauson-Savons
T · ·Mobile·
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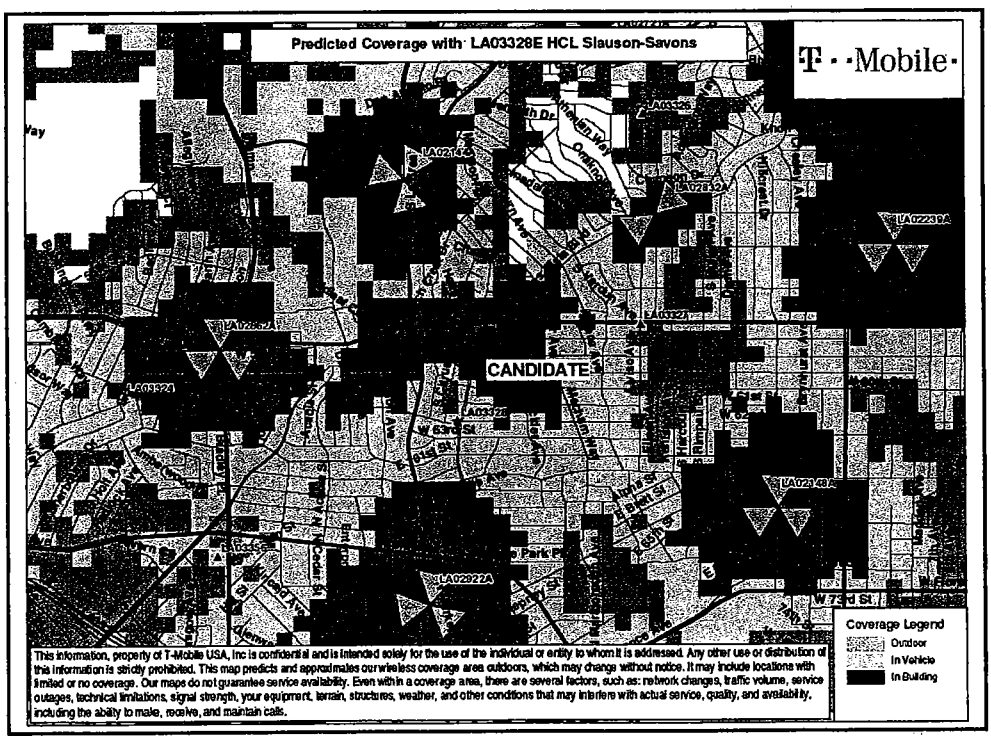
Outdoor
In Vehicle
In Building
This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.


Predicted Coverage with LA03328E HCL Slauson-Savons
T · ·Mobile·
CANDIDATE
Coverage Legend
Outdoor
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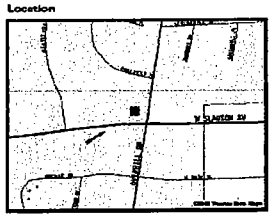
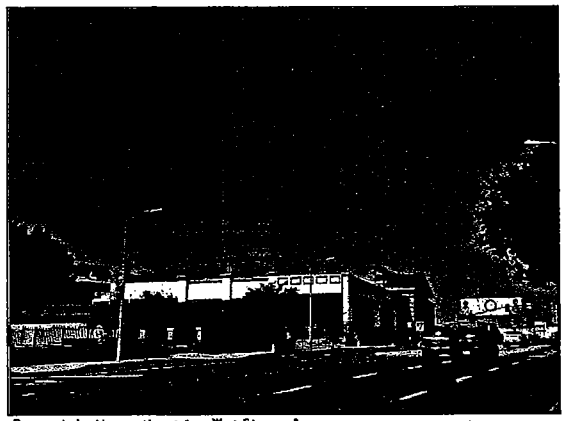
T··Mobile· LA03328 Slauson Sav-on 4501 West Slauson Avenue Los Angeles, CA 90043

Location



Existing

View 1

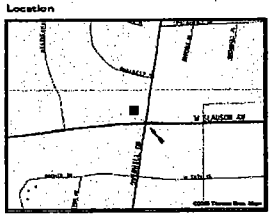


Proposed - Looking northwest from West Slauson Avenue

Accuracy of photo simulation based upon information provided by project applicant.

T··Mobile· LA03328 Slauson Sav-on 4501 West Slauson Avenue Los Angeles, CA 90043

Location



Existing

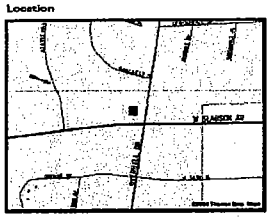
View 2

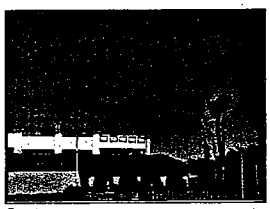
Proposed - Looking northwest from West Slauson Avenue

Accuracy of photo simulation based upon information provided by project applicant.

T · ·Mobile· LA03328 Slauson Sav-on 4501 West Slauson Avenue Los Angeles, CA 90043

Location





Existing

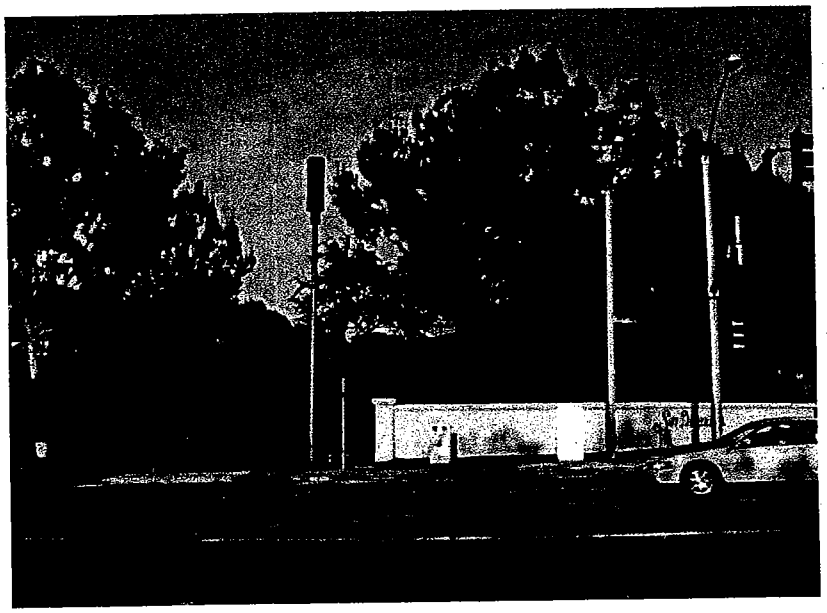
View 4

Proposed - Looking southeast from Hesthersdale Avenue

Accuracy of photo simulation based upon information provided by project applicant.

MONOPALM

LOS ANGELES, CA



ROLLING HILLS ESTATES, CA

ROLLING HILLS ESTATES, CA

Questions & Answers

- What is radiofrequency energy (RF)?
- How is radiofrequency energy used?
- How is radiofrequency radiation measured?
- What biological effects can be caused by RF energy?
- What levels of RF energy are considered safe?
- Why has the FCC adopted guidelines for RF exposure?
- How can I obtain the Specific Absorption Rate (SAR) value for my wireless phone?
- Do hands-free kits for wireless phones reduce risks from exposure to RF emissions?
- Do wireless phone accessories that claim to shield the head from RF radiation work?
- Do wireless phone accessories that claim to shield the head from RF radiation work?
- What are wireless telephone base stations?
- Are wireless telephone base stations safe?
- Who regulates exposure to radiation from microwave ovens, television sets and computer monitors?
- Does the FCC routinely monitor radiofrequency radiation from antennas?
- Does the FCC maintain a database that includes information on the location and technical parameters of all the transmitting towers it regulates?
- Can local and state governmental bodies establish limits for RF exposure?
- Do wireless phones pose a health hazard?
- What is FDA's role concerning the safety of wireless phones?
- What kinds of phones are the subject of this update?
- What are the results of the research done already?
- What research is needed to decide whether RF exposure from wireless phones poses a health risk?
- What is FDA doing to find out more about the possible health effects of wireless phone RF?
- What steps can I take to reduce my exposure to radiofrequency energy from my wireless phone?
- What about children using wireless phones?
- What about wireless phone interference with medical equipment?
- Which other federal agencies have responsibilities related to potential RF health effects?
- Who funds and carries out research on the biological effects of RF energy?
- How does FCC Audit Cell Phone RF?

What is radiofrequency energy (RF)?

Radiofrequency (RF) energy is another name for radio waves. It is one form of electromagnetic energy

that makes up the electromagnetic spectrum. Some of the other forms of energy in the electromagnetic spectrum are gamma rays, x-rays and light. Electromagnetic energy (or electromagnetic radiation) consists of waves of electric and magnetic energy moving together (radiating) through space. The area where these waves are found is called an electromagnetic field.

Radio waves are created due to the movement of electrical charges in antennas. As they are created, these waves radiate away from the antenna. All electromagnetic waves travel at the speed of light. The major differences between the different types of waves are the distances covered by one cycle of the wave and the number of waves that pass a certain point during a set time period. The wavelength is the distance covered by one cycle of a wave. The frequency is the number of waves passing a given point in one second. For any electromagnetic wave, the wavelength multiplied by the frequency equals the speed of light. The frequency of an RF signal is usually expressed in units called hertz (Hz). One Hz equals one wave per second. One kilohertz (kHz) equals one thousand waves per second, one megahertz (MHz) equals one million waves per second, and one gigahertz (GHz) equals one billion waves per second.

RF energy includes waves with frequencies ranging from about 3000 waves per second (3 kHz) to 300 billion waves per second (300 GHz). Microwaves are a subset of radio waves that have frequencies ranging from around 300 million waves per second (300 MHz) to three billion waves per second (3 GHz).

How is radiofrequency energy used?

Probably the most important use of RF energy is for telecommunications. Radio and TV broadcasting, wireless phones, pagers, cordless phones, police and fire department radios, point-to-point links and satellite communications all rely on RF energy.

Other uses of RF energy include microwave ovens, radar, industrial heaters and sealers, and medical treatments. RF energy, especially at microwave frequencies, can heat water. Since most food has a high water content, microwaves can cook food quickly. Radar relies on RF energy to track cars and airplanes as well as for military applications. Industrial heaters and sealers use RF energy to mold plastic materials, glue wood products, seal leather items such as shoes and pocketbooks, and process food. Medical uses of RF energy include pacemaker monitoring and programming.

How is radiofrequency radiation measured?

RF waves and RF fields have both electrical and magnetic components. It is often convenient to express the strength of the RF field in terms of each component. For example, the unit "volts per meter" (V/m) is used to measure the electric field strength, and the unit "amperes per meter" (A/m) is used to express the magnetic field strength. Another common way to characterize an RF field is by means of the power density. Power density is defined as power per unit area. For example, power density can be expressed in terms of milliwatts (one thousandth of a watt) per square centimeter (mW/cm2 or microwatts (one millionth of a watt) per square centimeter ($\mu W/cm^2$).

The quantity used to measure how much RF energy is actually absorbed by the body is called the Specific Absorption Rate or SAR. The SAR is a measure of the rate of absorption of RF energy. It is usually expressed in units of watts per kilogram (W/kg) or milliwatts per gram (mW/g).

What biological effects can be caused by RF energy?

The biological effects of radiofrequency energy should not be confused with the effects from other types

of electromagnetic energy.

Very high levels of electromagnetic energy, such as is found in X-rays and gamma rays can ionize biological tissues. Ionization is a process where electrons are stripped away from their normal locations in atoms and molecules. It can permanently damage biological tissues including DNA, the genetic material. Ionization only occurs with very high levels of electromagnetic energy such as X-rays and gamma rays. Often the term radiation is used when discussing ionizing radiation (such as that associated with nuclear power plants).

The energy levels associated with radiofrequency energy, including both radio waves and microwaves, are not great enough to cause the ionization of atoms and molecules. Therefore, RF energy is a type of non-ionizing radiation. Other types of non-ionizing radiation include visible light, infrared radiation (heat) and other forms of electromagnetic radiation with relatively low frequencies.

Large amounts of RF energy can heat tissue. This can damage tissues and increase body temperatures. Two areas of the body, the eyes and the testes, are particularly vulnerable to RF heating because there is relatively little blood flow in them to carry away excess heat.

The amount of RF radiation routinely encountered by the general public is too low to produce significant heating or increased body temperature. Still, some people have questions about the possible health effects of low levels of RF energy. It is generally agreed that further research is needed to determine what effects actually occur and whether they are dangerous to people. In the meantime, standards-setting organizations and government agencies are continuing to monitor the latest scientific findings to determine whether changes in safety limits are needed to protect human health.

FDA, EPA and other US government agencies responsible for public health and safety have worked together and in connection with WHO to monitor developments and identify research needs related to RF biological effects.

What levels of RF energy are considered safe?

Various organizations and countries have developed standards for exposure to radiofrequency energy. These standards recommend safe levels of exposure for both the general public and for workers. In the United States, the FCC has used safety guidelines for RF environmental exposure since 1985.

The FCC guidelines for human exposure to RF electromagnetic fields are derived from the recommendations of two expert organizations, the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE). In both cases, the recommendations were developed by scientific and engineering experts drawn from industry, government, and academia after extensive reviews of the scientific literature related to the biological effects of RF energy.

Many countries in Europe and elsewhere use exposure guidelines developed by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). The ICNIRP safety limits are generally similar to those of the NCRP and IEEE, with a few exceptions. For example, ICNIRP recommends different exposure levels in the lower and upper frequency ranges and for localized exposure from certain products such as hand-held wireless telephones. Currently, the World Health Organization is working to provide a framework for international harmonization of RF safety standards.

The NCRP, IEEE, and ICNIRP all have identified a whole-body Specific Absorption Rate (SAR) value

of 4 watts per kilogram (4 W/kg) as a threshold level of exposure at which harmful biological effects may occur. Exposure guidelines in terms of field strength, power density and localized SAR were then derived from this threshold value. In addition, the NCRP, IEEE, and ICNIRP guidelines vary depending on the frequency of the RF exposure. This is due to the finding that whole-body human absorption of RF energy varies with the frequency of the RF signal. The most restrictive limits on whole-body exposure are in the frequency range of 30-300 MHz where the human body absorbs RF energy most efficiently. For products that only expose part of the body, such as wireless phones, exposure limits in terms of SAR only are specified.

The exposure limits used by the FCC are expressed in terms of SAR, electric and magnetic field strength, and power density for transmitters operating at frequencies from 300 kHz to 100 GHz. The specific values can be found in two FCC bulletins, OET Bulletins 56 and 65:
http://www.fcc.gov/oet/info/documents/bulletins/#56;
http://www.fcc.gov/oet/info/documents/bulletins/#65

Why has the FCC adopted guidelines for RF exposure?

The FCC authorizes and licenses products, transmitters, and facilities that generate RF and microwave radiation. It has jurisdiction over all transmitting services in the U.S. except those specifically operated by the Federal Government. While the FCC does not have the expertise to determine radiation exposure guidelines on its own, it does have the expertise and authority to recognize and adopt technically sound standards promulgated by other expert agencies and organizations, and has done so . (Our joint efforts with the FDA in developing this website is illustrative of the kind of inter-agency efforts and consultation we engage in regarding this health and safety issue.)

Under the National Environmental Policy Act of 1969 (NEPA), the FCC has certain responsibilities to consider whether its actions will significantly affect the quality of the human environment. Therefore, FCC approval and licensing of transmitters and facilities must be evaluated for significant impact on the environment. Human exposure to RF radiation emitted by FCC-regulated transmitters is one of several factors that must be considered in such environmental evaluations. In 1996, the FCC revised its guidelines for RF exposure as a result of a multi-year proceeding and as required by the Telecommunications Act of 1996.

Radio and television broadcast stations, satellite-earth stations, experimental radio stations and certain wireless communication facilities are required to undergo routine evaluation for RF compliance when they submit an application to the FCC for construction or modification of a transmitting facility or renewal of a license. Failure to comply with the FCC's RF exposure guidelines could lead to the preparation of a formal Environmental Assessment, possible Environmental Impact Statement and eventual rejection of an application. Technical guidelines for evaluating compliance with the FCC RF safety requirements can be found in the FCC's OET Bulletin 65.
http://www.fcc.gov/oet/info/documents/bulletins/#65

Low-powered, intermittent, or inaccessible RF transmitters and facilities are normally excluded from the requirement for routine evaluation for RF exposure. These exclusions are based on standard calculations and measurement data indicating that a transmitting station or equipment operating under the conditions prescribed is unlikely to cause exposures in excess of the guidelines under normal conditions of use. Such exclusions are not exclusions from compliance, but, rather, exclusions from routine evaluation. The FCC's policies on RF exposure and categorical exclusion can be found in Section 1.1307(b) of the FCC's Rules and Regulations [(47 CFR 1.1307(b)].

How can I obtain the Specific Absorption Rate (SAR) value for my wireless phone?

The FCC requires that wireless phones sold in the United States demonstrate compliance with human exposure limits adopted by the FCC in 1996. The relative amount of RF energy absorbed in the head of a wireless telephone-user is given by the Specific Absorption Rate (SAR), as explained above. The FCC requires wireless phones to comply with a safety limit of 1.6 watts per kilogram (1.6 W/kg) in terms of SAR.

Information on SAR for a specific phone model can be obtained for many recently manufactured phones using the FCC identification (ID) number for that model. The FCC ID number is usually printed somewhere on the case of the phone. Sometimes it may be necessary to remove the battery pack to find the number. Once you have the ID number, go to the following Web address: www.fcc.gov/oet/fccid. On this page, you will see instructions for entering the FCC ID number. Type the FCC ID number exactly as requested (the Grantee Code is the first three characters, the Equipment Product Code is the rest of the FCC ID number). Then click on "Start Search." The "Grant of Equipment Authorization" for your telephone should appear. Read through the grant for the section on "SAR Compliance," "Certification of Compliance with FCC Rules for RF Exposure" or similar language. This section should contain the value(s) for typical or maximum SAR for your phone.

Phones and other products authorized since June 2, 2000, should have the maximum SAR levels noted directly on the "Grant of Equipment Authorization." For phones and products authorized between about mid-1998 and June 2000, detailed information on SAR levels is typically found in the exhibits associated with the grant. Once a grant is accessed, the exhibits can be viewed by clicking on "View Exhibit." Grants authorized prior to 1998 are not part of the electronic database but, rather, have been documented in the form of paper records.

The FCC database does not list phones by model number. However, consumers may find SAR information from other sources as well. Some wireless phone manufacturers make SAR information available on their own Web sites. In addition, some non-government Web sites provide SARs for specific models of wireless phones. However, the FCC has not reviewed these sites and makes no guarantees of their accuracy. Finally, phones certified by the Cellular Telecommunications and Internet Association (CTIA) are required to provide SAR information to consumers in the instructional materials that come with the phones.

Do hands-free kits for wireless phones reduce risks from exposure to RF emissions?

Since there are no known risks from exposure to RF emissions from wireless phones, there is no reason to believe that hands-free kits reduce risks. Hands-free kits can be used with wireless phones for convenience and comfort. These systems reduce the absorption of RF energy in the head because the phone, which is the source of the RF emissions, will not be placed against the head. On the other hand, if the phone is mounted against the waist or other part of the body during use, then that part of the body will absorb more RF energy. Wireless phones marketed in the U.S. are required to meet safety requirements regardless of whether they are used against the head or against the body. Either configuration should result in compliance with the safety limit.

Do wireless phone accessories that claim to shield the head from RF radiation work?

Since there are no known risks from exposure to RF emissions from wireless phones, there is no reason to believe that accessories that claim to shield the head from those emissions reduce risks. Some products that claim to shield the user from RF absorption use special phone cases, while others involve

nothing more than a metallic accessory attached to the phone. Studies have shown that these products generally do not work as advertised. Unlike "hand-free" kits, these so-called "shields" may interfere with proper operation of the phone. The phone may be forced to boost its power to compensate, leading to an increase in RF absorption. In February 2002, the Federal trade Commission (FTC) charged two companies that sold devices that claimed to protect wireless phone users from radiation with making false and unsubstantiated claims. According to FTC, these defendants lacked a reasonable basis to substantiate their claim.

What are wireless telephone base stations?

Fixed antennas used for wireless telecommunications are referred to as cellular base stations, cell stations, PCS ("Personal Communications Service") stations or telephone transmission towers. These base stations consist of antennas and electronic equipment. Because the antennas need to be high in the air, they are often located on towers, poles, water tanks, or rooftops. Typical heights for freestanding base station towers are 50-200 feet.

Some base stations use antennas that look like poles, 10 to 15 feet in length, that are referred to as "omni-directional" antennas. These types of antennas are usually found in rural areas. In urban and suburban areas, wireless providers now more commonly use panel or sector antennas for their base stations. These antennas consist of rectangular panels, about 1 by 4 feet in dimension. The antennas are usually arranged in three groups of three antennas each. One antenna in each group is used to transmit signals to wireless phones, and the other two antennas in each group are used to receive signals from wireless phones.

At any base station site, the amount of RF energy produced depends on the number of radio channels (transmitters) per antenna and the power of each transmitter. Typically, 21 channels per antenna sector are available. For a typical cell site using sector antennas, each of the three transmitting antennas could be connected to up to 21 transmitters for a total of 63 transmitters. However, it is unlikely that all of the transmitters would be transmitting at the same time. When omni-directional antennas are used, a cellular base station could theoretically use up to 96 transmitters, but this would be very unusual, and, once again, it is unlikely that all transmitters would be in operation simultaneously. Base stations used for PCS communications generally require fewer transmitters than those used for cellular radio transmissions, since PCS carriers usually have a higher density of base station antenna sites.

Are wireless telephone base stations safe?

The electromagnetic RF signals transmitted from base station antennas stations travel toward the horizon in relatively narrow paths. For example, the radiation pattern for an antenna array mounted on a tower can be likened to a thin pancake centered around the antenna system. The individual pattern for a single array of sector antennas is wedge-shaped, like a piece of pie. As with all forms of electromagnetic energy, the power decreases rapidly as one moves away from the antenna. Therefore, RF exposure on the ground is much less than exposure very close to the antenna and in the path of the transmitted radio signal. In fact, ground-level exposure from such antennas is typically thousands of times less than the exposure levels recommended as safe by expert organizations. So exposure to nearby residents would be well within safety margins.

Cellular and PCS base stations in the United States are required to comply with limits for exposure recommended by expert organizations and endorsed by government agencies responsible for health and safety. Measurements made near cellular and PCS base station antennas mounted on towers have confirmed that ground-level exposures are typically thousands of times less than the exposure limits

adopted by the FCC. In fact, in order to be exposed to levels at or near the FCC limits for cellular or PCS frequencies an individual would essentially have to remain in the main transmitted radio signal (at the height of the antenna) and within a few feet from the antenna. This is, of course, very unlikely to occur.

When cellular and PCS antennas are mounted on rooftops, RF levels on that roof or on others near by would probably be greater than those typically encountered on the ground. However, exposure levels approaching or exceeding safety guidelines should be encountered only very close to or directly in front of the antennas. In addition, for sector-type antennas, typically used for such rooftop base stations, RF levels to the side and in back of these antennas are insignificant. General guidelines on antenna installations and circumstances that might give rise to a concern about an facility's conformance with FCC regulations can be found in *A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance*. This Guide can be accessed at: http://www.fcc.gov/oet/rfsafety.

Who regulates exposure to radiation from microwave ovens, television sets and computer monitors?

The Food and Drug Administration is responsible for protecting the public from harmful radiation emissions from these consumer products.

Does the FCC routinely monitor radiofrequency radiation from antennas?

The FCC does not have the resources or the personnel to routinely monitor the emissions for all the thousands of transmitters that are subject to FCC jurisdiction. However, the FCC does have measurement instrumentation for evaluating RF levels in areas that may be accessible to the public or to workers. If there is evidence for potential non-compliance with FCC exposure guidelines for a FCC-regulated facility, staff from the FCC's Office of Engineering and Technology or the FCC Enforcement Bureau can conduct and investigation, and, if appropriate, perform actual measurements. Circumstances that could give rise to a concern about an facility's conformance with FCC regulations can be found in in *A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance*. This Guide can be accessed at: http://www.fcc.gov/oet/rfsafety. Potential exposure problems should be brought to the FCC's attention by contacting the FCC RF Safety Program at: 202-418-2464 or by e-mail: rfsafety@fcc.gov.

Does the FCC maintain a database that includes information on the location and technical parameters of all the transmitting towers it regulates?

Each of the FCC Bureaus maintains its own licensing database system for the service(s) it regulates (*e.g.*, television, cellular service, satellite earth stations.) The FCC issues two types of licenses: site specific and market based. In the case of site specific licensed facilities, technical operating information is collected from the licensee as part of the licensing process. However, in the case of market based licensing (*e.g.*, PCS, cellular), the licensee is granted the authority to operate a radio communications system in a geographic area using as many facilities as are required, and the licensee is not required to provide the FCC with specific location and operating parameters of these facilities.

Information on site specific licensed facilities can be found the "General Menu Reports" (GenMen) at http://gullfoss2.fcc.gov/cgi-bin/ws.exe/genmen/index.hts.

The various FCC Bureaus also publish on at least a weekly basis, bulk extracts of their licensing

databases. Each licensing database has its own unique file structure. These extracts consist of multiple, very large files. The FCC's Office of Engineering and Technology (OET) maintains an index to these databases at http://www.fcc.gov/oet/info/database/fadb.html. Entry points into the various databases include frequency, state/county, latitude/longitude, call-sign and licensee name. For further information on the Commission's existing databases, you can contact Donald Campbell at dcampbel@fcc.gov or 202-418-2405.

Can local and state governmental bodies establish limits for RF exposure?

Although some local and state governments have enacted rules and regulations about human exposure to RF energy in the past, the Telecommunications Act of 1996 requires the Federal Government to control human exposure to RF emissions. In particular, Section 704 of the Act states that, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Further information on federal authority and FCC policy is available in a fact sheet from the FCC's Wireless Telecommunications Bureau at www.fcc.gov/wtb.

Do wireless phones pose a health hazard?

The available scientific evidence does not show that any health problems are associated with using wireless phones. There is no proof, however, that wireless phones are absolutely safe. Wireless phones emit low levels of radiofrequency energy (RF) in the microwave range while being used. They also emit very low levels of RF when in the stand-by mode. Whereas high levels of RF can produce health effects (by heating tissue), exposure to low level RF that does not produce heating effects causes no known adverse health effects. Many studies of low level RF exposures have not found any biological effects. Some studies have suggested that some biological effects may occur, but such findings have not been confirmed by additional research. In some cases, other researchers have had difficulty in reproducing those studies, or in determining the reasons for inconsistent results.

What is FDA's role concerning the safety of wireless phones?

Under the law, FDA does not review the safety of radiation-emitting consumer products such as wireless phones before they can be sold, as it does with new drugs or medical devices. However, the agency has authority to take action if wireless phones are shown to emit radiofrequency energy (RF) at a level that is hazardous to the user. In such a case, FDA could require the manufacturers of wireless phones to notify users of the health hazard and to repair, replace or recall the phones so that the hazard no longer exists.

Although the existing scientific data do not justify FDA regulatory actions, FDA has urged the wireless phone industry to take a number of steps, including the following:

- Support needed research into possible biological effects of RF of the type emitted by wireless phones;
- Design wireless phones in a way that minimizes any RF exposure to the user that is not necessary for device function; and
- Cooperate in providing users of wireless phones with the best possible information on possible effects of wireless phone use on human health

FDA belongs to an interagency working group of the federal agencies that have responsibility for different aspects of RF safety to ensure coordinated efforts at the federal level. The following agencies belong to this working group:

- National Institute for Occupational Safety and Health
- Environmental Protection Agency
- Federal Communications Commission
- Occupational Safety and Health Administration
- National Telecommunications and Information Administration

The National Institutes of Health participates in some interagency working group activities, as well.

FDA shares regulatory responsibilities for wireless phones with the Federal Communications Commission (FCC). All phones that are sold in the United States must comply with FCC safety guidelines that limit RF exposure. FCC relies on FDA and other health agencies for safety questions about wireless phones.

FCC also regulates the base stations that the wireless phone networks rely upon. While these base stations operate at higher power than do the wireless phones themselves, the RF exposures that people get from these base stations are typically thousands of times lower than those they can get from wireless phones. Base stations are thus not the primary subject of the safety questions discussed in this document.

What kinds of phones are the subject of this update?

The term "wireless phone" refers here to hand-held wireless phones with built-in antennas, often called "cell," "mobile," or "PCS" phones. These types of wireless phones can expose the user to measurable radiofrequency energy (RF) because of the short distance between the phone and the user's head. These RF exposures are limited by Federal Communications Commission safety guidelines that were developed with the advice of FDA and other federal health and safety agencies. When the phone is located at greater distances from the user, the exposure to RF is drastically lower because a person's RF exposure decreases rapidly with increasing distance from the source. The so-called "cordless phones," which have a base unit connected to the telephone wiring in a house, typically operate at far lower power levels, and thus produce RF exposures well within the FCC's compliance limits.

What are the results of the research done already?

The research done thus far has produced conflicting results, and many studies have suffered from flaws in their research methods. Animal experiments investigating the effects of radiofrequency energy (RF) exposures characteristic of wireless phones have yielded conflicting results that often cannot be repeated in other laboratories. A few animal studies, however, have suggested that low levels of RF could accelerate the development of cancer in laboratory animals. However, many of the studies that showed increased tumor development used animals that had been genetically engineered or treated with cancer-causing chemicals so as to be pre-disposed to develop cancer in the absence of RF exposure. Other studies exposed the animals to RF for up to 22 hours per day. These conditions are not similar to the conditions under which people use wireless phones, so we don't know with certainty what the results of such studies mean for human health.

Three large epidemiology studies have been published since December 2000. Between them, the studies investigated any possible association between the use of wireless phones and primary brain cancer, glioma, meningioma, or acoustic neuroma, tumors of the brain or salivary gland, leukemia, or other

cancers. None of the studies demonstrated the existence of any harmful health effects from wireless phone RF exposures. However, none of the studies can answer questions about long-term exposures, since the average period of phone use in these studies was around three years.

What research is needed to decide whether RF exposure from wireless phones poses a health risk?

A combination of laboratory studies and epidemiological studies of people actually using wireless phones would provide some of the data that are needed. Lifetime animal exposure studies could be completed in a few years. However, very large numbers of animals would be needed to provide reliable proof of a cancer promoting effect if one exists. Epidemiological studies can provide data that is directly applicable to human populations, but 10 or more years' follow-up may be needed to provide answers about some health effects, such as cancer. This is because the interval between the time of exposure to a cancer-causing agent and the time tumors develop - if they do - may be many, many years. The interpretation of epidemiological studies is hampered by difficulties in measuring actual RF exposure during day-to-day use of wireless phones. Many factors affect this measurement, such as the angle at which the phone is held, or which model of phone is used.

What is FDA doing to find out more about the possible health effects of wireless phone RF?

FDA is working with the U.S. National Toxicology Program and with groups of investigators around the world to ensure that high priority animal studies are conducted to address important questions about the effects of exposure to radiofrequency energy (RF).

FDA has been a leading participant in the World Health Organization International Electromagnetic Fields (EMF) Project since its inception in 1996. An influential result of this work has been the development of a detailed agenda of research needs that has driven the establishment of new research programs around the world. The Project has also helped develop a series of public information documents on EMF issues.

FDA and the Cellular Telecommunications & Internet Association (CTIA) have a formal Cooperative Research and Development Agreement (CRADA) to do research on wireless phone safety. FDA provides the scientific oversight, obtaining input from experts in government, industry, and academic organizations. CTIA-funded research is conducted through contracts to independent investigators. The initial research will include both laboratory studies and studies of wireless phone users. The CRADA will also include a broad assessment of additional research needs in the context of the latest research developments around the world.

What steps can I take to reduce my exposure to radiofrequency energy from my wireless phone?

If there is a risk from these products--and at this point we do not know that there is--it is probably very small. But if you are concerned about avoiding even potential risks, you can take a few simple steps to minimize your exposure to radiofrequency energy (RF). Since time is a key factor in how much exposure a person receives, reducing the amount of time spent using a wireless phone will reduce RF exposure.

- If you must conduct extended conversations by wireless phone every day, you could place more distance between your body and the source of the RF, since the exposure level drops off dramatically with distance. For example, you could use a headset and carry the wireless phone away from your body or use a wireless phone connected to a remote antenna

Again, the scientific data do not demonstrate that wireless phones are harmful. But if you are concerned about the RF exposure from these products, you can use measures like those described above to reduce your RF exposure from wireless phone use.

What about children using wireless phones?

The scientific evidence does not show a danger to users of wireless phones, including children and teenagers. If you want to take steps to lower exposure to radiofrequency energy (RF), the measures described above would apply to children and teenagers using wireless phones. Reducing the time of wireless phone use and increasing the distance between the user and the RF source will reduce RF exposure.

Some groups sponsored by other national governments have advised that children be discouraged from using wireless phones at all. For example, the government in the United Kingdom distributed leaflets containing such a recommendation in December 2000. They noted that no evidence exists that using a wireless phone causes brain tumors or other ill effects. Their recommendation to limit wireless phone use by children was strictly precautionary; it was not based on scientific evidence that any health hazard exists.

What about wireless phone interference with medical equipment?

Radiofrequency energy (RF) from wireless phones can interact with some electronic devices. For this reason, FDA helped develop a detailed test method to measure electromagnetic interference (EMI) of implanted cardiac pacemakers and defibrillators from wireless telephones. This test method is now part of a standard sponsored by the Association for the Advancement of Medical instrumentation (AAMI). The final draft, a joint effort by FDA, medical device manufacturers, and many other groups, was completed in late 2000. This standard will allow manufacturers to ensure that cardiac pacemakers and defibrillators are safe from wireless phone EMI.

FDA has tested hearing aids for interference from handheld wireless phones and helped develop a voluntary standard sponsored by the Institute of Electrical and Electronic Engineers (IEEE). This standard specifies test methods and performance requirements for hearing aids and wireless phones so that that no interference occurs when a person uses a "compatible" phone and a "compatible" hearing aid at the same time. This standard was approved by the IEEE in 2000.

FDA continues to monitor the use of wireless phones for possible interactions with other medical devices. Should harmful interference be found to occur, FDA will conduct testing to assess the interference and work to resolve the problem.

Which other federal agencies have responsibilities related to potential RF health effects?

Certain agencies in the Federal Government have been involved in monitoring, researching or regulating issues related to human exposure to RF radiation. These agencies include the Food and Drug Administration (FDA), the Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the National Telecommunications and Information Administration (NTIA) and the Department of Defense (DOD).

By authority of the Radiation Control for Health and Safety Act of 1968, the Center for Devices and Radiological Health (CDRH) of the FDA develops performance standards for the emission of radiation

from electronic products including X-ray equipment, other medical devices, television sets, microwave ovens, laser products and sunlamps. The CDRH established a product performance standard for microwave ovens in 1971 limiting the amount of RF leakage from ovens. However, the CDRH has not adopted performance standards for other RF-emitting products. The FDA is, however, the lead federal health agency in monitoring the latest research developments and advising other agencies with respect to the safety of RF-emitting products used by the public, such as cellular and PCS phones.

The FDA's microwave oven standard is an emission standard (as opposed to an exposure standard) that allows specific levels of microwave leakage (measured at five centimeters from the oven surface). The standard also requires ovens to have two independent interlock systems that prevent the oven from generating microwaves the moment that the latch is released or the door of the oven is opened. The FDA has stated that ovens that meet its standards and are used according to the manufacturer's recommendations are safe for consumer and industrial use. More information is available from: www.fda.gov/cdrh.

The EPA has, in the past, considered developing federal guidelines for public exposure to RF radiation. However, EPA activities related to RF safety and health are presently limited to advisory functions. For example, the EPA now chairs an Inter-agency Radiofrequency Working Group, which coordinates RF health-related activities among the various federal agencies with health or regulatory responsibilities in this area.

OSHA is responsible for protecting workers from exposure to hazardous chemical and physical agents. In 1971, OSHA issued a protection guide for exposure of workers to RF radiation [29 CFR 1910.97]. However, this guide was later ruled to be only advisory and not mandatory. Moreover, it was based on an earlier RF exposure standard that has now been revised. At the present time, OSHA uses the IEEE and/or FCC exposure guidelines for enforcement purposes under OSHA's "general duty clause" (for more information see: http://www.osha-slc.gov/SLTC/radiofrequencyradiation/index.html

NIOSH is part of the U.S. Department of Health and Human Services. It conducts research and investigations into issues related to occupational exposure to chemical and physical agents. NIOSH has, in the past, undertaken to develop RF exposure guidelines for workers, but final guidelines were never adopted by the agency. NIOSH conducts safety-related RF studies through its Physical Agents Effects Branch in Cincinnati,Ohio.

The NTIA is an agency of the U.S. Department of Commerce and is responsible for authorizing Federal Government use of the RF electromagnetic spectrum. Like the FCC, the NTIA also has NEPA responsibilities and has considered adopting guidelines for evaluating RF exposure from U.S. Government transmitters such as radar and military facilities.

The Department of Defense (DOD) has conducted research on the biological effects of RF energy for a number of years. This research is now conducted primarily at the U.S. Air Force Research Laboratory located at Brooks Air Force Base, Texas. The DOD Web site for RF biological effects information is listed with other sites in conjunction with a question on other sources of information, below.

Who funds and carries out research on the biological effects of RF energy?

Research into possible biological effects of RF energy is carried out in laboratories in the United States and around the world. In the U.S., most research has been funded by the Department of Defense, due to the extensive military use of RF equipment such as radar and high-powered radio transmitters. In addition, some federal agencies responsible for health and safety, such as the Environmental Protection Agency (EPA) and the U.S. Food and Drug Administration (FDA), have sponsored and conducted

research in this area. At the present time, most of the non-military research on biological effects of RF energy in the U.S. is being funded by industry organizations. More research is being carried out overseas, particularly in Europe.

In 1996, the World Health Organization (WHO) established the International EMF Project to review the scientific literature and work towards resolution of health concerns over the use of RF technology. WHO maintains a Web site that provides extensive information on this project and about RF biological effects and research (www.who.ch/peh-emf).

FDA, EPA and other US government agencies responsible for public health and safety have worked together and in connection with WHO to monitor developments and identify research needs related to RF biological effects.

How does FCC Audit Cell Phone RF?

After FCC grants permission for a particular cellular telephone to be marketed, FCC will occasionally conduct "post-grant" testing to determine whether production versions of the phone are being produced to conform with FCC regulatory requirements. The manufacturer of a cell phone that does not meet FCC's regulatory requirements may be required to remove the cell phone from use and to refund the purchase price or provide a replacement phone, and may be subject to civil or criminal penalties. In addition, if the cell phone presents a risk of injury to the user, FDA may also take regulatory action. The most important post-grant test, from a consumer's perspective, is testing of the RF emissions of the phone. FCC measures the Specific Absorption Rate (SAR) of the phone, following a very rigorous testing protocol. As is true for nearly any scientific measurement, there is a possibility that the test measurement may be less than or greater than the actual RF emitted by the phone. This difference between the RF test measurement and actual RF emission is because test measurements are limited by instrument accuracy, because test measurement and actual use environments are different, and other variable factors. This inherent variability is known as "measurement uncertainty." When FCC conducts post-grant testing of a cell phone, FCC takes into account any measurement uncertainty to determine whether regulatory action is appropriate. This approach ensures that when FCC takes regulatory action, it will have a sound, defensible scientific basis.

FDA scientific staff reviewed the methodology used by FCC to measure cell phone RF, and agreed it is an acceptable approach, given our current understanding of the risks presented by cellular phone RF emissions. RF emissions from cellular phones have not been shown to present a risk of injury to the user when the measured SAR is less than the safety limits set by FCC (an SAR of 1.6 w/kg). Even in a case where the maximum measurement uncertainty permitted by current measurement standards was added to the maximum permissible SAR, the resulting SAR value would be *well below any level known to produce an acute effect*. Consequently, FCC's approach with measurement uncertainty will not result in consumers being exposed to any known risk from the RF emitted by cellular telephones.

FDA will continue to monitor studies and literature reports concerning acute effects of cell phone RF, and concerning chronic effects of long-term exposure to cellular telephone RF (that is, the risks from using a cell phone for many years). If new information leads FDA to believe that a change to FCC's measurement policy may be appropriate, FDA will contact FCC and both agencies will work together to develop a mutually-acceptable approach

Updated July 29, 2003

EXAMPLE REPORT FROM HAMMET & EDISON INC.

Provided by Ms. Sally Hampton

Sprint PCS • Proposed PCS Base Station (Site No. SF33xc674B)
2801 California Street • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Sprint PCS, a wireless telecommunications carrier, to evaluate the PCS base station facilities proposed to be constructed at 2801 California Street (Sprint Site No. SF33xc674B) with respect to prevailing standards limiting human exposure to radio frequency energy.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of WTS facilities with prevailing safety standards. The acceptable thresholds for exposures of unlimited duration are the most restrictive of the nationally promulgated standards and come from NCRP Report No. 86 (1986):

Wireless Telecommunications Service	Operating Frequency	Occupational Limit	Public Limit
Personal Communication	1,900 MHz	5 mW/cm^2	1 mW/cm^2
Cellular Telephone	870	2.9	0.58
[most restrictive frequency range]	30–300	1.0	0.20

The site was visited by the undersigned engineer on September 28, 2000, and reference was made to zoning drawings of the site by Alvar Architects, Inc., dated November 14, 2000, and to additional information provided by Sprint.

Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

There were no existing WTS facilities or other transmitting communications facilities observed at the site. Existing RF levels at ground level were less than 1% of the most restrictive public exposure limit.

2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.

No other wireless communications facilities are reported to be approved for this site but not yet installed.

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no WTS facilities observed within 100 feet of the site.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

There are proposed three directional panel antennas to be mounted on the roof of the three-story building located at 2801 California Street, on the corner of Divisadero Street. The antennas would

be mounted within 6-foot fiberglass cylinders on the roof, configured to resemble vent pipes, at an effective antenna height of 43 1/2 feet above ground. The 295°T and 55°T antennas would be Allen Telcom Model 958DD90T2-TRM, mounted with 2° downtilt and set back about 5 feet from the northeast corner of the roof, while the 175°T antenna would be EMS Model MTRR7517-420DPL, mounted with 4° downtilt and set back about 5 feet from the southeast corner of the roof.

5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.

The maximum power rating of the transmitters to be installed is reported to be 16 watts. The actual operating power of the transmitters will depend upon the system losses encountered after the physical cabling runs have been installed; the transmitters will operate at a power that may be less than their maximum rating, such that the power radiated from the antenna does not exceed the level given in Item 6 below.

6. Total number of watts per installation and total number of watts for all installations at site.

The maximum effective radiated power proposed in any direction is 1,000 watts.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the proposed antennas to be installed on the building as described in Item 4 above. All adjacent buildings are of lower height, and a taller, brick building on the second parcel to the north has no windows facing the site.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

The maximum ambient RF level at ground level from the proposed operation is calculated to be 0.0031 mW/cm^2, which is 0.31% of the public exposure limit applicable to PCS sites. The three-dimensional perimeter of RF levels equal to the exposure standards is calculated to extend about 12 feet from the front of the Sprint transmitting antennas; therefore, on the roof of the building, the ambient RF levels are expected to exceed the public exposure limit within that distance.

9. Describe proposed signage at site.

Access to the roof of the building by the public is presumed to be possible, due to the exterior fire escape ladders, so barriers need to be erected to prevent access to areas around the cylinders. Measurements made prior to the commencement of operation can be used to determine the exact extent of the perimeters of RF levels equal to the public exposure limit. Additionally, such access as would allow authorized personnel to approach within 5 feet of the faces of the Sprint antennas themselves may result in exposures in excess of the occupational limit and so should not be

permitted while the site is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Explanatory warning signs should be installed at the roof access door, at the access barrier, and at the cylinders, so that they would be readily visible to workers approaching from any direction.*

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registrations Nos. E-13026 and M-20676, which expire on June 30, 2005. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

Conclusion

Based on the information and analysis above, it is my professional opinion that the proposed Sprint PCS base station facility can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest estimated exposure levels at ground level are many times less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. HAMMETT
E-13026
M-20676
Exp. 6-30-05
ELECTRICAL
MECHANICAL
STATE OF CALIFORNIA

William F. Hammett, P.E.

October 29, 2001

* Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.

EXAMPLE REPORT: VALUE IMPACT ANALYSIS

Provided by Applicant

VALUE IMPACT ANALYSIS

VALUE IMPACT ON PROPERTIES PROXIMATE TO PROPOSED CELL TOWER SITE

2141 ESPLENDIDO AVENUE VISTA, CALIFORNIA

APPRAISED FOR

Mr. Darrell W. Daugherty
PlanCom, Inc.
302 State Place, Second Floor
Escondido, CA 92029

DATE OF ANALYSIS

July 2007

DATE OF REPORT

August 17, 2007

ANALYZED BY

Anderson & Brabant, Inc.
353 West Ninth Avenue
Escondido, California 92025

File No. 07-075

ANDERSON & BRABANT, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS
353 W. NINTH AVENUE
ESCONDIDO, CALIFORNIA 92025-5032
TELEPHONE (760) 741-4146
FAX (760) 741-1049

August 17, 2007

Mr. Darrell W. Daugherty
PlanCom, Inc.
302 State Place, Second Floor
Escondido, California 92029

RE: Value impact on properties proximate to proposed cell tower site
2141 Esplendido Avenue
Vista, California 92084

Dear Mr. Daugherty:

At your request, we have conducted an analysis to determine the impact, if any, on current values of properties that are adjacent to or nearby a cell tower site that is proposed to be erected on a single family homesite in Vista, California. The intent of this study is to assist the client in understanding market reactions regarding proximate cell towers as to view obstruction, perceived health hazards, or other factors that influence value. Our conclusions are based on a current date, July 2007.

Proposed Cell Tower Site

The proposed location of a new cell tower is identified as 2141 Esplendido Avenue, Vista, California (Map Code 1108-E3). This is an unincorporated, suburban area at the south side of Vista near the San Marcos city limits, and the parcel is about two miles to the east of State Highway 78. We did not conduct a complete inspection of the property, and details of the site and improvements were taken from public records and a brief inspection from the street. This property is comprised of a 3.60 acre, irregularly shaped parcel that is mostly characterized by gently to moderately sloping topography. The site is improved with an older single family residence.

As shown on the provided plans, a cell tower in the form of a simulated pine tree known as a "monopine" is proposed to be placed on the northeast side of the homesite among existing ornamental trees. Photographs of the property are attached to this letter along with photo simulations of the proposed cell tower.

Scope of Work

The most effective method of determining the effect on current values of properties adjoining or close to a cell tower site is to study the reactions of market participants including brokers, buyers, and sellers of homes in competing residential neighborhoods. The client provided the appraisers with a list of approximately ten existing cell tower sites in San Diego County for analysis. Included among these were commercial neighborhoods as well as suburban and rural areas of the county.

Our review of the material provided by the client indicates that several of the cell tower sites are within dissimilar areas such as commercial neighborhoods or sparsely developed communities and, thus, were eliminated from our analysis due to the possibility of securing unreliable results. In some instances, the tower sites were considered to be in areas that were somewhat comparable, but a search for recently sold properties yielded little or no data from which to derive a viable conclusion. After a careful research for data, we were able to gather adequate data for analysis from only two of the cell tower locations that were identified by the client.

To supplement our analysis, we conducted our own research of the marketplace and discovered several other cell tower locations in the north San Diego County area. The majority were eliminated due to differences in location or absence of home sales (surrounding the cell towers) that occurred in the recent past or since the towers were erected. After considering numerous tower cell site locations around the county with specific emphasis on north San Diego County, we ultimately eliminated all but three locations (including those sites identified by the client) from which adequate data were discovered and verified to derive supportable results. Those interviewed during the course of our study were buyers, sellers, and local brokers involved in the marketing of the particular properties. As will be discussed later, the results of our investigation were generally consistent between the three locations. A brief description of the proposed cell tower site and surrounding neighborhood is found previously in this letter, and the results of our findings are set forth in the following paragraphs.

Analysis of Existing Cell Tower Locations

The following are brief discussions relating to recent sales of residential properties that are immediately adjacent or close to parcels developed with cell towers in the general market area of the proposed cell tower site in Vista. Aerial views of these properties and surrounding parcels are included with the letter as attachments.

3461 Royal Road, Vista: A monopine cell tower has been placed on a 2.42 acre, gently sloping parcel in an unincorporated area of southeast Vista at 3461 Royal Road (Map Code 1088-F7). This neighborhood is similar to the proposed cell tower site area in Vista as to density of development and typical homesite size. A small, older home is located on the Royal Road site along with some greenhouse structures.

A newly constructed home on a 1.15 acre parcel just to the northeast and slightly above the elevation of the cell tower site sold in January 2007. The address of this property is 3636 Royal Road. The broker involved in the sale was unaware that the cell tower was in place on the neighboring site, but expressed that it did not detract from the view quality of the sold property and would not have been an issue with regard to its price or value.

A 4.67 acre parcel of gently sloping land nearby to the northwest of this cell tower site sold in February 2007. This property, located at 3458 Royal Road, is improved with a small older home, and the buyer (a real estate broker) intends to complete a four way lot split of the parcel. This same broker was also involved in the May 2007 sale of an adjoining one acre parcel at 810 Valley Crest Drive that is gently sloping and improved with a nearly new home. The broker stated that the location of the cell tower was not observed prior to the transactions, but that it is

not considered to have a detrimental impact on view quality or property values. It is interesting to note that this broker has been serving on a local city planning commission for several years and is aware of the process and common public reactions when use permits for such towers are sought in that municipality. He stated that as recent as four to six years ago, it was common to encounter substantial negative response from neighbors of proposed cell tower sites due to view obstruction or perceived health hazards. He then indicated that there has been virtually no negative reaction from neighbors or other parties over the past two years and speculates that this has coincided with the broader use and acceptance of cell phones. Furthermore, he suggested that the public has become more accepting of cell towers, particularly those that are concealed or in the form of simulated trees.

3153 Purer Road, Escondido: A simulated tree cell tower has been placed on a 5.44 acre, mostly gently sloping property improved with a residence and grove located in south Escondido on the southwest corner of Via Rancho Parkway and Purer Road. The property address is 3153 Purer Road (Map Code 1149-G2). This is a suburban neighborhood that is considered to be superior to the location of the proposed cell tower site in Vista.

To the immediate north of the northeast corner of the Purer Road cell tower site is a 0.57 acre parcel improved with a single family home that sold in March 2006. The address of this property is 1410 Via Rancho Parkway. Also within very close proximity to the north at 2805 Tan Tam Drive is a home on a 0.58 acre lot that sold in June 2006. This gently sloping parcel overlooks the cell tower site. According to both listing brokers, the existence of the tower on the neighboring sites was not known during the marketing period. However, both expressed opinions that the existence of the tower would have had no bearing on the pricing or values of the sold properties when the transactions occurred.

The conclusions expressed by the listing brokers of the two sold properties in the preceding paragraph were also supported by listing brokers involved in the sales of two other residential properties located just to the north of the Purer Road cell tower parcel on Felicita Lane. These two properties are identified as 1336 Felicita Lane, an older home on a gently sloping 0.73 acre site that sold in August 2006; and another older home on a 0.74 acre parcel located at 1253 Felicita Lane that sold in September 2006. In both cases, the brokers indicated that the location of the cell tower was not known prior to the transactions, but that its existence is not considered to detrimentally affect property values at this time.

2600 Block Mary Lane, Escondido: This is the site of an older analog tower as well as a newer cell tower in the shape of a palm tree. The parcel is located on the east side of the 2600 block of Mary Lane in southeast Escondido (Map Code 1130-D7). It is about one-half acre in size, mostly level to gently sloping, and adjacent to existing water tanks owned by a local water district. This is a quality area of south Escondido considered to be superior to the proposed cell tower site location in Vista. To the immediate south and east is a newer housing development of good quality homes on sites beginning at one acre in size.

Adjoining the cell tower site on its west side is an older residence on a 0.82 acre parcel. This property, located at 2692 Mary Lane, sold in October 2005. An older residence on a 1.33 acre

parcel neighboring the cell tower site on its north side at 2646 Mary Lane sold in June 2006. (The seller of this property is the owner of the cell tower parcel.) In both instances, all parties were keenly aware of the cell towers, and the listing brokers stated that the proximate location of the cell tower site did not influence price or value.

Just to the east of the Mary Lane cell tower site at 2712 Glenview Way is a newer home on 1.07 acres that sold in November 2005. The seller (also a broker) stated that the towers did not influence the price of the home when he acquired the property in 2003, and they were not an issue when it resold in 2005.

The home on 1.21 acres to the immediate south of the cell tower site at 2666 Val Dale Drive was purchased by the current titleholder in 2001 at a time when the original analog tower was in place and before the second tower (simulated palm tree) was erected. At that time, the buyers were aware of the tower, but the buyer stated that it was not a factor when they were negotiating the price. The owners opposed the subsequent tower construction, but expressed that the simulated tree concept was less objectionable than the old traditional design. They did not have evidence of potential health issues associated with the towers, but were unhappy with noise from workers who came to service the towers. When asked, the owners had no support for any loss in value to the property related to the proximate location of the towers.

Summary of Conclusions

Several brokers and principals involved in the purchase and/or sale of properties adjoining or near cell tower sites were interviewed during the course of our study, and the results were generally consistent. Although we focused on three identified cell tower locations, all interviewed local brokers opined that the market reacts similarly in other areas of north San Diego County. Based on our research and investigation, we found no conclusive evidence to support any loss in value to residential properties that are immediately proximate or nearby the proposed cell tower location at 2141 Esplendido Avenue, Vista, California, as of July 2007.

We appreciate the opportunity to be of service. Please contact us if you have any questions or concerns regarding our conclusions.

Respectfully Submitted,

ANDERSON & BRABANT, INC.

David C. Ottley, MAI
State Certification No. AG002149

William B. Anderson, MAI
State Certification No. AG002315

Attachments: Photographs of the Proposed Cell Tower Site
Photo Simulations of Proposed Cell Tower
Photographs of Selected Cell Sites in Vista and Escondido
Appraisers' Signed Certification
Qualifications of the Appraisers

Attachments

PHOTOGRAPHS OF PROPOSED CELL TOWER SITE
2141 ESPLENDIDO AVENUE, VISTA, CA

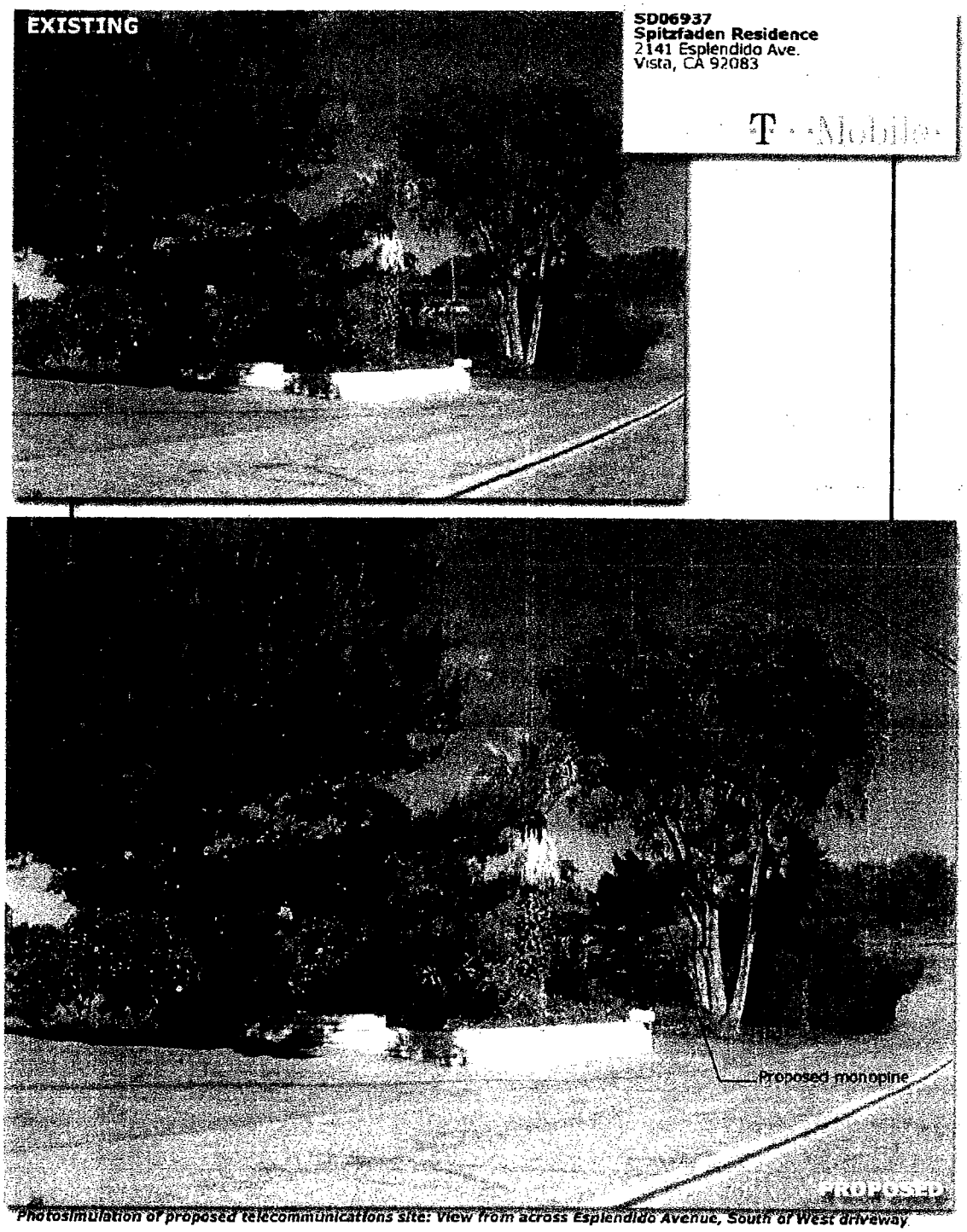
Looking northerly along Esplendido Avenue and over the east side of the property.

Looking southwesterly along Esplendido Avenue toward the easternmost property corner.

PHOTOGRAPHS OF PROPOSED CELL TOWER SITE
2141 ESPLENDIDO AVENUE, VISTA, CA

Looking westerly along Esplendido Avenue toward the east side of the property.

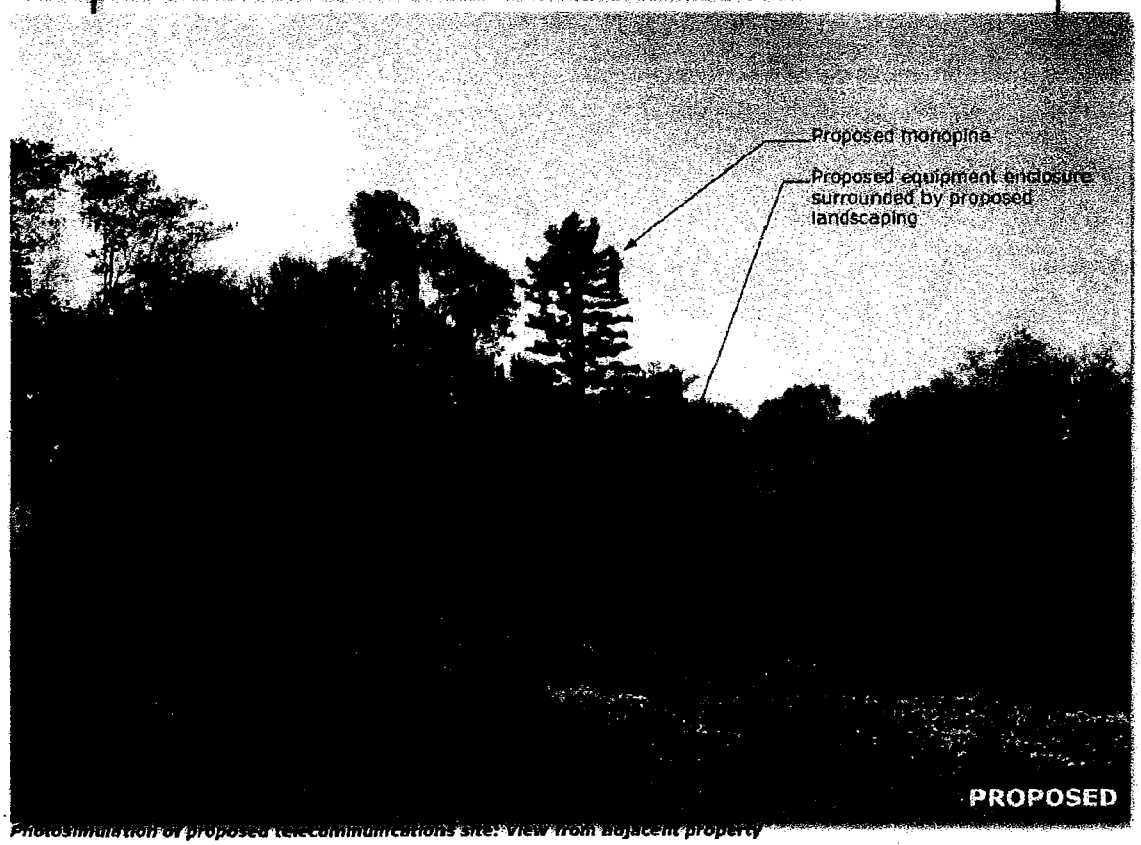
Looking southerly toward the property from Compañero Avenue.



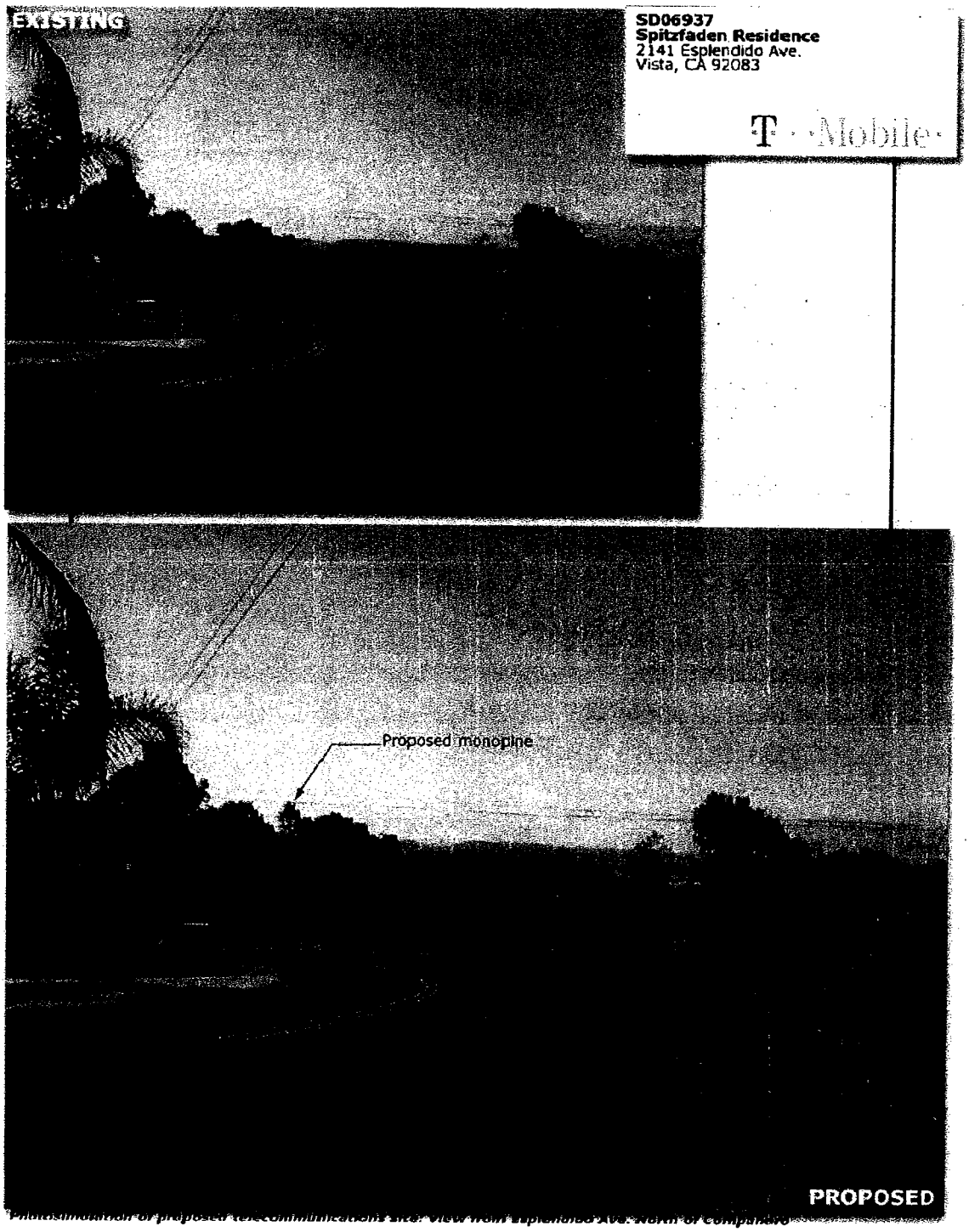
Photosimulation of proposed telecommunications site: View from across Esplendido Avenue, South of West driveway

SD06937
Spitzfaden Residence
2141 Esplendido Ave.
Vista, CA 92083

T-Mobile

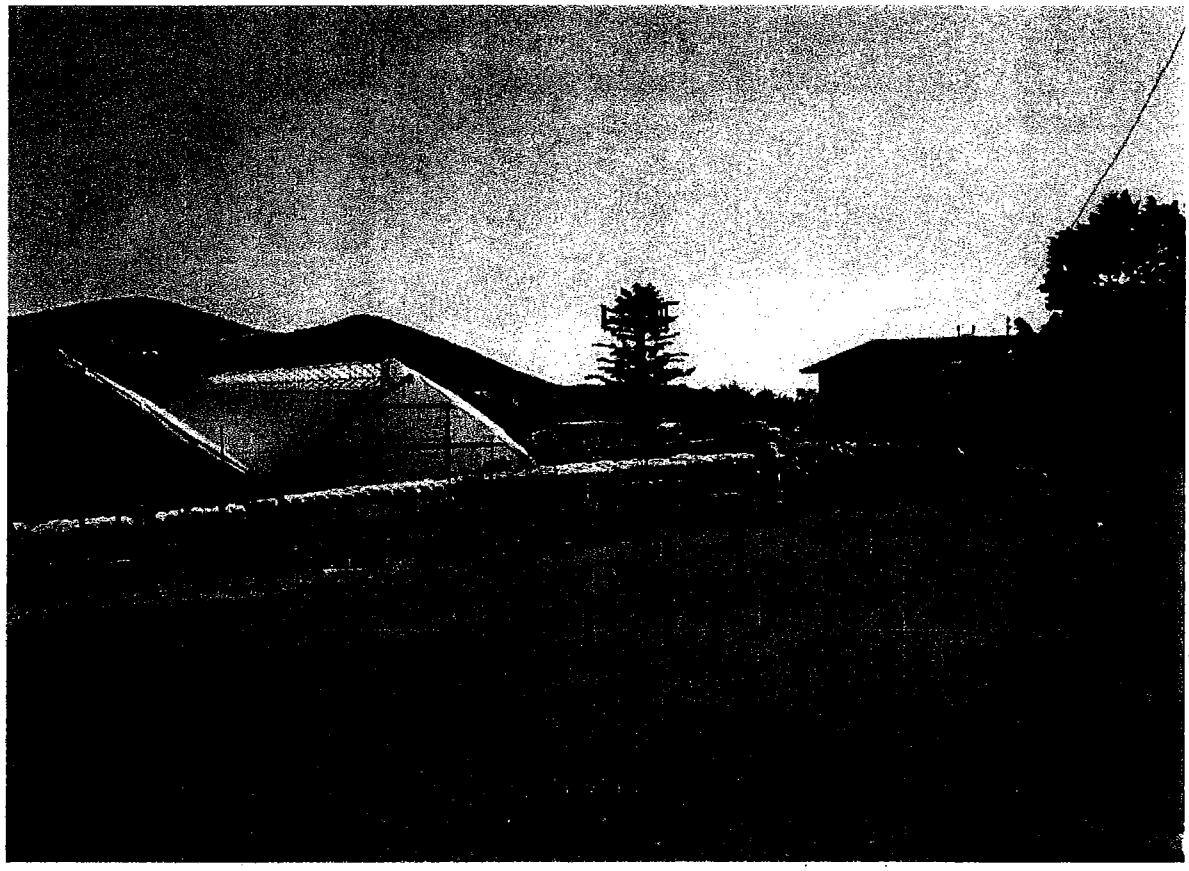


Photosimulation of proposed telecommunications site: View from adjacent property



Photosimulation of proposed telecommunications site. View from Esplendido Ave. North of compound

CELL TOWER SITE – 3461 ROYAL ROAD, VISTA, CA



View of "monopine" cell tower on 3461 Royal Road, Vista.

CELL TOWER SITE – 3461 ROYAL ROAD, VISTA, CA

Cell tower site outlined in blue.

Properties outlined in red include:
APN 181-231-76-00: 810 Valley Crest Drive
APN 181-231-77-00: 3458 Royal Road
APN 181-071-43-00: 3636 Royal Road

CELL TOWER SITE – 3153 PURER ROAD, ESCONDIDO, CA

Simulated tree cell tower among grove at 3153 Purer Road, Escondido.

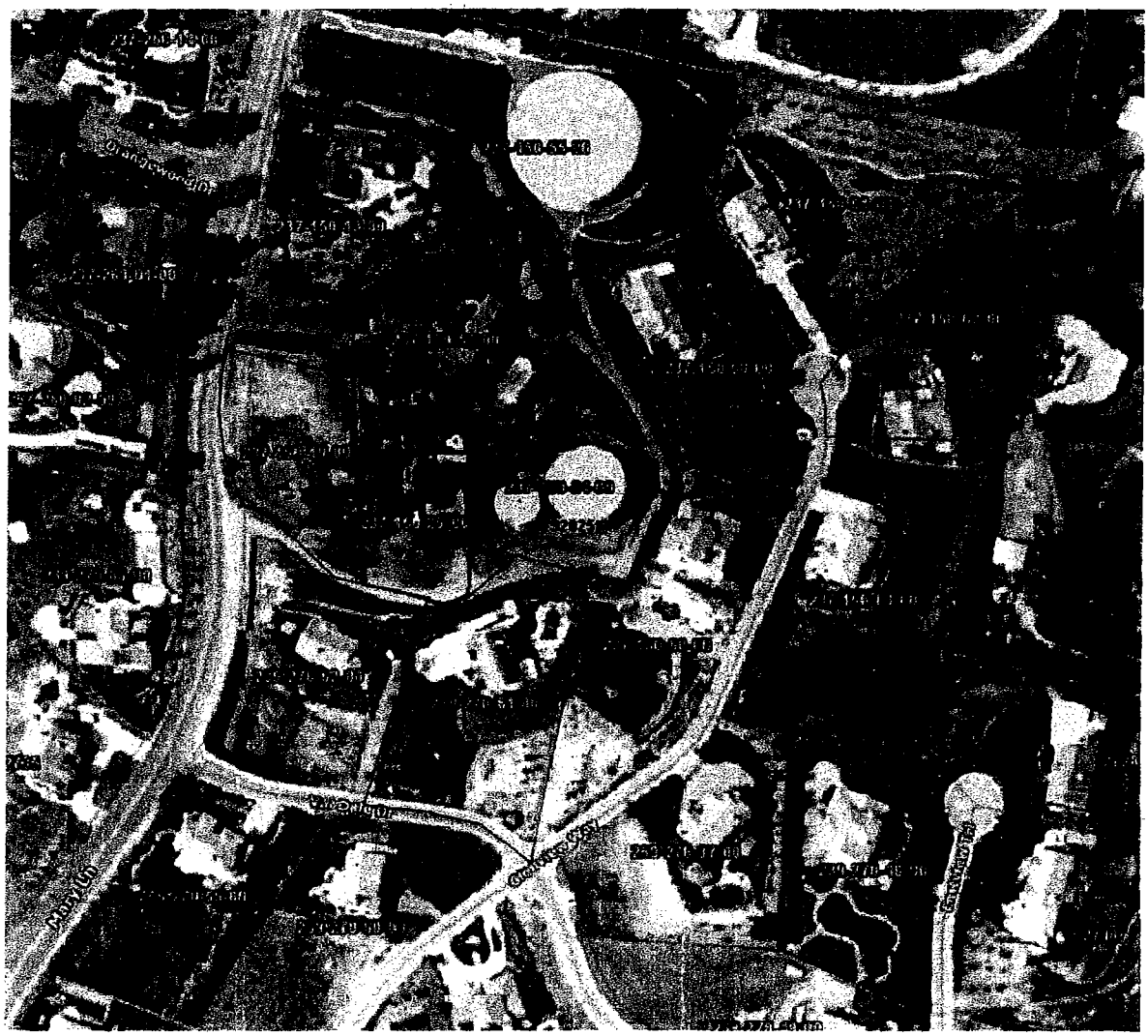
CELL TOWER SITE – 3153 PURER ROAD, ESCONDIDO, CA

Cell tower site outlined in blue.

Properties outlined in red include:
APN 270-351-03-00: 2805 Tan Tam Drive
APN 270-351-07-00: 1410 Via Rancho Parkway *(just east of parcel marked 1420)*
APN 270-190-25-00: 1336 Felicita Lane
APN 270-190-09-00: 1253 Felicita Lane

CELL TOWER SITE – 2600 BLOCK MARY LANE, ESCONDIDO, CA

CELL TOWER SITE – 2600 BLOCK MARY LANE, ESCONDIDO, CA



Cell tower site outlined in blue.

Properties outlined in red include:
APN 237-150-19-00: 2692 Mary Lane
APN 237-150-51-00: 2646 Mary Lane
APN 237-150-62-00: 2712 Glenview Way
APN 239-270-61-00: 2666 Val Dale Drive

APPRAISERS' SIGNED CERTIFICATION

We do hereby certify that, to the best of our knowledge and belief ...

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective future interest in the property at 2141 Esplendido Avenue, Vista, California, and we have no personal interest or bias with respect to the parties involved.
4. We have no bias with respect to the property 2141 Esplendido Avenue, Vista, California or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this analysis.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. Our inspection of the property at 2141 Esplendido Avenue, Vista, California was limited to a brief viewing from the street.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. As of the date of this report, we have completed the continuing education program of the Appraisal Institute.

David C. Ottley, MAI — August 17, 2007
State Certification No. AG002149 — Date

William B. Anderson, MAI — August 17, 2007
State Certification No. AG002315 — Date

QUALIFICATIONS OF THE APPRAISER

David C. Ottley, MAI

I. Resident of San Diego County since 1954

II. **Educational Background:**

A. Brigham Young University, Provo, Utah - School of Accountancy (1982-83)

B. Palomar College, San Marcos, CA - Real Estate emphasis (1976-77; 1980-81)

C. Professional Education Completed:

1. Appraisal Institute:
   - a. Standards of Professional Practice, (1987, 1994, 2000, & 2005)
   - b. Case Studies in Real Estate Valuation (1988)
   - c. Valuation Analysis and Report Writing (1988)
   - d. Real Estate Appraisal Principles (1988)
   - e. Basic Valuation Procedures (1988)
   - f. Capitalization Theory and Techniques, Parts A & B (1986)
   - g. Real Property Valuation (1977)
2. Partial List of Recent Seminars:
   - a. The Appraiser as an Expert Witness (2006)
   - b. Uniform Standards of Appraisal Practice Update (2004, 2006)
   - c. Eminent Domain & Condemnation (2005)
   - d. Energy Performance and Commercial Property Value (2005)
   - e. Evaluating Residential Construction (2005)
   - f. Valuation of Unique Properties (2004)
   - g. San Diego Housing & Apartment Seminar (2004)
   - h. San Diego Economic & Real Estate Forum (2001, 2002, & 2005)
   - i. San Diego Economic Forecast (1998, 1999, 2000, 2001, 2002, 2004, 2005, 2006, & 2007)
   - j. General Econometrics (2001)

III. **Professional Affiliations:**

MAI Member, Appraisal Institute

Certified General Real Estate Appraiser (AG002149), Office of Real Estate Appraisers, State of California

IV. **Professional Real Estate Experience:**

Appraiser/Consultant, Anderson & Brabant, Inc., Escondido, CA - 01/85 to 03/98; 06/01 to 02/05; 02/06 on

V.P. of Acquisitions, Maisel Presley, Inc., San Diego, CA – 02/05 to 02/06

Director of Finance & Acquisitions, Pacifica Companies, San Diego, CA - 04/98 to 06/01

Appraiser/Analyst, Dodd-Graves & Associates, Escondido, CA - 06/76 to 04/77; & 11/79 to 12/84

Staff Appraiser, Financial Appraisals, Inc., Escondido, CA - 04/77 to 08/77

V. **Expert Witness:**

U.S. Bankruptcy Court, San Diego County

Superior Court, San Diego County

VI. **Types of Appraisals:**

Residential:	Residential Subdivisions, Apartments, Single-family, Condominium and PUD Units, (Existing and Proposed)
Commercial:	Single- and Multi-Tenant Commercial and Office Properties, Medical Offices, Self-Storage Facilities (Existing and Proposed)
Industrial:	Single- and Multi-Tenant Industrial Buildings and Parks, (Existing and Proposed)
Vacant Land:	Residential, Subdivision, Industrial, Commercial, and Rural
Agricultural:	Avocado & Citrus Groves, Dairies, & Ranches
Other:	Mixed-Use Properties, Leasehold & Leased Fee Interests, Environmentally Sensitive Properties, Partial Acquisitions, & Easements

VII. **Partial List of Appraisal Clients:**

Financial Institutions

American Savings Bank
Bank of America
Bank of the West
California Bank & Trust
California Commerce bank
CalFed Bank
Chase Manhattan Bank
Citicorp
City National Bank
Downey Savings
Fallbrook National Bank
First Interstate Bank
First National Bank
First Republic Bank
GMAC
Great Western Bank
HomeFed Bank
Imperial Savings
Palomar Savings & Loan
PFF Bank & Trust
Provident Savings Bank
Rancho Bernardo Community Bank
Rancho Santa Fe National Bank
Redlands Federal Bank
San Marcos National Bank
Union Bank of California
Wells Fargo Bank

Government Agencies and Municipalities

City of Carlsbad
City of Escondido
City of National City
City of Poway
City of San Marcos
City of Vista
County of San Diego
Fallbrook Union Elementary School Dist.
Federal Deposit Insurance Corp.
North County Transit District
Palomar Community College
Poway Municipal Water District
Poway Unified School District
Resolution Trust Corporation
Rincon Del Diablo Municipal Water District
Vista Irrigation District
Vista Unified School District
U S Postal Service
U S Marshal Service

Attorneys

Asaro Keagy Freeland & McKinley
Best Best & Krieger
Daley & Heft
Duckor Spradling & Metzger
Foley & Lardner
Galyean, Talley & Wood
White & Bright

Title Companies

Commonwealth Land Title
Chicago Title
Fidelity National Title
First American Title
Nations Title Insurance Co.
Stewart Title
Title Insurance & Trust

QUALIFICATIONS OF THE APPRAISER

William B. Anderson, MAI
Anderson & Brabant, Inc.
353 West Ninth Avenue
Escondido, CA 92025
(760) 741-4146 Ext. 314

I. Resident of San Diego County since 1970

II. **Educational Background:**

A. Graduated from El Segundo High School — 1963
B. Attended El Camino Junior College, Palomar Junior College, and U.C.L.A.
C. Professional Education Completed:
1. Appraisal Institute
a. Real Estate Appraisal I — Principle Methods and Techniques
b. Real Estate Appraisal II — Urban Properties
c. Real Estate Appraisal VI — Investment Analysis
d. Real Estate Appraisal VIII
e. Standards of Professional Practice
f. Litigation Valuation

2. Society of Real Estate Appraisers:
a. Course 101 — Real Property Valuation
b. Course 201 — Income Property Valuation

3. Partial List of Seminars:
Institutional Real Estate in the 1990's: A Valuation Perspective, 6/92
Narrative Report Generation, 11/92
Impact of Changing Demographics and Economic Influences on Value, 9/93
Subdivision Analysis, 9/93
The Impact of Hazardous Substances on Real Estate, 9/93
Understanding Limited Appraisals, 7/94
Trial Preparation (Mock Trial), 9/94
Condemnation Valuation, 11/94
Fair Lending and the Appraiser, 12/94
Court Preparation in Litigation Cases, 11/95
The Appraiser In Cyberspace, 12/95
California Laws & Regulations, 3/96
Appraisal Guidelines, 3/96
Litigation Valuation, 11/96
Appraising High-Value and Historic Homes, 09/97
Standards of Professional Appraisal Practice, 12/97
Damages, Diminution and Mitigation, 8/98
Useful Internet Web Sites for Appraisers, 8/98
Market Trends in Southern California, 8/98
31st Annual Litigation Seminar, 11/98
Land Development, 3/99
San Diego Ground Leasing, 10/99
Gramm-Leach Privacy Act, 10/01
34th Annual Litigation Seminar, 11/01

III. **Professional Affiliations:**

A. Member, Appraisal Institute, MAI
B. Member, International Right of Way Association
C. 1988 President, AIREA, San Diego Chapter No. 42
D. Panel Member, American Arbitration Association
E. Certified General Real Estate Appraiser (AG002315)
Office of Real Estate Appraisers, State of California

IV. **Appraisal Experience:**

Co-owner — Anderson & Brabant, Inc., 1979 to present

Co-Owner — Robert M. Dodd & Associates, Inc., 1977 to 1979

Staff Appraiser, Vice President and Appraisal Manager — Financial Appraisals, Inc., 1968 to 1977

Staff Appraiser — Financial Savings and Loan Association, Culver City, California, 1964 to 1966

V. **Expert Witness:**

Superior Court, San Diego County
Municipal Court, San Diego County
Federal Bankruptcy Court, San Diego County, San Bernardino County
Assessment Appeals Board, San Diego County
Various Arbitration Hearings as Witness and Arbitrator

VI. **Types of Appraisals:**

Residential Property:	Single-Family Residence, Condominiums, Apartments, Subdivisions, Mobile Home Parks, Existing and Proposed
Commercial Property:	Automobile Dealerships, Office Buildings, Shopping Centers, Office Condominiums, Etc., Existing and proposed
Industrial Property:	Single/Multi-Tenant, Business Parks, Etc., Existing and proposed
Vacant Land:	Industrial, Commercial, Residential, and Rural
Agricultural:	Ranches, Avocado and Citrus Groves, Nurseries, Etc.
Special Purpose Appraisals:	Leasehold Estates, Possessory Interest, Historical Appraisals, Etc.
Special Purpose Properties:	Golf Courses, Churches, Yacht Club & Marina, Etc.
Special Projects:	Encinitas Ranch, Pomerado Business Park, Parkway Business Park, San Marcos County Landfill and Keller Canyon Landfill

VII. **Partial List of Appraisal Clients:**

Lenders
Fallbrook National Bank
Downey Savings
Bank of America
North County Bank
Grossmont Bank
Pomona First Federal
GE Capital
Great Western Bank
Imperial Bank
Pacific Coast Savings & Loan
Palomar Savings & Loan
Rancho Santa Fe National Bank
Union Bank
Wells Fargo Bank

Title Companies
Chicago Title Co.
First American Title Co.
Safeco Title Co.
St. Paul Title Co.
Title Insurance & Trust

Government Agencies and Municipalities
CA Department of Transportation -Caltrans
City of Encinitas
City of Chula Vista
City of National City
City of Escondido
City of Oceanside
City of San Diego
City of San Marcos
City of Vista
County of San Diego
Escondido Union School District
Encina Wastewater Authority
North County Transit District
San Diego Port District
U. S. Department of Justice
Federal Deposit Insurance Corp.
Olivenhain Municipal Water District
Poway Municipal Water District
Ramona Unified School District
Small Business Administration
Vallecitos Water District
Valley Center Municipal Water District

Law Firms
Law Offices of Wesley W. Peltzer
Daley & Heft
Endeman, Lincoln, Turek & Heater
Gray, Cary, Ware & Freidenrich
Jones, Hatfield & Penfield
Nugent & Newnham
Skripek & Miller
Paul, Hastings, Janofsky & Walker
Post, Kirby, Noonan & Sweat
Rutan & Tucker
Jeffrey Scott
Sternberg, Eggers, Kidder & Fox
Sullivan, Delafield, McGrath & McDonald
Wingert, Grebing, Anello & Chapin
White & Bright

Others
Stone & Youngberg
Trust for Public Land
The Willett Company
Koll Real Estate
Hollandia Dairy
Homer Heller Ford
The Kissell Company
Los Alamitos Race Course
MCI
Pacific Telephone
Pardee Construction
Sutro Mortgage Company
Wessell Construction Company
Palomar College
Granite Construction

RPC 9/18/08
Item # 7

DeLaRosa, Jose

From: Sally Hampton [sallyhampton11@gmail.com]

Sent: Tuesday, June 17, 2008 2:17 PM

To: DeLaRosa, Jose

Cc: Masis, Maria; Child, Mark; 'Mike Bohlke'; Ptegart@counsel.lacounty.gov; Alexanian, Sorin; ggless@aol.com; shlsheil2@aol.com; donnie@lawattstimes.com

Subject: RE: PS RE: [Project R2006-03164-(2)] (TMO Site ID: LA03328)

Importance: High

Attachments: 1Hampton Testimony.pdf; 2 911 Dispatcher Testimony.pdf; 3Gless Testimony.pdf; 4 Knowlton Testimony.pdf; 5Cole- BHEHA Testimony.pdf; 6Shelby Testimony.pdf; 7 Huggins Testimony.pdf

Please find enclosed

1. **Testimony of Sally Hampton – Resident**
   a. Exhibit A – Los Angeles City Written Denial of T-Mobile in Baldwin Hills
   b. Exhibit B - Property Values Report Comments
   c. Exhibit C (referenced) – RF report - prepared by professional electrical engineer and cell antenna specialist/designer. This will be submitted as later in slide presentation format.
   d. Exhibit D – T-Mobile coverage map showing nearby and redundant sites
   e. Exhibit E – Problems with wireless 911 system
   f. Exhibit F – Data on landlines for safety – Man dies using wireless 911
   g. Exhibit G – Cell Phone Market Reported Saturated – Last month Sales Drop 22%
   h. Exhibit H - Cell Phone Usage Linked to Devastating Car Accidents
   i. Exhibit I - Cell Industry Refuses To Provide Back Up Power

2. **Testimony of Toni Tabor –LAPD 911 Dispatcher and Resident**
   a. Exhibit A – Block Club Letter
   b. Exhibit B – T-Mobile E-Mail refusing to provide community stats

3. **Testimony of Gary Gless – Resident with 2 properties within 500 feet and clear and direct view of proposed site.**
   a. Exhibit A – T-Mobile Illustration showing trellis over 6 feet higher than zoning height limit. Over 41 feet from ground level and 46 feet from grade.
   b. Exhibit B – Fires and other safety issues reported
   c. Exhibit C – Picture of T-Mobile site in Mar Vista

4. **Testimony of York Knowlton – Resident - 911 Stats Broken down**

5. **Testimony of Robert Cole – President of nearby Baldwin Hills Estates Homeowners Association**

6. **Testimony of Janice Shelby – Elderly Resident**

7. **Testimony of Stuart Huggins – Resident and concerned citizen**

Sally Hampton
5574 Onacrest Drive
Los Angeles, CA 90043
323-299-1487
sallyhampton11@gmail.com

June 17, 2008

VIA FACSIMILE /E-MAIL

Commissioners Leslie Bellamy, Harold V. Helsley,
Esther L. Valadez, Wayne Rew and Pat Modugno
Los Angeles County Department of Regional Planning
Hall of Records, 13th Floor
320 West Temple Street
Los Angeles, CA 90012

Re: Conditional Use Permit – Case # 200700020/Project No. R2006-03164-(2)
4501 West Slauson Avenue

Dear Commissioners:

A package from the County with new items submitted by T-Mobile arrived only on Saturday, June 15th in spite of the fact that we have been requesting information for months. This does not provide the community with ample time to review the materials and give a complete response before the hearing on June 18. Although we reserve the right to ask for more time to respond in full, we ask that the following be entered immediately into the written record.

Community Concerns Not Adequately Addressed

Residents feel our concerns have not been properly reviewed to date and that much of the written materials previously hand delivered, e-mailed and faxed to the Planner from the community have not been considered. This was apparent at the April 9th hearing when submissions were misrepresented and again at the community meeting on May 21st, where documents that had already been provided were treated as new submissions (*e.g.*, the sample Hammett & Edison RF report originally filed in March). As one resident has said in her testimony, the County has an obligation to the community to listen to us, especially when there is such an outcry.

At this time, we request that staff carefully read the following written materials and testimonies. We took great pains to properly present the County with our findings after a great deal of

research and legwork. We also coordinated our testimonies so we would not to be redundant and we now would appreciate the County respectfully review it.

Denials of Permits for T-Mobile in Other Los Angeles County Neighborhoods

First, please see (**Exhibit A**) the written denial (April 28, 2008) of a Metro PCS facility by a City of LA Zoning Officer and the written denial (October 2007) of a T-Mobile rooftop facility (without public access) in Baldwin Hills, where the Zoning Administrator took into careful consideration the concerns presented to her by the community and correctly and legally denied the project. Her written denial of the Baldwin Hills project was based on the following grounds:

- The new screening would be added at a height of 6 feet on one edge of the rooftop for a maximum of 41 feet (*we have, as will be shown in one the testimonies, one section of trellis at 41 feet – 6 feet above the zoning height restrictions for our view home community.*)
- the project was adjacent to single-family homes in a area that, like ours, is overwhelmingly single-family
- there were no other CUPs for wireless facilities within the immediate residential area
- the applicant did not, in good faith, investigate other sites
- other carriers located on utility poles surrounding had achieved coverage
- the facility would have an adverse visual impact and increase in the size of a rooftop structure which would be visible from the surrounding properties
- the location was not proper in relation to adjacent uses and the development of the immediate neighborhood and would not be in harmony with the various elements and objectives of the General Plan.

Our community has provided the same legal grounds and <u>much more</u> to enable the County to legally deny this project. In fact, we believe that the evidence we are submitting makes it difficult for the County to justify a proper and legal approval of the project.

Yet we are being rushed into a hearing where we know that even the Planners and Commissioners will not have had time to properly examine what T-Mobile has submitted and compare it to our findings. This is unfortunate since residents had expected the reports requested by Mr. Bellamy to be part of the community meeting held on May 21. Instead, we got a PR slide show, but no new information was provided, nor were the questions we have been asking since January answered.

How can Staff make a proper recommendation or the Commissioners a fair decision without thoroughly examining all the information and considering the concerns of the community? The community must have due process and we are not receiving it via this procedure.

T-Mobile Report on Property Values Inadequate

T-Mobile has still not complied with the Commission's request for a study on property values and views pertinent to this project and our community. Instead, T-Mobile has acted in bad faith and simply submitted a previous report on another property in Vista, CA written in August 2007. As Gary Gless states in his testimony, "The letter has no relation to our community, nor is the project discussed similar to the one proposed at CVS. The letter also cites data not provided from an appraiser who also states in his summary of conclusions that there was 'no conclusive evidence to support any loss of value for the location at 211 Esplendido Ave. in Vista CA' as of July 2007. No conclusive evidence means there were some findings at this location that indicated loss of property value."

Again, T-Mobile simply refuses to do what is required under the law, as the burden of proof rests with them. Providing an old letter, which does not take into account more recent research and news on cell phone danger, for an unrelated project and property in another city, is certainly not proof that property values in View Park, CA won't be adversely affected by the project proposed at CVS. This so-called property report, like T-Mobile's RF report, is nothing more than fancy looking fluff with no substance or meaningful information that applies to our community.

Is this the best they can do? The community has provided letters from local real estate professionals familiar with our area stating that property values will be negatively impacted and peer-reviewed research with the data included (submitted to the planners by United Homeowner's Association) clearly showing negative impacts on property values as a result of nearby cell facilities. Please see pertinent excerpts from the studies submitted by the community in **Exhibit B.**

T-Mobile RF Reports Inaccurate and Incomplete

As you will see from the presentation report provided by an electrical engineer (one currently working in the cellular industry with expertise in antenna and cell facility design) as **Exhibit C**, T-Mobile has not prepared a proper RF report. **The calculations done in both the original and "updated" T-Mobile reports are wrong and some of the calculations make no sense – even with T-Mobile's own data.** The proposed antennas have side lobes that radiate directly down and radiation levels – **exceeding the FCC safety guidelines** – that are well within 6 feet where people's heads will be, yet they only calculate from the surface of the roof. We have also compared notes with other communities and have found their T-Mobile RF reports are almost identical in presentation and stamped by same two civil and chemical engineers – one based in Massachusetts – that stamped the first RF report submitted on this project. It appears there is a boilerplate report revised and used for every project.

Unlike T-Mobile, the presentation we are submitting provides an actual radiation pattern for the specific proposed antenna (not just some generic program), as it will be hooked up to the equipment T-Mobile plans to use. As it illustrates, where high power antennas are placed only

12.75 feet above the surface where people can gain access, measurements are to be taken from "head height." Our presentation also takes into account the effect of multiple antennas, which the T-Mobile report does not.

As it is also common in the cellular industry to run these systems at higher powers once they go in and without any public oversight or testing, it becomes even more difficult to confirm whether they are operating within FCC guidelines. As you will see from our presentation, this installation already has several spots where people can be exposed to radiation exceeding the FCC limits. And with even the slightest increase in power it will push the levels beyond the FCC limits throughout other areas of the roof where people regularly walk.

These are very high-powered antennas and there are 9 of them. In other words, there is a good reason why they were meant to be installed on high towers or tall buildings where people don't have access. This installation is irresponsible and the community will hold the County liable if this project is approved.

T-Mobile Has Not Proven a 'Significant Gap' in Service Exists in Our Area

Federal law requires T-Mobile to prove that there is a significant service gap to justify a particular placement. T-Mobile has not proven a significant gap in service with the proper data required and discussed in my written testimony filed March 15th. If T-Mobile has submitted any written documents to verify claims, we have not received them. On the other hand, the community has submitted credible evidence that there is no significant gap and has conducted additional field tests since the April 9 hearing. In the areas T-Mobile claims to have no coverage, we have made and received calls in vehicles without any problem. We performed several video field tests on different days with different T-Mobile phones and at different times. **THERE IS NO SERVICE GAP.**

And even IF there were a gap in the area where T-Mobile says they need this site to fill, we would like to point out that on the T-Mobile coverage map (**Exhibit D**), it shows 3 other pending sites that will cover this very area **(A03326, A03327, and A03328). I urge you to request and examine the projected coverage provided by these sites.** The community requested the T-Mobile rep give us the coverage maps associated with these other sites and their status but the request was ignored. We believe this is because those maps will show **there is no need for a site at the Slauson and Overhill CVS location, as it would be redundant.** **T-Mobile Has Not Meaningfully Explored Alternatives to the Proposed Facility**

In addition to the above, federal law also requires T-Mobile to prove that the facility is the 'least intrusive means' to provide coverage. If T-Mobile has submitted any written data, we have not received it. Also, in the T-Mobile rep's verbal testimony, he claimed 4 locations were examined but only provided information on 3 – a medical facility at 4314 Slauson and a public storage facility at 4455 Slauson that were both unwilling to enter into a lease agreement; and locating a

tower in a right-of-way, which lacked sufficient space. We have asked for the 4th location but have not gotten a response.

It is not enough to simply approach property owners on the same corner and say the research required to prove there is no less intrusive means has been done. Again, co-locations, other recently approved sites and roaming agreements with other carriers must be examined. Just west of the corner of La Brea and Slauson, for example, is an empty lot with existing power lines. It would be another location to consider for coverage in that immediate area if PROVEN it is even required. **T-MOBILE HAS NOT MET THE REQUIREMENTS OF THE LAW TO PROVE THERE IS NO LESS INTRUSIVE MEANS.**

It is also being reported in the news that Deutsche Telekom (German parent company of T-Mobile) is looking to acquire Sprint/Nextel merging the 3rd and 4th largest carriers into the number one carrier. **This would make an additional site unnecessary and most certainly calls into question their claim to be here to provide more competition.**

T-Mobile's 911 Claims Are False and Misleading

Toni Tabor, a resident who has also been a 911 dispatcher for over 20 years, will testify that T-Mobile's purported service gap claim and need to provide 911 services is completely false. She also spoke to a T-Mobile customer rep who said that any network with any carrier will experience some dropped calls, and he showed her a 1-mile radius all around Slauson and Overhill as having 3 bars – which is considered very good and more than sufficient for calls made in cars and on the street where a landline would not be readily available. In addition, over 60% of 911 calls made from cell phones are actually mistakes or non-emergency calls that clog up the system and prevent real emergencies from being handled. (See **Exhibit E** for more stats and information on cell calls clogging 911 systems and **Exhibit F** for surveys, stats and recommendations on keeping landlines for emergency; additional 911 information is also covered in testimony of another neighbor who has taken the time to break down the data.)

Despite this evidence, T-Mobile will have the Commissioners believe that forcing their antennas on us is simply to provide the means to save lives. Considering the facts Ms. Tabor presents in her testimony, it is irresponsible for the County (or parents) to not advise people to keep at least one landline, as these are immediately routed to the appropriate agency and exact locations are instantly traced. This is not the case with cellular 911 calls, which are still routed through CHP. Even as the new e911 technology is implemented, the ability to trace a call as quickly or as accurately as landlines will still not be possible.

It has recently been reported (see attached NPR radio link and news articles **Exhibit G**) that the industry is slowing and sales have dropped 22% because the market is already saturated. According to an industry insider, the REAL reason for T-Mobile's new cell sites is to provide **3G services – data, video, etc., which require more bandwidth and can better be provided by fiber optic cables – – and not to ensure public safety in an emergency.**

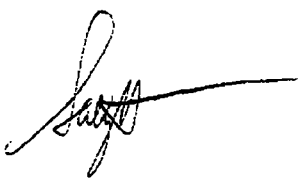
The truth is that T-Mobile's coverage "needs" have nothing to do with 911 calls and this is nothing but an attempt to increase market share. It is ridiculous to think the industry is interested in saving lives when more lives are taken due to cell phones and driving – **see Exhibit H**. They may harp on the heart attack victim in their car, but apparently are not as concerned about those fatalities caused from using cell phones in cars.

One clear example that shows the industry cares more about profit then emergency safety is their refusal to spend the money to provide, at least, 8 hours of backup battery. Please see **Exhibit I** - CTIA, the cell phone industry association, has filed a motion to overturn new federal rules requiring cellular carriers to provide eight hours of back-up power to cell phone antennas. After all, our safety is not their business. And, no, backup batteries for cell phones are NOT sufficient. Nor are they as reliable or stable as the backup system landlines operate from.

T-Mobile's 911 claims are as misleading and dishonest as their purported coverage needs. So what else are they being untruthful about and what are their real intentions long-term? How can we possibly trust them to maintain a safe site when they can't even prepare a proper RF report that uses proper calculations and have proven to be so deceptive?

In closing, the community has given the commissioners many legal reasons to deny this project and, in fact, there are no legitimate reasons to approve it. If it is approved, the County and its staff may be held liable for lack of proper review of our concerns. We certainly hope that a false claim to provide 911 services is not considered to override those legitimate issues or the community's adamant desire to keep this out.

Thank you for consideration in this matter.



Sally Hampton

SOUTH LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: OCT 2 5 2007

CASE NO.: ZA 2006-9311-CU-1A
CEQA: ENV 2006-9313-MND

Location: 4770 S. Don Miguel Drive
Council District: 8
Plan Area: West Adams-Baldwin-Hills-Leimert
District Map: 111B117
Legal Description: Lots 46, Tract 20870

Applicant: T-Mobile, Joe Thompson; Representative: Trillium, Tim Miller
Appellant: Same

At its meeting on October 16, 2007, the following action was taken by the South Los Angeles Area Planning Commission:

Denied the appeal.
Sustained the action of the Zoning Administrator.
Denied pursuant to Los Angeles Municipal Code Section 12.24-W,49, a Conditional Use to permit the installation, use and maintenance of an unmanned wireless telecommunications facility.
Adopted attached Findings of Zoning Administrator's Determination dated August 23, 2007 (attached).
Adopted ENV 2006-9313-MND.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Mills
Seconded: Chapple
Ayes: Mitchell, Nunez
Noes: Silcott

Vote: 4-1

James Williams, Commission Executive Assistant I
South Los Angeles Area Planning Commission

Effective Date/Appeals: **This action of the West Los Angeles Area Planning Commission is effective on the mailing date of this Determination.** **There is no further appeal period for the subject case.**

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Zoning Administrator's Determination dated August 23, 2007.
Zoning Administrator: Pat Brown

MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

DEPUTY ZONING ADMINISTRATORS
GARY BOOHER
PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
ANIK CHARRON
LARRY FRIEDMAN
DANIEL GREEN
LOURDES GREEN
ERIC RITTER
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August 23, 2007

Joe Thompson (A)
T-Mobile
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Santa Ana, CA 92707

James Hobbs (O)
4770 South Don Miguel Drive, Apt. 17
Los Angeles, CA 90008

Tim Miller (R)
Trillium Telecom Services
5912 Bolsa Avenue, Suite 202
Huntington Beach, CA 92649

CASE NO. ZA 2006-9311(CU)
CONDITIONAL USE
4770 South Don Miguel Drive
West Adams-Baldwin Hills-Leimert
Planning Area
Zone : R3-1
D. M. : 111B117
C. D. : 8
CEQA : ENV-2006-9313-MND
Fish and Game: Exempt
Legal Description: Lot: 46, Tract: 20870

Department of Building and Safety

Pursuant to Los Angeles Municipal Code Section 12.24-W,49, I hereby DENY:

the installation, use and maintenance of an unmanned wireless telecommunications facility.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on January 29, 2007, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have not been established by the following facts:

BACKGROUND

The property is an interior, irregular-shaped site consisting of two tied lots, totaling 14, 287 square feet in size. The site has frontage of approximately 134 feet on the east side of Don Miguel Drive, a lot depth of approximately 109 feet along its northerly side, 123 feet along its southerly side. The rear lot line measures approximately 112 feet and abuts the rear yard of an R-1 zoned property. The subject site is developed with a four-story apartment building.

The adjoining property directly north is zoned R1-1 and developed with a single-family dwelling.

The abutting properties to the south are zoned R3-1, and developed with multi-family residential buildings.

The properties to the east are zoned R1-1 and developed with single-family residences.

The properties to the west, across Don Miguel Drive, are zoned R3-1 and R1-1 and developed with multi-family residential buildings.

Don Miguel Drive, adjoining the property to the west, is a designated Hillside Collector Street improved to a width of 60 feet with curb, gutter and sidewalk.

Don Lorenzo Drive, the nearest cross street to the south, is a designated Hillside Local Street improved to a width of 53 feet with curb, gutter and sidewalk.

PUBLIC HEARING

A public hearing was held on January 29, 2007 at which approximately five people were present. Following is a summary of the testimony.

The representative for the applicant provided the following testimony:

- Facility is proposed for coverage to residential area
- There is a gap
- This is a difficult area for location of a facility
- Could not find other sites
- The lattice tower to the west is too far away
- If the broadcast is too far away it will interfere with others
- Will fill a gap on La Brea and Stocker
- (Explained facility location on roof)
- Trees adjacent to the building to the northeast block the signal
- Service is for residential

A representative from Council District 8 provided the following testimony:

- Share concerns about height
- Request that the record be left open a minimum of two weeks

A representative for the Baldwin Hills Homeowner Association

- Residents are concerned
- This will set a precedent for others especially along Don Miguel, Don Tomaso and Don Lorenzo which have apartments
- Concerned about over-saturation
- There are towers on the west side of La Brea and Overhill
- The HOA is opposed and feels there are other options
- Twelve antennas is a lot
- This should go before the Neighborhood Council prior to any action at a time conducive to the residents. Meet the second Monday of the month

A resident provided the following testimony:

- I also represent those across and on the same street (Don Zarembo)
- Concerned about the antennas on the building
- I've lived at the site. Complex is beautiful and can see to downtown
- Concerned about property values
- Can look at other sites including in the park and on the Halliburton site
- Customers may not be those people directly affected
- Are antennas also placed on properties in Bel Air and Brentwood that distract?

The representative for the applicant in rebuttal provided the following testimony:

- I contacted David Roberts in the Council office. He said he will direct people to me
- (submitted e-mail)
- LA 2144 is on a utility pole
- Right-of-way coverage is limited
- This site will cover more and require fewer sites
- We have facilities on apartment buildings
- Will work with our engineer to reduce screen height
- Willing to go to the neighborhood council

Written Communication

A letter in opposition from a resident was received with the following points in opposition:

- I am a T-Mobile customer and have no problem with reception
- Concerned about environmental and health risks
- No documentation that the area has enough customers to justify the facility
- If the justification is to serve La Brea, laws are pending to ban the use of cell phone while driving
- Information on the FCC web page outline risks which are serious enough to oppose the project. Research also identify side effect relating to cataracts and adverse effect on testes (www.fcc.gov/oet/rfsatety)
- Representative could not justify project, answer questions nor provide basic information to satisfy the concerns of the community.

Correspondence was received from the Council Office directed to the applicant requesting that sites within Kenneth Hahn Park including co-location with Verizon be considered. In response to the inquiry from the Council Office the applicant responded that the Verizon site would not work with the T-Mobile network and could result in interference and dropped calls.

Petitions were received from the Baldwin Gardens Homeowner's Association located across the street from the site and Baldwin Hills Estates Homeowners Association in opposition with a total of 262 signatures. The following concerns were expressed and are summarized below:

- T-Mobile admits aesthetic risk and this jeopardizes property values
- Concerned about radiation exposure from antennas and non-curable illness
- Will lead to construction of other wireless service facilities in our neighborhood

- T-Mobile only had two customers present at a meeting on March 8, 2007 at which 20 people were present
- T-Mobile failed to present statistical data and facts to support their evidence for the need for this facility and the potential health risks
- The best interest for the community is to maintain our property values and make the neighborhood as ecologically sound as possible
- The historical design, landscaping and spectacular views do not make this community a practical or ideal location for commercial use
- There is no direct benefit to the community and it is not in the best interests of the residents

Subsequent to the hearing and meetings with the Council office and members of the community, the applicant sent correspondence outlining revisions to the proposed plan. The applicant in the correspondence stated they had met with the President of the Neighborhood Council and the representative for the Council Office. In addition the applicant re-iterated the need for the site and discussed the examination of an alternative site in Kenneth Hahn Park, west of La Brea.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for a wireless telecommunications facility to be authorized, certain designated findings have to be made. In these cases, there are specific conditional use categories which have additional findings in lieu of the four standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will not be desirable to the public convenience or welfare.**

   The applicant has requested a Conditional Use Permit for the installation and use of a wireless telecommunications facility on the roof of an existing multiple-family residential structure. The proposed facility consisting of 12 antennas and two equipment cabinets has been proposed for location on the rooftop stairway. Subsequent to the public hearing the applicant met with homeowner groups and the council office and redesigned the facility. As redesigned the stairway enclosure would not increase above the existing height, but would extend 3 feet further toward the northerly edge of the building. In addition antennas and new screening would be added at a height of 6 feet on the easterly edge of the building's rooftop. This installation would have the visual impact of extending the height of the building by 6 feet for a maximum elevation of 41 feet. This new screening installation and the expansion of the building stairway would be visible from the surrounding residential properties. Because the properties to the east on Don Zarembo Drive are at a lower elevation, the location of the facilities on the roof would have a notable increase in the height of the building.

The subject site is developed with a multiple family residential dwelling as are the properties to the south along Don Lorenzo Drive and on the westerly side of Don Miguel Drive. However, the density in the area is overwhelmingly single-family, including the adjacent uses which would be most affected by the expansion of the rooftop facility and subsequent height increase on the east. Properties to the east and below the elevation of the site located on Don Zarembo Drive and properties to the north along Don Miguel are single-family. There are no Conditional Use Permits for other wireless facilities within the immediate residential area. At the hearing the applicant was requested by the Zoning Administrator to investigate other sites including the State trail open space area above Stocker Street and the Kenneth Hahn Park to the west in which several communication facilities are located. Numerous other telecommunications facilities are located on utility poles along La Brea Avenue and Stocker Street. The applicant, subsequent to the hearing submitted information outlining why co-location with Verizon in the Kenneth Hahn Park would not meet the needs of T-Mobile. No alternative site information was submitted other than the rejection of a location in Kenneth Hahn Park. Although light poles were identified as alternative locations, this alternative was also rejected.

In December 2005, T-Mobile received approval for the co-location of wireless facilities on a medical office building at 3756 Santa Rosalia Drive. T-Mobile co-located on the roof with antennas on the west - toward the residential area of Baldwin Hills and on the roof to the east and north. In August of 2006, Verizon also received approval for co-location on the same site, so there is a history of co-location between the two carriers. In addition, because there are other carriers located on utility poles surrounding Baldwin Hills, coverage has been achieved without locating in the immediate residential neighborhood.

The facility as proposed will have an adverse visual impact upon the community, by the increase in the size of a rooftop structure which will be visible from the surrounding properties. In addition there is no information that alternative sites could not provide the coverage which T-Mobile seeks to provide as only one other alternative site was identified. At the hearing, the representative stated that the selected site will provide more coverage and require fewer sites.

The search ring identified by the applicant also includes areas along Major Highways - La Brea Avenue and Stocker Street which were not investigated. Many antennas facilities are located along these streets, to service customers. Location along such streets while visible are less intrusive, will not visual affect the residential area and are commonly located on both streets.

2. **The location is not proper in relation to adjacent uses or the development of the community.**

The subject location is developed with a multi-story apartment building which is adjacent to one-story single-family uses to the north and east. The facility as proposed will require the expansion of a rooftop facility 3 feet to the north and a new 6-foot in height extension of the building on the east. Both locations are adjacent to single-family uses. The subject building is at an elevation above the single-family to the east and would be visible from Don Zarembo Drive below and at a lower elevation as well as from many residences along Don Miguel Drive.

3. **The use will be materially detrimental to the character of the development in the immediate neighborhood.**

The expansion of the rooftop facility and addition of 6-foot screening will intrude upon and overwhelm the adjacent residential uses which are at a lower height than the subject property and therefore will be materially detrimental to the immediate neighborhood.

4. **The proposed location will not be in harmony with the various elements and objectives of the General Plan.**

The West Adams-Baldwin Hills-Leimert Community Plan designates the subject property for Medium Residential land uses with a corresponding zone of R3. The plan designates properties immediately adjacent to the subject property for Low Residential land use with corresponding zones of R1, RD6.

The plan includes the following policies and objectives:

> **Objective 1-3** To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.
>
> **Policy 1-1.2** Protect existing single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses
>
> **Policy 1-3.3** Preserve existing views in hillside areas.
>
> **Policy 1-6.4** Require that any proposed development be designed to enhance and be compatible with adjacent development.

The proposed location of the wireless facilities is not consistent with the plan policies and objectives in that the location of the facilities on the roof of the building will visually detract from the character and integrity of the residential neighborhood, will result in an increase in the height of the building, will over-shadow and overwhelm the adjacent residential uses, and will not enhance nor be compatible with adjacent development.

5. **The site is not of a size and shape sufficient to provide the setback requirements as set forth in Section 12.21-A,20(a)(2) of the Municipal Code as to those portions of the property abutting residential or public uses.**

While the facility is proposed on the roof of an existing building, the location of the antennas on the east behind screening will extend the existing building height 6 feet to a maximum height of 41 feet at the rear of the building and adjacent to single family residential uses located at a lower elevation. The location of facilities on the existing stairway will necessitate the extension of the stairway wall which would be visible from properties to the east and west.

6. **The use will have substantial adverse impact on properties or improvements in the surrounding neighborhood.**

The facilities on the roof will have an adverse visual impact on the surrounding single-family uses.

7. **An effort in good faith was not made by the applicant to locate on an existing site or facilities in accordance with the guidelines of Section 12.21 -A,20(a)(3) of the Municipal Code.**

The applicant in the application submittal provided the following information in response to other sites considered for co-location:

> "The Radio Frequency (RF) Engineer for T-Mobile had specific requirements, which were to cover the area located around S. Don Miguel Dr. & Don Lorenzo Dr. and surrounding neighborhoods. T-Mobile found that the subject property included an ideal spot for T-Mobile to locate their facility. The proposed facility has been designed to fully comply with all applicable setbacks, height restrictions, and other such restrictions. The proposed facility has been designed so that it will not adversely affect the aesthetics, functionally and/or use of the existing property. T-Mobile has explored other properties in the area and found them not viable due to various things such as RF compatibility, leasing issues, zoning regulations, etc. T-Mobile also evaluated the possibility to co-locate but there were no opportunities within boundaries of the search ring that would be conducive to RF requirements. Therefore, T-Mobile is currently proposing a rooftop type wireless site due to the high demand for the needed coverage and to adequately service the surrounding area and residents."

Subsequent to the public hearing the applicant did consider a site in Kenneth Hahn Regional Park, but this site was rejected because according to the applicant, the site, located on a hill would cause the signal to overshoot, and the frequencies in the park would cause interference. At the public hearing the Zoning Administrator requested that the hill above Stocker Street within State open space be considered for location of a wireless facility. No information was provided that this site, at a higher elevation than street level, but lower than Kenneth Hahn Park was considered. Other sites considered but rejected were light pole locations.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

9. On January 10, 2007, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV-2006-9313-MND (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance.

10. Fish and Game: The subject project, which is located in Los Angeles County, <u>will not</u> have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after SEPTEMBER 7, 2007, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at www.lacity.org/pln**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

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Patricia Brown

PATRICIA BROWN
Associate Zoning Administrator
Direct Telephone No. (213) 978-1306

PB:lmc

cc: Councilmember Bernard C. Parks
Eighth District
Adjoining Property Owners
County Assessor

MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
ANIK CHARRON
LARRY FRIEDMAN
LOURDES GREEN
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April 28, 2008

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Sonn L. Houn & Heang Houe Taing (O)
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Roger Spencer (R)
1225 West 190th Street, Suite 310
Gardena, CA 90248

CASE NO. ZA 2007-1473(CU)
CONDITIONAL USE
1401 West Manchester Avenue
South Los Angeles Planning Area
Zone : C2-1VL
D. M. : 097.5A195
C. D. : 8
CEQA : ENV-2007-1474-MND
Legal Description : Fr. Lots 724-726, Tract 4511

Pursuant to Los Angeles Municipal Code Section 12.24-W,49, I hereby DENY:

a conditional use to authorize the construction, use and maintenance of a wireless communication facility disguised as a 45-foot monopine with six panel antennas, one GPS antenna and equipment cabinets at the base, proposed within a corner location of the parking lot of a restaurant.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on April 3, 2008, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have not been established by the following facts:

BACKGROUND

The subject property is a relatively level, nearly rectangular-shaped, approximately 16,910.8 square-foot corner parcel of land, consisting of three contiguous lots, having an approximately 150-foot frontage on the north side of Manchester Avenue, and an even depth of 117 feet. The property maintains legal addresses ranging from 1401 to 1411 West Manchester Avenue. The property is currently developed with a one-story 1,344 square-foot commercial structure originally constructed in 1995. The building, situated in a diagonal direction from the corner, is located along the south-easternmost portion of the property at

the intersection of Normandie and Manchester, and presently serves as a Louisiana Fried Chicken Restaurant. The remainder of the property is presently utilized as a surface parking lot for surrounding commercial establishments. Landscaping on site is non-existent. There is a concrete block masonry wall and wrought iron fence surrounding a major portion of the premises. The property is located at the northwest corner of Normandie and Manchester Avenues within the South Los Angeles Community Planning Area.

Surrounding properties are zoned C2-1VL along the commercial corner intersection of Manchester and Normandie Avenues and along a major extent of both corridors. Uses are characterized by one-story general commercial and neighborhood-serving business establishments. Properties located along surrounding side streets are zoned RD2-1 and RD1.5-1, and are characterized by one- and two-story single-family dwellings, duplexes, and small apartment buildings. Properties further north and south along side streets are primarily zoned R1-1 and characterized traditional-styled one- and two-story single-family residences. Properties further southeast are located within the northern Athens District of the County of Los Angeles.

Manchester Avenue, adjoining the property to the south, is a Major Highway, Class II, dedicated a variable width of 100 to 120 feet and improved with curbs, gutters, and sidewalks on both sides.

Normandie Avenue, adjoining the property to the east, is a Secondary Highway, dedicated a variable width of 80 to 85 feet and improved with curbs, gutters, and sidewalks on both sides.

Previous zoning related actions in the area include:

> Case No. ZA 2007-4362(CU) – On February 5, 2008, the Zoning Administrator approved a conditional use to permit the installation, use and maintenance of a new 55-foot monopalm (wireless telecommunications facility) with associated equipment installed adjacent to the monopalm in the C2-1VL Zone at 1218 West Manchester Avenue, two blocks east of the subject property (T-Mobile).
>
> Case No. ZA 2004-4144(CU) – On October 15, 2004, the Zoning Administrator approved a conditional use to permit the installation, use and maintenance of a roof mounted wireless telecommunications facility with six equipment boxes to be situated along the easterly side towards the rear of a church building located at 1201 West Manchester Avenue, also two blocks east of the subject property (AT & T Wireless).

PUBLIC HEARING

A public hearing on the matter was conducted on April 3, 2008, in City Hall in downtown Los Angeles. In support of the request, testimony was heard from the applicant. Six speakers testified in opposition to the request with others in audience noting opposition. A petition with 226 signatures in opposition was also submitted at the hearing. A representative of the Office of the Eighth Council District also testified.

IN SUPPORT

Applicant's Representative

- Submitted copy of e-mail sent to Neighborhood Council and the Office of the Eighth Council District requesting input on the proposal. Noted that there had been no response.
- Indicated that project had been presented to the Normandie/Halldale Block Association at meeting on April 1, 2008 attended by 20 panelists and approximately 100 constituents. Summarized that concerns identified related to health and location.
- Added that original proposal had been to disguise facility as a light pole but this was denied by the Community Redevelopment Agency which suggested the monopine design.
- Potentially could be moved to another part of the parking lot. Certificate of Occupancy states that 18 spaces are required.
- 45-foot height provides the needed coverage, without height cannot meet coverage objectives.
- The landlord of this property had a positive response on first contact so no other alternative sites were considered.
- Proposal will take away one parking space.

IN OPPOSITION

Resident - Member of Normandie/Halldale Association

- Letter from Community Coalition cited.
- Share concerns over equipment impact regarding environmental impact on local community.
- Petition submitted citing concerns over vandalism, proximity to eating facility health and safety.
- Three installations in area cited

President Normandie/Halldale Block Association

- Petition referenced with 226 signatures.

Member Community Coalition

- No due diligence conducted to locate another site.
- Normandie and Florence has a monopalm.

Resident – 87th Street

- Oppose proposal.

Business person

- Location represents largest restaurant in the area.
- Establishment is always crowded. There is heavy traffic and many cars.
- Changing location to front would present more of an eyesore.
- There is no dead space on property. Every parking space is necessary.

Pastor Power of Love Christian Fellowship

- Members are concerned
- Have also concerns over aesthetics.
- Will not be better if moved closer to the street.

Office of the Eighth District Council Office

- No propagation maps seen in file to substantiate need.
- Other sites in area along Manchester and Florence have not been addressed as co-locations.
- Regarding aesthetics, it is preferable to have a monopine rather than a monopalm but concerns is with upkeep of bark.
- Should look at taller buildings. A six-story high senior citizen housing project on Harvard south of Manchester is a possibility.
- Vernon/Manchester CRA area advisory committee has not reviewed final plans.

REBUTTAL FROM APPLICANT AT PUBLIC HEARING

- Sympathize with viewpoints expressed.
- Applicant has only been in the area since 2005. Stores are in the area.
- Will submit propagation maps.
- There are six other sites within 3 miles.
- Flexible to another design option

CORRESPONDENCE RECEIVED SUBSEQUENT FROM APPLICANT AFTER PUBLIC HEARING

- Copies of more current propagation maps.
- Lowering of height of monopalm from 50 feet to 45 feet
- Zoning maps submitted to indicate that the commercial areas in the neighborhood are all adjacent to residential uses.
- Correspondence noting the absence of buildings over two stories in the area, no utility poles over 30 feet and limited space in existing commercial buildings.
- Analysis provided of the feasibility of some of the other locations mentioned at the public hearing. Some were noted to be already sites of the applicant or too far away from coverage objectives.
- Applicant noted that he visited the senior citizen housing development identified by the Council office. He met with the manager who according to the representative stated that they could not rent any space without jeopardizing their tax preferred status.

- Applicant notes that all the suggested locations made at the hearing are adjacent to residential uses with similar characteristics as the subject site.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for a wireless telecommunications facility to be authorized, certain designated findings have to be made. In these cases, there are specific conditional use categories which have additional findings in lieu of the four standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will not be desirable to the public convenience or welfare and is not proper in relation to adjacent uses or the development of the community.**

   The site is a commercially zoned property which is developed with a restaurant and surrounded by a parking lot. The location is at the intersection of Manchester Boulevard and Normandie Avenue. Commercial uses are located along both these thoroughfares. Development is primarily one-story, both for the commercial uses and the residential uses which abut the subject site and which predominate the surrounding area.

   The proposal is for the installation of six panel antennae in a monopole proposed to be disguised as a monopine. Equipment cabinetry is to be located at the base of the pole. The location for the facility is within the parking lot of the restaurant at its northwest corner. One parking space would be lost to accommodate the facility. The property's C2 1VL Zone permits a maximum 45-foot height. However, there is nothing in the immediate area or even in the area at large which approximates this height. The applicant proposes a 45-foot high monopine.

   Because the location of the proposed siting is within a parking lot and within such a low-scale, predominantly one-story area, the proposed facility stands out more distinctively as evidenced by the photo simulations submitted with the request. The parking lot is more akin to an open space type of parcel, thus its visibility from many vantage points from the rear and the sides is significant. Even if within the permitted height limit of the zone, the proposal would result in a structure which is significantly higher than any of the predominantly one-story commercial and residential structures which surround it.

   At the public hearing, the Zoning Administrator noted concerns with the location of the facility, particularly as it was within less than 10 feet of the abutting residential

uses which would be subject to a view of the imposing structure within such proximity. This is further confirmed by the photo simulations submitted with the application as viewed from the residential properties. An option to move the facility closer to the main street is likely to create a more visual effect from another vantage point and interfere with internal parking layout and traffic flow on the premises.

Monopines are typically effective design options, even more so when part of a thoroughfare or when integrated with a more linear existing landscaping buffer. In this instance, such is not the case. There is little in the way of trees and other mature vegetation in the area. Coupled with the low-rise buildings in the area, the visibility of the proposed facility is more pronounced.

According to the applicant, the more optimum coverage objective would be achieved with the height requested. Toward the extent that cellular service by this public utility company would be improved and would remedy a situation of a gap in service, it could be argued that the proposed facility is desirable to the public convenience. Furthermore, the ability to allow for emergency communication to be enhanced in this area also is desirable to public welfare.

However, the desirability for public convenience and welfare must also be measured in terms of the impact the facility has on view impacts and aesthetics of the proposal given the existing physical context of the surroundings. Due to the aesthetic impacts on the area resulting from scale and design, the proposed facility cannot be found to be properly located in relation to adjacent development.

2. **The use will be materially detrimental to the character of the development in the immediate neighborhood.**

As noted, aesthetics are a prime consideration associated with the installation of a wireless facility. The use of screening features and other stealth alternatives is a design approach that is often a viable means to minimize visual impacts. In this case, the facility's impacts when juxtaposed against the existing development, become more noteworthy given the high visibility of the facility. The openness of the parking lot makes any installation on the property more evident whether it tries to relate to a feature associated with the property or not.

Opponents to the request have cited a variety of issues as a rationale for their opposition or as grounds for a disapproval. Much of them appear to arise out of concern over health issues, which cannot be considered in any review by the City.

Review of the request is limited to aesthetic considerations or land use impacts only. The other design alternative considered was a light pole, which the applicant indicated was not approved by the Community Redevelopment Agency. While that design or even a flag pole, may have been good options, at a 45-foot height, these options would also have been difficult to disguise. The applicant may find that given the absence of other alternative locations, a better approach may be to seek sites where a more modest height can be provided and better integrated with the surrounding development. This may lead to reduced coverage objectives and more

facilities but incrementally could provide for subsequent full coverage with minimal visual intrusion.

Other considerations regarding health are not within the jurisdiction of the City and are preempted from consideration as the basis for the rendering of a decision by the federal government. Section 704 of Title 7 of the Federal Telecommunications Act of 1996 effective February 8, 1996, contains the following language:

> "IV. No State or local governments or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

3. **The proposed location will not be in harmony with the various elements and objectives of the General Plan.**

The South Los Angeles Community Plan Map designates the property for C2-1VL "General Commercial" land uses with the corresponding zone of C1.5, C2, C4, RAS3 and RAS4, and height limited to District No. 1-VL.

The General Plan does not specifically designate uses permitted by conditional use. Los Angeles Municipal Code Section 12.24-W,49 permits the requested use within the zones corresponding to this land use designation. The overall goal of the Plan is to promote an arrangement of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the plan area and to guide the development of the district to meet existing and anticipated needs and conditions. Construction of the new facility appears likely to create adverse impacts to the subject site and surrounding properties, and as such, is not consistent with the spirit, intent and objectives of the General Plan. As such, the findings in the affirmative cannot be made.

4. **The site is of a size and shape sufficient to provide the setback requirements as set forth in Section 12.21-A,20(a)(2) of the Municipal Code as to those portions of the property abutting the residential or public uses.**

The proposed facility as to the monopole would provide the antenna setback requirement of 20% of height or 9 feet from abutting uses if measured to the base of the pole. The setback is at the minimum required and does not allow for a more generous buffering distance, which would also be difficult to provide without encroaching more into the parking lot.

5. **The required setbacks shall be improved to meet the screening and landscaping standards of Section 12.21-A,20(a)(5) and (6) of the Municipal Code to the extent possible within the area provided.**

No additional landscaping has been proposed within the setbacks.

6. **The visual impact standard of Section 12.21-A,20(a)(4) of the Municipal Code is met.**

The facility's design and stealthing through the use of a 45-foot monopine does not meet the visual impact standards of the Code given its placement and height within the parking lot.

7. **An effort in good faith was made by the applicant to locate on existing sites or facilities in accordance with the guidelines of Section 12.21-A,20(a)(3) of the Municipal Code.**

The applicant indicated that no other locations were considered as the property owner of the restaurant was willing to lease the space for the facility. As noted, the applicant did visit the Harvard Senior apartments referenced by the Council Office representative at the hearing but found that a lease would not be a consideration.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

9. On May 30, 2007, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV 2007-1474-MND (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. I do not adopt said action as visual impacts remain.

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after MAY 13, 2008, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at www.lacity.org/pln**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Lourdes Green

LOURDES GREEN
Associate Zoning Administrator
Direct Telephone No. (213) 978-1313

LG:lmc

cc: Councilmember Bernard C. Parks
Eighth District
Adjoining Property Owners
County Assessor

Sally Hampton Exhibit B

Mr. De La Rosa misspoke at the hearing April 9th when he stated that the studies submitted with the United Homeowner's Association letter were only covering property value loss due to the aesthetics of cell towers and power lines.

Here are a few excerpts from the studies that show he is incorrect and that the studies also covered cell antennas and the fear of the related health risks as factors that negatively impacted property values. However, it is important to also point out that the references to towers and aesthetics also apply to the raised trellis and its effect on our views.

The health risk fear and property value issues are intertwined and the studies provided by the community clearly pointed that out. The studies also pointed out that it is the health risks associated with the radiation from the antennas that people fear (not towers or structures antennas are mounted on or the equipment, although these are also very ugly and have a negative impact on property values.). Further, many find "disguised" antennas not to be very attractive and don't want to live near them. A mono-palm is easy to spot, as are antennas, especially when raised on a trellis. These things will be hideous to many no matter what color they paint them. Regardless, no matter what a company may do to try to disguise antennas, disclosing them to potential buyers drives some away and this is a proven by research published in industry journals that were provided to Mr. De La Rosa and all 5 commissioners.

To begin, the title of one of the studies published in The Appraisal Journal (Summer 2005) is: "*The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods*," and another entitled: *The Impact of Wireless Towers on Residential Property Values* (note that there is no mention of power lines).

Excerpts from the studies and letter from an attorney on property values and cell sites below:

Abutters and neighbors of these communication towers have often opposed their construction, citing aesthetic and health concerns, and alleging a consequent decrease in property values.

SIMILARITIES BETWEEN POWER LINES AND WIRELESS TOWERS

According to the studies cited above, proximity to electric lines and towers is associated with a reduction in residential property values because of aesthetic and health concerns. In this section, the similarities between the aesthetic and health effects of electric lines and wireless towers are examined.

Consider first aesthetic similarities. The literature states that the **view enjoyed from a property may affect its value—a poor view, such as that of utility poles and high-tension wires, detracts from value.** The aesthetic **effects of transmission lines and wireless towers are similar**. Both electric lines and wireless towers rise above building height in typical single-family neighborhoods; therefore, they are visible for some distance. Unless camouflaged, these structures typically do not complement rural or suburban landscapes.

The federal government has issued guidelines regarding safe levels of exposure for both power lines **and wireless antennae**, but there is ongoing controversy within the scientific community about whether these government guidelines are too lax. Because a final verdict on the safety of both electric lines **and wireless antennae** is still moot, many people are fearful about living in proximity to either type of structure. **As Rikon (1996) points out, the fear in marketplace argument established by the Criscuola decision regarding EMF has also been invoked regarding health concerns about cell towers.**

EVIDENCE OF CONCERNS ABOUT WIRELESS TOWERS

In this section, evidence is presented about the significant level of concern about the **aesthetic and health effects of wireless towers**. The evidence is grouped into three categories: (1) lawsuits regarding wireless tower construction, (2) organizations and conferences dealing with the harmful effects of wireless towers, and (3) municipal moratoria on wireless tower construction and mandatory visual impact studies.

The US Supreme Court, in January 2001, denied a writ for certiorari filed by the Ad Hoc Association of Parties Concerned about the Federal Communications Commission Health and Safety Rules (AHA). Fifty-four petitioners filed as co petitioners; similar appeals by the Communications Workers of America and The Cellular Phone Task Force were consolidated with the AHA case. The AHA had charged that the FCC's ruling, that adverse health effects cannot be discussed in reviewing zoning rules or permit applications for cell towers, denies the public their first amendment right to free speech.

In Europe, opposition to cell tower construction has led to lawsuits and the destruction of wireless equipment. In an attempt to quell concerns about the health effects of wireless towers, one Italian mobile phone operator, Omnitel, launched an Internet site on which residents can check the amount of electromagnetic radiation emitted by nearby cell phone towers and antennas.

Organizations, Conferences, and International Concerns

Concerns about wireless towers have resulted in the formation of organizations and the scheduling of conferences to voice these concerns. The EMR Alliance argues that electromagnetic radiation from wireless antennae is hazardous to life and public health. The Communication Workers of America and the EMR Alliance jointly published *Your Community Guide to Cellular Phone Towers* to help consumers mobilize against the placement of wireless transmission facilities that could adversely affect their health, safety, property values, or the aesthetics of the community.

The 2000 International Conference on Cell Tower Siting included testimony from numerous scientists on the health effects of exposure to high frequency EMF. Several questioned the safety of current standards for exposure to radiation from wireless antennae.

By taking a cue from federal fee collection efforts, and selling zoning permits for PCS transmitters, municipalities would gain revenues to offset, at least partially, the cost imposed on municipal residents by any associated negative externalities. Residents would benefit from the sale of zoning permits, in that revenues so generated would fund increased municipal services and/or allow for reduced taxes. Such a plan contains the acknowledgment that perceived aesthetic or **health problems** can be associated with towers **and transmitters**, and that residents should be compensated for those negative effects. The price of a permit should be based on the magnitude of the negative externalities, not on the PCS provider's expected profit. The greater the perceived visual or health derogation, the higher the amount that should be charged for a permit. (It is assumed that the PCS provider owns, or has leased, the land on which the tower is to be built.) The price of a permit should be based on the magnitude of the negative externalities, not on the PCS provider's expected profit. The greater the perceived visual or health derogation, the higher the amount that should be charged for a permit. (It is assumed that the PCS provider owns, or has leased, the land on which the tower is to be built.)

The siting of cellular phone transmitting **antennas**, their base stations, and the towers that support them (towers) is a public concern **due to fears of potential health hazards from the electromagnetic fields that these devices emit**. **Negative media attention to the potential health hazards has only fueled the perception of uncertainty over the health effects.** Other regularly voiced concerns about the siting of these towers are the unsightliness of the structures and fear of lowered property values. (note: this is growing worse with new cases and studies coming out almost monthly.)

Research Objectives and Methodology

The study hypothesis is that in areas where a tower is constructed, it will be possible to observe discounts made to the selling prices of homes located near these structures. Such a discount will be observed where buyers of homes close to the towers perceive them in negative terms due to, for example, the risk of adverse health, or aesthetic and property value effects.

The value effects from towers may vary over time as market participants' perceptions change **due to increased public awareness regarding the potential (or lack of) adverse health and other effects of living near a towers**. Further research into factors that impact on the degree of negative reaction from residents living near these structures could provide useful insights that help explain the effects on property price. Such factors might include, for example, the kinds of **health and other risks residents associate with towers**; the height, style, and appearance of the towers; how visible the towers are to residents and how they perceive such views; and the distance from the towers residents feel they have to be to be free of concerns.

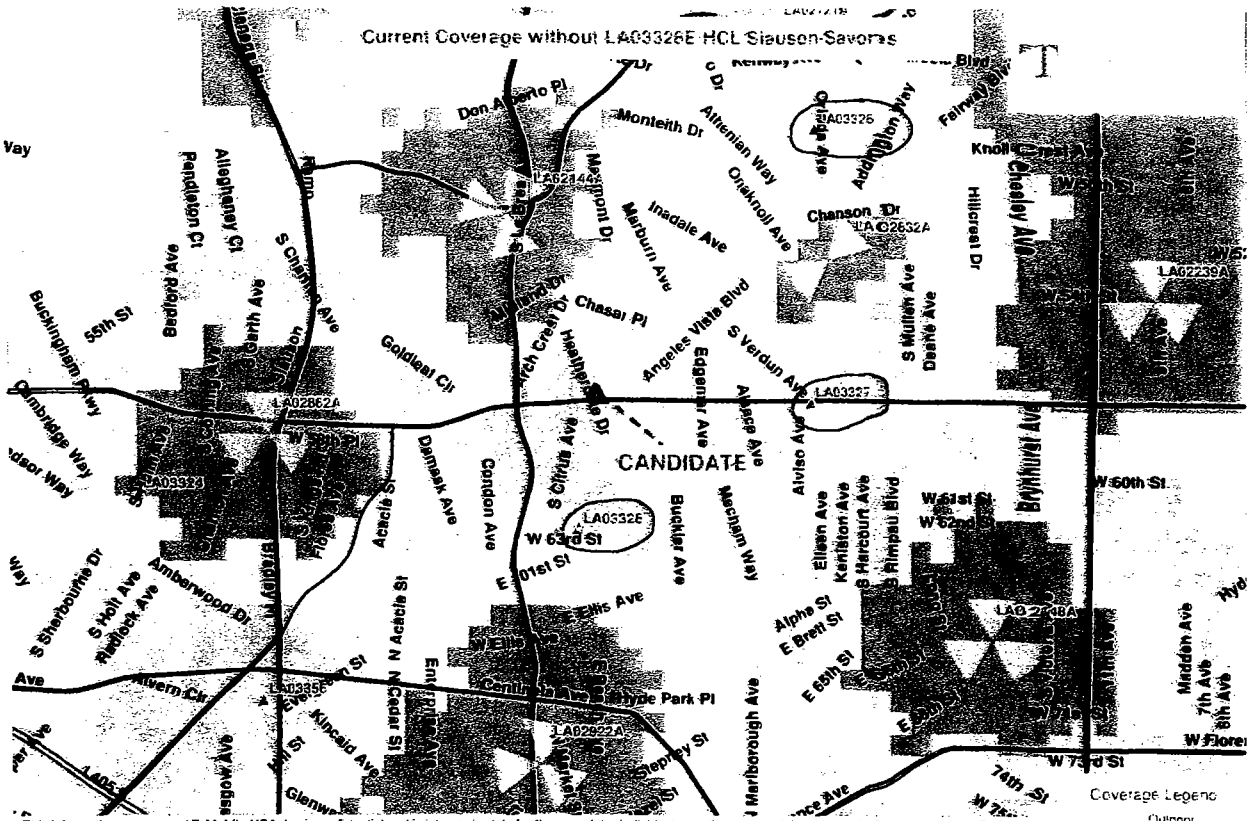
****

Myth #6 - No Negative Affect On Property Values by Law Offices of Kirk Wines

Representatives of the industry generally come to public hearings with reports, from bona fide appraisal firms, to substantiate their claim that cell towers have no negative effect on property values. They have won many cases in Federal court because they have submitted reports from experts while opponents to the site have testified, as individuals, that they are

afraid that the towers will bring down their property values. The attorneys for the industry have had little difficulty in convincing most courts that the opponents' testimony is pure speculation and does not provide the evidence necessary to support a decision denying the tower. In Medina, when we were opposing the 100 foot Sprint tower, we retained a local appraisal firm to conduct a study to show that property values were adversely affected. At the last moment, the company backed out of the contract due to conflict of interest. They told us that one of their appraisers was doing a study for the industry. It turned out to be a study commissioned by Sprint Spectrum to be submitted in the record before Medina's Planning Commission. Sure enough -- it showed no decrease in property values. Since it involved a currently existing lattice tower in Medina used for a microwave dish, we were able to send one of concerned citizens to all of the homes used as comparables and she testified at the hearing that you could not even see the tower from any of these homes. Because it was too late to commission another study, we brought in all of the real estate agents and brokers who were active in the community to testify that a 100 foot lattice tower would have a negative effect on surrounding property values. In addition, the Planning Commission made a finding that just common sense dictated that a home with a beautiful view of Mt. Rainier and Lake Washington would be adversely affected by imposing any significant portion of a lattice tower on this view. Hopefully, non-industry appraisals will be available in the near future showing the negative effect on property values. In the meantime, until you have clients with sufficient resources, you may have to go to extra lengths to qualify local home owners as experts to as to the value of their property and you may have to call real estate agents whose testimony will largely be based on their experience in trying to sell homes located next to other objectionable facilities, such as high voltage power lines.

The Law Offices of Kirk R. Wines
210 Crockett Street, Seattle WA 98109 | ph: 206/301-9558 | fax: 206/213-0021



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In response to the 'Cell phones are lifesavers and the cell industry only has our safety at heart' argument that we all hear, it's worth noting that, according to two different Los Angeles Times articles, **60% of 911 calls made from cell phones in LA County (75% in Las Vegas) are actually mistakes or non-emergency calls that clog up the system and prevent real emergencies from being handled.** They are also not directly routed to the appropriate call center the way landlines are. (See below these articles and many more. Last article also LA Times from August 2007)

Unwitting cell calls swamp 9-1-1

LOS ANGELES TIMES

By JILL LEOVY

Frustrated by the large volume of 911 calls caused by people accidentally hitting programmed buttons on their cell phones, police and emergency response authorities are seeking new ways to keep systems from becoming overloaded.

Nearly two-thirds of all the 911 calls from wireless phones in California, and even higher proportions elsewhere in the country, involve people pushing emergency buttons on their cell phone keypads without knowing it, authorities say.

Local and national authorities say it is impossible to know whether delays caused by the problem have led to serious injuries or deaths. But for sure, they say, emergency phone lines are becoming clogged and 911 operators are finding their jobs more aggravating and hectic. "It's just, 'Oops! I didn't mean to call you. Oops! I didn't mean to call you,' all day long," said Diane Chupinski, communications supervisor at the California Highway Patrol's Golden Gate Communications Center in Vallejo.

The CHP handles most wireless 911 calls in the state. Emergency calls made from non-cellular phones are mostly handled by police and fire agencies throughout the state.

At the Golden Gate center, which fields wireless 911 calls from nine Northern California counties, callers wait as long as 90 seconds for an operator, Chupinski said. In the late 1990s, the average wait was only eight seconds, she said.

Other wireless 911 centers report similar difficulties. **At the CHP dispatch center in Los Angeles, accidentally placed calls constitute 40% to 60% of the total received.**

A police spokesman in Reno said that as many as 75% of all wireless phone calls into that area's 911 center are accidental on any given day.

"Our operators just say, 'Hello? Hello? Hello?' And no one's there," Reno Police Lt. Jim Ballard said.

20 Million Calls Go Wrong Each Year

Accidental 911 wireless calls now total about 20 million a year nationwide, and the number is increasing by 30% annually, said Roger Hixson, technical issues director for the National Emergency Number Assn., an advocacy group in Columbus, Ohio.

Although he could not cite a specific case in which sluggish 911 phone systems hindered response to a genuine emergency, Hixson and other experts said there is potential for people in trouble to be harmed, either because of long waits or because 911 operators mistakenly assume that a disconnected call was unintentional.

"Certainly [such calls] take up time and effort, and in some cases it causes additional costs," he said.

The problem is not limited to the United States, said Rana Sampson of Community Policing Associates in San Diego, who has done consulting work for law enforcement on the issue.

Auto-dial 911 functions are standard on many cell phones. If the function is not deactivated, each time a phone rolls in a purse or someone accidentally sits on the keypad, there is a chance that a 911 call will be made, emergency officials say.

Dispatchers describe taking 10 calls in a row in which the only noise on the other end was a meeting in session, a stereo playing or someone's conversation.

One of the most common experiences is hearing construction noise, dispatchers say. They figure that is probably because construction workers wear phones on their belts and are likely to bump into things.

"You hear people building roofs, walking on gravel. That is a sound we have actually learned to recognize," Chupinski said.

"Saws and hammering," echoed Paula Wells, communications supervisor of the CHP's Los Angeles dispatch center. "Or you hear schoolteachers with kids in the background. I've even heard the Pledge of Allegiance."

Some cellular companies have recently moved to fix the problem. But so many cell phones with auto-dial 911 features have been sold that officials say the flood of accidental dialing probably is not likely to ebb soon.

Although most cell phones have lock functions to prevent accidental calls, some industry insiders concede that many people don't know how to use them. Many cell phone owners may not read far enough into their instruction manuals to even know their phones have a 911 function, they say.

Dispatch officials began to notice the problem a few years ago. But it has grown acute in the last couple of years as cell phones have become ubiquitous.

Today, about a quarter of all 911 calls nationwide are from cell phones--10 times the number a decade ago, said Sampson, the San Diego consultant.

Hixson said about half of the 5,000 locations across the United States answering 911 calls handle those from wireless phones.

The CHP has been answering most wireless 911 calls in the state before routing them to local agencies as needed.

This means the agency has handled so many inadvertent calls that Los Angeles dispatchers have abandoned the practice of automatically calling back people who have been cut off. Instead, operators selectively decide whom to call back based on instinct and experience.

It's not an ideal system, said Wells, the Los Angeles communications supervisor. But dispatchers think they have no choice: If they call back every accidental caller, they jeopardize people with real emergencies left waiting on the line, she said.

Screening Trial Program Is Dropped

Other 911 dispatch centers face similar tough decisions.

The CHP's Golden Gate center tried a pilot program last year to screen out accidental calls by routing callers to a recording. The recording required callers to press a number on their touch pad to make sure they really wanted 911.

Call volumes to the 911 center immediately plummeted and wait times dropped back to about eight seconds, Chupinski said.

But the pilot program did not last. Sprint PCS objected because some of its cell phones did not permit owners to push another button after dialing 911. The program was ended.

Efforts by the Emergency Number Assn. and other groups to seek help from cellular phone companies have met with mixed results.

Some companies, such as Nextel Communications and Cingular Wireless, have cooperated by asking their manufacturers to stop adding the function to new cellular phones. Nextel has included slips with its billing statements asking cell phone owners to bring their old phones in for "upgrades" to remove the auto 911 function.

Nextel spokeswoman Audrey Schaeffer said the Reston, Va.-based company also has attempted to identify frequent 911 callers to inform them of the problem, even calling some on the phone, resulting in a one-third drop in 911 calls from Nextel phones.

But other companies have not moved quite so quickly. Representatives of Sprint PCS and Verizon Wireless, for example, said they knew little about the issue of overburdened 911 systems.

"A minuscule number" of Sprint phones sold a few years ago had auto-dial 911 functions, but current models do not, company spokeswoman Stephanie Walsh said.

Verizon spokesman Andrew Colley said the feature is "infrequent" on its phones, and that the company doesn't know exactly which phones have it because "the only way to tell ... is to go through the manual for each phone." Besides, he said, some customers like the feature and program it into phones themselves.

Emergency response officials say they are concerned that the problem could become more serious as additional local agencies begin handling 911 calls from cell phones.

The Emergency Number Assn. sent letters to a number of large wireless companies in December formally seeking their cooperation in solving the problem. The group joined with other trade associations to notify the Federal Communications Commission, requesting "immediate attention" to the issue in a Jan. 9 letter. FCC spokeswoman Meribeth McCarrick confirmed that the agency had received the letter and said it is under review.

The problem is "so frustrating to our operators," said Chupinski, the Bay Area dispatch supervisor. "The public is oblivious."

Errant Cell Calls Are Clogging 911 System
[HOME EDITION]

Los Angeles Times - Los Angeles, Calif.
Author: Hugo Martin
Date: Nov 17, 2002
Start Page: B.1
Section: California Metro; Part B; Metro Desk
Text Word Count: 1376

Document Text

As a veteran 911 operator with the California Highway Patrol, Deanna Mora has been trained to calm distraught murder witnesses, comfort suicidal callers and make peace during angry domestic disputes.

But she was not prepared for the call she received not long ago from an upset woman who had just left a pet grooming salon in Orange County. The woman's emergency? Her dog had just received a bad haircut and she wanted the police to take some action.

Nearly half of the 7.2 million 911 calls made in California from cellular phones last year were either not for emergencies -- of the bad dog-haircut sort -- or accidental calls made when a cell phone owner unintentionally dialed the emergency number.

The problem is expected to grow with the proliferation of cell phones. Of the 150 million 911 calls made nationwide in 2000, 45 million, or 30%, came from cell phones. This is a tenfold increase from nearly 4.3 million wireless 911 calls just 10 years ago.

By 2005, most 911 calls are expected to be from wireless callers.

Law enforcement officials say there is no way to tell for certain if the delays caused by bogus 911 calls have led to deaths or injuries. But it is certain that such calls have clogged the system and increased the frustration level among 911 operators.

"Everyone loves cell phones, but they can be a headache for us," said CHP Capt. Dan Hoff, commander of the Los Angeles communications center, which fielded 1.8 million cellular 911 calls last year, more than three times as many as in 1996. **In California, the CHP takes most 911 cellular calls. Hoff estimates that as many as 60% of those calls are nonemergency or accidental calls.**

Hoping to educate cell phone owners on the problem, the CHP for the first time has joined with the Automobile Club of Southern California to produce and air a television commercial warning that accidental and bogus 911 calls can delay calls on truly life- threatening emergencies.

The new commercial, which is running for three weeks in Los Angeles and San Diego counties, depicts a man who accidentally pushes the 911 auto-dial feature on his cell phone while ordering coffee at a coffee bar. Most cell phones are programmed to dial 911 automatically with the push of one button.

In the commercial, the 911 operator assumes the man is reporting a fire because she hears him yelling: "HOT! BURNING! FIRE!" In the ad, the man is referring to the steaming cup of coffee he has just been handed.

To reduce the number of such calls, the CHP and the Auto Club urge cell phone users to disable the single-button 911 feature. Cellular industry leaders support the campaign, noting that most new phones come with the feature already disabled.

Many cellular carriers don't include a notice of 911 calls on their bills, so callers usually don't know they have accidentally called the emergency number.

In Southern California, the problem is serious.

On a recent afternoon at the Los Angeles communications center, emergency operator Susana Carrillo, an 11-year veteran of the CHP, responded to more than 10 accidental 911 calls in about an hour.

In most of those calls, Carrillo heard nothing but dead air. In others, she could hear music, the sounds of people walking down a city street and people casually talking about lunch. She called out in vain: "911 emergency. Hello?"

In several calls, Carrillo could hear the bumping and scraping of small items, which she guessed were the sounds picked up by a cell phone inside a purse or backpack.

To ensure that she doesn't dismiss a true emergency, Carrillo is required to listen for a few seconds. The CHP does not have the technology to identify the location of a cellular 911 call. If a 911 operator is not sure whether a call is for a legitimate emergency, the operator can call the cell phone back and ask if the caller meant to dial 911. Usually, the embarrassed cell phone owner will apologize, promising to be more careful in the future.

A few weeks ago, Mora answered a 911 call that she assumed was a legitimate emergency because she heard loud, angry voices in the background. She called the cell phone back and learned that someone had accidentally dialed 911 while watching a violent movie on television.

Mora said she once answered a 911 call, only to hear screaming voices combined with the sounds of wheels speeding on a rail. Mora called the cell phone back and learned that the caller had accidentally bumped the phone while riding on a roller coaster.

But accidental calls are only part of the problem. Many cell phone owners have intentionally dialed 911 for the most inane reasons.

They call to ask for the correct time. They want directions to a restaurant or Disneyland. They want to know why traffic is moving so slowly. Several 911 operators say they have received calls from men who were stuck in traffic and wanted the CHP to call their wives to explain that the men would be late for dinner.

Police officials say such calls put an immense strain on an already overburdened emergency communications system. The CHP communications center in Los Angeles can accept only 50 cellular 911 calls at a time. Any calls beyond 50 must wait on hold.

Several large cities, including Los Angeles, have launched 311 telephone systems that accept nonemergency calls, connecting callers to dozens of public agencies. But no such number exists yet in California for nonemergency cellular calls.

"It's great that they have that access to 911 with one button, but it's giving us the blues," Hoff said.

*

Hello? Hello? What's the Emergency?

Accidental and nonemergency calls account for nearly half of all cellular 911 calls in the state, clogging the CHP emergency call system and delaying response to real life-threatening emergencies. The following are examples of cellular 911 calls made in Los Angeles County on one day in October.

*

Operator: 911. Do you have an emergency?

Caller: Yeah, I'm in a taxi, and the taxi driver is telling me he is not taking me where I'm supposed to go, and he is going to take me back where he picked me up from.

Operator: Unfortunately, sir, that is not a life-threatening emergency. Is he threatening you in any way?

Caller: Yeah. He is taking me back out of my way.

*

Operator: 911. Hello. Hello?

Caller: Hello.

Operator: Oh, hello. This is 911.

Caller: Hello.

Operator: This is 911. Did you have an emergency?

Caller: Oh, I'm sorry, I must have sat on my phone. Sorry to bother you.

Operator: Don't sit on your phone.

*

Operator: 911.

Caller: Can I ask you one question? There is nothing going on. I just want to ask you one question. I lost my wallet on the bus and I have the feeling that the bus driver took it because I'm sure it was in the bus. And I was asking the bus driver if he can possibly, like, let me see his bag just to make sure he didn't take it. I know it's rude but ... I was 90% sure that he can be the only person who took it.

Operator: What you have to do is call the bus company and talk to them.

Caller: But they can't do anything.

Operator: I beg your pardon.

Caller: They can't do anything.

Operator: Who can't do anything?

Caller: My question is....

Operator: I'm telling you to call the bus company and talk to them. You are tying up my 911 line.

*

Operator: 911 emergency. What are you reporting?

Caller: Yeah, can you have a patrol car come to the El Segundo (park) on Imperial Highway at the doggie park. They have the small dogs in with the big dogs, and there is a problem.

*

Operator: 911 emergency. What are you reporting?

Caller: Yes, I'm calling to report a missing street in L.A.

Operator: A missing street?

Caller: Yes, I couldn't find Evergreen Street in L.A. from the 1000 block to 700. It's missing. It's really missing. I looked on the map and drove around, and I couldn't find it.

Credit: Times Staff Writer

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Cell Phones Straining 911 System, Report Says

By Manuel Roig-Franzia
Washington Post Staff Writer
Tuesday, September 11, 2001; Page A09

Dramatic increases in the number of 911 calls from cellular phones are creating a host of problems that threaten to undermine the effectiveness of the emergency call system, according to a first-of-its-kind nationwide report that will be presented today to a U.S. Senate subcommittee.

The report, by the nonprofit National Emergency Number Association, generally gives high marks to 911 systems, but cautions that billions of dollars may have to be spent to upgrade systems to keep pace with rapid technology changes.

The report comes at a time when the 911 system is under renewed scrutiny locally following the firing of two Anne Arundel County workers accused of mishandling a call about the carjacking of Glen Burnie pharmacist Yvette Beakes, who was found dead Aug. 12 in Baltimore.

Anne Arundel police officials blamed the mishandling on human errors, but union representatives have said a 12-year-old computer system and

staffing shortages that have forced employees to work long hours are responsible.

"The people are exhausted, and they're stressed," said Merrell Hawkins, a former Arundel 911 worker.

Staffing shortages like those in Anne Arundel, which has nine openings in its 70-person 911 unit, are commonplace at 911 centers across the country, which have experienced a "staffing crisis" in recent years, according to Mark Adams, executive director of the National Emergency Number Association.

But Adams said that in recent months, 911 centers have begun to have an easier time finding workers, primarily because a slowdown in the national economy has reduced the number of jobs in higher-paying fields.

"We're seeing the trend changing," Adams said.

No such improvements are expected anytime soon in the handling of wireless calls. The report says that wireless calls represented about 25 percent of the 190 million 911 calls placed in 1999. By now, that percentage may have increased to 40 percent, according to association officials.

Cell phone calls can be vexing for 911 operators because there is no way of tracking where they were placed, unlike wire-based calls, which 911 centers are equipped to trace. As a result, operators waste precious seconds asking wireless callers for location information, a process complicated by the fact that many callers are on unfamiliar roads and can't give precise directions.

It may be four years or more before methods of tracking wireless calls, such as equipping cellular towers with triangulation devices or developing cell phones with positioning sensors, are widely available, the report said.

In the meantime, public confidence in the emergency call system is high, and more than 97 percent of the U.S. population lives in areas where 911 service is available, the report said. Gaps in the system -- 231 counties do not have basic 911 service -- are primarily in poor, rural areas, the report said. All of Maryland and the District has 911 service. In Virginia, there is no basic service in nine

counties, the report said: Alleghany, Appomattox, Bland, Buchanan, Dickenson, Lee, Madison, Middlesex and Scott.

National Emergency Number Association representatives, who will speak today to the telecommunications subcommittee of the Senate Commerce Committee, plan to urge Congress to pass laws either encouraging or requiring local officials to bring 911 to areas that do not have
the service.

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http://www.washingtonpost.com/wp-dyn/articles/A7072-2001Sep10.html

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Police say teen plagued 911 with prank calls

http://www.stltoday.com/stltoday/news/stories.nsf/stlouiscitycounty/s...

By Heather Ratcliffe and Daphne Duret
Of the Post-Dispatch
02/15/2005

When somebody called 911 Sunday evening to report a man brandishing a knife, the address he gave in Black Jack was familiar to dispatchers. Much too familiar.

There already had been several calls there that day, at least dozens in the past weeks and still others to one or more of the other neat ranch homes on the block.

Complaints varied from assaults in progress to domestic fights to heart attacks. Not a one was real. And all were as puzzling to the owners of the houses as to the police, firefighters and paramedics whose rules obligate them to answer every 911 call.

What had been a nuisance to St. Louis County police became more menacing when the caller, who sometimes phoned in new emergencies at the very address where officers were already standing, talked about killing an officer he could see.

Working with new urgency, police tracked down a 15-year-old boy who was arrested Monday and held for St. Louis County Family Court. Police said he used a stolen cell phone that despite being shut off could still make 911 calls.

Verizon Wireless told investigators about 400 calls to 911 had been made on the phone since December, although police could not confirm a specific number. Dispatchers can track the location of 911 calls from wired phones but not from cell phones.

"This is a very costly and a very dangerous prank," said Officer Rick Eckhard, spokesman for the county police. "He abused the 911 system and he put officers and paramedics in danger because they were rushing to the aid of someone who didn't need help."

It was pretty frustrating for Vanita Isaiah, too. Her home in the 11100 block of Mammoth Drive drew the greatest share of the false alarms.

She said Tuesday she had been cooking when police came the first time, on Jan. 27. "And you know when the police come, they don't ring the doorbell, they bang on the door," she said.

Police told her there was a report of a man holding a knife to a woman's throat. She let them search the house to be sure.

On three particular days, she said, the police showed up over and over.

Sunday was one of those days. Officer James Morgan went to Isaiah's house about 6:15 p.m. on another call of a man with a knife. Morgan had not yet left when someone called 911 to the address three more times. On the third, the caller told dispatchers that he could see the officer's car, and he threatened to kill him.

Morgan canvassed the area, knocking on the door of each house within sight. He had no luck.

Police were able to locate the culprit cell phone's last known owner, a teenager who said it was lost or stolen at school. Officers compared a list of his classmates to addresses near Isaiah's home and got a hit a short distance from her house.

Police seized several phones from the teen's home. It was unclear who owned them. Police said their investigation would continue, as they suspect others were involved.

The juvenile was referred to St. Louis County Family Court. Someone speaking through the door of his home Tuesday night said no one there had anything to say.

Isaiah said Tuesday she knew him but had no idea why he would have repeatedly sent rescuers to her home. Police think he may have picked an address that was easy for him to watch from the security of his own house.

"We were upset that someone was doing this, but we don't want anything bad to happen to him," Isaiah said. "He probably was just bored with nothing to do."

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When Mark Whichard got to the CHP communications center the day after Christmas to handle 911 calls, he knew he was in for a workout. Only three of the 13 positions were filled, thanks to vacations and people calling in sick.

"It translates into calls not getting answered," says Whichard, a 47-year-old Monrovia resident who didn't catch his breath for several hours that morning.

That's right. You punch in 911, and it's dial-a-prayer. And it happens even when more of Whichard's colleagues help man the battle stations because there are too many people with cell phones and too few people on the other end of the line. In October, I wrote about two women who witnessed serious car accidents in Los Angeles and couldn't get through to 911. In one case, a motorist died at the scene. Dozens of readers have shared similar 911 frustrations since then, and Whichard has kept me plugged into the bunker scene at the CHP communications center in Los Angeles, where Vermont Avenue meets the Hollywood Freeway. In California, all 911 calls from cell phones go through the Highway Patrol.

"You get a call every eight seconds. It never stops, you never get a chance to rest, and the number of calls is increasing on a daily basis," Whichard says. "Let me tell you how stressful it is. My supervisor took me to the emergency room last Tuesday because I was experiencing chest pains."

Some fresh bodies showed up four hours into Whichard's Dec. 26 shift, and he made it through another day without going into cardiac arrest. But Josie Ayala-Hodson, a 911 dispatcher in the Vallejo office, says dispatchers are screamed at daily by callers who are on hold several minutes, and sometimes as long as 20 minutes.

"They constantly tell us, 'Somebody's going to die!' " says Ayala-Hodson, who represents 700 dispatchers statewide and declares it's time for the state to do something.

Like what, asks CHP Commissioner Dwight "Spike" Helmick. He sympathizes with dispatchers, but says they're fools to think more money or bodies are on the way

any time soon. One problem is that the CHP can't keep the dispatchers it has. Once they're trained, they jump to police agencies that pay up to one-third more than the starting CHP salary of $2,800 a month.

"I think it's going to get nothing but worse," Helmick says. "Maybe we ought to consider turning it over to the private sector."

For the record, Helmick says the Dec. 26 staffing shortage at the CHP's L.A. office was "a scheduling screw-up" and not a routine occurrence. He claimed no 911 calls went unanswered that morning.

How can he know for sure? It's possible that callers got tired of being on hold and hung up. In September, according to the CHP, one-third of 911 calls took more than a minute to answer.

Frankly, given the life-and-death nature of the problem, Helmick ought to get hold of the governor or someone in the Legislature and do something about it. But having said that, it's becoming painfully clear that this is less about the failure of government than about the death of common sense.

"I'd say five or six of every 10 calls you get, nobody's there," Whichard says. "You can sometimes answer 10 or 15 calls in a row, and nobody's there."

Why? Because a lot of people will drop a cell phone into a glove box or the bottom of a purse, hitting a pre-programmed button that automatically dials 911 and clogs the lines. Whichard has heard coins dropping into the bottoms of purses, and he's heard babies cooing as they play with a cell phone mom or dad has just handed them. He's also had people dial 911 just for the fun of it, or to see if it really works.

Clearly, the republic is doomed. I knew it the moment cell phones went designer, if not the first time I saw a 10-year-old with one. In the culture of clueless self-absorption, you can keep the phone on in movie theaters and dial 911 for a case of the hiccups.

Every day the sun rises in California, thousands of citizens use cell phones to dial 911 for directions, weather reports and other frivolous information. In my first column on the subject, I suggested it might be a good idea to find these people and cane them. As I hear more stories, I realize I was being too soft.

"I got one call from a woman complaining about a bad manicure for her poodle," Whichard says. "It's hard to keep your tongue inside your mouth because these people are so stupid and have absolutely no consideration for the world around them and the possibility that someone might have an actual emergency. It's bad enough that they don't know the difference between Bakersfield and San Diego,

but you have to practically beat information out of people to find out where they are, and then you find that their emergency is nothing but sheer stupidity."

There's a $200 fine for frivolous 911 calls. But it's impossible to track culprits using cell phones until new technology is in place, and wireless carriers have bullied regulators into extending a 2001 deadline to 2005.

Helmick says the state has run several campaigns to inform dunderheads that 911 is only for true emergencies. Billboards, public service announcements and warnings in phone bills have all been tried, but these smart bombs have not penetrated the helmets of their intended targets.

Maybe it's worth one more try. I see a TV spot with Whichard taking a call from the woman with the poodle.

In the meantime, my best advice, other than taking a ball-peen hammer to the cell phones of acquaintances who aren't too bright, is that you program the seven-digit phone numbers of police departments in your area in case 911 is jammed when you've got an emergency. It could save your life.

Cellphones swamping 911 system

By Robert J. Lopez and Rich Connell
August 26, 2007

An explosion in calls from cellular phones has overwhelmed critical parts of California's 911 system, resulting in hundreds of thousands of lost calls and lengthy waits to reach dispatchers even as crimes or potentially deadly emergencies unfold.

Wireless 911 calls statewide have jumped roughly tenfold since 1990, to more than 8 million last year. Cell calls now make up the majority of all 911 calls, and key emergency agencies are struggling to adapt.

The problems are aggravated by call surges – such as when multiple motorists call in about the same accident – staffing shortages at 911 dispatch centers, and technological hurdles. Cell calls are more easily interrupted or lost and take longer to handle, officials say, reducing the number of calls each dispatcher can field.

Many people are unaware of such deficiencies until they desperately need help.

Elementary school counselor Brad Edwards said he waited eight harrowing minutes last year before a dispatcher picked up his cell call about a boy who had collapsed on a Los Angeles schoolyard and begun foaming from the mouth.

"The fire station is just a few blocks away. I could have run there faster than it took them to help me," said Edwards, adding that the boy survived.

"I had no idea there were these kind of problems," he said.

Some officials say that, in general, a person is better off calling for help on a land line. But because the same dispatchers answer both types of calls, delays can spread across the system, affecting land line callers as well.

The difficulty in pinpointing the location of cellphone callers has long been recognized. A Times review, however, found that the system often bogs or breaks down even before a call reaches a dispatcher. The newspaper reviewed data on state and local 911 calls and CHP complaint logs, and interviewed public safety officials and callers.

Hardest hit are callers routed to the California Highway Patrol, which for years received all wireless emergency calls and still handles nearly three-quarters of them.

Taking the brunt

The state says 90% of 911 calls should be answered in less than 10 seconds, a standard embraced by dispatch centers across the country. But at the CHP's two largest call centers, in Los Angeles and San Francisco, waits average more than five times that, according to data covering the first seven months of this year. The great majority of the calls came from cellphones.

Indeed, according to the agency's own statistics, about half of its dispatch centers statewide are failing to meet the national standard. Though 40 seconds either way may not sound crucial, every second counts when an assault is in progress or a child is choking.

In some instances, the waits are extraordinary. The longest waits through July – an average of the greatest delays each month – were 27 minutes in the Los Angeles area, more than 16 minutes in the Bay Area and 47 minutes in the Ventura area.

CHP officials blame, in part, the behavior of cellphone users. With the proliferation of such phones, they say, they are getting an increased proportion of non-emergency calls on the 911 line, asking, for instance, about traffic and weather conditions. Others call by mistake.

For whatever reason, nearly half the 911 calls to the CHP in the Los Angeles area through July this year were abandoned, meaning the caller gave up, was disconnected or hung up for another reason before reaching a dispatcher. The state target is 15%.

The CHP is not able to track how many abandoned calls were legitimate emergencies. But "even if it's 1% of those emergency calls," said CHP Assistant Chief Jon Lopey, "we're very concerned about it."

Such statistics deal only with the front end of the emergency response system. They do not reflect problems that can occur later in the dispatching process. For instance, after fielding a call, the CHP often transfers it to other police agencies, which may then have to transfer it to fire and rescue departments. Along the way, it may be necessary to conference in translators – all of which adds time and complications.

Sharing the burden

To ease the load at the CHP, the stateDepartment of General Services is pushing to shift more cell calls directly to local public safety agencies. Already, more than 300 local agencies are directly taking wireless calls, including police departments in Torrance, Huntington Park, Inglewood and Irvine.

So far, according to the latest statewide data, these and most other local dispatch centers are meeting or exceeding the call-answering standard, in part because they have a much higher proportion of land line calls that can be handled more efficiently.

But one major exception is the Los Angeles Police Department, which began taking wireless calls early last year. Twice as many wireless 911 calls as predicted have flooded in. Wait times and abandoned call rates are at their worst levels in years. A staffing shortage and the challenges of adapting to a new computer system haven't helped.

The worst-case scenarios have become worse. In early 2006, the longest delay in any given month at the LAPD was under two minutes. By June and July of this year, these delays stretched more than 10 minutes.

The system for getting wireless calls to the right agency is complex. Calls are transmitted via cell towers with individual panels assigned to either the CHP or local police agencies. Local agencies tend to take calls from panels aimed at businesses and residential areas, the CHP from panels aimed at freeways.

With the jump in cell calls, staffing at larger 911 dispatch centers across the state is often failing to keep pace. Despite adding positions, the CHP has vacancy rates of more than 30% in Orange, San

Diego and Ventura counties. The LAPD is down 43 dispatchers, or 8% of its authorized dispatch force.

No one has a handle on the full scope of the problems.

The CHP has not comprehensively tracked call volumes, wait times and abandonment rates at its dispatch centers, even though it has been faulted by auditors and others since 2004 for its inability to pinpoint weaknesses and make improvements. Basic statistics – some of them incomplete – had to be specifically prepared at the request of The Times.

At the CHP call center serving the Mexican border area, a software malfunction wiped out performance data for much of 2006.

This month, the CHP's Lopey said, the agency launched a unit to collect data showing how it is managing 911 calls and help better deploy staff and equipment.

'It was just nuts'

When wireless phones came into popular use 20 years ago – then generating fewer than 100,000 emergency calls a year – they were largely attached to cars and used on highways. So it made sense for the CHP to field them. But cellphones rapidly became ubiquitous. One of the most unmanageable problems has been unpredictable call surges.

Often, dozens – even hundreds – of cellphone passersby report the same accident, crime or fire to CHP dispatchers. Callers can be rebuffed with a busy signal or stuck in a seemingly endless electronic queue, urged in a taped message to stay on the line and wait their turn.

Jim Slater joined that long line once. Last year, he spotted a reckless driver heading eastbound on the 210 Freeway through Sylmar. The man was cutting across lanes and weaving wildly through traffic.

"It was just nuts. He put a lot of people at risk," recalled Slater.

He called 911 on his cellphone and got a tape saying that all operators were busy. He got the same message on a second call. By his third try, the driver was gone, but Slater was angry and stayed on the line to lodge a complaint. After about 17 minutes, he said, a CHP dispatcher answered.

"What good is an emergency system if you have a 17-minute wait?" Slater asked. "It just flat boggles the mind."

At least he got through.

In the last 1 1/2 years, nearly 1.5 million 911 calls to the CHP's Los Angeles center were abandoned before they were answered, about 49%.

Evangeline Ordaz Molina, a Highland Park resident, was one of those whose call for help went nowhere. She tried to summon police on her cellphone for about 15 minutes last summer, she says, as a teenage boy was being assaulted and robbed outside her home. Ordaz Molina, an attorney, has only a cellphone at her home and got a busy signal when she first called 911. She tried a second time and got a recording at the CHP, she said.

While she waited, she borrowed a neighbor's cellphone and called directory assistance. She was connected to a non-emergency number at the Northeast Division police station. An officer there forwarded her to the LAPD emergency center – where she would have gone directly had she used a land line.

By the time police arrived, the attackers were long gone, along with the boy's cellphone and iPod. He was shaken up but not badly injured.

Ordaz Molina complained to several officers that evening, she said. They all gave the same advice: "Don't call from a cellphone."

The LAPD is now picking up wireless calls directly from her neighborhood.

A daunting future

Local agencies began taking wireless calls in 2002, but some law enforcement agencies have been wary of moving too quickly without beefing up their staffing. The state offers technical support but no money for additional dispatchers.

Staffing issues have delayed Long Beach's transition, for instance, but the city plans to start taking such calls next year.

The Los Angeles County Sheriff's Department is directly taking wireless calls at three stations: East Los Angeles, Norwalk and Century. Palmdale soon will follow, as will 17 other stations by late 2008. So far, the department has been able to handle the increased call load, said Sgt. Fernando Vasquez. "We'll see what the future holds."

From the CHP's perspective, the future looks daunting. Even when all local agencies take their share of the wireless 911 calls, the CHP will continue to handle the bulk of the cellular load because so many calls come from freeways or areas nearby.

Moreover, routing calls to the right agency is not as simple as it sounds. For technical reasons, calls can go to the wrong cell tower panel and spill into the wrong dispatch center.

Dividing up calls is "not even close to clean," said Linda McNeill, the CHP's 911 coordinator.

Indeed, since taking wireless 911 calls, the LAPD has had to route thousands of calls each month back to the CHP.

However the agencies involved sort it out, L.P. Simmons, a vendor at Staples Center, just wants someone to pick up 911 cell calls faster.

He said he was traveling on the Metro Blue Line through Watts north of the 105 Freeway earlier this year when an apparent drug deal went bad. Two men began arguing. One struck the other, snatched some money and bolted off the train at the 103rd Street station.

"I see it going down. I had enough time to make contact," Simmons said. "They could have possibly had someone get this suspect."

Instead, the attacker pedaled away on a bicycle as Simmons waited on hold, he said. A CHP dispatcher picked up six minutes later.

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(BEGIN TEXT OF INFOBOX)

How to help

Authorities say cellphone users can help reduce 911 call overloads by following these suggestions:

Use wisely

Call 911 for medical emergencies, crimes in progress and to report drunk drivers, fires, serious traffic accidents and road hazards.

Preparation

Be prepared to give the nature and location of the incident, as well as your location and your cellphone number.

Emergencies only

Do not call 911 for information about traffic conditions, weather reports and directions.

Roadside assistance

On Los Angeles County freeways, call #399 on cellphones for non-emergency roadside assistance, such as a flat tire or a mechanical breakdown if you are out of traffic lanes. You will be connected to an operator who can get help.

http://www.ci.pasadena.ca.us/disaster/phones.asp
On Pasadena City's website above; it states: "**Don't rely on your cell phone after a disaster.** Cell towers may have been damaged or destroyed during the incident; even if a cell tower is not damaged, increased traffic on phone networks can quickly overload wireless capacity." People should be encouraged to keep and use land lines whenever possible - not to replace stable land lines with wireless, which should only be used when a land line is not available. See many more articles, surveys and recommendations on landlines below - even from the cell industry!

Land lines can be lifelines

By Robert J. Lopez and Rich Connell November 23, 2007

The 12-year-old girl had a choice when she saw her mother lying on the couch, shaking and unresponsive.

She could have grabbed a cellphone next to the woman and dialed 911, or she could have called from a land-line phone in another room. She went for the cellphone.

It turned out to be a dangerous decision.

As in the case of hundreds of thousands of other wireless 911 calls across California in recent months, the cellphone failed to transmit a location signal to the California Highway Patrol, which fields such calls and transfers them to local emergency dispatchers.

"My mom's, like, shaking... . She can't stand," the girl told the local dispatcher, according to the 911 tape.

The dispatcher asked for the address.

"I'm at 2315," answered the girl, whose family requested that her name be withheld.

The CHP operator, who had remained on the line, cut in: "This is CHP. She said 1523 [earlier]."

The local dispatcher asked the girl to repeat the address. She again said 2315.

Her mother, she said, had taken some medication.

"Did she possibly overdose?"

"I don't know," the girl said, passing the phone to her 30-year-old brother. Three times, he too told the dispatcher the address was 1523.

He was wrong – it was 2315.

Such mistakes, officials say, are common during emergencies. "People freeze up," said Dan Burch, director of the San Joaquin Emergency Medical Services Agency, which oversees paramedics in Stockton.

A little more than six minutes into the call, the brother told the dispatcher he heard sirens wailing. But the rescuers drove past the home.

Twenty-four minutes after the call was placed, paramedics finally arrived at the right address.

The mother, Tina Seabron, 46, was eventually taken to a local hospital, where she was treated and released.

Burch said the case is a good example of why callers should never use a cellphone to dial 911 if they have a choice.

"You don't have that fail-safe" location information, he said.

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Need any more reasons why the County and all agencies should ask people to keep landlines?
http://www.kcrg.com/news/local/19181859.html

911 Call Goes To Wrong Operator, Man Dies

By Justin Foss, Reporter

Story Created: May 22, 2008 at 2:49 PM CDT
Story Updated: May 22, 2008 at 10:24 PM CDT

CEDAR RAPIDS - We depend on 911 to save us if we're in trouble. But last weekend the system didn't work quite right, and a woman is wondering if that played a role in her husband's death.

Both dispatchers and phone company officials aren't sure what happened.

The story starts with a frantic call for help that went to the wrong operator:

Dispatcher:
Ma'am? 301 7th Avenue where?
Caller:
304 7th Avenue Clear Lake... fast...
Dispatcher:
Are you in Clear Lake?
Caller:

Yes Ma'am.
Dispatcher:
Okay, you're going to have to hang up and try 9-1-1 one more time.

That call came from a woman whose husband was lying in bed next to her around 2:30 last Sunday morning, he was having trouble breathing.

She used her U.S. Cellular cell phone to call for help.

The woman was expecting help from Clear Lake. What she got was a dispatcher 145 miles away at the Linn County Sheriff's Department, unable to transfer the call, and unable to call an ambulance.

"All we really know is we were getting routed some wireless calls that were not in our jurisdiction," said CAPT David Knott with the Linn County Sheriff's Department.

Knott told TV9 that his department received 20-25 calls from outside their area. Some were in places like Davenport, Western Illinois and Clear Lake.

The 911 system in Iowa works differently for cell phones than landlines.

When someone calls 9-1-1 from a cell phone, that call goes to a router in Des Moines and then out to the nearest dispatcher.

The router in Des Moines is operated by Qwest.

Qwest spokesperson Kara Neuverth told TV9, "Qwest never got the call."

That means this particular 911 call bypassed the system. Phone companies didn't have information about the other 20-25 calls.

The woman's phone is from U.S. Cellular, with a North Iowa number.

Kevin Schuster is a U.S. Cellular spokesperson. He told TV9, "We're looking into the problem."

At least 50 seconds passed from the time the woman called and got Linn County, to when she finally got help on the line in Clear Lake.

But, by that time the man had died.

The victim's mother told TV9 that doctors aren't sure what killed him, and they don't know if those extra 50 seconds would have helped.

Meanwhile, 9-1-1 officials stress the system is safe.

CONT.

WEDNESDAY, JULY 25, 2007

911 has an excuse...

In other, quite random news, I'd like to make a public service announcement by repeating something I learned in my First Aid training class on Sunday. Remember the whole 911 debacle? Well, turns out that - in California at least - you should never call 911 from your cell phone, because it doesn't actually go to a 911 call center. It goes to the CHP, who don't receive any extra funding to answer 911 calls, and that's why it can take 10 minutes to get through. So, if you need to call 911 for an actual emergency (which is, usually, why you are calling 911 in the first place, right?), you should get someone to run into a house or office and use a landline. If there's no landline available, you should call 411 (information) from your cell phone, state the city you are in, and ask to be connected to the paramedics. Consider yourselves informed, and pass it on...

Where are all the payphones? Excerpts from San Francisco Bay Guardian Article found at this link:

http://www.sfbg.com/entry.php?entry_id=4268&volume_id=254&issue_id=310&volume_num=41&issue_num=46&l=1 –

Deregulation and industry greed are wiping out a form of old technology that's a critical lifeline.

When the big earthquake, terrorist attack, or other civic disaster finally hits San Francisco, a lot of people are going to be in for a major shock: **their high-tech cell phones and computer-based office telephone systems might not work.**

But after the 1989 Loma Prieta quake and after the Sept. 11, 2001, terrorist attacks in New York City, residents found there was still a way to reach their loved ones and let the world know they were OK; they used an old-fashioned communications tool that's low tech, securely grounded, publicly accessible, and reliable. It's called a pay phone.

When the Loma Prieta earthquake hit the Bay Area in 1989, electricity and cell phone service were out for hours, but, Billingsley said, "landline phones were back up in 10 minutes."

Regina Costa of San Francisco's the Utility Reform Network recalled that when the quake trashed Pacific Street in Santa Cruz, the public switch connecting local phones to the larger network worked despite a local power outage.

The reason, Costa says, is that the traditional wired phone network has a robust, independent electrical backup. Not so wireless transmitters and cable fiber-optic systems, both powered by the public grid.
"Wire lines are a really big public safety feature," Billingsley told us. Backup generators at switching points, where regional and long-distance lines converge, create "all kinds of redundancies" for rerouting calls if parts of the network go down.

That's not just a technological issue. The new tech networks lack robustness and redundancy, Billingsley said, in part because such standards are no longer mandated. Before telecommunications were deregulated, companies were required to pay for reliability. Now reliability is no longer a public service. Under deregulation, reliability is more spotty.

Why are pay phones vanishing? The ready answer — cell phones — identifies the technology that's replacing them and cutting into their profits.

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Also see following articles revealing just how limited wireless technology is (2008 83% still rely on land lines - 91% for emergency purposes) and why government agencies and consumer groups advise keeping a land line for safety.

Fires Reveal Limitations of Technology Oct 2007 "..... she emphasized that land-line phones remain more reliable in large-scale emergencies."
http://www.signonsandiego.com/news/business/20071028-9999-1b28tech.html

CNet News Article: "Why cell phone networks are a weak link in a crisis"
http://www.news.com/8301-10784_3-9754096-7.html

Call Bird Reports: Why You Still Need a Landline
http://www.callbird.com/landline.html

CELL COMPANIES RECOMMEND LANDLINES IN EMERGENCY

http://www.nccrimecontrol.org/div/em/links/HurricaneSeasonCellPhonetips.doc

- **Have at least one corded phone in your home. Corded phones should still work even if the power goes out.**
  - **Remember, wireless phones are complex radios. Your wireless call travels over airwaves to another phone, and just like radios, wireless calls can be obstructed by bad weather.**
  - **Use a landline phone if it is available. In many instances, landline service may still be available in your area so this still may be an option.**

Turn: Consumer Tools Reports: Wireline to Wireless- Don't Give Up Your Landline

http://www.turn.org/article.php?id=428

NBS WGEM Reports: Land Line Emergency Calls
http://www.wgem.com/News/index.php?ID=24385

If you decide to ditch your landline and use your cell phone in a crisis, you better know exactly what to tell 911 operators.

The very first words out of your mouth need to be your location."

Tracing a cell phone signal depends on the type of wireless 911 service in your area.

Phase one service only reveals the tower that transmitted your call, which could be miles from your location.

Phase two service is much more accurate, within a few hundred feet.

But a few hundred feet can be huge in a crisis, especially someplace like an apartment complex.

When you call 911 from your cell phone, your wireless provider can only estimate your location to the nearest signal tower. **This information isn't terribly helpful, because the nearest tower may not be very close to you.**

E911 deployment efforts will only be minimally useful because proper testing and reporting procedures are not yet established and enforced. Right now, the FCC requires that providers report on their E911 status and success twice a year. Unfortunately, many providers are failing to meet this obligation, or denying that the obligation exists at all. **And some providers, concerned with profit, are refusing to provide accurate 911 coverage information.**

How do Emergency Personnel Locate Callers?

Just because you have a voice signal does not mean you can be located by your provider if you dial 911. For a voice call, you only need one tower to pick up your voice and transmit it. When you call 911, it is different. The two methods that providers currently use to locate you are satellite and tower triangulation. **A satellite can provide a more accurate location, but satellites are blocked by bad weather — a common factor in emergencies. Tower triangulation is less accurate, because providers can only approximate your location by connecting three towers and determining approximately where you are between them. Triangulation is especially problematic in rural areas, because the towers are placed along the roads, in straight lines, making triangulation difficult or impossible.**

Therefore, unless testing and reporting is done on a very regular basis, there is no way for consumers to know that their 911 call will go through during an emergency without actually making a call and seeing if a dispatcher answers...or not.

http://www.wisegeek.com/if-i-have-a-cell-phone-do-i-need-a-landline.htm **WiseGeek.com reports:** "If there are others who depend on reliable telephone service, however, you may still need a landline to accommodate their needs. **An elderly parent may need the services of a medical hotline, for instance, or someone may need to reach a phone in order to call 911.**

Cell phones may be difficult to locate in an emergency, and there is always the possibility the batteries may be too drained to place an emergency call."

http://www.cellphonedigest.net/news/2008/03/new_survey_shows_83_of_consume.php
Cell Phone Digest Reports: New Survey Shows **83% of Consumers Rely on Landline**

The telephone survey, conducted by KRC Research last month, polled more than 800 consumers aged 18 and over who pay their landline phone bill. It found that:

- Eighty-three percent of the respondents intend to continue using their landline home phone indefinitely -- a strong vote of consumer confidence for landline voice service in a survey group that included a large number of participants who also have a cell phone (74 percent).
- Ninety-four percent of the respondents cited reliability and **91 percent cited safety as the key factors for retaining landline service.**
- Seventy-six percent of landline phone owners use their landline phone every day.

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Even with E-911 there are still problems pin pointing locations.

OT Enough of the 911 calls!

http://www.tennessean.com/local/01134752.shtml?Element_ID=1134752
By SUE McCLURE
Staff Writer
COLUMBIA — Maury County **E-911** officials say a 9-year-old Columbia boy made 911 telephone calls to the county's emergency phone number Saturday night, **tying up lines for more than six hours and leaving dispatchers with their ears ringing.**
The third-grader's persistent prank landed him in juvenile court, after E-911 director Freddie Rich sought a juvenile petition yesterday charging the boy, whose name was not released, with delinquency through telephone harassment.
Rich said during the calls ". . . sometimes there would be dead air, or he'd burp in the phone, or holler or say he wanted to order a pizza. Got to be a major nuisance.
"Here it was, the busiest time of our busiest night," he said, "and this kid is just playing with a cell phone."
Rich said the calls began at 4:37 p.m. and continued through 11:08 p.m.
The system has a total of four lines receiving all the calls on wrecks, fires, domestic disputes and other incidents. The prank calls kept one dispatcher busy for most of the late afternoon, evening and night, he said.
"Eventually, as we saw that number with its 615 prefix repeatedly displayed, we didn't give it priority, but the possibility was still there that there was a problem. The dispatchers kept telling him that this was an emergency line, and we need to keep it free for people with real emergencies," Rich said.

E911 supervisor Susan Mitchell called the cell-phone company but was unable to obtain the name or address of the customer making the calls, Rich said. So Maury County Magistrate Jimmy Ussery issued a subpoena demanding that the company provide the information.
"We were then able to figure out where the house was and go there with two police officers," Rich said.
The boy's mother told officers her son had been playing with the phone all day long.
"Children have called 911 as a prank before," Rich said, but never has anyone been so persistent.
~~You're just jellus because the voices are talking to me and not you!~
AGC FAQ and FUN STUFF

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Consumer Reports on Preparing for Emergency: "First, keep a landline phone, even if you subscribe to the most basic level of service."

Verizon's landline network processes more than 1 billion calls a day, with **99.9 percent reliability.**

http://www.mad4mobilephones.com/impact-of-the-mobile-on-landline-phones/
Mad for Mobile Phones admits, "Having a landline is definitely a good choice in an emergency. It is always there in your home in case of a dead cell phone battery or a missing cell phone."

http://www.pacifictel.com/before-you-buy/home-phone-service/cutting-the-cord.shtml
Pacific Tel states disadvantages to not having a land line is issues with safety. They state. "Calling 911 from your landline allows emergency operators to immediately locate where the emergency call originated. The equivalent service for cellular, E-911, is not available in most of the US." And "Reliability of service is still much higher for landline phones, as dropped calls and spotty reception are seldom a problem with landline service." And "Landline service allows for a phone extension in just about every room a home."

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E911 Wouldn't Help at WTC
By Elisa Batista
2:00 a.m. Sep. 20, 2001 PDT
Wired News
Shortly after last week's terrorist attacks in New York, a man trapped where a courtyard previously existed between the twin World Trade Center towers was rescued after he called for help on his mobile phone.
To locate more victims in the WTC, Lucent Technologies and Verizon Wireless used directional antennas to pinpoint the location of cell phones in the crumbled buildings.

This activity coincides with a federal mandate that carriers begin implementing technology that allows emergency dispatchers to locate cell phone callers by Oct. 1.

However, nine major cell phone carriers, including Verizon, have filed petitions with the Federal Communications Commission to waive that deadline on the premise that the technology doesn't exist. This raises the question: If such technology had been available, could it have helped rescuers locate victims of last week's attacks more easily?

While emergency dispatchers are adamantly against pushing back the deadline for "enhanced 911" (E911) services, they were reluctant to criticize the carriers during this tragedy.

"I do know that there is technology being considered that is truly saving lives in situations every day," said Jim Goerke, a director at the National Emergency Number Association (NENA). "The media has covered many situations where folks have had cell phones, and were in an emergency situation where they had to place a 911 call, and didn't know their location."

Such situations are listed on NENA's website, including an incident in which a Florida woman's car careened into a canal. Such location-based services are also helpful in instances when cell phone callers are abducted, or when they are stranded in a snowstorm and can't read street signs, NENA says.

Nearly half of all 911 calls in metropolitan areas are made from cell phones, NENA estimated. Yet there isn't a police station in the country that has the technical capability to pinpoint the mobile caller's location.

The carriers say they can't implement this capability until vendors such as Lucent provide them with the necessary equipment.

"E911 remains a priority," said Verizon Wireless spokesman Jeffrey Nelson. "Technologically, we can't do yet what it is the rules (made in) 1995 told us to do. You can't make a salad if you don't have lettuce."

However, the finger-pointing doesn't stop there. Emergency dispatchers insist such technology exists and are imploring the industry to implement it immediately.

Meanwhile, there are people who aren't as enthusiastic about the use of location-based technology: privacy advocates.

They say they aren't against carriers implementing E911 services but they fear information on people's locations will be used for purposes other than emergencies.

Lauren Weinstein, moderator of the Privacy Forum, said last week's terrorist attacks haven't changed his opinion on location-based services: The government could use such information to keep tabs on individuals, while advertisers could take advantage of the capability to bombard consumers with coupons.

Furthermore, in a situation such as the terrorist attacks against the United States, such location-sensitive information is ineffective in recovering victims.

"The accuracy of the system, even in the best of circumstances ... is pretty limited." Weinstein said. "(The emergency dispatchers) are depending on GPS

information that isn't always available in a normal situation, not to mention under 110 stories of rubble."

Echoed David Soebal, an attorney at the Electronic Privacy Information Center, "I don't think anyone in the industry has been dragging their feet on that. There are certain real-world limitations on what can be done."

Unlike the E911 system mandated by Congress, which involves configuration of mobile phones and cellular towers, the technology Lucent and Verizon uses to aid victims can't canvass the entire country.

The "directional antennas and testing equipment" can detect the signals of only nearby cell phones and only those cell phones that are left on.

Under the E911 mandate, carriers could track phones embedded with GPS chips, even when they aren't turned on.

But even if emergency dispatchers know cell-phone callers' locations, that doesn't mean they will be able to save them from beneath mountains of rubble, the carriers said.

Verizon Wireless -- its building adjacent to what had been the World Trade Center and its officials still trying to account for six employees -- expressed frustration at the findings.

"It's not like you can get a 'ping' and suddenly you can dig to where the live phone is," Nelson said.

NPR radio covered the drop in cell sales last month. Also see articles at the following links:

http://www.switched.com/2008/05/20/us-cell-phone-sales-drop-for-first-time-ever/

US Cell Phone Sales Drop For First Time Ever

by **Will Safer, May 20th 2008**

Ccell phones sales drop 22% and market has already been saturated and slowing for several years.

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http://www.newser.com/story/28783.html

Cell Phone Market Nears Saturation

Posted May 30, 08 8:46 AM CDT in Business, Technology

– The number of Americans signing up for cell phone service is slowing down after more than a decade of explosive growth, reports *USA Today*.

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http://www.usatoday.com/tech/products/gear/2005-09-05-preteen-cell-phones_x.htm

Cell phone marketers calling all preteens

By Laura Petrecca, USA TODAY 9/5/2005

Cell phone companies are now marketing devices to the 12-and-under set.

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http://www.lefigaro.fr/sante/2008/06/15/01004-20080615ARTFIG00055-appel-a-la-prudence-face-aux-telephones-portables.php)

Call for law to ban cell phones for children under the age of 12 in France.

June 15th, 2008.

LE FIGARO.fr

Appel à la prudence face aux téléphones portables

Des scientifiques réunis autour de David Servan-Schreiber demandent l'application du principe de précaution, notamment pour les enfants, et énoncent 10 règles d'or à observer avec les téléphones mobiles.

« Le téléphone portable est une invention remarquable et une avancée sociétale importante. Nous ne nous en passerons plus », estiment David Servan-Schreiber et les 19 autres signataires d'un « **Appel concernant l'utilisation des téléphones portables** » émis par l'auteur du best-seller Guérir et professeur de psychiatrie à l'Université de Pittsburgh et relayé par le Journal du Dimanche. Parmi les signataires figurent une majorité de cancérologues français ou étrangers.

S'ils conviennent qu' « à ce jour, les études épidémiologiques existantes sont insuffisantes pour conclure de façon définitive que l'utilisation des téléphones portables est associée à un risque accru de tumeurs et autres problèmes de santé », les signataires souhaitent « faire part aux utilisateurs des mesures les plus importantes de précaution », susceptibles selon eux de réduire les risques éventuels pour la santé. «Nous sommes aujourd'hui dans la même situation qu'il y a cinquante ans pour l'amiante et le tabac. Soit on ne fait rien, et on accepte un risque, soit on admet qu'il y a un faisceau d'arguments scientifiques inquiétants», explique Thierry Bouillet, cancérologue à l'hôpital Avicenne de Bobigny et signataire de l'appel.

Ils préconisent ainsi de ne pas laissez les enfants de moins de 12 ans utiliser de téléphones portables, de maintenir le téléphone le plus loin possible du corps en utilisant un kit main-libre ou le mode haut-parleur de l'appareil. Il faut aussi, selon eux, éviter de garder un portable allumé sur soi, et dans le cas contraire, diriger la face équipée du clavier, jugée moins nocive, vers le corps.

Pendant la communication, ils conseillent de changer le portable d'oreille régulièrement, de se limiter à des conversations courtes, et d'utiliser de préférence les SMS.

Enfin, ils préconisent d'acheter un appareil doté d'un « Débit d'Absorption Spécifique » (DAS) le plus bas possible. David Servan-Schreiber propose sur son site un classement des DAS des modèles actuels selon les données communiquées par les opérateurs français.

Cell Phone Usage Linked to Devastating Car Accidents

By **Rosa Hayes** published Apr 11, 2008

Each year, 21% of fatal car crashes involving teenagers between the ages of 16 and 19, were the result of cell phone usage. This result has been expected to grow as much as 4% every year. These results, as stunning as they may be, can be avoided with proper care while driving.
We often hear about people being in car accidents as the result of cell phone usage but have you ever been in one of these accidents? I have the first hand knowledge of what driving with a cell phone can do. I have been in many car accidents but have never been the driver in any of these, one of the car accidents involved a devastating collision that could have ended much worse than what it did and it was all caused by a single cell phone call.
A friend of mine was driving and had decided to make a phone call using her cell phone. We knew all the dangers but still avoided them. We were both teenagers and thought that these types of things only happen to other people.
While dialing a number, my friend veered into the other lane and had us facing on coming traffic. We hit a car that was going sixty-five miles per hour. Defying all odds, no one was injured but both vehicles were totaled. This was a lesson that I will never forget, my friend could have killed someone.
If you are a teenager, please take my advice and the advice of your parents when they tell you about the dangers that are caused by driving and trying to talk or text on your cell phone. Our advice is not meant to intimidate you or to cause you to become angry, it is only meant to caution you against what might happen.
If you are the parent of a teenage driver, talk to your children often about the dangers associated with driving and cell phone usage. Even if your teen acts as though they are not listening, chances are that they hear you loud and clear.
Statistics may not be enough. Statistics play a huge role in our daily lives but sometimes they seem to be just numbers. If you take a look at some of the real dangers that have been caused by cell phone usage, you may begin to see the impact that it has had on peoples lives. People have died as the result of cell phone usage while driving and this was something that could have been avoided.
Pull over before talking. If your phone call is that important to you, pull over and then call that person. There is nothing in this world that is more important than the life of someone and when you talk on your cell phone while driving, you are endangering other drivers and yourself.
Typing text messages while driving can be very dangerous. In order to text on our cell phones, we must constantly look at the cell phone. Even a brief second with your eyes off of the road can cause a collision. There are messages going out across the U.S that warns people of the dangerous situation that they can cause by text messaging someone. Some states have even went as far as banning the use of text messaging while driving and if caught, they could pay a fine.
"It won't happen to me", is a very common statement that is made by many of people. The fact that it could happen to you, makes it that much scarier because denying the facts could cause you to put everyone at risk.
Cell phones should never be used while driving and even if you have been doing it for years, now would be a good time to stop before you end up as another statistic for cell phone usage while driving.

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Just requiring an ear piece or other hands free device will help but just a little. Most accidents happen answering or dialing and talking while driving is a distraction regardless. See this study. http://www.newswise.com/articles/view/541303/

Also see the highlighted in article below :
http://www.livescience.com/technology/050201_cell_danger.html

Drivers on Cell Phones Kill Thousands, Snarl Traffic

By Robert Roy Britt, LiveScience Senior Writer

posted: 01 February 2005 01:52 pm ET

Finally, empirical proof you can blame chatty 20-somethings for stop-and-go traffic on the way to work.

A new study confirms that the reaction time of cell phone users slows dramatically, increasing the risk of accidents and tying up traffic in general, and when young adults use cell phones while driving, they're as bad as sleepy septuagenarians.

"If you put a 20-year-old driver behind the wheel with a cell phone, their reaction times are the same as a 70-year-old driver who is not using a cell phone," said University of Utah psychology professor David Strayer. "It's like instantly aging a large number of drivers."

The study was announced today and is detailed in winter issue of the quarterly journal Human Factors.

Traffic jams and death

Cell phone distraction causes 2,600 deaths and 330,000 injuries in the United States every year, according to the journal's publisher, the Human Factors and Ergonomics Society.

The reason is now obvious:

Behind the Statistics

Are Cell Phones Really So Dangerous?

Drivers talking on cell phones were 18 percent slower to react to brake lights, the new study found. In a minor bright note, they also kept a 12 percent greater following distance. But they also took 17 percent longer to regain the speed they lost when they braked. That frustrates everyone.

"Once drivers on cell phones hit the brakes, it takes them longer to get back into the normal flow of traffic," Strayer said. "The net result is they are impeding the overall flow of traffic."

Strayer and his colleagues have been down this road before. In 2001, **they found that even hands-free cell phone use distracted drivers. In 2003 they revealed a reason: Drivers look but don't see, because they're distracted by the conversation. The scientists also found previously that chatty motorists are less adept than drunken drivers with blood alcohol levels exceeding 0.08.**

Separate research last year at University of Illinois at Urbana-Champaign supported the conclusion that hands-free cell phone use causes driver distraction.

"With younger adults, everything got worse," said Arthur Kramer, who led the Illinois study. "Both young adults and older adults tended to show deficits in performance. They made more errors in detecting important changes and they took longer to react to the changes."

The impaired reactions involved seconds, not just fractions of a second, so stopping distances increased by car-lengths.

Older drivers more cautious

The latest study used high-tech simulators. It included people aged 18 to 25 and another group aged 65 to 74. Elderly drivers were slower to react when talking on the phone, too.

The simulations uncovered a twofold increase in the number of rear-end collisions by drivers using cell phones.

Older drivers seem to be more cautious overall, however.

"Older drivers were slightly less likely to get into accidents than younger drivers," Strayer said. "They tend to have a greater following distance. Their reactions are impaired, but they are driving so cautiously they were less likely to smash into somebody." But in real life, he added, older drivers are significantly more likely to be rear-ended because of their slow speed.

Other studies in the journal found:

- Telephone numbers presented by automated voice systems compete for drivers' attention to a far greater extent than when the driver sees the same information presented on a display.
- Interruptions to driving, such as answering a call, are likely to be more dangerous if they occur during maneuvers like merging to exit a freeway.
- Things could get worse. Wireless Internet, speech recognition systems and e-mail could all be even more distracting.

Are Cell Phones Really So Dangerous?

Posted Feb. 2, 2005 at 10:15 a.m. ET

Several readers wrote to LiveScience questioning whether cell phones were really so bad for drivers. Here is some additional information that helps illuminate the death statistic.

The estimates of annual deaths reported in this week's article (2,600) may well be low. The number, for U.S. deaths related to drivers using cell phones, comes from a 2002 study by the Harvard Center for Risk Analysis (HCRA). Researchers then estimated that the use of cell phones by drivers caused approximately 2,600 deaths.

Because data on cell phone use by motorists are limited, the range of uncertainty is wide, those researchers said. The estimate of fatalities in that HCRA report ranged between 800 and 8,000.

Importantly, the researchers noted (in 2002) that increasing cell phone use could be expected to cause the annual death estimate to rise. The 2002 estimate, for example, was up from an estimate of 1,000 deaths in the year 2000. Logic suggests the number -- though just an estimate -- could be much higher in 2005.

The estimates are based largely on mathematical models, but they are not without basis. In 2001 in California, for example, "at least 4,699 reported accidents were blamed on drivers using cell phones, and those crashes killed 31 people and injured 2,786," according to an analysis by The Los Angeles Times. That number can expected to be low, because of the lack of formal procedures for noting cell phone use as a cause of a traffic accident.

The Times also noted a 1997 study of Canadian drivers "who agreed to have their cell phone records scrutinized found that the risk of an accident was four times greater while a driver was using the phone."

Each year, about 42,000 people die in U.S. auto accidents.

Here is how the new University of Utah simulations were conducted:

Participants in the simulator used dashboard instruments, steering wheel and brake and gas pedals from a Ford Crown Victoria sedan, surrounded by three screens showing freeway scenes and traffic, including a "pace car" that intermittently hit its brakes 32 times as it appeared to drive in front of study participants.

If a participant failed to hit their own brakes, they eventually would rear-end the pace car. Each participant drove four simulated 10-mile freeway trips lasting about 10 minutes each,

talking on a cell phone with a research assistant during half the trips and driving without talking the other half. Only hands-free phones were used to eliminate any possible distraction from manipulating a hand-held cell phone.

Thirty times each second, the simulator measured the participants' driving speed, following distance and - if applicable - how long it took them to hit the brakes and how long it took them to regain speed.

Direct Line Insurance in the UK commissioned a study in driving simulators comparing drivers when they were legally drunk to these same drivers while using hand-held and hands-free mobile phones. Both phone uses showed greater driver impairment than being drunk. This is the first study to compare alcohol-impaired drivers with their own reaction times, etc., while sober and using mobile phones.

Here's the link to the article on the Direct Line Insurance Company's site. It includes the link to the PDF file of the actual study done by Transport Research Laboratory. The Direct Line article itself is found below in the body of this message, but the link to the study did not copy in this e-mail.

http://info.directline.com/xxx/news.nsf/IICHeadline/current?opendocument&category=current+headline

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Talking on a mobile phone whilst driving is MORE dangerous than being drunk behind the wheel*
22nd March 2002

SHOCK new research published today (Friday, 22 March) reveals that talking on a mobile phone whilst driving is more dangerous than being drunk behind the wheel.

Tests carried out by scientists at the Transport Research Laboratory established that driving behaviour is impaired more by using a mobile phone than by being over the legal alcohol limit*. In 2000, more than 520 people lost their lives as a result of accidents involving drunk drivers.

Now leading insurer Direct Line, who commissioned the study, is hoping its findings will lend support to MP's calls for a total ban on the use of hand-held mobile phones while driving. A bill introduced by Janet Anderson, MP for Rossendale and Darwen, receives its second reading early next month.

The Direct Line study, carried out over three months by the TRL, involved testing the reaction times and driving performance of a panel of volunteers using a sophisticated driving simulator. Researchers tested how driving impairment was affected by talking on a hand-held mobile phone, a hands-free phone, and when drivers had consumed enough alcohol to be above the legal drink-drive limit.

The results demonstrate that drivers' reaction times were, on average, 30% slower when talking on a hand-held mobile phone compared to being drunk and nearly 50% slower than under normal driving conditions. According to the tests, drivers were less able to maintain a constant speed and found it more difficult to keep a safe distance from the car in front.

Using a hand-held mobile phone had the greatest impact on driving performance. On average it took hand-held mobile phone users half a second longer to react than normal, and a third of a second longer to react compared to when they were drunk. At 70 mph, this half-second difference is equivalent to travelling an additional 46 feet (14m) before reacting to a hazard on the road.

Using a hands-free mobile phone also proved to be a considerable distraction for drivers. In fact, participants in the study stated that they found it easier to drive drunk than when using a mobile phone (hand-held or hands-free)*2.

In addition, drivers using either a hands-free or hand-held mobile phone significantly missed more road warning signs than when drunk.

Direct Line commissioned the TRL research following a recent survey it conducted that found that four out of ten drivers - equivalent to around 10 million UK motorists - admit to using a mobile phone behind the wheel. Dominic Burch, Direct Line's road safety campaign manager, said:

"Most people accept that talking on a mobile phone while driving is distracting, however, many drivers don't appreciate how dangerous it is. That is why we chose to quanitfy the risk involved by comparing driving performance while using a mobile phone to driving while over the legal alcohol limit. Drink driving is clearly an established danger in the eyes of drivers.

"We were surprised to discover that talking on a mobile phone is actually more dangerous than being drunk behind the wheel. In effect, this means that 10 million drivers are partaking in a driving activity that is potentially more dangerous than being drunk.

"Based on these findings, we are supporting Janet Anderson MP in her attempt to introduce new legislation calling for a total ban on the use of hand-held mobiles while driving*3. In additon we are calling on the Government to conduct further research into the dangers of using hands-free mobile phones.

"We believe there needs to be a high profile public awareness campaign informing drivers of the dangers they face by using mobile phones. Eventually we would like to see the use of mobile phones when driving, both hands-held and hands-free, become as socially unacceptable as drink driving."

-ends-

*1 Previous research has shown that phone conversations while driving impair performance. It was difficult to quantify the risk of this impairment because the reference was usually made to normal driving without using a phone. "Worse than normal driving" does not necessarily mean dangerous. There was a need therefore to benchmark driving performance while using a mobile phone to a clearly dangerous level of performance. Driving with a blood alcohol level over the legal limit is an established danger.

Direct Line commissioned the Transport Research Laboratory (TRL) to undertake extensive research on the dangers of using a mobile phone when driving. This study was designed to quantify the impairment from hands-free and hand-held phone conversations in relation to the decline in driving performance caused by alcohol impairment.

The TRL Driving Simulator was used to provide a realistic driving task in a safe and controlled environment. Twenty healthy experienced drivers were tested in a balanced order on two separate occasions. The drivers were males and females aged 21 to 45 years. Before starting the test drive, they consumed a drink, which either contained alcohol or a similar looking and tasting placebo drink. The quantity of alcohol was determined from the participant's age and body mass using the adjusted Widmark Formula (the UK legal alcohol limit 80mg / 100ml).

The test drive had four driving conditions: on a motorway with moderate traffic; maintaining a safe distance when following another vehicle; attempting to negotiate a bend in the road, and; driving on a dual carriageway with traffic lights.

During each condition the drivers answered a standard set of questions and conversed with the experimenter over a mobile phone. The independent variables in this repeated measures study

were normal driving, alcohol impaired driving, and driving while talking on hands-free or hand-held phone.

Main Findings

The results showed a clear trend for significantly poorer driving performance (speed control, following distance and reaction times) when using a phone in comparison to the other conditions.

Driving performance under the influence of alcohol was significantly worse than normal driving, yet significantly better than driving while using a phone. Furthermore, drivers reported that it was easier to drive drunk than to drive while using a phone.

Drivers who were using a hand-held mobile phone reacted a half second slower than when they were driving under normal conditions. Any significant delay in reaction times increases the risk of having a crash and the crash severity.

Hands-free impaired driving less than using a hand-held mobile phone. However, even hands-free phones impair driving more than alcohol.

This study demonstrates beyond doubt that using a mobile phone when driving significantly impairs the drivers' attention to potentially hazardous situations, more so than having a blood alcohol level at the UK legal limit (80mg/100ml). In attempting to perform multiple tasks at the same time drivers subject themselves and other road-users to unacceptable dangers. This research for the first time uncovers just how great those dangers are and underlines the need for a change in the law.

*2 Statistics are based on a survey conducted by MORI Financial Services on behalf of Direct Line in July 2001 of 2,000 interviews among adults aged 17 and over, who are Driving License Holders and who have driven at least once in the last month. Further regional data available on request.

*3 Janet Anderson MP is introducing a bill making it an offence to use a hand-held mobile telephone while driving. The second reading of her bill will take place on 12th April 2002.

It is not currently a specific offence to use a mobile phone while driving, but drivers can be prosecuted under existing legislation. Regulation 104 of the Road Vehicles (Construction and Use) Regulations 1986 states that the driver must have full control of the vehicle at all times.

The maximum fine for failing to have control of your vehicle is £2,500.

Drivers using mobile phones can also be prosecuted for "careless driving" (section three of the Road Traffic Act 1988) if use of the phone results in their driving falling below the standard expected of a careful and competent driver. This carries a maximum fine of £2,500, licence endorsements of three to nine points and discretionary disqualification.

If a driver's driving falls far below the standard expected of a careful and competent driver, while using a mobile phone, they can be charged with "dangerous driving". This charge carries a maximum penalty of two years in prison, an unlimited fine, disqualification from driving and an extended re-test.

"Causing death by dangerous driving" (section one of the Road Traffic Act 1998, as amended by section one of the Road Traffic Act 1991). This charge is brought for mobile phone use while driving if a driver whose driving falls "far below the standard expected of a careful and competent driver" kills someone. The maximum penalty is imprisonment for ten years and an unlimited fine. Anyone convicted is usually disqualified from driving for a minimum period of two years. In addition, the guilty person must take an extended driving test before they can regain their licence.

Drink-drive penalties have been made more severe as public attitudes to drinking and driving have hardened. The offence of 'causing death by careless driving while unfit (under the influence of drink or drugs) now carries a maximum penalty of 10 years imprisonment and a disqualification of at least two years.

Driving or attempting to drive whilst above the legal limit or unfit through drink can result in six months imprisonment plus a fine of £5,000 and a disqualification of at least 12 months (three years automatic ban if convicted twice in 10 years)

For further information please contact:
Scott Wilson, Countrywide Porter Novelli,
tel: 020 7853 2248 (direct)
Or 07720 277146 (mobile)
Or, Dominic Burch or Mark Twigg, Direct Line Press Office,
tel: 020 8256 2182
Out of hours: Call Direct Line reception on 020 8686 3313
ISDN interview quality line (available on request)
Website: www.directlinegroup.com
Email: feedback@directline.com

Cell Industry Refuses To Provide Back Up Power.

Cell phone companies concerned about safety? No, our safety is not their business.

Back up batteries sufficient? NO. See article below: CTIA, the cell phone industry association, has filed a motion to overturn new federal rules requiring cellular carriers to provide eight hours of back-up power to cell phone antennas.

Tech Chronicles: Emergency power for cell phone towers: necessary or impossible?
http://sfisonline.com/cgi-bin/blogs/sfgate/detail?blogid=19&entry_id=22250

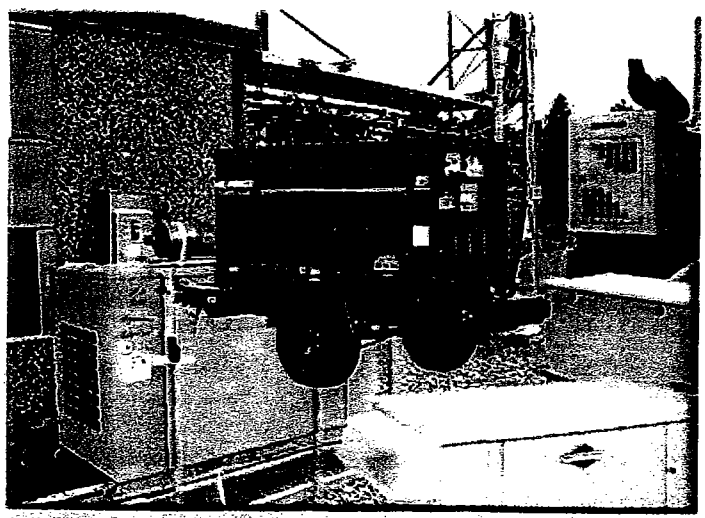
CTIA, the cell phone industry association, has filed a motion to overturn new federal rules requiring cellular carriers to provide eight hours of back-up power to cell phone antennas.

Power backup requirement suit filed by CTIA

November 26, 2007 - Wireless trade association CTIA has filed a legal challenge against the Federal Communications Commission in the U.S. Court of Appeals for the District of Columbia Circuit. The industry group has asked the federal appeals court to overturn a new federal mandate setting minimum requirements for backup-power sources at cell sites and other wireless facilities, stating the government overstepped its legal authority in attempting to address communications problems caused by Hurricane Katrina in 2005.

New eight hour rule will require power backup at all cell sites for every carrier

October 16, 2007 - FCC Commissioner Jonathan Adelstein informed industry executives attending the PCI - The Wireless Infrastructure Association conference on October 2 in Orlando (see prepared text) that their success will help to fuel the country's economic growth and public safety. On the same day in Washington, the Federal Communications Commission said that to meet national concerns for adequate public safety communications, it had adopted an order reinforcing and clarifying a prior order requiring cell phone and landline carriers within one year to install power backup supplies at all of their sites and to have portable power supplies



The ruling states that providers are not required to meet the backup power requirement if they can demonstrate that the required compliance is precluded by federal, state, tribal or local law, risk to safety of life or health, or private legal obligation or agreement.

available for sites that are incapable of having power backup.
The ruling will clearly benefit the economic growth of generator, battery and fuel cell suppliers as well as installation contractors throughout the country. Public safety will be the prime beneficiary, but carriers and other telecom companies will be burdened with considerable expenses that will be incurred in order to meet the FCC's deadline -- impacting Adelstein's wished for success.
The Commission's safety edict will result in increased administrative costs to tower owners to manage the new power supply installations that will ensure eight hours of power backup, but they will benefit from increased lease rates as their tenants expand their compound footprint.

Toni McDonald-Tabor

4507 Whelan Place
Los Angeles, CA 90043

In Regards To: T-Mobile Conditional Use Permit
4501 West Slauson Avenue

June 16, 2008

To Whom It May Concern:

My name is Toni Tabor and I work as an LAPD civilian employee assigned to Communications Division 911 Metro Dispatching Center. As the Windsor Hills Block Club President, I previously submitted a letter on behalf of the block club representing over 200 homes requesting the commissioners deny this project. (**Attached as Exhibit A**).

I would like it to be a part of my testimony and of record that I am requesting that the Commissioners and those in regional planning exercise their responsibility to address the concerns of our community and to carefully read our testimonies. I feel that the County has an obligation to honor the concerns of our residents before granting T-Mobile's request as a Cell Company.

At the hearing April 9th, one of the T-Mobile representatives stated that over 5,000 911 T-Mobile calls were made in one month from our area. This statement didn't ring true because there is not that much activity in our area. And it concerned me because two commissioners indicated this claim, alone, may be their justification for approval of the project.

Sally Hampton asked the T-Mobile rep to provide us with a breakdown of these 5000 calls to find out how many were actually true emergencies and for the locations the calls originated. The T-Mobile rep refused stating that he had been advised not to provide us anything unless ordered by the County to do so. (**See attached e-mail to Sally Hampton as Exhibit B.**) However, he did mention a map T-Mobile had submitted to the County. This map was then requested from Mr. De La Rosa, who should have already provided it to us per the community's request that we also receive courtesy copies of all documents filed in this case.

After receiving the T-Mobile 911 map we saw that the radius where the alleged 911 calls were made extended West of La Cienega, East of Crenshaw, North of Stocker and South of Centinela, which appears to be much larger than the coverage area proposed site and is covered by their other cell facilities. Still, the claim of 5,000 911 T-Mobile customer generated calls within the above previously listed boundaries didn't make sense to me.

I initiated inquiries to the agencies that covered the areas within that boundary in an attempt to verify the stats. LAPD area starts east bound Slauson Avenue at Angelus Vista to approximately Deane Avenue. Inglewood PD is south of Slauson and Overhill at 64th Street on the south side of the street to approximately Plymouth (LAPD also covers a portion of this area). Marina del Rey Sheriff's covers Slauson and Overhill westbound from the location. Northbound Overhill is also Marina del Rey Sheriff's to a portion of the La Brea and Stocker intersection which is covered by LAPD Southwest Division.

One of the inquiries made was to the California Highway Patrol (CHP). CHP handles the cellular 911 calls for the County. I spoke to one of their dispatching supervisor's who advised me that the location of Slauson and Overhill is in their WLA area. Their WLA area covers the 405 Freeway-Mulholland, the 405 Freeway-Inglewood, the 10 Freeway-La Cienega, the 105 Freeway-Vermont and also incorporates additional locations west of these areas.

The CHP dispatch supervisor also checked the CHP database for the WLA area and found a total of 7700 911 cellular calls were placed from this entire WLA area from January 1, 2008-January 31, 2008. This 7700 number includes all carriers not just T-Mobile. So, if the 5,000 calls that the T-Mobile Representative mentioned in testimony was accurate, that would mean that only 2,700 calls were placed by all the other cellular phone company customers. **In order to verify that 5,000 T-Mobile customers placed cellular 911 calls within a one mile radius of Slauson and Overhill in the month of January, 2008, T-Mobile should be required to submit the data with breakdowns to support it.**

We have also been advised that it's estimated between 60-70% of the 911 cellular calls received are non-emergencies that actually clog the system. Some of these calls are jokingly referred to as 'butt' calls because a call is generated when someone sits on their phone it dials accidentally. The 911 operator receives a call, hears only background noise or nothing at all, and it is time consuming attempting to determine if there is an emergency or accidental. Other calls are reporting traffic accidents, non emergency traffic calls, miscellaneous questions and citizens reporting duplicate calls.

T-Mobile's coverage map claims they need coverage on both sides of Slauson where there are homes. Let me say that, any resident that dials 911 from their home phone is immediately routed to the appropriate 911 call center. I feel that the County should, as cities like Pasadena, countless consumer and government agencies and even the cell phone industry itself, encourage residents to keep a landline in their home. Landlines are routed to the appropriate 911 center with your exact address and telephone number.

In addition, this same area on the T-Mobile coverage map already has good outdoor and in vehicle coverage. We know this from our own field tests completed with different T-Mobile

phones on different days. In fact, I contacted the T-Mobile customer service department and spoke to a representative about the coverage in our area. I told him that I lived in the area of Slauson and Overhill and asked if there was some type of documentation of the coverage currently provided to their customers. **He advised me that T-Mobile's records show, since 2007, that there has been over a 97% completion of calls that were connected for our area.** He further stated that any network with any carrier will drop calls but within a mile of Slauson and Overhill, the records show 3 bars, which is considered very good. He also stated that he showed lots of towers and cell sites in our area and that the reception should already be good with all carriers. I asked for his name and if he could verify this information for me in writing, he stated his name was Patrick and advised me to Google wireless services Customer Satisfaction and J.P. Power and Associates which would show coverage reviews.

In closing, I would like to say that our request is both reasonable and doable, and ask that you listen to the concerns of our community and overturn the decision of the hearing officer by denying T-Mobile their permit.

Kind Regards,

Toni McDonald-Tabor

WHBC *Participating in Neighborhood Excellence*

Windsor Hills Block Club
Windsor Hills, CA 90043

March 20, 2008

To: Los Angeles County Department of Regional Planning

Re: Conditional Use Permit – Case # 200700020/Project No. R2006-03164-(2)

To Whom It May Concern:

Windsor Hills Block Club (WHBC) represents over 200 homes in the area of Windsor Hills and was created for the purposes of reinstating our neighborhood watch and to build a strong community alliance that will empower us to effectively address and resolve issues that impact our community.

We held a community meeting (with approximately 80 in attendance) on March 15th 2008 to carefully consider the pros and cons of the proposed T-Mobile cellular facility at CVS on the corner of Slauson and Overhill and to take a vote on whether to support or oppose this project. In a unanimous decision WHBC voted to **OPPOSE** the T-Mobile facility.

On behalf of WHBC I am writing today to respectfully request you overturn the decision of the hearing officer, January 8th, 2008, regarding the conditional use permit to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of 9 antennas and 6 BTS equipment cabinets on the roof of an existing CVS Pharmacy at 4501 West Slauson Avenue.

Many in our community have expressed concerns over the negative impact that would be caused by such an installation of this cellular facility on the roof of CVS and residents are growing increasingly vocal in their objections. The psychological impact can adversely affect the marketability of nearby business in the same way that union picketing reduces the value of the stock in large companies involved in hostile labor negotiations. And this is what we are facing with growing numbers wishing to boycott the CVS pharmacy and owner of the property, Alexander Haagen.

Residents are most concerned that this cellular facility will lower the property values of our homes. In some instances, it will also impact the views our neighbors currently enjoy from their residences. Based on their professional experience, Real Estate brokers and agents recognize that the presence of a nearby cell tower brings on a definite and ultimate decline in the potential buyers pool for homes in the vicinity. They point out that allowing construction of a cell facility which is a commercial/industrial use in or near a designated residential zone alters the character and aesthetics of the surrounding area. They have stated that this shrinking of the buyer pool can translate to a loss of 30 to 50% in the value of a home. Some homes in this situation are impossible for agents to sell.

The proposed facility does not conform to the area's historic and cultural element. Windsor Hills was originally designed as a "fashionable" residential district with specific intent of banning businesses that generated a "noxious" influence upon the surrounding residential area. See attached document regarding deeded prohibitions extended to 57 business classifications (and over 80 sub-classifications) in total. Adding rooftop antennas visible from the street will have a negative impact on the marketability of the property and surrounding properties who are always concerned with the image the

Windsor Hills Block Club
Windsor Hills, CA 90043

property conveys to passersby. It would forever alter the character of our neighborhood and simply doesn't fit directly across the street from a Nursery School, Health Food Store, above a drug store and immediately adjacent single family homes.

In addition, there are many safety issues that have not been thoroughly examined and serious potential health and environmental impacts of rooftop antennas at close range which require fences, signage and other mechanisms to prevent one from injury. For these reasons Courts have also recognized that communities can deny antennas where "it is not unreasonably discriminatory to deny a subsequent application for a cell site that is substantially more intrusive than existing cell sites by virtue of its structure, placement or cumulative impact." The "least intrusive manner" takes into consideration the adverse impacts of the development on the character of the neighborhood in which the site is found, and the potential for property devaluation of the adjoining landowners.

We do not want cellular antennas placed close to homes or schools and believe this is not about providing us a service but more for the market share of one company. Many of us are already satisfied with the existing cellular coverage in the area and/or have land lines. Those who want improved cellular coverage are not willing to obtain it at the cost of our property values or other associated risks.

Please help us to preserve and protect our property values, safety and peace of mind and the continued support of nearby businesses by denying a Conditional Use Permit– Case # 200700020/Project No. R2006-03164-(2) 4501 West Slauson Avenue.

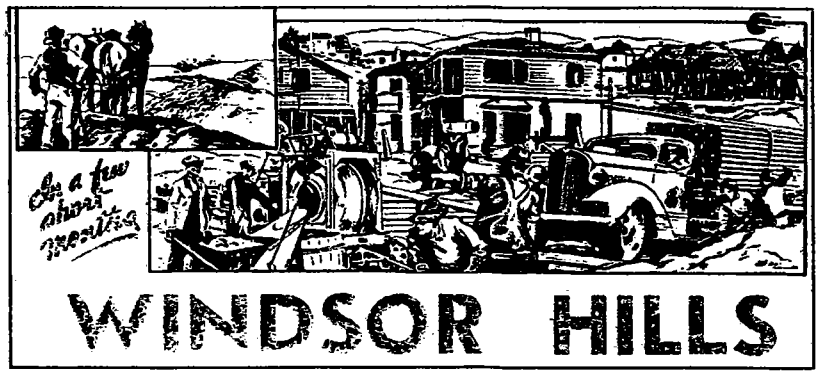
On behalf of the residents of Windsor Hills, we thank you for your consideration and hopefully cooperation.

Toni Mc Donald-Tabor
President
Windsor Hills Block Club

Harold Anderson
Vice-President
Windsor Hills Block Club

Restricted Area: Windsor Hills

Windsor Hills was originally designed as a "fashionable" residential district (on the former "Lucky" Baldwin rancho).
To protect community values, builders Marlow-Burns enacted neighborhood building standards. These included numerous restrictions within the immediately adjacent Slauson commerce district, with the specific intent of banning businesses that generated a "noxious" influence upon the surrounding residential area.



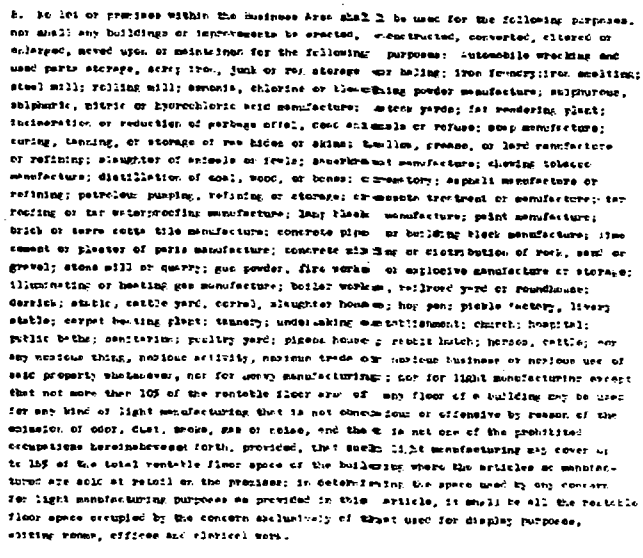
To enforce these standards, Marlow-Burns created an "Architectural Committee" and the Windsor Hills Community Association (forerunners of the homeowner's association which exists today).

Part of the reason that Windsor Hills remains a desirable residential location in the Los Angeles area, are the higher property values (that resulted from maintenance of the original intent of the builders).

When prohibitions were specified for nearby Slauson Avenue (within the immediately adjacent tract 11087, accessed from Overhill), banned was "any...noxious activity, noxious trade or noxious business or noxious use of said property whatsoever.."

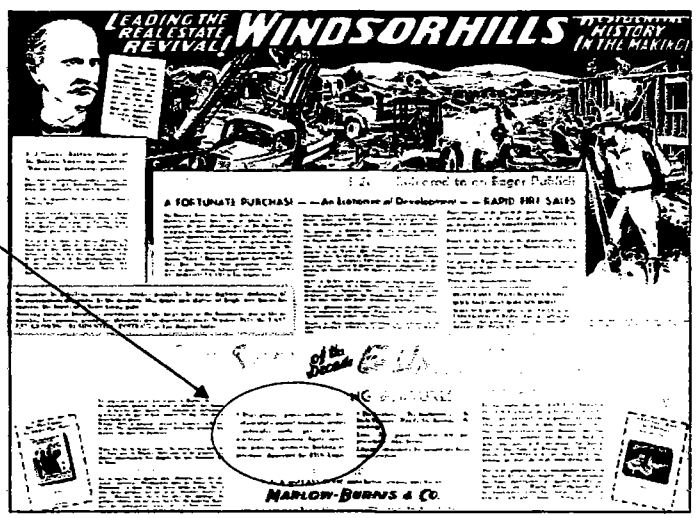
In fact, in 1966, the LA County Regional Planning Commission previously rejected an permit application at 4501 Slauson (for a car wash there), and in 1967 then-Assemblywoman Yvonne Burke opposed the Slauson Freeway here (in response to public complaints).

Deeded prohibitions extended to 57 business classifications (and over 80 sub-classifications) in total. As cell phone antennas were not in existence at that time, they could not have been included in that list. *Considering the original intent of the builders, if they could have,* ***it seems likely they would have.***



Above: "Noxious" Businesses that were prohibited here, added up to a very long list

- **High ground, gently contoured lots —Gracefully curved tree-lined streets —sidewalks—curbs — gas — water — electricity—ornamental lights—parkway planting—protective building restrictions. Approved for FHA Loans.**



Original Sales Ads & Text:
Windsor Hills Development (Marlow-Burns Company)
Deed Restrictions:
Source: Los Angeles County Official Records 17544/266

Sally Hampton

From: Jason Kozora [jkozora@trilliumcos.com]
Sent: Tuesday, April 15, 2008 12:00 PM
To: Sally Hampton; 'DeLaRosa, Jose'
Subject: RE: PS RE: [Project R2006-03164-(2)] (TMO Site ID: LA03328)

Ms. Hampton,

I have been directed to only provide information requested by the Regional Planning Commission at this time. I would be happy to answer questions as they come up at the community meeting.

I can tell you however that, as stated at the hearing, the 911 calls referenced were calls made only on T-Mobile Cell phones in the time period referenced. The radius can be referred to on the maps which can be looked at by contacting the DRP. Basically they are calls registered within the circle of the surrounding sites (which are currently overloaded and dropping calls).

Regards,

Jason Kozora

Sr. Land Use Planner

Trillium Consulting, Inc.

5912 Bolsa Ave., Suite 202

Huntington Beach, CA 92649

O) 714-799-2000x310 F) 714-799-2020 M) 714-362-5150

From: Sally Hampton [mailto:sallyhampton11@gmail.com]
Sent: Tuesday, April 15, 2008 11:47 AM
To: Jason Kozora; 'DeLaRosa, Jose'
Subject: RE: PS RE: [Project R2006-03164-(2)] (TMO Site ID: LA03328)

Hi Jason,

At the hearing it was stated that 5000 911 calls were placed in our area. Can you provide the source for the 5,000 figure and the details?

Of the 5000, how many of these were placed via landlines?

How many were place via cell phones and of those cellular, how many were by T-Mobile?

What is the perimeter of the area in which these 5000 were placed?

And finally, how many were for non-emergencies (e.g., mistakenly dialed or for reasons that turned out to be trivial)?

June 16, 2008

Regarding Case 200700020, Project R2006-O3164-(2)

To Los Angeles County Regional Planning and the Commissioners,

My name is Gary Gless and I own two properties in Windsor Hills less than 500 feet from the proposed site and with a direct and clear view of it. I'm writing to inform you about the community meeting that Commissioner Bellamy ordered T-Mobile to set up for the community and the problems that must be addressed.

T-Mobile's outreach effort and the meeting were a significant disappointment on many levels. Flyers were sent out to properties within 500' of the proposed antennas; my property falls within that perimeter, but I did not receive a flyer. I had also testified at the hearing and signed in with my name and address so, clearly, initial notification was incomplete, as was the case with this project from the beginning. If not for another neighbor forwarding me a flyer, I would have not been aware of the meeting.

At the community meeting it was apparent that T-Mobile was not responding to anything that had been requested by Mr. Bellamy at the hearing. They did not have any of the correct height measurements on the raised wooden trellis, which would have shown that the antennas will be 6 feet higher than the 35' zoning limitations in our district. **Please see Exhibit A - south elevation from T-Mobile report showing one section of the proposed wooden trellis is very clearly 41 feet from ground level and 46 feet from grade level.**

Why is T-Mobile not required to comply with this zoning restriction when the residents are required to do so? As an example, one resident a few years ago at 5500 Arch Crest Dr. was discovered to have a portion of a structure exceeding the zoning height by not even 6 inches, yet they were forced to chop that down and re-roof their home. Our residents are not above the zoning law and neither is T-Mobile.

The apex of the CVS sign is only a small point – literally inches wide – that is not out of proportion with the structure, yet I believe it required a variance. Raising the wooden trellis, on the other hand, is not just a point but an entire wall-like structure that will be ugly no matter what color they paint the antennas. We would like to request regional planning go back and review the original CVS approval to confirm that the existing wooden trellises were included in the original permit. And what will the additional "screen" to be added at the southwest corner of the roof look like?

Another concern we have is the wooden trellises are currently bolted and braced to the retaining wall. If they are raised another 7 feet, what will the additional footage be braced to? Wood is also vulnerable to the elements and we have high winds in our area – I have had several trees snap in half from the winds that travel up the hill and we

even had a twister that blew out our picture window. We fear raised wooden trellises would not be stable enough to withstand a wind storm like we have had in the past and there is no way to provide proper bracing for them at this height without further obstructing views.

In addition, there is a highly flammable propane gas tank (not properly marked for the fire dept, I might add) on the roof near where one sector of antennas will be. With people now stealing copper from cell sites, and knowing how easily cell facilities can catch fire, how do we know we won't have problems with these safety issues? (See **Exhibit B** with attached articles relating to copper theft at cell sites, and many fires started at cell facilities reported by *Wireless Estimator News*.) What is to stop a kid from climbing a fence or leaning over the side of the roof to touch to the top of an antenna at sector C? It's absurd to think these antennas placed so close to where people have easy access is safe.

One of Mr. Bellamy's requests was that T-Mobile show that the placement of a facility such as this in a community where our views are so valued would not adversely affect property values. The burden of proof rested with T-Mobile, but their representatives chose to completely disregard and dismiss the request. Only today did we receive a copy of a letter submitted by T-Mobile from an appraiser that was written in August 2007 for another property in Vista, CA and areas of San Diego. The letter they have provided has no relation to our community, nor is the project discussed within this letter similar to the one proposed at CVS. The letter also cites data not provided from an appraiser who also states in his summary of conclusions that there was "no conclusive evidence to support any loss of value for the location at 211 Esplendido Ave. in Vista CA" as of July 2007. No conclusive evidence means there were some findings at this location that indicated loss of property value.

Again, T-Mobile simply refuses to do what is required under the law, as the burden of proof rests with them. Providing an old letter, which doesn't take into account more recent research and news on cell phone danger, for an unrelated project and property in another city, is certainly not proof that property values in View Park, CA won't be adversely affected by the project proposed at CVS. This so-called property report, like their RF report, is nothing more than fancy looking fluff with no substance or meaningful information that applies to our community.

Is this the best they can do? The community has provided letters from local real estate professionals familiar with our area stating that property values will be negatively impacted and peer reviewed research with the data included (submitted to the planners by United Homeowner's Association) clearly shows negative impacts on property values as a result of nearby cell facilities. Mr. De La Rosa must not have read these reports because he was mistaken and incorrect to state at the hearing of April 9th that the reports only applied to cell towers and the aesthetics. While this is also a problem, the studies provided by the community all clearly state that reduction in the buyer pool is also largely due to the fear of health risks living near antennas.

T-Mobile was also to provide proof that the proposed site meets FCC guidelines but failed to do so. In my opinion, they did not or could not comply with that request because it would not satisfy our community's concerns. To date, they have still not provided us the data we have requested and do not show on their updated report the perimeter around each antenna where the radiation exceeds the FCC limits. Nor have they taken into account the reflective areas on the roof or calculated properly. Calculating levels from the ground of the roof is not sufficient. Because this roof has public access, the calculations are supposed to be measured from "head height." You can't have high power antennas only 12.75 feet above the surface – effectively 6 feet from where people's heads will be – and only calculate from where people will walk. These antennas have side lobes that radiate directly down and radiation levels - exceeding the FCC safety guidelines – are well within 6 feet. The community simply does not trust T-Mobile to ensure the installation would meet or continue to meet guidelines and we will also hold Mr. Haagen and the county accountable for any problems that may arise if this goes in.

T-Mobile's representatives have shown complete disrespect to and disregard for our community on all counts. And to show what little regard T-Mobile has for communities in general, please look at the pictures of their site in Mar Vista (**Exhibit C**). Once they are in and set a precedent in an area, they don't even bother to disguise these hideous things.

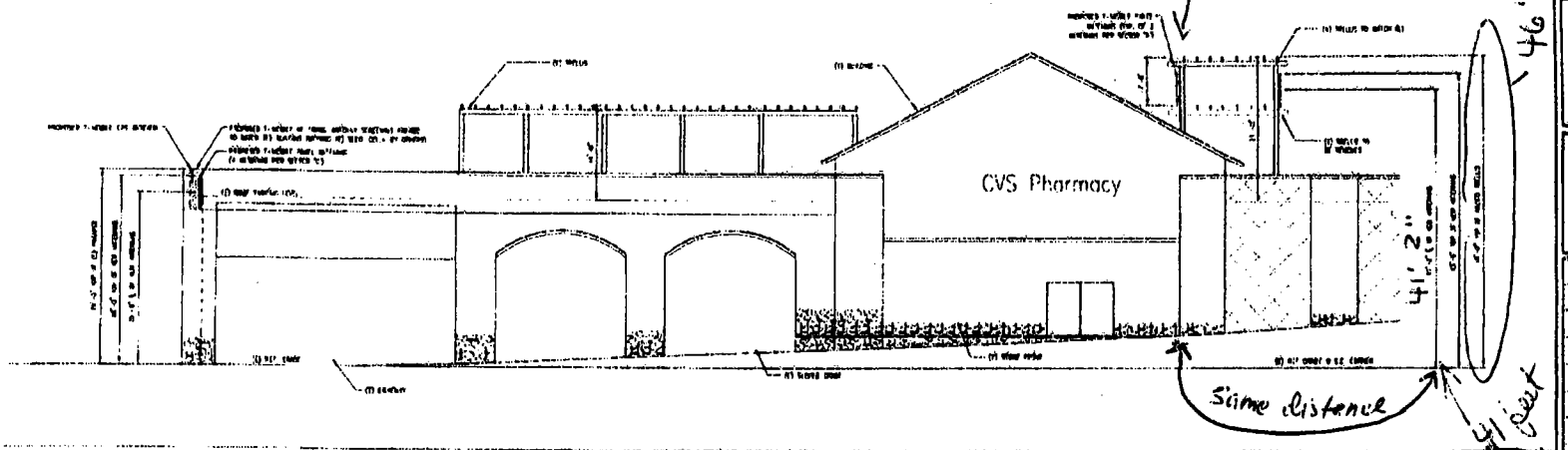
We would appreciate a proper review of this case and for the County to take note that most of the residents here do not have T-Mobile service, would gain no benefit with antennas at this location and that the project will have a negative impact on our community for years to come. We also know T-Mobile's coverage needs and 911 claims are false. We know they have not in good faith investigated alternatives and we know they have not done the proper and correct tests to ensure the site would be safe. There is simply no legitimate reason to approve this project but the County has many legitimate legal reasons to say no. Please, say no and protect our community. I look forward to your decision to deny this project.

Thank you.

Gary Gless
5640 Arch Crest Dr.
Los Angeles, CA 90043

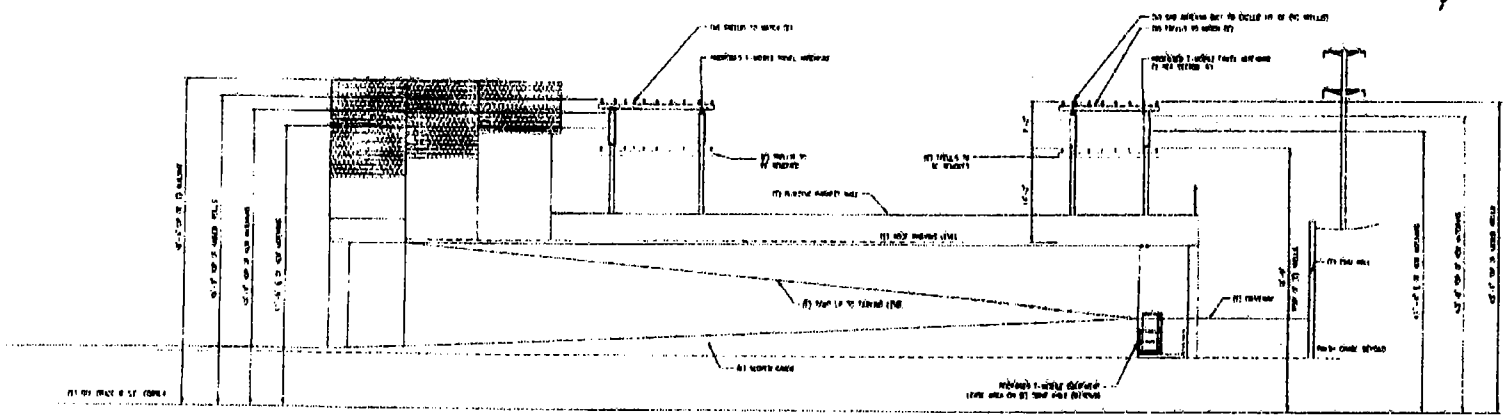
46 feet from grade

over 41 feet from ground



SOUTH ELEVATION

SCALE: 1/8"=1'-0" 1



EAST ELEVATION

SCALE: 1/8"=1'-0" 2

T-Mobile

PLANS PREPARED BY:

CDG

CORNELL DESIGN GROUP, LLC

CDG#: 06-9081

CONSULTING GROUP:

Trillium Telecom Services, LLC

NO.	DATE	DESCRIPTION	BY
1	08/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	EEM
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CIFS	JPC

SITE INFORMATION:

LA03328C

SWM328 HCL

SLAUSON-SAVON

4801 W. SLAUSON RD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

SHEET TITLE:

ELEVATIONS

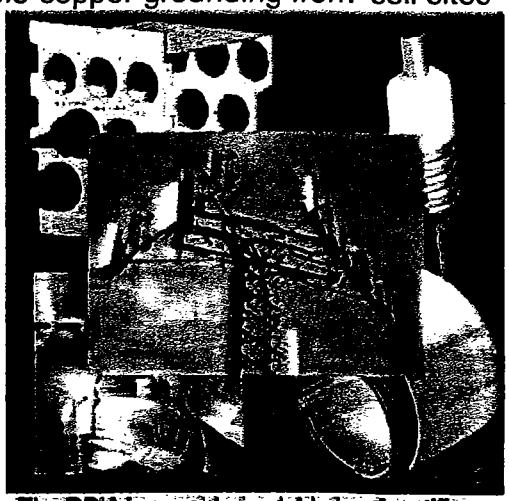
SHEET NUMBER:

A-3

http://www.wirelessestimator.com/breaking_news.cfm

Three women, two men indicted after stealing copper from more than 100 cell sites

February 11, 2008 - An extensive FBI investigation has resulted in an indictment against five Virginia residents who allegedly stole copper grounding from cell sites in Virginia and North Carolina.



The PCIA is considering lobbying for stiffer penalties for those people convicted of damaging a communications site.

Keith Arlan Pickens, 32; Heather Maureen Yerigan, 27; Dale C. Merrill, 36; Marina Bernadette Long, 34; and Sarah Jo Carr, 25, were all named as defendants in a 12-count indictment. The first count of the indictment charges all five with conspiracy and the remaining substantive counts charge malicious destruction of communication lines and systems. Chuck Rosenberg, United States Attorney for the Eastern District of Virginia and Alex J. Turner, Special Agent in Charge, Federal Bureau of Investigation, Norfolk Field Office, announced the indictment after it was opened last week.

The indictment alleges that from January of 2007 through July of 2007, the defendants stole copper grounding bars and copper wiring from cellular telephone towers and thereafter sold the stolen copper to local salvage dealers. The defendants entered over 100 cellular tower sites located in 17 different jurisdictions in the Eastern District of Virginia and eastern North Carolina. Upon entering onto the tower sites, they forcibly removed the copper grounding bars and copper wiring, thereby injuring the tower sites and telephone equipment, and potentially impairing cellular communications systems in the affected areas. The damage to the cellular equipment is estimated to be approximately $270,000.

The defendants each face a maximum of five years in prison for the conspiracy charge and ten years for each substantive count.

The investigation of the case was handled by the Norfolk Field Office of the Federal Bureau of Investigation with assistance from 16 law enforcement organizations.

Earlier this month, 140 people were busted in a copper fencing ring sting in California's Silicon Valley. In Maryland, lawmakers are considering a bill that forces junk dealers to register the copper they purchase. The Illinois state legislature is considering an increase in penalties for stealing copper from cell towers.

PCIA - The Wireless Infrastructure Association is considering advocating for stiffer penalties for those convicted of damaging communications sites.

Vegas monopole torched during retrofitting

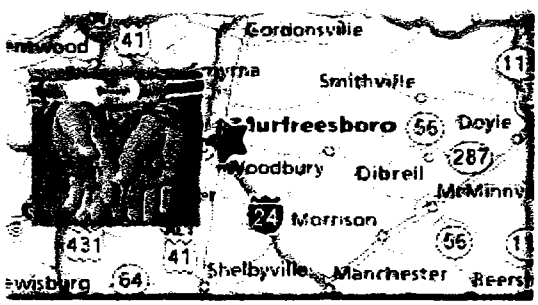
December 19, 2007 - A monopole located near the intersection of East Sahara Ave. and South Nellis Blvd. in Las Vegas, NV, was completely destroyed last Friday when a contractor set the structure's transmission lines on fire while he was reinforcing the pole.

Firefighters were concerned about an auxiliary power supply at the site and let the fire burn out while watching the surrounding area for falling embers. Ericsson Construction Manager Rylan Stewart was passing by on his way to a meeting when he was able to capture numerous photographs of the structure as it first caught on fire.

A Clark County Fire Department spokeswoman said that Alan Bunker said he was welding approximately six-feet up on the east side of the monopole when he heard a popping sound and then noticed smoke coming from the tower.

Supervisor Dave Lawless of Intellecom, the contractor working on the structure, informed fire officials that he had been in contact with T-Mobile about the incident.

I'm not a Crown Castle tech, and it doesn't look like I'll be staying in a Holiday Inn Express tonight



January 17, 2008 - At first glance it appeared to be a tower technician working on a cell tower and a ground hand assisting him in Murfreesboro, TN, on Tuesday. A closer look by an alert sheriff's deputy found that the two men were stripping copper off the tower.

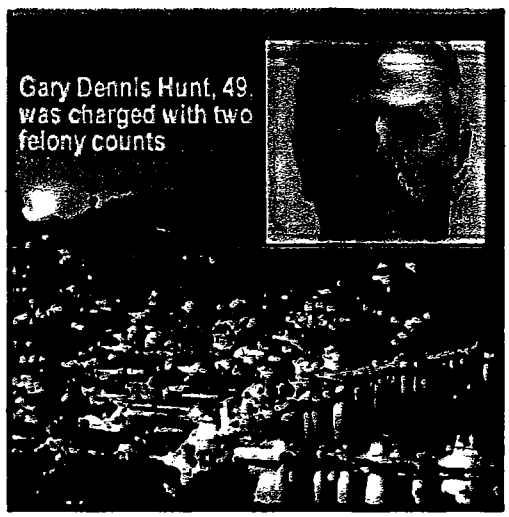
When Deputy Greg Wassom, asked suspects Rodney Hall and Robert Brown why they were on the cell site, both men said that they were employed by Crown Castle International and they had been asked to remove the copper.

Wassom called Crown Castle, the company that owns the tower on Tiger Hill, and was told that they did not know the men who were then arrested. Hall and Brown were charged with criminal trespassing, attempted theft over $500 and possession of burglary tools.

Indiana tower subcontractor could face eight years in jail for accidentally starting California brush fire

UPDATE - 1.28.08: Gary Hunt, who pleaded not guilty to two felony charges today, is free on $65,000 bail, and is due back in Long Beach Superior Court on March 20.
Defense Attorney Michael Zimbert said his client made a terrible mistake, but does not deserve harsh criminal charges. Hunt declined comment. Zimbert said, "There's a big difference between accidental and intentional."

He said Hunt is devastated and maintains he had no intention of starting a fire.
The owner of the KBRT tower, Crawford Broadcasting, is expected to be named in numerous civil lawsuits that are likely to exceed $50 million or more in damages. It is anticipated that the Kentucky contractor that subcontracted the work to Hunt will also be named in the civil actions. This is the first known criminal action taken against a tower contractor for causing damage to property due to worksite negligence. January 23, 2008 - An Indiana tower contractor charged with starting the Santa Catalina Island, CA brush fire in May will face two felony counts of recklessly causing a fire, the Los Angeles County district attorney's office said Tuesday.


Gary Dennis Hunt, 49, was charged with two felony counts

Deputy District Attorney Ann W. Ambrose of the Target Crimes Division said Gary Dennis Hunt, 49, is scheduled to be brought to Los Angeles County on Thursday by county arson investigators. Arraignment is tentatively scheduled for Monday in Long Beach Superior Court.

One of the counts against Hunt was that he recklessly caused a fire to an inhabited structure; the other was recklessly causing a fire of a structure or forest. Three addresses on the island were listed in the two counts.

The prosecutor said Hunt was working as a subcontractor on the island and started the fire while he was cutting guy wires on KBRT-AM 740's tower as part of the work.

The fire sparked and spread out of control, destroying several structures and one home as it burned through more than 4,000 acres of brush. Several firefighters were injured while fighting the May 10 blaze. Damage estimates range from $25 to $60 million, according to news reports.

Hunt was arrested Saturday after he returned from a contracting job in New York. According to the warrant, Hunt's bond was recommended at $25,000. A conviction for the two felony charges would carry a maximum penalty of eight years in state prison.

It has been reported that Hunt was working as a 1099 subcontractor for a Kentucky

contractor. KBRT is owned by Crawford Broadcasting.

Bill Agresta, chief engineer at station KBRT, said tower workers had been cutting the guyed wire tails with a gas-powered circular saw when the fire ignited. However, the prosecutor said Hunt used an open-flamed torch to cut the guy cables.

Ambrose said that the island has clearly posted warnings of extreme fire danger and open flames were not permitted

PBS "TV Tower Safety" video is anything but safe

Update: February 11, 2008 - Following the January 8, 2008 article, the Oregon PBS station removed the video from its web site.
EXCERPT:
January 8, 2008 - A short 10-minute video by the local Oregon PBS station, entitled "TV Tower Safety," proved to be just the opposite.
Their workers appear to provide a textbook example of utilizing proper safety procedures while climbing, ensuring that lock-out-tag-out procedures are followed, and following up with RF exposure testing to verify that they can perform their work in a safe environment.

YORK KNOWLTON

Business Correspondence

Two pages follow this cover page.

5301 Erynhurst Avenue / Los Angeles, CA / 90043 323.294.6300 *[voice & fax]* York@imagine-Y.com

YORK KNOWLTON

Analysis:
- The population of Winsor Hills-View Park, CA is 10,958.
- T-Mobile has 10% market share.
- Based on this data, T-Mobile has 1100 customers in the Windsor Hills-View Park area.

T-Mobile claims that it's Windsor Hills-View Park cellular customers make 5,194 calls to 911 in one month. If this was correct it would result in every T-Mobile customer in Windsor Hills-View Park making **five** 911 calls every month. The reality is the average person in California makes **one** cellular 911 call every 5 years not 5 times a month.

More detailed analysis:
- The population of California is 36,457,549.
- The number of mobile 911 calls to CHP per year is 8,000,000.
- The number of 911 cell calls, per person, per year is 8,000,000/36,457,549 = 0.219433 cell calls per person per year.
- *"Green zone" (new CVS antenna) area is 0.5 square miles.
- The population density of Windsor Hills-View Park is 5896 people per square mile.
- The population of the "Green Zone" is 0.5 square miles X 5896 people per square mile = 2948 people.
- 2948 people make 0.219433 cellular 911 calls per person per year = 646 calls per year.
- 646/12 = 54 cellular 911 calls per month.

T-Mobile has a 10% market share so only 5-6 of those calls are T-Mobile users, 45% of these (5-6) are non-emergencies calls. T-Mobile claims 5,194 dropped cellular 911 calls in one month. The actual data indicates that in an average month only 2 or 3 calls are dropped, not T-Mobile's exaggerated claim of 5,194.

References:
Of the more than 8 million cell phone calls made to 911 each year, as many as 45 percent are for non-emergencies. http://www.knbc.com/news/16246059/detail.html?subid=10101581

California Highway Patrol (CHP) call centers answered over 8 million wireless 911 calls in 2002. Of the millions of California wireless 911 calls received, it is estimated that between 1.8 million and 3.6 million of these are "phantom calls." (Phantom means non-emergency, accidental redials, speed dials, etc.). http://cpr.ca.gov/report/cprrpt/issrec/stops/it/so19.htm

Population statistics on Windsor Hills-View Park: *http://en.wikipedia.org/wiki/View_Park-Windsor_Hills,_California.*

Windsor Hills-View Park borders: *http://www.city-data.com/city/View-Park-Windsor-Hills-California.html.*

An increase of calls from cellular phones has overwhelmed critical parts of California's 911 system, a move that has resulted in lost emergency calls and lengthy waits to reach a 911 dispatcher. CHP handles almost 75% of wireless emergency calls. About 49%, or nearly 1.5 million of the 911 calls to CHP in the Los Angeles area through July were abandoned, disconnected or the caller hung up before reaching a dispatcher. The Los Angeles Police Department in 2006 began processing wireless 911 calls, but the department has had to reroute thousands of calls each month back to CHP. Wait times by June and July were more than 10 minutes. (Lopez/Connell, Los Angeles Times, 8/26). *http://www.californiahealthline.org/articles/2007/9/4/Large-Number-of-Cell-Phone-Calls-Tax-State-911-System.aspx?topicID=50.*

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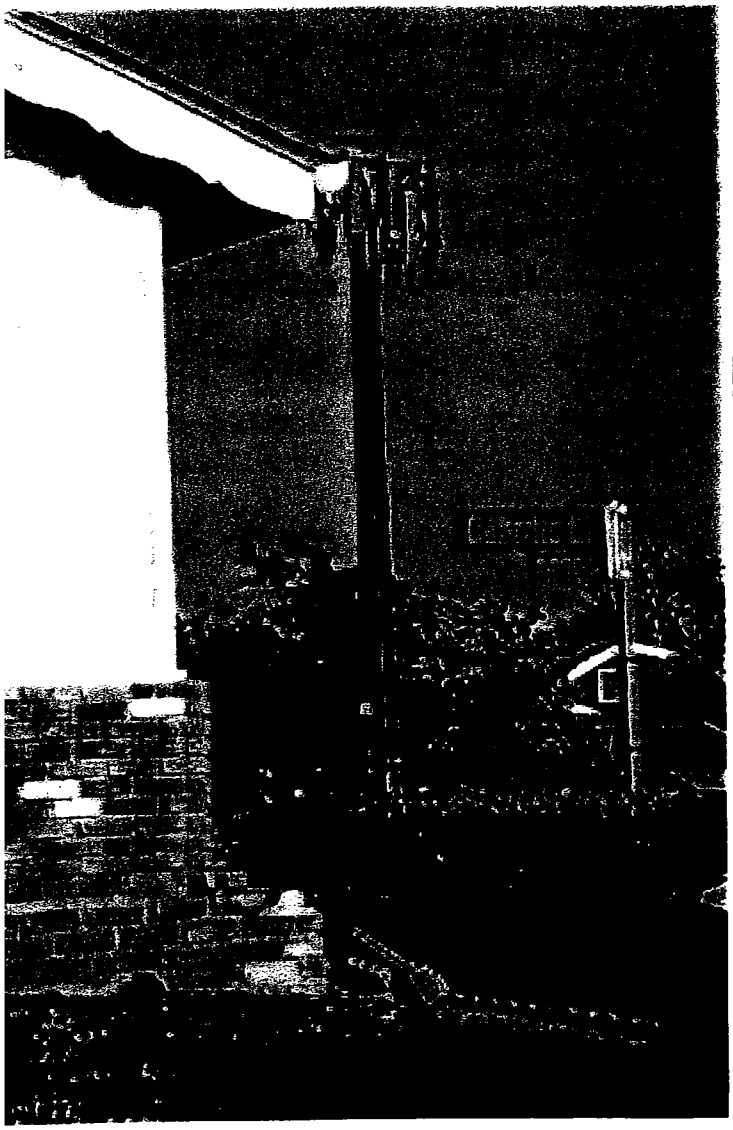

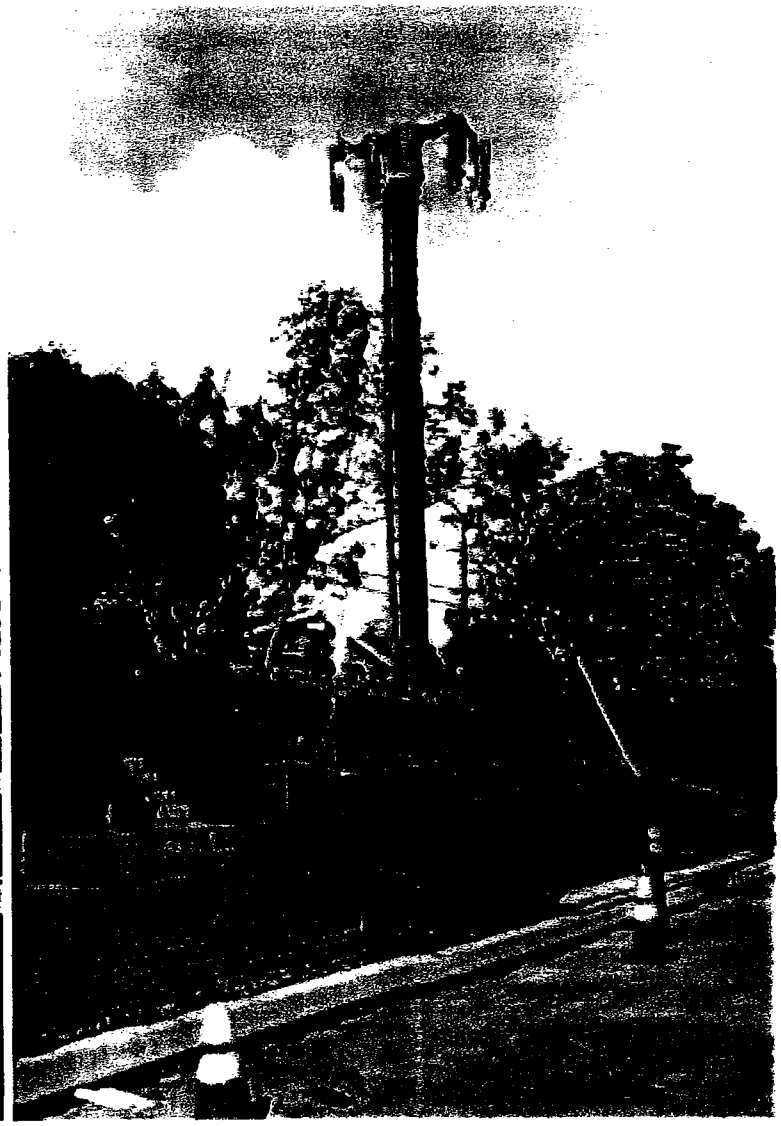

YORK KNOWLTON

Two pages follow this cover page.

5301 Brynhurst Avenue / Los Angeles, CA / 90043 323.294.6100 *[voice & fax]* York@imagine-Y.com

YORK KNOWLTON

June 17, 2008

Re: Conditional Use Permit – Case # 200700020/Project No. R2006-03164-(2)
4501 West Slauson Avenue

Dear Commissioners:

My name is York Knowlton and I am writing to assert that T-Mobile is providing an exaggerated number of 911 calls to scare the commission. The data they present as criteria for placing a new cell tower at CVS is for an area many times greater than the actual 3 block radius Green Zone*. They hide the fact that most of the wireless calls that 911 receives are not emergencies (general info like the time, errant speed dials, duplicate calls). Additionally, T-Mobile masks another fact that many calls do not make it through to 911 because the CHP is overwhelmed and understaffed, not because of insufficient coverage. T-Mobile hopes to mislead the commission into believing that by denying the CVS antennas would be injurious to public safety; in actuality their goal is most likely to improve their limited market share compared to their competitors.

Improving the effectiveness of cell phone 911 calls can best be accomplished by public education to decrease non-emergency calls, and by improving the efficiency and staffing at the receiving Public Safety Answering Points (PSAP), not by increasing the number of cell antennas.

The Commission is obligated to make decisions on valid, reasonable, and verifiable data. Below is an analysis from data I have gathered which dramatically contradicts the misleading numbers claimed by T-Mobile. I can only assume that T-Mobile anticipates that they can present exaggerated numbers in the hope that the local community and our Commissioners would accept them without confirming their validity. I'm hopeful that upon reflection the Commission will share in my resentment at T-Mobile's attempt to insult our intelligence. At the very least the Commission should continue the hearing until it can gather independent 911 call volume data from the CHP and LAPD. I'm confident that once this is accomplished, the Commission will then learn for themselves that T-Mobile's concerns are focused on profit and not public safety.

Sincerely,

York Knowlton

Analysis and references follows on page 2

5301 Brynhurst Avenue / Los Angeles, CA / 90043 323.294.6100 *[voice & fax]* York@imagine-Y.com

YORK KNOWLTON

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5301 Eryhurst Avenue / Los Angeles, CA / 90043 323.294.6100 *[voice & fax]* York@imagine-Y.com

BALDWIN HILLS ESTATES HOMEOWNERS ASSOCIATION
P.O. BOX 8897
LOS ANGELES, CA 90008-0897
(323) 292-4342

www.baldwinhillsestates.net

June 13, 2008

Los Angeles County Regional Planning Commission
320 West Temple Street, Hall of Administration, Room 150
Los Angeles, CA 90012

RE: **Los Angeles County Conditional Use Permit #2007-00020, #R2006-03162-(2)**

Dear Planning Commissioners:

This letter stands as notification of the strong opposition of over 4000 residents from the Baldwin Hills Estates Homeowners' Association to the T-Mobile Zoning Conditional Use Permit.

We recently experienced a public hearing on appeal by T-Mobile before the Los Angeles City Planning Commissioners in opposition to a request by T-Mobile for a condition use permit to install 8 unmanned telecommunications antennas on a building adjacent to residential housing within Baldwin Hills, located just up the street from the current pending CVS Pharmacy site.

Residents presented information to the Los Angeles City Planning Commissioners regarding the historical nature of the community, the integrity of the existing housing uniformity, the direct fiscal impact to houses within the zone of service and the option of other sites outside and away from residential communities. The commissioners found, among other things, that altering a residential community for commercial use would not be a win win, and thus we are asking you to deny this application for similar reasons as well.

Please be advised that the Los Angeles City Zoning Administrator gave T-Mobile until 03-25-07 to meet with residents in the city of Los Angeles for an amicable resolution. However, T-Mobile decided to circumvent this decision by relocating just up the street from the original site, re-apply to the County Planning Board of Commissioners for a site now patronized by neighboring families and to increase their antennas installation from 8 to 9.

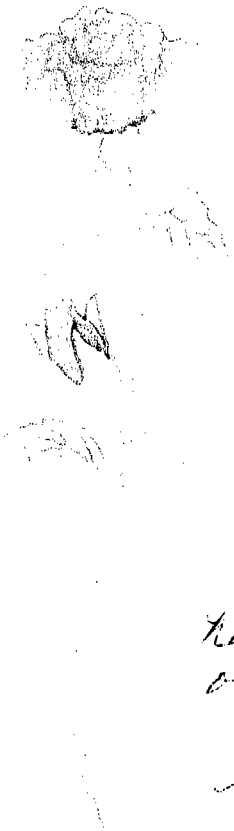
We are vehemently opposed to the T-Mobile application on file and request your support to deny the application for good cause. Again, it is our desire not to convert and/or alter our residential community to commercial use for the purposes of harboring equipment for profit by T-Mobile. Also, the Los Angeles City Planning Commissioners mentioned several area alternative sites during the hearing, and the CVS Pharmacy on file was not one of them.

I pray that you would be familiar with the concerns and issues of our community and support our request to uphold the prior decision rendered against the same applicant in a neighboring jurisdiction by the Los Angeles City Planning Commissioners.

Sincerely,

Robert Cole

Robert Cole
President, Baldwin Hills Estates Homeowners' Association



Janice Shelby

Janice Shelby
5143 Brea Crest Drive
Los Angeles, CA 90043

323 291-7159

June 11, 2008

CVS/T-Mobile
Hearing June 18, 2008

I am a 72 year retired handicapped senior living on a fixed income.

I am unable to attend the hearing.

I am requesting that you do NOT allow the T-Mobile Antennas at Slauson and Crenshell.

I have been in my home 35 years.

Janice Shelby

Janice Shelby

Janice Shelby
5143 Brea Crest Drive
Los Angeles, CA 90043

323-291-7159

I plan to live here for the rest of my life. I do not wish to lose some the value of my property. I have enough medical challenges already.

I have minor members of my family that visit me, I do NOT wish for them to be exposed.

We have a school and a church near the corner.

Your cooperation in this matter will be appreciated. Thank you

June 17, 2008

Re: Conditional Use Permit – Case # 200700020/Project No. R2006-03164-(2)
4501 West Slauson Avenue

Dear Commissioners:

I would like to record my disapproval with the proposed mobile phone tower proposed at the CVS Drug Store/Pharmacy located at 4501 Slauson Avenue in Los Angeles, California.

It should be noted that the Federal Communications Commission has an issue with T-Mobile – an overseas company – becoming largest with the proposed merger with Sprint/Nextel. Before the FCC could give consent for Deutsche Telekom/T-Mobile to acquire VoiceStream, the transaction required the approval of the Federal Bureau of Investigation and the Department of Justice. Since a foreign entity would have control over electronic communications occurring within the United States, these agencies of the federal government sought to make sure national security was not impacted and their ability to record conversations was not restricted.

Yet, despite these concerns raised on the national level, T-Mobile has been allowed to infiltrate our communities and use our public right of way. Does this mean any company from any foreign nation can come and set up shop in our neighborhoods?

It is one thing to engage in trade and to buy products from foreign companies but it is a different matter to give foreign companies control over important infrastructure. We disapproved the sale of our ports to the Emirate of Dubai; why then would we sell our valuable communication infrastructure to T-Mobile?

Sincerely,

Stuart D. Huggins

Stuart D. Huggins
Concerned Citizen

RPC MEETING DATE April 9, 2008
AGENDA ITEM NUMBER 7

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NUMBER: R2006-03164-(2)

CASE NUMBER: RCUPT200700020

CONTACT PERSON: Jose De La Rosa

- ☒ STAFF REPORT
- ☒ DRAFT FINDINGS FOR APPROVAL
- ☐ DRAFT FINDINGS FOR DENIAL
- ☒ DRAFT CONDITIONS
- ☒ BURDEN OF PROOF STATEMENT(S)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ SITE PLAN AND ELEVATIONS
- ☒ PHOTOGRAPHS
- ☒ CORRESPONDENCE
- ☒ Memo
- ☐ _____

Reviewed By: _____

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

March 26, 2008

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child
Section Head, Zoning Permits II

SUBJECT: Project No. R2006-03164-(2)
Conditional Use Permit No. 200700020-(2)
April 9, 2008 Regional Planning Commission Meeting
Agenda Item 7

As requested at your January 30, 2008 meeting, Conditional Use Permit No. 200700020 was called up for review. The conditional use permit is a request to authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility attached to an existing CVS pharmacy building at 4501 West Slauson Avenue within the View Park Community of Los Angeles County.

A duly noticed public hearing was held on January 8, 2008 before the Hearing Officer. The applicant's representative was sworn in and testified in favor of the request. The applicant's representative confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval. Staff informed the Hearing Officer that a resident called several days prior to the hearing and submitted a letter opposing to the project.

Two local residents and a business owner were sworn in and testified in opposition to the project expressing concerns of possible depreciation of property values due to the fear of health risk believed to be associated with the emissions produced by the wireless telecommunication facility. The applicant's representative testified that the wireless telecommunication facility will meet Federal Communication Commission's standards. Staff also advised the Hearing Officer that according to Section 704 of the Telecommunications Act of 1996 amending Title 47 Section 332 (c) of the United States Code, no local

government may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) regulations concerning such emission. The resident also expressed concerns with possible disruption of frequency used by law enforcement and the fire department. The applicant's representative indicated that wireless telecommunication facility will not disrupt their frequency. The resident also submitted two letters from two real estate offices addressed to Clackamas County Planning Division in Oregon opposing to a wireless telecommunication facility in November 2002. The resident indicated that several local residents did not receive notification of this project. Staff indicated to the Hearing Officer that notices were mailed, published and posted on the site.

There being no further testimony, the Hearing Officer closed the public hearing, expressed her intent to approve the project, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for approval. On January 17, 2008, the Hearing Officer signed the findings for approval of the conditional use permit, which was then mailed with the conditions of approval to the applicant and the testifiers.

Staff received another call after the hearing from another resident who was inquiring about the project and who was opposed to it. The resident who had testified during the hearing has been in contact with staff. She had indicated that she has been conducting research on wireless telecommunication facilities with regards to FCC regulations and court cases related to wireless telecommunication facilities. The resident indicated that she will forward her researched material to the Regional Planning Commission. On March 24, 2008, staff received a copy of a letter addressed to the Deputy County Counsel of County of Los Angeles Office of the County Counsel from this resident. The resident is requesting County Counsel to review several court decisions related to wireless telecommunication facilities and provide legal guidance to the "Regional Planning Board and Zoning Administrator." Also, the applicant's representative has been in contact with staff. The applicant's representative indicated that he had offered this resident to meet with her and her community to provide further information of this facility and answer any questions. The applicant's representative indicated that the resident showed no interest toward his offer.

Staff also received a letter from the President of the United Homeowners Association. The President is requesting that the Regional Planning Commission deny the conditional use permit to protect the property values, safety and peace of mind for homeowners in the area. He indicated that the fear of danger of emissions might affect the market value of their properties.

The applicant also provided staff with a copy of the "Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report" prepared by EBI Consulting. The report summarizes the results of radio frequency electromagnetic in relation to relevant FCC radio frequency electromagnetic compliance standards for limiting human exposure to radio frequency electromagnetic fields. The report determined that are no areas on the walking/working surfaces on the top level of the building that exceed the FCC standards for general population or for occupational exposure.

A total of 108 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on February 26, 2008, regarding the subject proposal. Seven (7) notices were sent out to local community groups and residents in the View Park Zoned District courtesy list. The notice was published in the Los Angeles Sentinel and the La Opinion newspaper on March 6, 2008. Case-related material, including the hearing notice, factual, and burden of proof were sent on February 26, 2008, to the View Park Library located at 3854 West 54th Street in Los Angeles. The hearing notice was posted at the project site on March 6, 2008.

If you have any questions, please call Mark Child at (213) 974-6443 Monday through Thursday, 7:00 a.m. to 6:00 p.m. Our office is closed on Fridays.

MC:jdlr

Attachment

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. R2006-03164-(2)
RCUPT200700020

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE April 9, 2008	

APPLICANT	OWNER	REPRESENTATIVE
T-Mobile (C/O Joe Thompson)	HCL Slauson Overhill Llc.	Trillium Telecom Services (Jason Kozora)

REQUEST
Conditional Use Permit: To authorize construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of 9 antennas and 6 BTS equipment cabinets. The antennas will be located on the roof of an existing CVS Pharmacy and the equipment cabinets will be located at ground level within a C-2 (Neighborhood Business) zoned property.

LOCATION/ADDRESS	ZONED DISTRICT
4501 West Slauson Avenue Los Angeles, CA 90043	View Park
	COMMUNITY View Park
BETWEEN Overhill Drive and Heatherdale Drive	**EXISTING ZONING** C-2 (Neighborhood Business Zone)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
400 square feet	CVS Pharmacy	Irregular	Gently Sloping to West

SURROUNDING LAND USES & ZONING	
North: Single-Family Residential (R-1 Single Family Residence) & Realty Office (C-2 Neighborhood Business)	East: Restaurant and parking lot (C-2 Neighborhood Business) & Parking Lot (R-3-P Limited Multiple Residences – Parking)
South: Health Store/ Restaurant and parking lot (C-2 Neighborhood Business)	West: Church – Kingdom Hall (C-2 Neighborhood Business)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Major Commercial	N/A	See Staff Analysis
Community Plan	N/A		See Staff Analysis

ENVIRONMENTAL STATUS
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

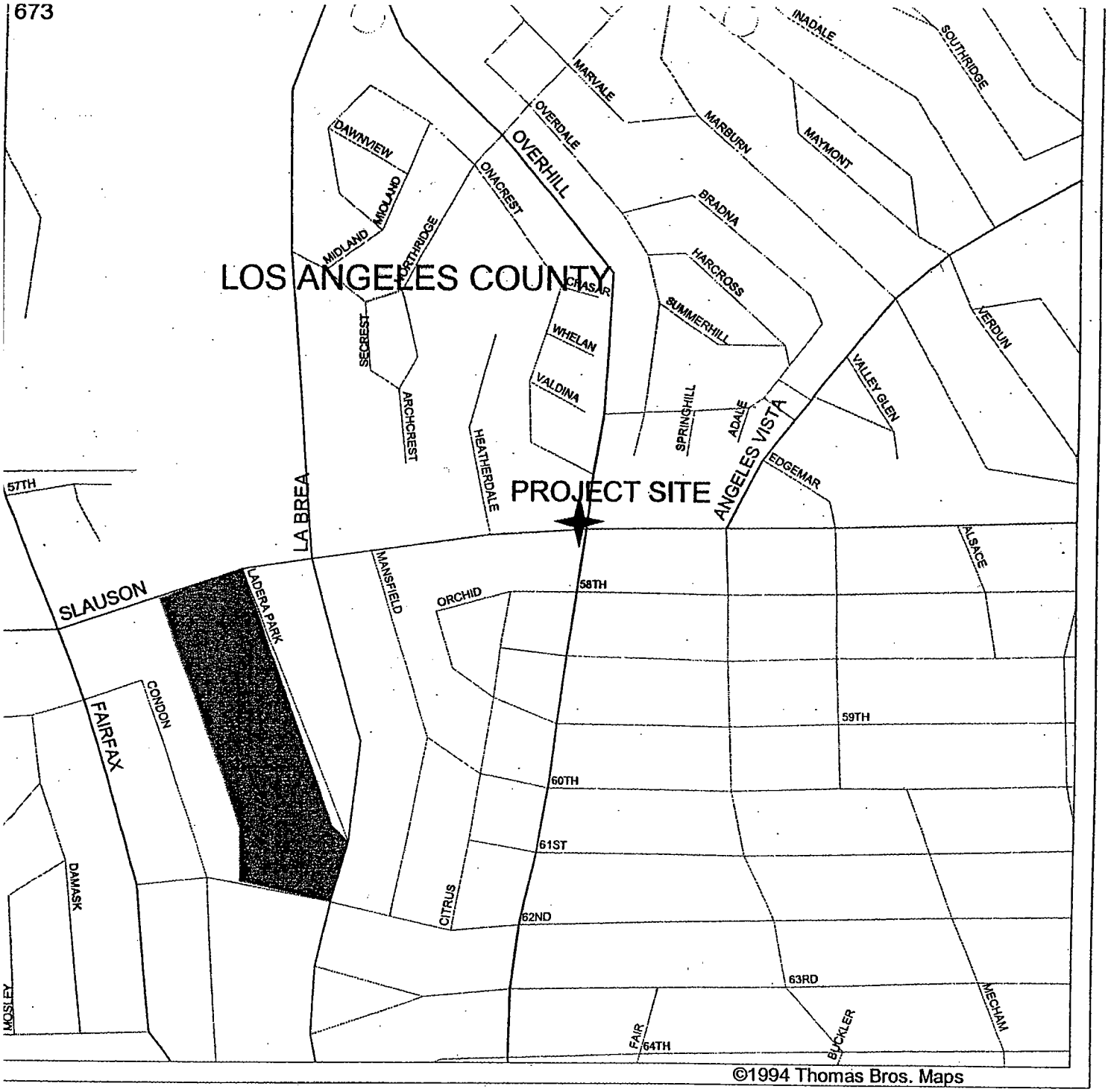
DESCRIPTION OF SITE PLAN
The site plan depicts the subject property with an existing CVS Pharmacy building with a rooftop parking area that extends over the ground level driveway and parking area. The proposed wireless telecommunications facility is affixed to four sections of the pharmacy building. The wireless facility includes five panel antennas and one GPS antenna attached to two existing trellises proposed to be raised in height, four antenna panels attached to the existing parapet located on the southwest corner of the building to be screened with a foam trim, and six equipment cabinets atop of a proposed concrete platform located adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility. Access into the facility is via two existing driveway entrances one on West Slauson Avenue located south of the lease area and the other on Overhill Drive located east of the lease area.

KEY ISSUES
- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Jose De La Rosa		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

**(O) = Opponents (F) = In Favor*



VICINITY MAP

SITE : 4501 W. SLAUSON AVENUE - LA03328

STAFF ANALYSIS
PROJECT NO. R2006-03164-(2)
CONDITIONAL USE PERMIT NO. RCUPT200700020

PROJECT NUMBER:
R2006-03164-(2)

CONDITIONAL USE PERMIT NO.
RCUPT200700020

OVERVIEW OF THE PROPOSED PROJECT
The applicant, T-Mobile, is requesting a Conditional Use Permit (CUP) to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility affixed to four sections of an existing CVS pharmacy building located on a property zoned C-2 (Neighborhood Business). The proposed wireless facility includes five panel antennas and one GPS antenna attached to two existing trellises proposed to be raised in height by seven feet, four antenna panels attached to the existing parapet facing west located on the southwest corner of the building to be screened with a foam trim, and six equipment cabinets atop of a proposed concrete platform located adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility. Access into the facility is via an existing driveway entrance on Overhill Drive located east of the lease area. The property is located in the unincorporated area of Los Angeles and within the View Park Community of Los Angeles County.

DESCRIPTION OF SUBJECT PROPERTY
Location
The subject property is located at 4501 West Slauson Avenue in the unincorporated area of Los Angeles and within the View Park Zoned District. The subject property is located within the View Park Community. The property is on the corner of Overhill Drive and West Slauson Avenue,

Physical Features
The subject property is approximately 33,810 square feet and is developed with a CVS Pharmacy building and a total of 52 parking spaces on the rooftop and 9 parking spaces at ground level on the western portion of the property. The property is located on a gently sloped surface on a hill, The property is irregular shaped parcel that has driveways off West Slauson Avenue and Overhill Drive.

The subject property is located within a dense urban area surrounded by primarily single-family residential properties in all directions and a few commercial properties to the east and west. The proposed wireless telecommunications facility has a lease area of 400 square feet, and it is located at three sections of the existing CVS Pharmacy

building at rooftop and another section at ground level adjacent to the building at the northern portion of the property. All equipment cabinets and components of the proposed facility are located within the lease area.

ENTITLEMENT
The applicant, T-Mobile, is requesting a Conditional Use Permit (CUP) to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility located on a property zoned C-2 (Neighborhood Business).

EXISTING ZONING
Subject Property
The subject property is zoned C-2 (Neighborhood Business).

Surrounding Properties
Surrounding properties are all zoned as follows:
North: R-1 (Single Family Residence) & C-2 (Neighborhood Business)
South: C-2 (Neighborhood Business)
East: R-3 (Limited Multiple Residences) & C-2 (Neighborhood Business)
West: C-2 (Neighborhood Business)

EXISTING LAND USES
Subject Property
The subject property is used for a CVS Pharmacy. There are 61 parking spaces available for the pharmacy.

Surrounding Properties
North: Realty Office and Single-Family Residential
South: Health Store/Restaurant
East: Restaurant and Parking Lot
West: Church

Previous Cases/Zoning History
Zone Case No. 1437: Unknown

Zone Exception Case No. 8077: A request to construct a carwash facility on the subject property. Denied on April 26, 1966.

Certificate of Compliance No.00-95: A request to issue a Certificate of Compliance to two parcels Assessor Parcel Number (APN) 5009-003-060 formerly 5009-003-044 and APN 5009-003-062 formerly 5009-003-045. Recorded on August 4, 2000.

Conditional Use Permit No. 00-50: A request to authorize the sale of beer and wine for off-site consumption for a new Sav-on Pharmacy. Approved on April 24, 2000.

Lot Line Adjustment No. 102, 109: A request to authorize to adjust the boundary line to conform with the agreement between Parcel 1: 4501 West Slauson Avenue, Los Angeles, CA Parcel 2: 5583 Onacrest Drive, Los Angeles CA. Approved on September 16, 2003 and recorded on September 19, 2003.

Plot Plan No. 48240: A request to authorize three (3) business wall signs and one (1) freestanding sign. Approved on October 7, 2002

Plot Plan No. RPP 2006-01383: A request to replace an existing Sav On business wall sign with a new CVS sign. Approved on August 21, 2006

GENERAL PLAN

Land Use Policy Map

The project site is located within the Major Commercial classification of the General Plan. The typical use patterns for this classification include central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The intent of this classification is to situate commercial activities in viable clusters that conveniently serve their market areas and provide sufficient commercial lands to accommodate the projected labor force.

There are no specific policies related to the proposed type of use in the General Plan.

Site Plan

The site plan depicts the subject property consisting of two parcels with an existing CVS Pharmacy building with a rooftop parking area that extends over the ground level driveway at the northern portion of the property and over the parking area at the western portion of the property. The proposed wireless telecommunications facility is affixed to four sections of the pharmacy building consisting of nine 4'-8" antennas and other related equipment. The wireless facility includes five panel antennas and one GPS antenna attached to two existing trellis on the rooftop proposed to be raised in height from 14'-0" to 21'-0". Another four antenna panels, spaced four feet apart, will be attached to the existing parapet located on the southwest corner of the building to be concealed with a foam trim matching the building's exterior, and six equipment cabinets atop of a proposed concrete platform and other associated equipment will be located within a 304 square foot area adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility.

Compliance with Applicable Zoning Standards

Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under Section 22.28.160 of the County Code, development of radio and television stations and towers is a permitted use in Zone C-2 (Neighborhood Business), provided that a Conditional Use Permit has first been obtained.

Per Section 22.28.170 of the County Code, the development standards for C-2 Zone require the following:

- That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery,

flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped areas. (22.28.170.A.)

The area for both parcels of the subject property is approximately 33,810 square foot. The existing 16,360 square foot building covers approximately 48 percent of the subject parcel. The existing landscaping throughout the subject property is located along Overhill Drive and Slauson Avenue with additional trees located along the western property boundary. Extra planters are also located on the rooftop parking lot. The proposed facility will not eliminate any landscaping area. The building and landscaping lot coverage is in compliance with the requirements of the C-2 Zone.

- That there are parking facilities as required by Part 11 of Chapter 22.52. (22.28.220.B.) Section 22.52.1110 of the County Code specifies that commercial uses require one parking space for every 250 square foot of floor area of any building or structure so used.

  The existing pharmacy building is a 16,360 square foot structure with a net area of 15,134 square foot; therefore, it is required to have a minimum of 61 parking spaces. There are currently 62 parking spaces striped on the subject property. However, one parking space is now occupied as shopping cart return area reducing the number of spaces provided to 61. Regardless, the parking is in compliance with the requirement of 61 parking spaces.

- A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas. (22.28.170.C)

  The proposed increase in height for both trellises with antenna panels will have a height of up to 35 feet above grade and is in compliance with the requirement.

- Outside Display. Except for the uses listed in this section, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. (22.28.170.D.)

  The applicant is not proposing any outside display as part of this request.

- Outside Storage. No outside storage shall be permitted in Zone C-2. (22.28.220.D)

  The applicant is not proposing any outside storage as part of this request.

Section 22.52.1220 determines parking requirements for uses not specified. The subject facility is unmanned and will require periodic maintenance visits only. The proposed facility will not eliminate any parking spaces.

BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or the Commission, the following facts:

A. That the requested use at the location proposed will not:
   1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
   2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
   3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. That the proposed site is adequately served:
   1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
   2. By other public or private service facilities as are required.

The proposed project will not emit any odor as it is an unmanned facility. The property will be conditioned to satisfy all applicable development standards, and no additional street improvements are required as the facility is unmanned and will only require periodic servicing and maintenance. The applicant's Burden of Proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

This project was determined to be Categorically Exempt (Class 3, New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 108 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on November 22, 2007, regarding the subject proposal. 7 notices were sent out to local community groups and residents in the View Park Zoned District courtesy list. The notice was published in the Los Angeles Sentinel newspaper on November 22, 2007 and the La Opinion newspaper on November 21, 2007. Case-related material, including the hearing notice, factual, and burden of proof were sent on November 20, 2007, to the View Park Library located at 3854 West 54th

Street in Los Angeles. The hearing notice was posted at the project site on December 7, 2007.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
At the time of this report, staff has not received any public agency comments.

PUBLIC COMMENTS
At the time of this report, staff has not received any public comments.

STAFF EVALUATION
T-Mobile is proposing to construct, operate and maintain an unmanned wireless telecommunications facility located in a C-2 (Neighborhood Business) zoned property.

A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to Conditional Use Permits in the C-2 zone.

The equipment cabinets for the proposed facility will be fully screened from public view and therefore, it will be aesthetically compatible with the surrounding uses. The proposed facility was designed to provide efficient wireless telecommunications coverage without creating a visual impact.

Properly conditioned, the proposed use is consistent with the policies of the General Plan.

FEES/DEPOSITS
If approved, the following fees will apply unless modified by the Hearing Officer:

Zoning Enforcement

1. Inspection fees of $750.00 to cover the costs of 5 recommended biennial zoning enforcement inspections.

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **approval** of Project No. 2006-03164-(2) / Conditional Use Permit No. 200700020, subject to the attached conditions.

Prepared by Jose De La Rosa, Senior Regional Planning Assistant
Reviewed by Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

Zoning Permits Section II

Attachments:
Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs

RJF: JDLR

12/19/07

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

PROJECT NO. R2006-03164- (2)
CONDITIONAL USE PERMIT NO. 200700020

REQUEST: T-Mobile is requesting a Conditional Use Permit (CUP) to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility affixed to four sections of an existing CVS pharmacy building located on a C-2-DP (Neighborhood Business-Development Program) zoned property.

REGIONAL PLANNING COMMISSION HEARING DATE: April 9, 2008

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The subject property is located at 4501 West Slauson Avenue in the unincorporated area of Los Angeles and within the View Park Zoned District. The subject property is located within the View Park Community. The property is on the corner of Overhill Drive and West Slauson Avenue.

2. The applicant, T-Mobile, is requesting a Conditional Use Permit (CUP) to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility affixed to four sections of an existing CVS pharmacy building located on a property zoned C-2 (Neighborhood Business). The proposed wireless facility includes five panel antennas and one GPS antenna attached to two existing trellises proposed to be raised in height by seven feet, four antenna panels attached to the existing parapet facing west located on the southwest corner of the building to be screened with a foam trim, and six equipment cabinets atop of a proposed concrete platform located adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility. Access into the facility is via an existing driveway entrance on Overhill Drive located east of the lease area.

3. The subject property is located within the major commercial classification of the General Plan. The typical use patterns for this classification include central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The intent of this classification is to situate commercial activities in viable clusters

that conveniently serve their market areas and provide sufficient commercial lands to accommodate the projected labor force.

There are no specific policies related to the proposed use, unmanned wireless telecommunication facilities, in the General Plan.

4. The subject property is zoned C-2 (Neighborhood Business). The surrounding properties are zoned C-2 (Neighborhood Business) and R-1 (Single Family Residence) to the north, C-2 (Neighborhood Business) to the south and west, and C-2 (Neighborhood Business) and R-3-P (Limited Multiple Residence – Parking) to the east.

5. The subject property is approximately 33,810 square feet that is developed with a CVS Pharmacy building with a total of 61 parking spaces throughout the property. The subject property is located within a dense urban area surrounded by primarily single-family residential properties in all directions and commercial properties to the east and to the west.

6. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under Section 22.28.160 of the County Code, development of radio and television stations and towers is a permitted use in Zone C-2 (Neighborhood Business), provided that a Conditional Use Permit has first been obtained.

7. Per Section 22.28.170 of the County Code, the development standards for C-2 Zone require the following:

- That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped areas. (22.28.170.A.)

  The area for both parcels of the subject property is approximately 33,810 square foot. The existing 16,360 square foot building covers approximately 48 percent of the subject parcel. The existing landscaping throughout the subject property is located along Overhill Drive and Slauson Avenue with additional trees located along the western property boundary. Extra planters are also located on the rooftop parking lot. The proposed facility will not eliminate any landscaping area. The building and landscaping lot coverage is in compliance with the requirements of the C-2 Zone.

- That there are parking facilities as required by Part 11 of Chapter 22.52. (22.28.220.B.) Section 22.52.1110 of the County Code specifies that commercial uses require one parking space for every 250 square foot of floor area of any

building or structure so used.

The existing pharmacy building is a 16,360 square foot structure with a net area of 15,134 square feet; therefore, it is required to have a minimum of 61 parking spaces. There are currently 62 parking spaces striped on the subject property. However, one parking space is now occupied as shopping cart return area reducing the number of spaces provided to 61. Regardless, the parking is in compliance with the requirement of 61 parking spaces.

- A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas. (22.28.170.C)

  The proposed increase in height for both trellises with antenna panels will have a height of up to 35 feet above grade and is in compliance with the requirement.

- Outside Display. Except for the uses listed in this section, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. (22.28.170.D.)

  The applicant is not proposing any outside display as part of this request.

- Outside Storage. No outside storage shall be permitted in Zone C-2. (22.28.220.D)

  The applicant is not proposing any outside storage as part of this request.

8. Section 22.52.1220 determines parking requirements for uses not specified. The subject facility is unmanned and will require periodic maintenance visits only. There are adequate parking spaces throughout the property. The proposed facility will not eliminate any parking spaces.

9. The site plan depicts the subject property consisting of two parcels with an existing CVS Pharmacy building with a rooftop parking area that extends over the ground level driveway at the northern portion of the property and over the parking area at the western portion of the property. The proposed wireless telecommunications facility is affixed to four sections of the pharmacy building consisting of nine 4'-8" antennas and other related equipment. The wireless facility includes five panel antennas and one GPS antenna attached to two existing trellis on the rooftop proposed to be raised in height from 14'-0" to 21'-0". Another four antenna panels, spaced four feet apart, will be attached to the existing parapet located on the southwest corner of the building to be concealed with a foam trim matching the building's exterior, and six equipment cabinets atop of a proposed concrete platform and other associated equipment will be located within a 304 square foot area adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All

equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility.

10. This project was determined to be categorically exempt (Class 3, New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

11. A total of 108 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property on February 26, 2008, regarding the subject proposal. Seven (7) notices were sent out to local community groups and residents in the View Park Zoned District courtesy list. The notice was published in the Los Angeles Sentinel and the La Opinion newspaper on March 6, 2008. Case-related material, including the hearing notice, factual, and burden of proof were sent on February 26, 2008, to the View Park Library located at 3854 West 54th Street in Los Angeles. The hearing notice was posted at the project site on March 6, 2008.

12. Two residents had contacted staff via phone inquiring about the project and stating their opposition to it. One Resident sent a letter stating her opposition to the project, in which she had expressed her fear of the potential amount of electro magnetic emissions that could be produced by the wireless telecommunication facility. On January 8, 2008 during a duly noticed public hearing, two local residents and a business owner testified before the Hearing Officer in opposition to the project expressing concerns of possible depreciation of property values due to the fear of health risk believed to be associated with the emissions produced by the wireless telecommunication facility. The applicant testified that the wireless telecommunication facility will meet Federal Communication Commission's standards. Staff also advised the Hearing Officer that according to Section 704 of the Telecommunications Act of 1996 amending Title 47 Section 332 (c) of the United States Code, no local government may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's regulations concerning such emission. The resident also expressed concerns with possible disruption of frequency used by law enforcement and the fire department. The applicant indicated that wireless telecommunication facility will not disrupt their frequency. The resident also submitted two letters from two real estate offices addressed to Clackamas County Planning Division in Oregon opposing to a wireless telecommunication facility from November 2002. Resident indicated that several local residents did not receive notification of this project. Staff indicated to the Hearing Officer that notices were mailed, published and posted on the site.

13. The equipment cabinets for the proposed facility will be fully screened from public view and therefore, it will be aesthetically compatible with the surrounding uses. The proposed facility was designed to provide efficient wireless telecommunications coverage without creating a visual impact.

14. The wireless telecommunications facility is needed to provide a service to the local community by allowing wireless communications where very little service currently exists. This will be especially important in the event of an emergency or natural disaster.

15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.

16. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. The proposed use is consistent with the adopted general plan for the area;

B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.040, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. I have/The Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

2. In view of the findings of facts presented above, Project No. R2006-03164-(2) / Conditional Use Permit Case No. 200700020 is **APPROVED**, subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:jdlr
3/13/2008

1. This grant authorizes T-Mobile to use the subject property for construction, operation and maintenance of an unmanned wireless telecommunications facility within a 400-square foot lease area of an existing CVS pharmacy building located at 4501 West Slauson Avenue, in the incorporated community of View Park as depicted on the approved Exihibit "A," subject to all of the following conditions of approval:

   a. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner;

   b. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;

   c. Said facility shall be removed if in disuse for more than six months;

   d. All structures shall conform with the requirements of the Building and Safety Division of the Department of Public Works;

   e. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;

   f. The block wall and gate shall be painted to match the exterior of the existing building and the equipment cabinets shall be painted a neutral color, excluding black, and shall be maintained in good condition at all times;

   g. Said facility, including any lighting, fences, shields, cabinets, and antenna panels shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti, and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;

h. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility; and

i. The operator shall provide satisfactory safeguards to prevent unauthorized access to the facility enclosure.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.

4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

9. **This grant will terminate on April 9, 2018**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of $750.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for five (5) biennial inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the

approved site plan on file. The amount charged for additional inspections shall be $150.00 per inspection, or the current recovery cost, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.

15. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

MC:jdlr
3/13/2008

Conditional Use Permit Case - Burden of Proof per Section 22.56.040

A. That the requested use at the location proposed will not: 1) adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2) be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3) jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed wireless telecommunications facility is unmanned and will be located on property zoned for commercial uses. The proposed wireless facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area insofar as the proposed use will not add to the ambient noise level, it will not generate any obnoxious odors or solid waste and will not generate a notable level of additional traffic. The proposed use will also not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site insofar as the proposed use will be unmanned and will require only periodic maintenance visits following construction of the facility. Furthermore, the proposed facility will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare insofar as the proposed facility is unmanned and is part of a regional network of antennas providing ubiquitous wireless telecommunications service.

The proposed facility is designed to provide T-Mobile customers that reside, work and travel through the immediate area with improved wireless telecommunication services. Currently, T-Mobile coverage in the area is substandard resulting in dropped and/or blocked calls. The proposed facility will provide improved coverage and capacity to T-Mobile's wireless network ensuring fewer blocked and dropped calls as well as providing customers with the latest in wireless services.

It should also be noted that wireless communications technology has proven to be convenient for personal use, necessary for business and essential during emergency situations where traditional telephone service is not available or becomes disrupted or overloaded in the event of a natural disaster. To that end, the proposed wireless telecommunications facility will contribute to the public health, safety and general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed wireless telecommunication consists of a roof mounted Wireless Facility consisting of 9 antennas divided into 1 sector of 4 antennas, 1 sector of 2 antennas, and 1

sector of 3 antennas. Two of the sectors will be located on the existing wooden trellises which will be raised 7' to allow for clearance. Both sectors will be painted and textured to match the trellis. The third sector will be flush mounted against easterly façade and will be screened by increasing the depth of the exiting architectural feature. The subject site is of adequate size to accommodate the proposed use while not impacting the current use of the property. The proposed facility will not introduce any new vertical elements into the community. The installation of the proposed facility will not preclude other wireless facilities from being established at this same location.

Section 22.52.1220 of the Los Angeles County Zoning Ordinance requires that one parking space be provided for the monthly maintenance site visits. The subject site has more than adequate space to allow for the parking of one or more vehicles.

When determining an appropriate site for the facility, T-Mobile first searched for the opportunity to co-locate with in the area which needed the increased wireless coverage and capacity. There are other buildings of sufficient height to satisfy RF coverage objectives, however until now those landlords have expressed no interest. Therefore, T-Mobile has proposed the site at the subject property due to its close proximity to the search ring and its ability to mitigate the aesthetic impacts normally created by a WTF.

C. That the proposed site is adequately served: 1) by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2) by other public or private service facilities as are required

The proposed wireless telecommunications facility will be unmanned, will not create an increase in traffic and will not require any public or private services beyond single-phase 110V electrical and telephone service.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

November 15, 2007

Trillium Telecom Services, LLC
5912 Bolsa Ave, Suite 202
Huntington Beach, CA 92649
Attn: Jason Kozora

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT NO. R2006-03164-(1)
4501 West Slauson Avenue, Los Angeles, CA 90403

On November 13, 2007, the staff of the Department of Regional Planning (DRP) has completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared EIR
- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Other: _____
- ☐ Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact **Jose De La Rosa** of Zoning Enforcement Section 1 at (213) 974-6453, Monday to Thursday between 7:30 a.m. and 10:00 a.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce M. McClendon, FAICP
Director of Planning

Russell J. Fricano

Russell J. Fricano, Ph.D., AICP
Supervising Regional Planner
Zoning Permits I Section

Sally Hampton
5574 Onacrest Drive , Los Angeles, California 90043

January 7, 2008

To: County of Los Angeles - Department of Regional Planning
VIA FACSIMILE – 213-626-0434
ATTENTION: **Hearing Officer**
cc: Zoning (213-217-5108), **Jose De La Rosa** (213-217-5108), **Yvonne Burke, Mike Bohlke** (213-680-3283)

Subject: OPPOSE Project R2006-03164-(2) to authorize construction and operation of wireless telecommunications facility to be located at 4501 W. Slauson Ave. Los Angeles, CA on the roof of existing CVS Pharmacy.

To Whom It May Concern:

I am writing on behalf of the residents who live within the immediate area of the proposed construction, operation, and maintenance of the telecommunication tower. We adamantly oppose the project and request the approval be denied or the hearing continued or postponed to a later date so we may have the opportunity to properly prepare and respond per the following:

(1) **Neighbors have not been properly notified.** No one **has seen a posting of this issue** and not all of the homeowners within 500 yards of the proposed construction of the telecommunication facility were notified in writing and only learned of the issue when I contacted them and I only received ONE notice a few weeks ago. None of us received ANY notification prior to this and it's simply unacceptable and has not provided sufficient time for our community.

(2) **Applicant has not met the following requirement:** As required by Section 22.56.040 of the Los Angeles County Code the "Burden of Proof" is on the applicant to prove that the requested use at the location proposed will not: 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. While cell towers might not yet be scientifically proven to be unsafe, they are also not scientifically proven to be safe. And has the applicant proven there are no technical alternatives to putting a tower in the nearby park area, away from people?

(3) **Adversely affects our property values.** Just the perception of a health risk, combined with what some consider an eyesore, can lower property values for those living near a cell site, which can drag down values throughout an entire neighborhood.

(4) **Poses a very real and dangerous health risk.** Besides those living and working within the immediate area, there are several nursery schools in the area, one directly across the street from the proposed facility. Please see below article from the **Washington Post, "Schools Are No Place for Cell Towers"**: Published on: Thursday, 11/18/2004, Weekly - Virginia section, edition, zone, T04 and follow up responses from

Sally Hampton
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two researchers on radio frequency radiation printed in Washington Post entitled: **"Putting Cell Phone Antennas Near Schools Is Too Risky."**

Further, while many may speculate the amount of energy emitted from an individual cell phone may not be enough to cause harm, there is enough evidence to show living near a cell phone tower may indeed increase the risk of having cancer and other problems, especially in a situation were cell phone antennas are operated on top of a roof and people are allowed access to that roof. Even the **International Association of Fire Fighters opposed the use of fire houses for cell sites** "until a study with the highest scientific merit" proves they are safe.

It is simply not appropriate to place a cell phone tower so close to a school or next to people's homes and we will not be used as guinea pigs to enable profits of T-Mobil or the owner of the property who will, no doubt, receive a handsome sum in rent. That revenue is in exchange for our potential well-being, our peace of mind and our property values and we say NO.

I would also like to point out that many accuse the cell phone industry of distorting and stifling information regarding the dangers cell phones and cell towers to protect their profits. We know the tobacco companies did this for years and got away with it by paying off elected officials. Let's not allow the cell phone companies to get away with this in our community.

Schools Are No Place for Cell Towers
Published on: Thursday, 11/18/2004, Weekly - Virginia section, edition, zone, T04

The Fairfax County School Board's commercial venture to build cell towers at schools is an unwise policy that puts schoolchildren and staff at risk.
In the long run, it may turn out to be a financial albatross, as well.

Antennas on cell towers emit radio-frequency radiation that research has shown to cause biological effects that can be linked to cancer and other diseases, often at power levels thousands of times below government exposure standards. Documented bio-effects from this technology include slowed motor skills and reaction time; deficits in memory and attention; white blood cell changes; compromise of the blood filtering system protecting the brain; impaired nervous system activity; increased heart rate and blood pressure; decreased immune system function; DNA damage in human blood cells; headaches, tinnitus and spatial disorientation; and stimulation of leukemia cell growth.

Already, the school system has placed cell towers at six schools, approved towers for eight more and quietly has begun zoning five more to receive them. Industry representatives under contract with the school system extol the financial benefits to school principals and PTAs without warning them about health risks. Under the contracts, every school is a candidate for a cell tower.

Sally Hampton
5574 Onacrest Drive , Los Angeles, California 90043

The revenue the school system receives is minuscule in comparison to the potential risks posed by this technology. In fact, if carefully analyzed, the school system may actually be losing money. Currently, the school system is grossing only a few tens of thousands of dollars under this arrangement -- less than $1 a child -- while it spends more than $10,000 a year to educate each child and has a $1.8 billion budget. There may be no profit at all after overhead costs are considered, including the cost of contract administration, emissions testing (which school officials only recently said they will do after parents applied pressure), potential liability costs and insurance costs.

Proponents of the deal claim that the radiation emissions are well under federal exposure standards. But U.S. exposure standards are the least protective in the world. Standards in other countries vary widely, reflecting the uncertainty in ascertaining the health risks based on current research. According to a July 2002 letter from the Environmental Protection Agency, U.S. exposure standards are not up to date with the latest research, and therefore cannot be characterized as fully protective of people. Many scientists have documented bio-effects at thousands of times below government exposure standards.

In August, the International Association of Firefighters voted for a moratorium on placing cell towers at fire stations until a study of health impacts can be done. This action came on the heels of a pilot study that found neurological changes in six firefighters living and working near cell towers for several years. If cell towers are too risky for firefighters -- who are paid to enter burning buildings and who are routinely exposed to toxic fumes -- then it makes no sense to put cell towers near schoolchildren.

As researchers continue battling over the extent to which radio-frequency radiation from cell towers may cause harm and how far they should be placed from people, it makes sense to take a cautious approach toward our children. These antennas have nothing to do with the schools' educational mission. It simply doesn't make sense to expose our kids to this kind of health and safety risk -- and it's time to put an end to it.

The Fairfax County school system has installed poles with cell phone antennas at six schools and one administrative building and is planning to add them at several more schools. Some parents say they are worried about the potential health risks from radio-frequency radiation. Karl Polzer of the Falls Church area is a health policy analyst, parent of children attending county schools and co-founder of Protect Schools, www.protectschools.org.
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Follow up responses from two researchers on radio frequency radiation printed in Washington Post entitled: Putting Cell Phone Antennas Near Schools Is Too Risky

"With respect to negative health effects on people living in close proximity to cell phone towers, there are three different epidemiological studies, including our recent study. All

Sally Hampton
5574 Onacrest Drive , Los Angeles, California 90043

of them found statistically significant relationships between exposure to radiation and health effects. The findings are from 2002 and 2004. It is important to note that cell phone antennas emit microwave radiation all the time and may act as a chronic stressor at low exposure levels. Two of the studies did measurements in subjects' bedrooms and found significant increases in stress-related symptoms as well as neurological symptoms above exposures to 0.005 microwatts per centimeter squared. This is roughly 500,000 times slower than U.S. exposure standards for cell tower radiation. The main symptoms reported by our study were depression, fatigue, sleep disorders and concentration difficulty. These symptoms were related to exposure levels, not distance from the antennas.

Concerning cellular phones, recent research from a project called EU-Reflex, or European Union Risk Evaluation of Potential Environmental Hazards From Low-Frequency Electromagnetic Field Exposure Using Sensitive In Vitro Methods, shows that cells exposed to cell phone radiation exhibit chromosomal damage well below the exposure guidelines of the World Health Organization. Also, a new study by Swedish researchers confirms previous findings that long-term exposure to cellular phones increases the risk for acoustic neuroma, a benign type of brain tumor.

Exposure guidelines proposed by the World Health Organization are based only on short-term effects and are not designed to protect the public from long-term effects and non-thermal effects.

There is increasing evidence showing that microwave radiation is a threat to well-being and health. Schools and all other places where humans, and especially children, stay for long periods should have safe exposure levels. Before an antenna is mounted, it is possible to calculate the theoretical exposure. It should be noted that under the antennas there can be higher exposure levels because the side lobes of radiation touch ground in close proximity to the radiation source.

In order to reduce the health risks from cell towers significantly, the public health department of Salzburg in Austria recommends exposure levels not exceeding 0.001 microwatts per centimeter squared outside and 0.0001 microwatts per centimeter squared inside buildings. The basis of this recommendation is the empirical evidence that is backed by all three epidemiological cell tower studies.

Because children's bodies are developing and research is not complete on the health effects of microwave radiation, greater caution should be taken in siting cell towers near places where children spend considerable amounts of time. As a general rule, cell towers should not be placed near schools.

Gerd Oberfeld, MD - ***Public Health Officer for Environmental Medicine***

"Recent studies show that people who live within 300 meters of mobile phone base stations have a number of symptoms that are now referred to as electrical hyper-

Sally Hampton
5574 Onacrest Drive , Los Angeles, California 90043

sensitivity and were originally called radio wave illness. These include fatigue, sleep disturbances, headaches, difficulty concentrating, depression, memory loss, visual and hearing disruptions, irritability, skin problems and dizziness. Symptoms are particularly severe for those within 10 meters (30 feet) of a cell phone mast.

Electrical hypersensitivity is a very real phenomenon and is classified as a disability in Sweden. The World Health Organization organized a workshop in October in Prague on electrical hypersensitivity.

Guidelines for radio frequency exposure in the United States and Canada are based on thermal effects. There is now considerable evidence that non-thermal effects exist below existing guidelines and that these may be "associated with adverse health effects," according to the Royal Society of Canada.

These studies tell me that we should be careful with the placement of mobile phone base stations. If in doubt, do not place these base stations near schools and homes and places where people spend considerable time. The adverse biological effects and eventual lawsuits are simply not worth the price of this shortsighted thinking.

Magda Havas - ***Associate Professor - Environmental and Resource Studies Program - Trent University***

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R-2006-03164
1-8-08
RRUZ / DeLaRossi

November 18, 2002

Mike McCallister
Planning Division Staff Contact
Clackamas County Planning Division
Sunnybrook Service Center
9101 SE Sunnybrook Blvd.
Clackamas, OR 97015

Re: File No. Z0701-02-C: Z0702-02D, T-Mobile Cell Phone Antennas

Dear Mr. McCallister

I am writing to oppose the application for the construction of nine cell phone antennas and their associated cooling compound in a residential neighborhood.

In my professional opinion, the presence of nearby cell phone antennas causes a definite and ultimate decline in potential buyers for a home on the market. The placement of a telecommunications facility in the middle of a residential neighborhood diminishes the buyer pool, as most people instinctively know it is bad for their health and the health of their families to live near such equipment that can emit radio frequency radiation. This shrinking of the buyer pool translates into a loss of home value anywhere from 30 to 50 percent depending on how close a home is located to the antennas and the visibility of the antennas from the home. Homes in this situation are impossible for agents to sell.

Further, the construction of the cooling compound and the placement of the antennas will destroy the park like feeling of the green space on 61st Ave. This will also diminish the beauty of the area. This industrialization of the park area will also make the current neighborhood less desirable to live in, which again translates into a loss of home value.

We should not allow these antennas to be placed inside of residential neighborhoods.

Respectfully and sincerely.

Mary-Jo Avery
Associate Broker

KRISTI HARNISH
REAL ESTATE SPECIALISTS

November 22, 2002

Mike McCallister
Clackamas County Planning Division
Sunnybrook Service Center
9101 SE Sunnybrook Blvd.
Clackamas, OR 97015

Re: File numbers Z0701-02-C & Z0702-02-D

Dear Mr. McCallister:

I am submitting this statement in opposition to the above-cited T-Mobile application(s) to install a telecommunications antenna facility in a residential area where Lake Oswego's Westlake neighborhood, Portland's Kruse Ridge neighborhood, and Clackamas' Southwood neighborhood converge.

I have been a real estate agent in the Lake Oswego area for the past 18 years. I am currently associated with Coldwell Banker Barbara Sue Seal Properties, a leading Real Estate company in Lake Oswego. I have been the top producer in the area for the company the past 15 years. My team sells between 80 and 90 homes a year, averaging about 55 to 65 million dollars in home sales.

I am very familiar with the homes and Real Estate market in Lake Oswego and Southwest Portland, and more specifically in the neighborhoods where the proposed new telecommunications antenna facility would be installed, as I have sold many properties in these areas.

I am also familiar with the impact that a nearby telecommunications antenna or facility may have on a home's marketability.

Based up my experience, I believe that the installation of the proposed telecommunications antenna facility will have an immediate and adverse impact on these neighborhoods. I believe that the facility's presence will detract from the neighborhood's aesthetics and appearance. The facility will detract from the residential feel by installing a structure more suited to an industrial or commercial area.

As a result, I believe that the facility will significantly impact property values and reduce sales prices immediately. The diminished residential feel combined with the perceived health and safety risks of such facilities, will deter many buyers who would otherwise be interested in purchasing in these now-desirable neighborhoods.

Coldwell Banker Barbara Sue Seal Properties, Inc. • 4200 SW Mercantile Drive • Lake Oswego, OR 97035
Phone: 503.699.3991 • Fax: 503.241.5566 • www.kristiharnish.com

I therefore believe that the proposed site's location and other characteristics are not suitable for the proposed use under ZDO 1203.01 (B). In addition, I believe that the proposed use will alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses allowed in the underlying zoning district under ZDO 1203.01 (D).

The county should encourage T-Mobile to consider sites outside of residential neighborhoods. Thank you for your time and consideration.

Sincerely,

Kristi Harnish

Kristi Harnish

Sally Hampton

To: **JOSE DE LA ROSA**
VIA FACSIMILE - 213-217-5108

Re: Conditional Use Permit No. 200700020, Project R2006-03164-(2)

To authorize construction and operation of wireless telecommunications facility to be located at 4501 W. Slauson Ave. Los Angeles, CA on the roof of existing CVS Pharmacy.

Dear Jose:

Per our conversation, please forward me via fax and mail the written approval for the above project the same day you send to the applicant and also notify of the exact date the applicant will have officially received it. As of today, I have not received anything.

My fax is 323-290-2164.

Thank you very much,

Sally Hampton
5574 Onacrest Drive
Los Angeles, California 90043
323-299-1487

PS Please provide me with your direct line or extension. I misplaced it.

FAX: 1 Page (January 16, 2008)
TO: Zoning Dept., Dept. of Regional Planning, Los Angeles County
AT: 213-217-5108 and 213-626-0434
ATTN: Frank Meneses and Jose De La Rosa

Re: Conditional Use Permit No. 200700020, Project R2006-03164-(2)
("To authorize construction and operation of wireless telecommunications facility, to be located at 4501 W. Slauson Ave. Los Angeles, CA on the roof of existing CVS Pharmacy")

Dear Sirs,

Based on my conversations with both Jose De La Rosa and Frank Meneses (after the hearing on this matter of January 8, 2008), it is my understanding that the final conditions for approval were not included in the hearing and that a written approval, including those conditions, will be forthcoming. I also spoke to Rosie Vasquez, who told me it could take up to 30 days or more before this written document is completed and that once I receive it that I should contact her office and will have 14 days to file the appeal.

Therefore, this letter is to:

(1) Confirm I am on the list of persons who will receive this written approval when it is complete and that my community will have the right to appeal the decision to approve within 14 days of receiving this written document.

(2) Request in writing that the written approval (in addition to being mailed to me within the allowable time frame to file an appeal) also be faxed to me at 323-290-2164 when it is completed

Thank you,

Sally Hampton
5574 Onacrest Drive
Los Angeles, CA 90043
FAX: 323-290-2164

Sally Hampton
5574 Onacrest Drive
Los Angeles, CA 90043
323-299-1487

March 20, 2008

Via Email, Facsimile & U.S. Mail

Patricia Tegart
Deputy County Counsel
Office of the County Counsel
648 Kenneth Hahn Hall of Administration and
500 West Temple Street
Los Angeles, CA 90012

Re: Conditional Use Permit – Case # 200700020/Project No. R2006-03164-(2)
4501 West Slauson Avenue

Dear Ms. Tegart:

I am a resident of the Windsor Hills neighborhood where T-Mobile is proposing to install a wireless telecommunications base station at 4501 West Slauson Avenue. I am writing to you to ensure that you are aware of the County of Los Angeles' legal authority to deny T-Mobile's application for a Conditional Use Permit (CUP) for this facility. While I am not an attorney, others in the legal community have brought to my attention the following court decisions that are relevant to this case. I am hopeful that whatever legal guidance you provide to the Regional Planning Board and Zoning Administrator will be informed by a careful consideration of these decisions.

1. *MetroPCS v. City and County of San Francisco*, 400 F.3d 715 (9th Cir. 2005)

This Ninth Circuit decision affirms a local government's authority to deny a CUP for a wireless antenna facility like the one T-Mobile proposes for 4501 West Slauson Avenue. In *MetroPCS*, a wireless carrier filed suit under §332(c)(7) of Telecommunications Act of 1996 (TCA) after the City and County of San Francisco's Board of Supervisors overturned an earlier Planning Commission approval of a CUP for a wireless facility on a mall with a rooftop parking garage.[1] As the only Ninth Circuit decision thus far on §332(c)(7) of the TCA, *MetroPCS* clarifies and discusses the

[1] The site of proposed facility in the *MetroPCS* case, the Geary Mall at the corner of Geary Blvd. and 17th Avenue in San Francisco's Richmond District, is similar to the site T-Mobile proposes in this case.

provisions of this section requiring that a local government's decision (1) be in writing; (2) be supported by substantial evidence; (3) not unreasonably discriminate among providers of functionally equivalent services; (4) not prohibit or have the effect of prohibiting the provision of wireless services (using a "General Ban," "Service Gap," and "Least Intrusive Means" test); and (5) not impermissibly base a decision upon the environmental effects of radiofrequency radiation emissions.

In issuing its decision, the Ninth Circuit remanded several unresolved issues to the Federal District Court in San Francisco, including (1) whether the City and County of San Francisco had unreasonably discriminated against MetroPCS in denying the CUP; (2) whether MetroPCS had a 'significant gap' in its coverage in the area the proposed wireless facility was purported to serve; and (3) if MetroPCS did prove a significant gap in its coverage existed, whether the proposed wireless facility was the 'least intrusive means' for filling that significant gap.

After a trial that began on March 27, 2006, the Court ruled that (1) the City and County of San Francisco did not unreasonably discriminate against MetroPCS, (2) MetroPCS did demonstrate that a 'significant gap' in its coverage existed in the area, but that (3) MetroPCS did not prove that the proposed facility was the 'least intrusive means' for filling that significant gap. Accordingly, judgment was entered in favor of the City and County of San Francisco on June 16, 2006.

2. *San Diego Gas & Electric Co. v. Daley* (1988) 205 Cal.App.3d 1334

Chapter 22.56.040.2 of the County of Los Angeles Planning and Zoning Code requires that, in order to obtain a CUP, T-Mobile must demonstrate that its proposed wireless facility will not "[b]e materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site." Pursuant to the *MetroPCS* decision, deference is given to a local government's planning code when an application such as T-Mobile's comes before the Regional Planning Board. *See MetroPCS*, 400 F.3d at 723-726.[2]

Should substantial evidence be presented to the Regional Planning Board that the proposed T-Mobile wireless facility would adversely affect valuation of property of other nearby residents, the California Court of Appeal decision in *San Diego Gas & Electric Co. v. Daley* offers further guidance by making an important distinction between the environmental effects of radiation emissions and the fear that may be prompted by such

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[2] The *MetroPCS* decision holds that ". . . the substantial evidence inquiry does not require incorporation of the substantive federal standards imposed by the TCA, but instead requires a determination whether the zoning decision at issue is supported by substantial evidence in the context of applicable *state and local law*." *MetroPCS* at 723-24 (Emphasis in original).

emissions: "The trial court here was correct in its analysis and determination that the truth or lack of truth in whether electromagnetic projections caused a health hazard to humans or animals was immaterial. Rather the question was whether the fear of the danger existed and would affect market value." (*San Diego Gas & Electric Co.* at 1349)

This distinction is crucial in light of the TCA's preemption of consideration of the environmental effects of radiofrequency radiation emissions to the extent these emissions meet Federal Communications Commission (FCC) guidelines. *See MetroPCS*, 400 F.3d at 736-737.[3]

3. *Sprint Telephony PCS and Pacific Bell Wireless v. County of San Diego*, (9th Cir. 2007) (filed March 13, 2007, amended June 13, 2007; petition for rehearing *en banc* still pending)

Since the *MetroPCS* decision in 2005, there has been another significant Ninth Circuit decision relevant to the permitting of wireless facilities. In *Sprint Telephony PCS*, the County of San Diego supplemented its general zoning ordinance with an ordinance regulating the siting of wireless telecommunications facilities. This wireless ordinance was challenged *in toto* by Sprint under §253(a) of TCA and the Ninth Circuit decided in favor of Sprint.

Unlike San Diego, Los Angeles has not yet amended its Planning and Zoning Code by enacting and implementing a wireless ordinance. As the *Sprint Telephony PCS* decision acknowledges, "There is no indication . . . that Congress feared §253(a)'s preemption language would endanger local zoning ordinances it intended to permit under §332(c)(7)" and its decision "does not reach the permissibility of . . . [San Diego] County's general zoning ordinance, which was not litigated in this case" (*Sprint Telephony PCS* at 7192, 7198). In the wake of the *Sprint Telephony PCS* decision, it does not follow that a wireless carrier in California may now use §253(a) of the TCA to successfully preempt a pure or generally applicable zoning ordinance like the one the County of Los Angeles uses to regulate wireless facilities on private property.

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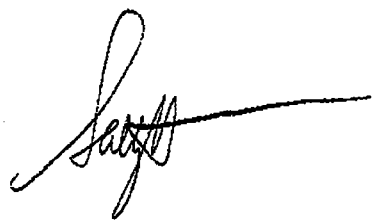
[3] It is important to also bear in mind that under §332(c)(7) of the TCA, a local government retains the authority to regulate wireless facilities on the basis of the environmental effects of radiofrequency radiation to the extent these emissions *exceed* FCC guidelines. Since a typical wireless facility like the one T-Mobile proposes in this case will exceed FCC emission guidelines within a certain perimeter of each antenna (*e.g.*, 12 feet or more), the Regional Planning Board could, for example, deny the CUP for T-Mobile's wireless facility if there is a foreseeable possibility that members of the public might access areas within this perimeter and remain within its authority to do so under the TCA.

Should you wish further clarification of the issues present by the *MetroPCS* and *Sprint Telephony PCS* decisions, I suggest you contact San Francisco Deputy City Attorney William Sanders, who successfully defended the City and County of San Francisco in the *MetroPCS* case and wrote the League of California Cities' *amicus curiae* brief in *Sprint Telephony PCS*. He may be reached at (415) 554-6771.

Thank you for taking the time to consider these court decisions regarding this important issue for our community. Please feel free to contact me if you have any further questions.

Sincerely,



Sally Hampton

cc: Richard Weiss
Mike Bohlke/ Yvonne Braithwaite-Burke
Leslie Bellamy/Maria Masis

UNITED HOMEOWNERS ASSOCIATION

P.O. BOX 43338
LOS ANGELES, CA 90043

March 17, 2008

Los Angeles County Dept. of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Conditional Use Permit – Case # 200700020/Project NO. R2006-O3164-(2)
4501 West Slauson Avenue

Dear Regional Planning Board and Zoning Administrator,

The United Homeowners Association (UHA) represents approximately 5000 households in the Windsor Hills, View Park and View Heights communities as well as those portions of the unincorporated Los Angeles County area abutting the City of Inglewood to the north and east. Since the early 1970s, UHA has worked to maintain property values, increase the quality of life and preserve these and surrounding communities. As part of our conservation and preservation efforts, we have worked closely with City and County officials and neighboring cities to address issues of aesthetics, as well as visual and economic blight.

We respectfully request that you **DENY** the Conditional Use Permit 200700020/Project NO. R2006-O3164-(2) to preserve and protect the property values, safety and peace of mind for homeowners in the area.

A cell facility of this magnitude (9 antennas) approximately 50 feet away from a home and across the street from a Nursery School will be precedent-setting and open the door for other cell carriers to have similar facilities easily approved throughout our community. Further, this facility will lower property values of the single family homes in this residential community. Residents would seek lower tax assessments as a result of this installation. There are various appraiser journals and industry publications that confirm that cell phone antennas reduce property values and adversely affect house sales.[1] Many nearby residents are prepared to sell in an already depressed market or, in the case of one new resident with little to no equity, simply walk away if these antennas are installed.

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[1] *See, e.g.*, Sandy Bond, PhD and Ko-Kang Wang,, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," *The Appraisal Journal* (Summer 2005): 256-277 (both a survey examining residents' perception of living near cellular phone base stations (CPBS) and a market sales study analyzing actual property sales data found that CPBS have a negative impact on the prices of houses in the study areas). *See also* Sandy Bond, PhD, "The Effect of Distance to Cell Phone Towers on House Prices in Florida," *The Appraisal Journal* (Fall 2007): 362-370.

Local government control of land use, i.e. zoning, in the United States dates back to 1916. A 1926 Supreme Court decision, *Euclid v. Ambler Realty Co.*, reinforces the principle that the single-family residential use is at the top of the hierarchy of land uses to be protected by zoning regulations. Zoning regulations are written to implement municipal planning priorities whose purpose is to mitigate negative externalities that one real estate owner's use could impose on other members of the community.[2]

The local government officials of Los Angeles County must not leave it up to cellular site developers or personal wireless services providers to interpret the requirements of the Telecommunications Act (TCA) of 1996. There is an ample record from California State and federal appeals courts and from professional real estate appraisers and agents to justify denying permits for inappropriate antenna site proposals. Denying a specific permit does not equal denying wireless service. Local zoning authority has not been removed by the language of the TCA of 1996. ***See MetroPCS v. City and County of San Francisco***, 400 F.3d 715 (9th Cir. 2005); *see also San Diego Gas & Electric Co. v. Daley*, 205 Cal.App.3d 1334, 1349 (1988) ("The trial court here was correct in its analysis and determination that the truth or lack of truth in whether electromagnetic projections caused a health hazard . . . was immaterial. Rather the question was whether the fear of the danger existed and would affect market value").

UHA STRONGLY OPPOSES the approval for the conditional use permit being requested at 4501 West Slauson Avenue and urges Los Angeles County Regional Planning and Zoning Officials to overturn the decision of the hearing officer to approve the application filed under Case # 200700020/Project NO. R2006-O3164-(2). By denying the installation at Slauson and Overhill, the County of Los Angeles will be protecting our community from future economic blight and blighted home sales as a result of inappropriate placement and, at the same time, ensure the health, safety and well being of the community as we seek to examine the potential impacts of this new and rapidly growing technology.

Thank you for support in this very important matter.

Best Regards,

Theodore Irving
PRESIDENT

[2] Carol C. McDonough, "The Price of Zoning Revisited: Zoning Issues Raised by the Telecommunications Act of 1996," *Illinois Real Estate Letter*, Winter 1999, p.1, Office of Real Estate Research, University of Illinois at Urbana-Champaign.

The Impact of Wireless Towers on Residential Property Values

BY CAROL C. McDONOUGH, PhD

The Telecommunications Act of 1996 authorized the Federal Communications Commission (FCC) to expand the wireless telephone industry by auctioning off six personal communication services (PCS) licenses per geographic area. Because wireless communication antennae must be mounted on high, unobstructed locations, the build out of the PCS industry has led to the need for additional communications towers.

Abutters and neighbors of these communication towers have often opposed their construction, citing aesthetic and health concerns, and alleging a consequent decrease in property values. Such opposition has primarily targeted towers located in residential zones, where such towers are generally less harmonious with surrounding structures. This article examines the impact of proximity to a wireless tower on residential property values.

Mundy (1992) and Patchin (1991) report that a nuisance feature, or source of stigma, typically reduces the market value of a property. It is the perceived undesirability of a source of stigma that leads to reduction in property value. As Farber (1998) explains, perceived risks are a function of subjective risk factors as well as statistical risks; whether the source of the perception is quantitative or subjective, the effect on property values may be the same.

In *Komis v. City of Sante Fe,* the Supreme Court of New Mexico awarded damages for the perceived decline in property value resulting from a source of stigma, even when no objective evidence demonstrated that the perceived nuisance was unsafe, and when market loss was not proven by comparable sales data. The Criscuola decision established the "fear in the marketplace" theory of damages, by allowing fear in the marketplace regarding transmission lines, rather than actual epidemiological evidence of adverse health effects from electromagnetic frequencies (EMF), to affect appraised valuation. The literature (for example, Mundy 1992, Levitt 1995, and Harrison 1989) includes high-tension wires and utility poles as sources of stigma to a property.

Are wireless towers also a source of stigma? Because most wireless towers have been constructed recently, time-series data for a valid empirical study of

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the impact of wireless towers on property values are virtually unavailable. Therefore, the first step is to review research on the impact of electric power lines and towers on property values, because they may have effects similar to wireless towers. If it is found that (1) proximity to electrical lines reduces residential property values, and (2) the factors causing reduced valuation near electric lines also apply to proximity to wireless towers, and (3) these factors have led to significant concern about proximity to wireless towers, then it may be inferred that proximity to a wireless tower may reduce residential property values.

Such opposition has primarily targeted towers located in residential zones, where such towers are generally less harmonious with surrounding structures.

POWER LINES AND PROPERTY VALUES: SOME EVIDENCE

The scientific community has conducted numerous studies of the health effects of proximity to power lines. The first epidemiological study linking EMF exposure and cancer incidence was published in 1979. In June of 1998, a panel convened by the National Institute of Environmental Health Sciences concluded that low-frequency EMF should be classified as a Group 2B human carcinogen under the International Agency for Research on Cancer classification scheme. This means the agent is possibly carcinogenic to humans. The California Department of Health's *1999 Fact Sheet on EMF* points out that epidemiology studies of childhood leukemia provide enough evidence to classify EMF as a possible human carcinogen.

Numerous studies have examined the impact of proximity to power lines on property values:

Kinnard (1967) reported that proximity to a tower line had little negative impact on residential market values in several Connecticut subdivisions. Higher priced subdivisions showed slightly greater negative impact from power line proximity.

Colwell (1990) found that proximity to power lines was associated with diminished selling prices in two Illinois subdivisions.

In Delaney and Timmons's (1992) survey of appraisers, 84 percent responded that the market value of residential property is negatively affected when located proximate to a high voltage electric power line; on average, market price is 10.01 percent lower than the price of comparable properties. The most frequently cited factors for property value reduction were visual unattractiveness and issues of health and safety.

Kung and Seagle's attitudinal survey (1992) found that 53 percent of the Tennessee homeowners surveyed considered transmission lines and towers an eyesore. Once informed of possible health risks, 87 percent felt power lines and towers would adversely affect property values.

Kroll and Priestley (1992) reported that the perceived impact of transmission lines cluster's into three areas: health and safety, aesthetics, and property values. They concluded that overhead transmission lines have the potential to reduce the sales price of single-family homes by zero to 10 percent.

Gimmy's (1994) research on power

lines and California residential property values found diminutions of between 18 and 54 percent in lot values from properties abutting power line easements.

Studying residential home prices in Vancouver, Canada, Hamilton and Schwann (1995) reported that properties adjacent to 60 kV power lines lost 6.3 percent of their value due to proximity and the visual impact.

According to the Cowger, Bottemiller, Cahill study (1996), the value of Oregon single-family residential property fell by less than 10 percent because of proximity to overhead transmission lines.

Gregory and von Winterfeldt (1996) determined that the public perception of health risks associated with proximity to power lines led to a reduction in property value: post-1979 property valuation studies showed a decline in values of 5 to 10 percent.

According to Bolton and Sick (1999), real estate professionals, (even those performing studies for power line companies) believed that concern about the adverse health effects of EMF from power lines resulted in a reduction in the values of nearby properties. Bolton's earlier study (1994) found that the general public's perception that EMF were harmful drove down the values of adjacent property.

Jaconetty (2001) concluded that, on a subjective level, most people believe that the electromagnetic fields generated by high-voltage towers and lines adversely influence real property values, primarily because of health concerns.

SIMILARITIES BETWEEN POWER LINES AND WIRELESS TOWERS

According to the studies cited above, proximity to electric lines and towers is associated with a reduction in residential property values because of aesthetic and health concerns. In this section, the similarities between the aesthetic and health effects of electric lines and wireless towers are examined.

Consider first aesthetic similarities. The literature states that the view enjoyed from a property may affect its value—a poor view, such as that of utility poles and high-tension wires, detracts from value. The aesthetic effects of transmission lines and wireless towers are similar. Both electric lines and wireless towers rise above building height in typical single-family neighborhoods; therefore, they are visible for some distance. Unless camouflaged, these structures typically do not complement rural or suburban landscapes.

Are health concerns surrounding electric lines also applicable to wireless towers?

> ...perceived risks are a function of subjective risk factors as well as statistical risks; whether the source of the perception is quantitative or subjective, the effect on property values may be the same.

Technically, radio waves from wireless antennae differ from the electromagnetic fields produced by power lines. Although both radio waves and EMF are part of the electromagnetic spectrum, electric power in the United States operates at 60 Hz, while cellular phones operate at 860–900 MHz, and PCS phones operate at about 2000 MHz. As Moulder (1998) explains, radio waves

are non-ionizing, that is, the energy of the particles is too low to break chemical bonds. Power lines are nonthermal, that is, they produce no significant non-ionizing radiation. Fields from power lines do not radiate energy into space, and the fields cease to exist when power is turned off.

However, the technical distinction between radio waves emitted by wireless antennae and low-frequency EMF emitted by electric lines is not generally understood. The federal government has issued guidelines regarding safe levels of exposure for both power lines and wireless antennae, but there is ongoing controversy within the scientific community about whether these government guidelines are too lax. Because a final verdict on the safety of both electric lines and wireless antennae is still moot, many people are fearful about living in proximity to either type of structure. As Rikon (1996) points out, the fear in marketplace argument established by the Criscuola decision regarding EMF has also been invoked regarding health concerns about cell towers.

In other cases, courts have ruled for the wireless companies, finding that community opposition was not sufficient grounds for denying a permit for tower construction.

EVIDENCE OF CONCERNS ABOUT WIRELESS TOWERS

In this section, evidence is presnted about the significant level of concern about the aesthetic and health effects of wireless towers. The evidence is grouped into three categories: (1) lawsuits regarding wireless tower construction, (2) organizations and conferences dealing with the harmful effects of wireless towers, and (3) municipal moratoria on wireless tower construction and mandatory visual impact studies.

Lawsuits

Numerous lawsuits have been filed regarding the actual or proposed construction of wireless towers. As Foster and Carrel (1999) discuss, case law on the issue is somewhat ambiguous. Some courts have ruled for the municipality opposing wireless tower construction. In *Franklin v. Nextel*, for instance, the court found that a 120 foot wireless tower erected in a residential neighborhood was so incongruous and damaging to the neighborhood that it must be dismantled. In Jacksonville, Florida, in 1996, community opposition to a 150 foot tower in a residential neighborhood led the wireless company, InterCel, to take it down.

In other cases, courts have ruled for the wireless companies, finding that community opposition was not sufficient grounds for denying a permit for tower construction. For instance, in *Westinghouse v. Hampton*, the court found that the Telecommunications Act preempts tower regulation based on perceived health concerns and that "aesthetics alone... [are not]... an adequate reason to deny... use of...property." OMP-USA, dealing specifically with the location of towers in residential neighborhoods, found that "towers cannot always be compatible with the character of the surrounding property. [I]n order to meet...demand...towers have to be...located in...residential, commercial, and rural areas.

Organizations, Conferences, and International Concerns

Concerns about wireless towers have resulted in the formation of organizations and the scheduling of conferences to voice these concerns. The EMR Alliance argues that electromagnetic radiation from wireless antennae is hazardous to life and public health. The Communication Workers of America and the EMR Alliance jointly published *Your Community Guide to Cellular Phone Towers* to help consumers mobilize against the placement of wireless transmission facilities that could adversely affect their health, safety, property values, or the aesthetics of the community.

The 2000International Conference on Cell Tower Siting included testimony from numerous scientists on the health effects of exposure to high frequency EMF. Several questioned the safety of current standards for exposure to radiation from wireless antennae.

The US Supreme Court, in January 2001, denied a writ for certiorari filed by the Ad Hoc Association of Parties Concerned about the Federal Communications Commission Health and Safety Rules (AHA). Fifty-four petitioners filed as co petitioners; similar appeals by the Communications Workers of America and The Cellular Phone Task Force were consolidated with the AHA case. The AHA had charged that the FCC's ruling, that adverse health effects cannot be discussed in reviewing zoning rules or permit applications for cell towers, denies the public their first amendment right to free speech.

In Europe, opposition to cell tower construction has led to lawsuits and the destruction of wireless equipment. In an attempt to quell concerns about the health effects of wireless towers, one Italian mobile phone operator, Omnitel, launched an Internet site on which residents can check the amount of electromagnetic radiation emitted by nearby cell phone towers and antennas.

Municipal Regulations

Responding to community concerns about the negative impact of wireless towers, more than 150 municipalities have adopted temporary moratoria on wireless tower construction. Although the Telecommunications Act prevents a municipality from permanently banning wireless tower construction, the Act does allow municipalities to establish criteria based on aesthetic—but not health— considerations.

Community concern has also led to municipal enactment of zoning ordinances regulating wireless tower construction by

- Requiring that the visual impact of wireless towers be disclosed prior to construction
- Limiting tower construction to municipal sites, or encouraging such sites
- Encouraging co-location and the use of concealed structures

In response to community concerns about the aesthetics of wireless towers, so-called stealth towers—in the form of pine and palm trees—have been erected in more than 200 locations in the United States. The issue of the visual impact of wireless towers has also been addressed by placing antennas on silos, church steeples, tall buildings, and water towers.

CONCLUSION

It has been shown that aesthetic and health concerns about electric lines and towers lead to a reduction in the valuation of nearby residential properties. There are similar concerns about wireless towers; these concerns are widespread and have been expressed in multiple venues. Therefore, proximity to a wireless tower needs to be considered as a negative amenity that may reduce residential property valuation. However, the severity of the aesthetic impact may be mitigated by screening and concealment of the wireless towers.

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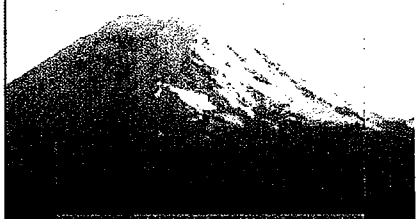

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FEATURES

The Effect of Distance to Cell Phone Towers on House Prices in Florida

by Sandy Bond, PhD

This article outlines the results of a study carried out in Florida in 2004 regarding the effect that cell phone tower proximity has on residential property prices. The study involved an analysis of residential property sales transaction data. Both GIS and multiple regression analysis in a hedonic framework were used to determine the effect of linear distance of homes to towers on residential property prices. The results of the research show that prices of properties decreased by just over 2%, on average, after a tower was built. This effect generally diminished with distance from the tower and was almost negligible after about 656 feet.

The siting of cellular phone transmitting antennas, their base stations, and the towers that support them (towers) is a public concern due to fears of potential health hazards from the electromagnetic fields that these devices emit. Negative media attention to the potential health hazards has only fueled the perception of uncertainty over the health effects. Other regularly voiced concerns about the siting of these towers are the unsightliness of the structures and fear of lowered property values. However, the extent to which such attitudes are reflected in lower property values affected by tower proximity is controversial.

This article outlines the results of a cell phone tower study carried out in Florida in 2004 to show the effect that distance to a tower has on residential property prices. It follows on from several New Zealand (NZ) studies conducted in 2003.[1] The first of the NZ studies examined residents' perceptions toward living near towers, while the most recent NZ study adopted GIS to measure the impact that distance to a tower has on residential property prices using multiple regression analysis in a hedonic pricing framework. The study presented in this article was conducted to determine if homeowners in the United States make price adjustments that are similar to those of NZ homeowners when buying properties near towers, and hence, whether the results can be generally applied.

The article commences with a brief literature review of the previous NZ studies for the readers' convenience. The next section describes the research data and methodology used. The results are then discussed. The final section provides a summary and conclusion.

1. Sandy Bond and Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," *The Appraisal Journal* (Summer 2005): 256–277; S. G. Bond, and K. Beamish, "Cellular Phone Towers: Perceived Impact on Residents and Property Values," *Pacific Rim Property Research Journal* 11, no. 2 (2005): 158–177; and S. G. Bond, and J. Xue, "Cell Phone Tower Proximity Impacts on House Prices: A New Zealand Case Study" (European Real Estate Society and International Real Estate Society Conference, Dublin, Ireland, June 15–18, 2005).

Literature Review

Property Value Effects

First, an opinion survey by Bond and Beamish[2] was used to investigate the current perceptions of residents towards living near towers in the case study city of Christchurch, New Zealand, and how this proximity might affect property values. Second, a study by Bond and Wang[3] that analyzed property sales transactions using multiple regression analysis was conducted to test the results of the initial opinion survey. It did this by measuring the impact of proximity to towers on residential property prices in four case study areas. The Bond and Xue[4] study refined the previous transaction-based study by including a more accurate variable to account for distance to a tower.

The city of Christchurch was selected as the case study area for all the NZ studies due to the large amount of media attention this area had received in recent years relating to the siting of towers. Two prominent court cases over the siting of towers were the main cause for this attention.[5] Dr. Neil Cherry, a prominent and vocal local professor, brought negative attention to towers by regularly publishing the possible health hazards relating to these structures.[6] This media attention had an impact on the results of the studies outlined next.

The Opinion Survey

The Bond and Beamish opinion survey study included residents in ten suburbs: five case study areas (within 100 feet of a cell phone tower) and five control areas (over 0.6 of a mile from a cell phone tower). Eighty questionnaires[7] were distributed in each of the ten suburbs in Christchurch (i.e., 800 surveys were delivered in total). An overall response rate of 46% was achieved.

The survey study results were mixed, with responses from residents ranging from having no concerns to being very concerned about proximity to a tower. In both the case study and control areas, the impact of proximity to towers on future property values is the issue of greatest concern for respondents. If purchasing or renting a property near a tower, over one-third (38%) of the control group respondents would reduce the price of their property by more than 20%. The perceptions of the case study respondents were less negative, with one-third of them saying they would reduce price by only 1%–9%, and 24% would reduce price by between 10% and 19%.

Transaction-Based Market Study

The Bond and Wang market transaction-based regression study included 4283 property sales, in four suburbs, that occurred between 1986 and 2002 (approximately 1000 sales per suburb). The sales data from before a tower was built was compared to sales data after a tower had been built to determine any variance in price, after accounting for all the relevant independent variables.

Interestingly, the effect of a tower on price (a decrease of between 20.7% and 21%) was very similar in the two suburbs where the towers were built in 2000, after the negative media publicity given to towers following the two legal cases outlined above. In the other two suburbs, the results indicated a tower was either insignificant or increased prices by around 12%, where the towers had been built in 1994, prior to the media publicity.

The main limitation affecting this study was that there was no accurate proximity measure included in the model. A subsequent study was performed using GIS analysis to determine the impact that distance to a tower has on residential property prices. The results from that study are outlined next.

Proximity Impact Study

The Bond and Xue study conducted in 2004 involved analysis of the residential transaction data using the same hedonic framework as the previous Bond and Wang study. It also included the same data as the previous study, but added six suburbs to give a total of ten suburbs: five suburbs with towers located in them and five control suburbs without towers. In addition, the geographical (x, y) coordinates that relate

2. Bond and Beamish, "Cellular Phone Towers: Perceived Impact on Residents and Property Values."
3. Bond and Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods."
4. Bond and Xue, "Cell Phone Tower Proximity Impacts on House Prices: A New Zealand Case Study."
5. *McIntyre v. Christchurch City Council*, NZRMA 289 (1996), and *Shirley Primary School v. Telecom Mobile Communications Ltd.*, NZRMA 66 (1999).
6. For example see Neil Cherry, *Health Effects Associated with Mobil Base Stations in Communities: The Need for Health Studies*, Environmental Management and Design Division, Lincoln University (June 8, 2000); available at http://pages.britishlibrary.net/orange/cherryonbasestations.htm.
7. Approved by the University of Auckland Human Subjects Ethics Committee (reference 2002/185).

to each property's absolute location were included. A total of 9,514 geocoded property sales were used (approximately 1000 sales per suburb).

In terms of the effect that proximity to a tower has on price the overall results indicate that this is statistically significant and negative. Generally, the closer a property is to the tower, the greater the decrease in price. The effect of proximity to a tower reduces price by 15% on average. This effect is reduced with distance from the tower and is negligible after 1000 feet.

The study reported here, outlined next, adds to the growing body of evidence and knowledge from around the world on property value effects from cell phone towers.

Florida Market Study

The Data

Part of the selection process was to find case study areas where a tower had been built that had a sufficient number of property sales to provide statistically reliable and valid results. Sales were required both before and after the tower was built to study the effect of the existence the tower had on the surrounding property's sale prices.

Case study areas were selected using both GIS maps that showed the location of cellular phone towers, and sale price and descriptive data about each property located in Orange County. The maps and sales data were obtained from the Florida Geographic Data Library (FGDL).[8]

Approximately 60% of the towers located in Orange County were constructed between the years 1990 and 2000. Additionally, frequency distributions of properties sold during that period indicate that twenty of the towers have the greatest potential for impact on the price of residential properties, based on the greatest number of residential properties close to each tower. These twenty towers were selected to construct a data set for the study.

Parcel data recorded in the FGDL was collected from the Office of the Property Appraiser for Orange County, Florida.[9] Residential properties that sold between 1990 and 2000 (the years the towers were constructed) and that are closest to the twenty towers were selected. Areas close to Interstate 4 and limited access roads were avoided to ensure sale prices (i.e., home buyers' choices) were not affected by highway access or traffic noise variables. Similarly, properties south of Colonial Drive were avoided due to the lower socioeconomic nature of that location. The final areas were selected after site visits had been made to verify that each mapped tower existed, to confirm the location of the homes to the tower, and to ensure nonselected towers were not located near the homes that might impact on the study results. Overall, 5783 single-family, residential properties were selected from northeast Orange County (see the Location Map in the Appendix).

Variables

The study investigates the potential impact of proximity to a tower on the price of residential property, as indicated by the dependant variable *SALE_PRICE*.[10] The study controls for site and structural characteristics by assessing the impact of various independent variables. The independent data set was limited to those available in the data set and known to be related to property price, based on other well-tested models reported in the literature and from valuation theory. The independent variables selected include lot size in square feet (*LOT*), floor area of the dwelling in square feet (*SQFT*), age of the dwelling in years (*AGE*), the time of construction (*AFTER_TWR*), the closest distance of each home to the associated tower (*DISTANCE*), and the dwelling's absolute location is indicated by the Cartesian coordinates (*XCOORD*) and (*YCOORD*).[11]

The effect of construction of a tower on price is taken into account by the inclusion of the dummy, independent variable *AFTER_TWR*. By including *AFTER_TWR*, property prices prior to tower construction can be compared with prices after tower construction.[12] Frequency distributions indicate that

8. The FGDL is an assemblage of virtually every geographic data set for Florida that the GeoPlan Center of the University of Florida was able to obtain, this mostly from government sources, including the Federal Communications Commission.
9. As reported to the Florida Department of Revenue.
10. Model 1 and Model 2 estimate the log of the *SALE_PRICE*.
11. For further discussion of the significance of the absolute location in the form of {*x*, *y*} coordinates see Timothy J. Fik, David C. Ling, and Gordon F. Mulligan, "Modeling Spatial Variation in Housing Prices: A Variable Interaction Approach," *Real Estate Economics* 31 (Winter 2003): 647–670.
12. Dummy variables for each year of residential sales were also incorporated into both model specifications to control for the potential effects of time on the price of residential property.

among the residential properties sold between 1990 and 2000, approximately 80% of the residential properties were sold after tower construction.

Based on the parcel and tower data for Orange County, the mean sale price of single-family, residential property that sold between 1990 and 2000 is $113,830. The mean square footage is 1535 square feet, the mean lot size is 8525 square feet, and the mean age is 14 years. The mean distance from a residential property to a tower is 1813 feet.[13] Descriptive statistics for select variables are presented in Table 1.

Research Objectives and Methodology

The study hypothesis is that in areas where a tower is constructed, it will be possible to observe discounts made to the selling prices of homes located near these structures. Such a discount will be observed where buyers of homes close to the towers perceive them in negative terms due to, for example, the risk of adverse health, or aesthetic and property value effects.

The literature dealing specifically with the measurement of the impact of environmental hazards on residential sale prices (including proximity to transmission lines, landfill sites, and groundwater contamination) indicates the popularity of hedonic pricing models, as introduced by Court[14] and later Griliches[15] and further developed by Freeman[16] and Rosen.[17] The standard hedonic methodology was used to quantify the effect of cellular phone towers on sale prices of homes located near these. GIS was also adopted to aid the analysis of distance to the towers.

Model Specification

In hedonic housing models the linear and log-linear models are most popular. The linear model implies constant partial effects between house prices and housing characteristics, while the log-linear model allows for nonlinear price effects and is shown in the following equation:

$$\ln P_i = b_0 + b_1 X_{1,i} + b_2 X_{2i} + b_3 X_{3i} \ldots + b_n X_{n+1} + a_o D_o + \ldots + a_m D_m + e_{0\ldots}$$

where:

$\ln P_i$ = the natural logarithm of sale price

b_0 = the intercept

$b_1 \ldots b_n$; $a_o \ldots a_m$ = the model parameter to be estimated, i.e., the implicit unit prices for increments in the property characteristics

$X_1 \ldots X_n$ = the continuous characteristics, such as land area

$D_o \ldots D_m$ = the categorical (dummy) variables, such as whether the sale occurred before (0) or after (1) the tower was built

Sometimes the natural logarithm of land area and floor area is also used. The parameters are estimated by regressing property sales on the property characteristics and are interpreted as the households' implicit valuations of different property

Table 1 Descriptive Statistics for Selected Variables, Orange County, Florida

Variable	Mean	Std. Dev.	Min.	Max.
SALE_PRICE	113830.6	58816.68	45000	961500
SQFT	1535.367	503.8962	672	5428
LOT	8525.193	4363.28	1638	107732
AGE	13.92755	10.03648	0	35
XCOORD	664108.9	6130.238	640460	671089
YCOORD	511489.4	2422.946	506361	531096
DISTANCE	1813.077	725.5693	133	6620

Notes: n = 5783. Polynomial expansions of the independent variables, identified by the *VARIABLE*^{2} were included in the interactions in the two model specifications discussed in the methodology.

13. Initially, *HEIGHT* was also included among the explanatory variables. However, the *HEIGHT* variable provided no significant explanatory power.
14. A. T. Court, "Hedonic Price Indexes with Automotive Examples," in *The Dynamics of Automobile Demand* (New York: General Motors, 1939).
15. Zvi Griliches, ed., *Price Indexes and Quality Change* (Cambridge, Mass.: Harvard University Press, 1971).
16. A. Myrick Freeman, III, *The Benefits of Environmental Improvement: Theory and Practice* (Baltimore: Johns Hopkins University Press, 1979).
17. Sherwin Rosen, "Hedonic Prices and Implicit Markets: Product Differentiation in Pure Competition," *Journal of Political Economy* 82, no. 1 (Jan/Feb 1974): 34–55.

attributes. The null hypothesis states that the effect of being located near a tower does not explain any variation in property sale price.

To address the many difficulties in estimating the composite effects of externalities on property price an interactive approach is adopted.[18] To allow the composite effect of site, structure, and location attributes on the value of residential property to vary spatially, they are interacted with the Cartesian coordinates that are included in the model.[19]

Unless the hedonic pricing equation provides for interaction between aspatial and spatial characteristics, the effects of the explanatory variables on the dependant variable will likely be underestimated, misspecified, undervalued, or worse, overvalued. Including the Cartesian coordinates in the model is intended to increase the explanatory power of the estimated model and reduce the likelihood of model misspecification by allowing the explanatory variables to vary spatially and by removing the spatial dependence observed in the error terms of aspatial, noninteractive models.

Empirical Results

The model of choice is one that best represents the relationships between the variables, and has a small variance and unbiased parameters. Adhering to the methodology proposed by Fik, Ling, and Mulligan,[20] various empirical models were selected and progressively tested. The models were based on other well-tested hedonic housing price equations reported in the literature to derive a best-fit model.

To test the belief that the relationship between *SALE_PRICE* and other specific independent variables such as *SQFT*, *AGE*, and *DISTANCE* is not a linear function of *SALE_PRICE*, the variables were transformed to reflect the correct relationship. It was found that the best result was obtained from using the log of *SALE_PRICE* and the square of *SQFT*, *AGE*, and *DISTANCE*.

The methodology progresses from an interactive model specification, which controls for site and structural attributes of residential property as well as the effects of absolute location, to a model that incorporates the impact of explicit location to measure the effects of the proximity to towers (as indicated by *DISTANCE*) on the sale prices of residential property.

Preliminary tests of each model, proceeding from interactive aspatial and spatial estimates, were executed to identify an appropriate polynomial order, or a model that provided the greatest number of statistically significant coefficients and the highest adjusted R-squared value.[21] Like the study by Fik, Ling, and Mulligan, sensitivity analyses suggested the use of a fourth-order model, at most. Similarly, the following model specifications are estimated with a stepwise regression procedure to minimize the potential for model misspecification due to multicollinearity and to ensure that only the independent variables offering the greatest explanatory power are included in the second model. The study used Levene's test for equality of variances. The assumption of homoskedasticity, like the assumption of normality, has been satisfied.

Model 1 was utilized as a benchmark for the second model. The sale price (*SALE_PRICE*) is estimated using the following independent variables: lot size (*LOT*); square footage of the dwelling (*SQFT*); age of the dwelling in years (*AGE*); and the dwelling's absolute location (*XCOORD*) and (*YCOORD*). To investigate the effect of tower construction on the price of homes, the dummy variable (*AFTER_TWR*) was also included. Residential sale prices prior to tower construction (*AFTER_TWR* = 0) were compared to sale prices after tower construction (*AFTER_TWR* = 1). With the addition of the absolute location, Model 1 was used to provide a sound model specification, to maximize the explanatory value of the study and minimize the potential for misspecification in the estimated second model.

Model 2 includes distance-based measures indicating the property's explicit location, with respect to the closest tower. Both explicit distance and the distance squared were included. Model 2 integrated the base model (Model 1) with the distance from the tower to the property. The independent variable *DISTANCE* is introduced in the model and interacted

18. Externalities include influences external to the property such as school zoning, proximity to both amenities and disamenities, and the socioeconomic make-up of the resident population.

19. Model misspecifications could include inaccurate estimates of the regression coefficients, inflated standard errors of the regression coefficients, deflated partial t-tests for the regression coefficients, false nonsignificant p-values, and degradation of the model predictability.

20. Fik, Ling, and Mulligan.

21. Ibid., 633.

with the variables from Model 1. This model is used to assess the variation in sale price due to proximity to a tower.

Table 2 shows the development of a spatial and fully interactive model specification to estimate the effects of the proximity to towers on the price of residential property, according to Model 1, the base model.

In the semilogarithmic equation the interpretation of the dummy variable coefficients involves the use of the formula $100(e^{b_n}-1)$, where b_n is the dummy variable coefficient.[22] This formula derives the percentage effect on price of the presence of the factor represented by the dummy variable.

Results from Model 1 suggest that the price of residential properties sold after the construction of a tower increases by 1.47% (i.e., *AFTER_TWR* = 1.46E-02). Interactions with *AFTER_TWR* and other variables also suggest an increase in the price for single-family residential properties sold after tower construction. Among the control variables, *SQFT* increases price by 0.039% with each additional square foot of space (i.e., *SQFT* = 3.88E). *AGE* reduces price by 0.25% for each additional year of age. The *t*-statistics for the explanatory variables *SQFT, AGE, XCOORD,* and *YCOORD* suggest significant explanatory power within the specification (i.e., *SQFT* = 47, AGE^2 = 7, XCOORD = -7.105 and *YCOORD* = 6.799). Model 1 accounts for 82% of the variation in the *SALE_PRICE* (i.e., Adj. *R*-Squared = 0.8219987).

Model 2 introduces the independent variable *DISTANCE* to assess the variation in sale price due to the external effect of a tower. The Model 2 results are presented in Table 3; Table 4 provides a summary of the distance results.

The results clearly show that the price of residential property increases with the distance from a tower. The independent variable, *DISTANCE*, estimates a coefficient with a positive sign, which increases with increasing distance from the tower (i.e., *DISTANCE* = 5.69E-05). As distance from the tower increases by 10 feet, price of a residential property increases by 0.57%. Moreover, the *t*-statistic associated with the estimated coefficient indicates the significance of the explanatory power of this variable (i.e., *t*-statistic = 10.751).

DISTANCE presents significant interactions with the other independent variables. The *t*-statistics associated with these interactions provide strong evidence that the price of residential property, while highly associated with site and structural characteristics, may be significantly impacted by proximity to towers (i.e., *AFTER_TWR*DISTANCE* = 3.519; $DISTANCE^2$ = -12.258; *DISTANCE*AGE* = 4.829).

Further, although the estimated effect of the explanatory variable *AFTER_TWR* continues to suggest that the value of residential property increases with the distance from towers, the interactive nature of *AFTER_TWR* with $DISTANCE^2$ suggests that the effect of *AFTER_TWR* may vary due to varying distances from the tower. Indeed, the estimated coefficient for *AFTER_TWR* from Model 1 is diminished in Model 2 when the explicit, distance-based locational attribute is included in the model specification (i.e., Model 1, *AFTER_TWR* = 1.46E-02 (1.47%); Model 2, *AFTER_TWR* = 0.012722 (1.28%)).

Table 2 Model 1 Results

Variables	Est. Coefficient	Std. Error	Std. Coefficient	t-Stat	Significance
Constant	3.689244	0.257416		14.332	0.0000
AFTER_TWR	1.46E-02	5.08E-03	0.0353	2.867	0.0042
*AFTER_TWR*AGE*	5.99E-04	2.62E-04	0.0395	2.290	0.0221
*AFTER_TWR*LOT*	8.79E-07	2.91E-07	0.0272	3.018	0.0026
SQFT	3.88E-04	8.20E-06	1.2072	47.368	0.0000
$SQFT^2$	-3.02E-08	1.90E-09	-0.3779	-15.912	0.0000
*SQFT*AGE*	3.52E-07	1.78E-07	0.0429	1.982	0.0475
AGE	-2.81E-03	5.17E-04	-0.1739	-5.429	0.0000
AGE^2	7.12E-05	9.94E-06	0.1527	7.165	0.0000
XCOORD	-1.14E-06	1.61E-07	-0.0432	-7.105	0.0000
YCOORD	3.05E-06	4.48E-07	0.0456	6.799	0.0000

Notes: n = 5783. Adjusted R^2 = 0.8219987.

22. Robert Halvorsen and Raymond Palmquist, "The Interpretation of Dummy Variables in Semilogarithmic Equations," *American Economic Review* 70, no. 3 (June 1980): 474–475.

Table 3 Model 2 Results

Variable	Est. Coefficient	Std. Error	Std. Coefficient	*t*-Stat	Significance
Constant	3.097387	0.268028		11.556	0.0000
AFTER_TWR	0.012722	4.42E-03	0.0309	2.877	0.0040
*AFTER_TWR*AGE*					
*AFTER_TWR*LOT*	1.26E-06	2.86E-07	0.0389	4.400	0.0000
*AFTER_TWR*DISTANCE*^{2}	2.72E-09	7.73E-10	0.0550	3.519	0.0004
SQFT	4.01E-04	8.45E-06	1.2464	47.460	0.0000
SQFT^2	-3.04E-08	1.93E-09	-0.3797	-15.726	0.0000
*SQFT*AGE*					
AGE	-2.80E-03	3.95E-04	-0.1731	-7.077	0.0000
AGE^2	6.72E-05	9.70E-06	0.1442	6.931	0.0000
XCOORD	-1.61E-06	1.63E-07	-0.0610	-9.911	0.0000
YCOORD	4.70E-06	4.80E-07	0.0702	9.798	0.0000
DISTANCE	5.69E-05	5.29E-06	0.2548	10.751	0.0000
DISTANCE^2	-1.49E-08	1.22E-09	-0.2927	-12.258	0.0000
*DISTANCE*AGE*	6.20E-07	1.28E-07	0.0909	4.829	0.0000
*DISTANCE*SQFT*	-5.43E-09	2.71E-09	-0.0568	-2.002	0.0453

Notes: n = 5783. Adjusted R^2 = 0.8282641

Table 4 Summary of Model 2 Location Results

Variable	Estimated Coefficient (% Impact on Price)
DISTANCE	5.69E-05 (5.69-03%)
DISTANCE^2	-1.49E-08

Note: ADJ. R^2 = 0.8282641

Limitations

This study analyzed residential property sales from different but neighboring suburbs as an entire data set, i.e., the suburbs were grouped together and analyzed as a whole. The absolute location was included in the model to take into account composite externalities as well as to allow these and other independent variables in the model to vary spatially, and therefore preclude the need to analyse neighborhoods separately. However, it is possible that not all neighborhood differences were accounted for.

For example, when comparing these results to those from the NZ study by Bond and Xue, it appears the results from both studies based on an analysis of the whole data set were similar. Towers have a statistically significant, but minimal, effect on the prices of proximate properties. However, what the NZ study showed by analyzing the suburbs separately was that substantive differences exist in the effect that towers have on property prices between suburbs, since the distribution of the property sale prices is quite different in each. It is possible that if the current study had analyzed suburbs separately that similar differences would have been found.

Summary and Conclusions

This article presents the results of a study carried out in Florida in 2004. The study involved the analysis of market transaction data of single-family homes that sold in Orange County between 1990 and 2000 to investigate the effect on prices of property in close proximity to a tower. The results showed that while a tower has a statistically significant effect on prices of property located near a tower, this effect is minimal.

Each geographical location is unique. Residents' perceptions and assessments of risk vary according to a wide range of processes including psychological, social, institutional, and cultural. The results of this study may vary with the NZ results not only due to the differences in study design (for example, this study excluded an analysis at a neighborhood level), but also due to differences in the landscape. In New Zealand, there are fewer structures such as high voltage overhead transmission lines, cell phone towers, and billboards than there are in the United States. As a result, it is possible that U.S. residents simply have become accustomed to these features and so notice them less.

The value effects from towers may vary over time as market participants' perceptions change due to increased public awareness regarding the potential (or lack of) adverse health and other effects of living near a towers. Further research into factors that impact on the degree of negative reaction from residents living near these structures could provide useful insights that

help explain the effects on property price. Such factors might include, for example, the kinds of health and other risks residents associate with towers; the height, style, and appearance of the towers; how visible the towers are to residents and how they perceive such views; and the distance from the towers residents feel they have to be to be free of concerns.

As the results reported here are from a case study conducted in 2004 in a specific geographic area (Orange County, Florida) the results should not be generally applied. As Wolverton and Bottemiller explain,

> The limits on generalizations are a universal problem for real property sale data because analysis is constrained to properties that sell and sold properties are never a randomly drawn representative sample. Hence, generalizations must rely on the weight of evidence from numerous studies, samples, and locations.[23]

Thus, many similar studies in different geographic locations would need to be conducted to determine if the results are consistent across time and space. Such studies would need to be of similar design, however, to allow valid comparison between them. As suggested by Bond and Wang, the sharing of results from similar studies would aid in the development of a global database to assist appraisers in determining the perceived level of risk associated with towers and other similar structures from geographically and socioeconomically diverse areas.

Sandy Bond, PhD, MBS, DipBusAdmin, SPINZ, is a senior member of the Property Institute of New Zealand (PINZ) and a past president of the Pacific Rim Real Estate Society (PRRES). She was awarded the PRRES Achievement Award in 2002 and the New Zealand Institute of Valuers' Presidential Citation in 1997. Before commencing her academic career in 1991 she worked as an appraiser in both New Zealand and the United Kingdom.

Bond is currently a senior lecturer at Curtin University of Technology. Her doctoral research was on the assessment of stigma relating to remediated contaminated property. Her current areas of research interest include the valuation of contaminated land, the impact of cell phone towers and high voltage transmission lines on residential property values, and public sector asset valuation. She has published numerous articles in journals in New Zealand, Australia, Malaysia, the United Kingdom, and the United States, and was responsible for drafting the NZPI Practice Standard on the Valuation of Contaminated Sites. **Contact: dr_sandybond@yahoo.com**

Additional Reading

Christchurch City Council Web site at http://www.ccc.govt.nz/index.asp

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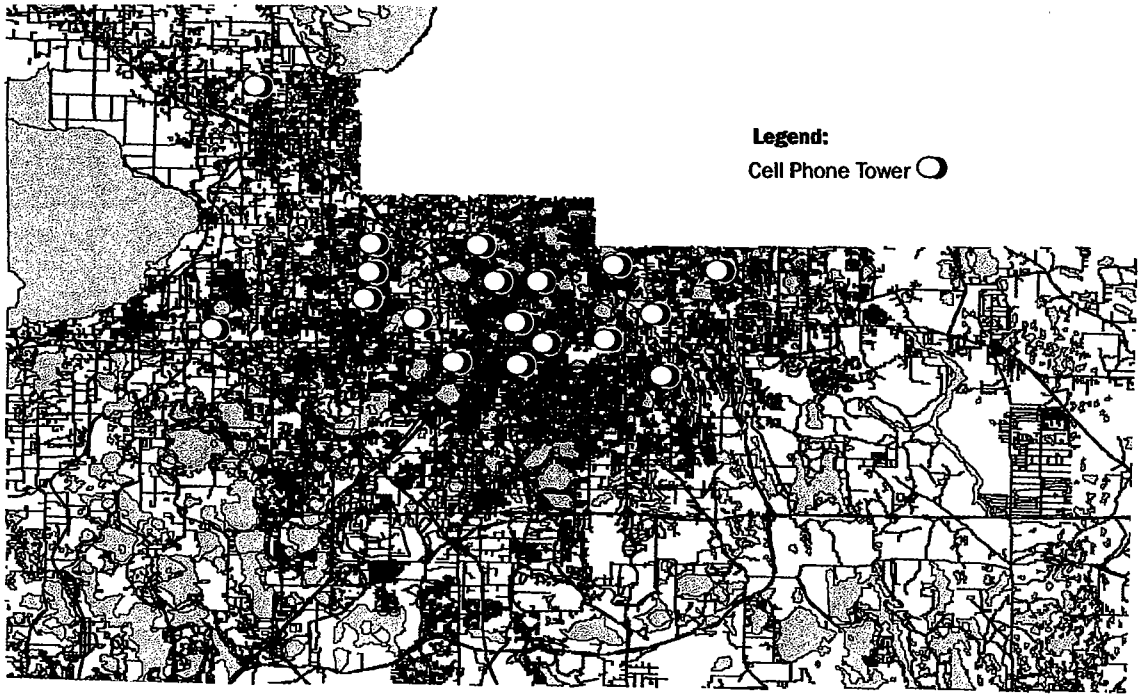
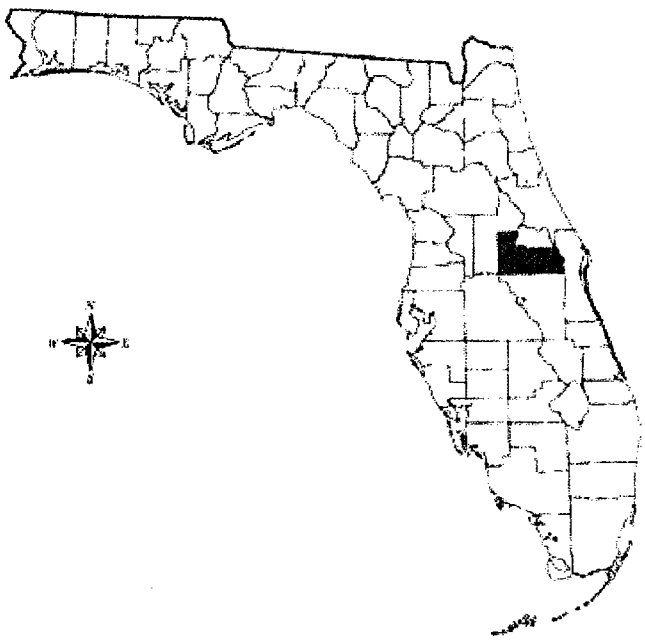
Appendix

Location Map, Orange County, Florida



Orange County



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The Price of Zoning Revisited: Zoning Issues Raised by the Telecommunications Act of 1996

Carol C. McDonough

The Telecommunications Act of 1996[1] contains provisions that may affect a municipality's ability to implement zoning regulations. This article briefly summarizes the history and purpose of zoning regulations, discusses the challenge to local zoning posed by the Telecommunications Act (along with recent activities at the state level and in the federal courts), and offers an approach by which municipalities can optimize their role in the process of locating sites for telecommunication towers.

Traditions of Local Control

For the better part of a century, land use control has been largely a local governmental function in our country. The first comprehensive zoning ordinance in the United States was adopted in New York City in 1916, and other municipalities soon followed. The zoning enabling acts of many states are based on the federal Standard Zoning Enabling Act of 1926. In the 1926 landmark decision *Euclid v. Ambler Realty Co.*, the US Supreme Court rejected arguments that zoning laws were an unconstitutional deprivation of property without due process, and subsequently many state courts upheld the concept of zoning. The Court's decision, involving a land owner in suburban Cleveland, is noteworthy because it reinforced the earlier notion of a hierarchy of land uses – with single-family residential use at the top of the hierarchy – to be protected. From an economic standpoint, municipal zoning regulations are meant to mitigate the *negative externalities* that a real estate owner's use of his property might impose on other members of the community.

Challenges to Local Zoning

Municipalities' longstanding and broad power to oversee land use has been called into question as legislative enactments and judicial rulings have pushed local zoners' wishes aside in favor of improved wireless phone service. One example is Congress's 1996 passage of the Telecommunications Act, which opens doors for a federal agency to overrule local officials on siting telecommunication towers. The Act (which has no impact on most zoning functions) empowers the Federal Communications Commission (FCC) to preempt local officials' decisions on the placement, construction, and modification of personal wireless service facilities. The FCC is given express regulatory power over wireless facilities' radio frequency emissions when concerns arise over possible environmental impacts.

The 1996 Act was passed following the somewhat recent development of the personal communication services (PCS) mode of wireless communication (PCS is a type of *digital* service). The development of PCS, which offers better sound quality and better security than the older cellular systems, has brought with it an increased need for tower sites on which transmitters can be placed. PCS is located at a higher frequency range, requiring towers that are closer together than the older cellular towers were. The improved technology is also likely to necessitate more towers through increased customer demand. It is estimated that, in high demand areas, PCS transmitters will have to be situated about a mile apart.

The typical municipal zoning ordinance requires a PCS provider to obtain a variance or a special permit in order to construct a cellular tower. A *variance* is required when the proposed tower would be built in a zoning district that prohibits such structures; receipt of a variance usually requires proof of hardship owing to the topography of other nearby sites. A *special permit* is required when a cell tower is a permitted use of the proposed locus; the permit indicates that the locality has found the proposed tower not to be unreasonably detrimental. Of course, under the 1996 Act the FCC can second-guess a local decision to deny approval. The FCC seems willing to require acceptance of towers that local officials reject, though the evidence to date is limited.

The federal judiciary also has shown a willingness to substitute its views for the wishes of local regulators, although it

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Policy Perspectives

has not completely gutted local control. For example, in *Sprint Spectrum, L.P. v. City of Medina* (1996), a federal district court upheld Medina, WA's six-month tower moratorium as an appropriate use of the city's authority to determine a telecommunications policy, and procedures for processing applications. However, in *Illinois RSA No.3 v. County of Peoria* (1997), another federal district court overturned a county's decision denying a plaintiff's request for a cellular tower, ruling that adequate reasons for the denial were not given. Stating that the mere existence of opposition is insufficient to support denial, the court directed that the permit be issued, without even remanding to the county for further decision making.

Even the states may be inclined to overrule local officials when wireless phone service is the issue. In Massachusetts, municipalities' zoning authority has been diluted by the Massachusetts Department of Telecommunications and Energy's designation of wireless service providers as public service utilities. This designation exempts the providers from Ch. 40A, the state's basic zoning regulation, thereby limiting local authority to deny permission for tower construction.

Paying the Freight

In general, opportunities for relief from zoning restrictions – through receiving a variance or permit, or the overriding actions of a court or a legislative body – can have unexpected side effects.[2] The recipient of zoning relief obtains windfall *economic rent* (a return in excess of that called for by the accompanying risks), because he is able to put his property to a use that had previously been prohibited or controlled. At the same time, despite the fact that a use is not to be approved if it would be unreasonably detrimental to the neighborhood or municipality, negative externalities may be suffered by abutters, and by others in close proximity to the locus on which local, state, or federal relief has been granted.

In the Summer 1991 issue of this publication,[3] David Mills suggested that, because of such externalities, resource use would be enhanced if zoning rights were bought and sold, rather than given away. The development of PCS and the attendant need for towers creates a forum in which the sale of zoning rights can be revisited. In fact, the FCC employs a similar process for issuing licenses to operate PCS systems within the fifty-one major trading areas (MTAs), and the 493 basic trading areas (BTAs), within which PCS systems are marketed. Since demand by potential PCS providers typically exceeds the limited supply of licenses that the FCC issues in a particular MTA or BTA, the FCC auctions off the licensing rights.

It should be pointed out that the federal government is not hypocritical in providing relief from local restrictions; it also makes its own land available to wireless service providers. The 1996 Act specifies that a federal department or agency must make property under its control available for the placement of the new telecommunication services when doing so does not directly conflict with the department's mission. Yet even then, reasonable fees may be charged to PCS providers. (The Act also requires the FCC to provide technical support to states, to encourage them to use property under their jurisdictions for PCS purposes.)

By taking a cue from federal fee-collection efforts, and selling zoning permits for PCS transmitters, municipalities would gain revenues to offset, at least partially, the cost imposed on municipal residents by any associated negative externalities. Residents would benefit from the sale of zoning permits, in that revenues so generated would fund increased municipal services and/or allow for reduced taxes. Such a plan contains the acknowledgment that perceived aesthetic or health problems can be associated with towers and transmitters, and that residents should be compensated for those negative effects. The price of a permit should be based on the magnitude of the negative externalities, not on the PCS provider's expected profit. The greater the perceived visual or health derogation, the higher the amount that should be charged for a permit. (It is assumed that the PCS provider owns, or has leased, the land on which the tower is to be built.)

Measuring the Damages

How can the magnitude of the negative externalities – aesthetic and health issues – associated with towers be estimated? The aesthetics debate is not easily

resolved: beauty *is* in the beholder's eye, and some might argue that towers in fact *enhance*, rather than detract from, the municipal panorama's appearance. The health debate might be almost as difficult; with cell towers still in their infancy, it is far too soon to develop reliable scientific information on health effects.

Moreover, issues of aesthetics and health intertwine when tower opponents argue that towers reduce property values. Indeed, opponents might disguise concerns about aesthetics as health concerns, because the latter appear less frivolous. Yet whether the dangers are imagined or real, opponents' concerns have delayed tower approval by many local planning boards, and several lawsuits have been brought by residents against municipalities that have approved the construction of towers. Concern over cell towers has led to the formation of organizations such as the Cellular Tower Coalition (CTC), which advocates increased local control over tower siting, monitors relevant legislation, and maintains a Web site for the dissemination of information.

It is certainly possible to infer that transmission towers impose negative externalities on property values, if not necessarily on human health. Available evidence relates to the siting of electric power lines, which admittedly involve higher voltage electrical transmission than do cell towers. Colwell's 1990 article in the *Journal of Real Estate Research*[4] reports that proximity to towers supporting transmission lines reduces property values, a finding that is corroborated by the 1993 work of Gregory and von Winterfeldt.[5]

Moreover, a 1993 ruling by the New York State Court of Appeals[6] (along with a similar ruling in *Komis v. City of Sante Fe*)[7] supports the idea of a stigmatization associated with power lines. Ruling for the plaintiff, the New York court did not require *proof* that the power line posed a health risk, but only that the *perception* of danger led to a drop in property value. The court held that whether the danger is scientifically genuine is irrelevant to the central issue of market value impact.

The Rental Alternative

Because the PCS operator seeking access to a site can possibly obtain it by pursuing federal, state, or judicial remedies, a seemingly sensible approach for a municipality is simply to make the desired rights available at an appropriate price. As noted earlier, the municipal sale of zoning rights for cellular tower construction would enable a community, and thus its residents, to be compensated for the negative externalities that may derive from cell towers' existence. Yet while selling zoning rights is the most efficient economic solution, the outright sale of regulatory approval raises legal questions.

The municipal sale of zoning rights for tower construction would enable a community, and thus its residents, to be compensated for the negative externalities that may derive from cell towers' existence.

Still, a city or town might achieve a similar economic outcome, while avoiding legal confrontations, by *leasing* space owned by the municipality to PCS operators for the construction of towers. The centralized locations of publicly owned buildings could prove ideal for the siting of wireless transmitters. Municipally-owned access strips adjacent to streets and highways would be other possible sites for the placement of cell towers.

Several localities have already considered "renting" out municipal space for cellular towers. Prince Georges County, MD plans to charge rent to telecommunications firms for putting towers on public land. In Illinois, the Warrenville village council approved a permit to allow a cellular transmitter on the local water tower, in exchange for benefits to the village, although nearby Naperville rejected plans to install cellular antennae on a local post office and the Municipal Center, and North Barrington home owners actually sued local planning officials for approving a cellular tower at the Village Hall.

Taking the Initiative

Residents concerned about PCS towers for reasons of aesthetics, health, or property values may oppose tower siting on public land under any circumstances, viewing the receipt of money as inappropriate collaboration with PCS providers. However, because the Telecommunications Act of 1996 precludes the blanket denial of permission to build cell towers, and because courts and state legislatures have also supported the industry, it would seem to be in residents' best interests to participate actively in the process. In fact, by offering to lease municipal land for tower siting, a locality would be able to gain some control over the process, along with some revenue. The rent would compensate citizens, at least in part, for any negative externalities created by the wireless systems. Moreover, if operators had to price their services to reflect the negative externality costs currently borne by others, the allocation of societal resources to this burgeoning industry would be reduced to a more efficient level. ■

Dr. McDonough is a Professor of Economics at the University of Massachusetts-Lowell. She also serves as Clerk of the Andover, MA Zoning Board of Appeals.

Notes

1. The Telecommunications Act of 1996, Sec. 704. Facilities Siting; Radio Frequency Emission Stds.
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3. Mills, David E., "The Price of Zoning," *Illinois Real Estate Letter* 5(3), Summer 1991, pp. 1-4.
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5. Gregory, Robin and Detlof von Winterfeldt, "The Effects of Electromagnetic Fields from Transmission Lines on Public Fears & Property Values," *J. of Environmental Mgt.* 48, 1996, pp. 201-214.
6. *Ibid.*
7. *Ibid.*

Author Viewpoints

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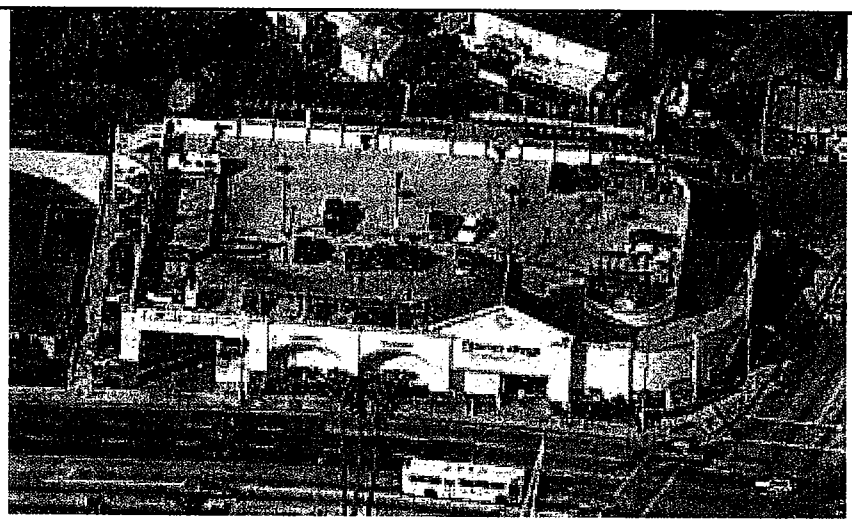
Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report



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EBI Project No. 61080530
February 7, 2008

EBI CONSULTING
Creating Value for Your Business

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Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

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Executive Summary

EnviroBusiness Inc. (dba EBI Consulting or EBI) has been contracted by T-Mobile to conduct rooftop radio frequency electromagnetic (RF-EME) modeling for T-Mobile Site #LA03328C, located at 4501 W. Slauson Blvd., Los Angeles CA, to determine worst-case predicted RF-EME exposure levels from wireless communications equipment proposed for installation at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections below, based on the FCC criteria, there are no areas on the walking/working surfaces on the top level of the building that exceed the FCC standards for general population or for occupational exposure. Therefore, the general public and untrained workers may safely walk on these walking/working surfaces and workers may safely conduct necessary maintenance activities when operating on these walking/working surfaces. Recommended control measures are outlined within a Site Safety Plan (attached); this plan includes procedures to shut down and lockout/tagout this wireless equipment in accordance with T-Mobile's standard operating protocol.

Introduction

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per seconds (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 1710-2155 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

Regulatory Background

The National Environmental Policy Act of 1969 (NEPA) requires all Federal agencies to evaluate the effects of their actions on the quality of the human environment. One of several environmental factors addressed by these requirements is human exposure to RF energy emitted by FCC-regulated transmitters and facilities.

The FCC revised and updated their RF exposure guidelines on August 1, 1996, as a result of a rule-making proceeding initiated in 1993. The new guidelines incorporate limits for Maximum Permissible Exposure (MPE) in terms of electric and magnetic field strength and power density for transmitters operating at frequencies between 0.3 MHz and 100,000 MHz. Implementation of the new guidelines for mobile and portable devices became effective August 7, 1996.

The FCC's MPE limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility, and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

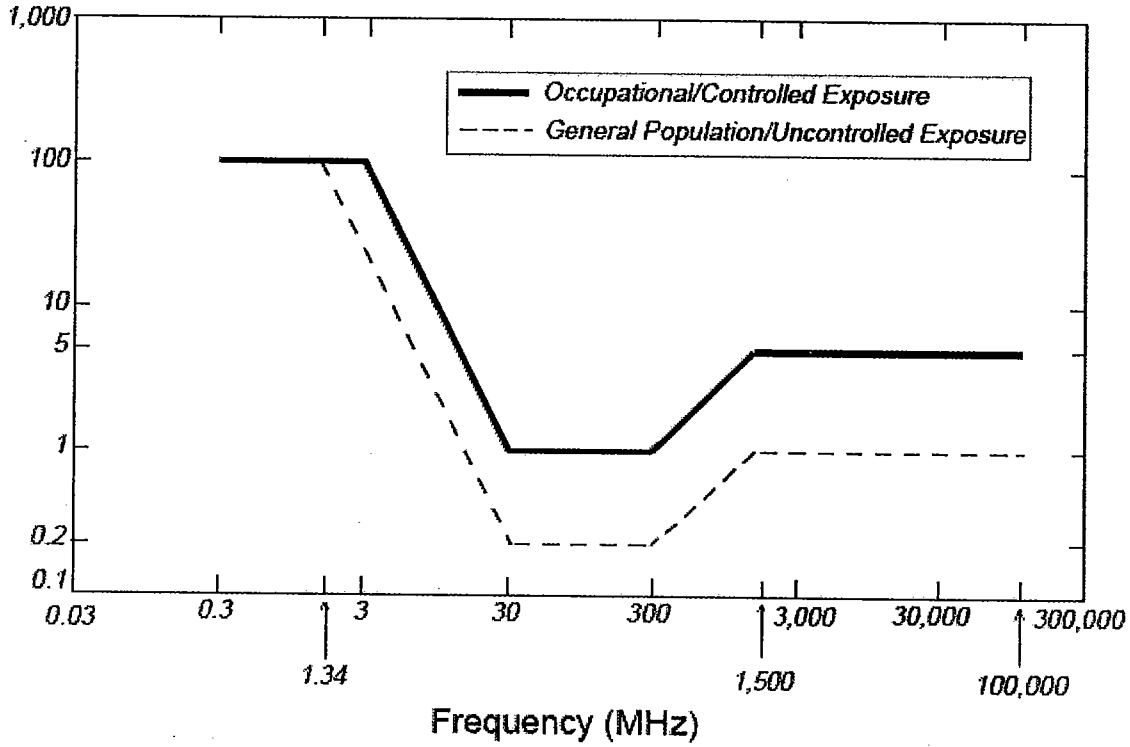
f = frequency in MHz *Plane-wave equivalent power density

NOTE 1: ***Occupational/controlled*** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: ***General population/uncontrolled*** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm²	1.00 mW/cm²
Cellular Telephone	870 MHz	2.90 mW/cm²	0.58 mW/cm²
Specialized Mobile Radio	855 MHz	2.85 mW/cm²	0.57 mW/cm²
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm²	0.20 mW/cm²

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

For this project, the anticipated frequency range in which the antennas will operate is 1710-2155 MHz. For modeling purposes, EBI utilized the lowest broadcast frequency of 1710 MHz since calculation of RF-EME at this frequency results in a worst-case field strength estimate, and provides an even greater margin of safety.

Site/Project Description

This project involves the installation of nine (9) wireless telecommunication antennas on a building located at 4501 W. Slauson Blvd. in Los Angeles CA. There are three Sectors (A, B, and C) proposed at the site, with two (2) antennas proposed for Sector A, three (3) antennas proposed for Sector B and four (4) antennas proposed for Sector C. The proposed antennas will be mounted on trellises located on three corners of the top level of the parking garage. The Sector A antennas will be mounted on the northeast corner of the garage and will be oriented 50° from true north. The Sector B antennas will be mounted on a trellis on the southeast corner of the garage and will be oriented 130° from true north. The Sector C antennas will be facade mounted on the western side of the garage and will be oriented 260° from true north. The bottoms of the Sector A, and B antennas will be mounted 12.75 feet above the top parking level and the bottoms of the Sector C antennas will be mounted 22 feet above the ground. For the purposes of this safety evaluation, the rooftop area is considered to be accessible to both RF-trained workers and other persons. As a result, EBI has evaluated compliance with the FCC's general population and occupational/controlled MPE limits. Appendix B presents a site safety plan that provides a plan view of the rooftop with antenna locations.

RF-EME Modeling Methodology

EBI has assessed the RF impacts of the proposed T-Mobile equipment through the use of a RoofView® software model to predict worst-case RF emissions fields on the site. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit. The calculations utilized by Roofview are summarized in Appendix A. For this report, EBI utilized the FCC's general population and occupational/controlled exposure limits outlined in OET Bulletin 65. (NOTE: EBI *retained Richard Tell Associates to provide technical support services to ensure that modeling and the resultant compliance evaluation for this site is fully consistent with FCC requirements).*

Roofview calculates RF near-field levels are computed from selected antennas by applying a cylindrical model that takes into account the antenna's aperture height, mounting height above the roof, azimuthal beam width for directional antennas and the location of the antennas on the roof. Resulting spatially averaged power densities are expressed as a percentage of a user selectable exposure limit depending on frequency.

Results of Onsite RF EME Modeling

EBI has performed theoretical modeling using RoofView® to estimate the maximum potential power density from each antenna. The modeling is based on worst-case assumptions, including a maximum 10-10-10 radio configuration for Sectors A, B, and C, with a worst-case power level of 45 dbM (31.6 watts) per transmitter, in order to provide a conservative evaluation of predicted MPE levels. The parameters used for the modeling are summarized in the RoofView® export files presented in Appendix C.

As presented in the "Electromagnetic Energy Safety Plan", included in Appendix B, all of the areas on any walking/working surfaces on top of the garage have modeled power densities less than both the FCC's occupational exposure limit and the FCC's general population exposure limits.

Mitigation/Site Control Options

EBI's modeling indicates that there are no areas on the walking/working surfaces on the top level of the garage that exceed the FCC standards for general population or occupational exposure. Therefore, the general public may safely access the top level of the parking garage and workers may safely conduct necessary maintenance activities when operating on these walking/working surfaces. In order to alert the general public and workers potentially accessing the area near the antennas, "blue" notice signs are recommended for installation at the access points to the antennas.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the roof should be provided a copy of the attached Site Safety Plan, made aware of the posted signs, and signify their understanding of the Site Safety Plan.

Summary and Conclusions

EBI has prepared a Radiofrequency Emissions Compliance Report for the proposed telecommunications equipment to be installed by T-Mobile on a building located at 4501 W. Slauson Blvd. in Los Angeles CA. EBI has performed a review of proposed equipment and conducted theoretical modeling to estimate the worst-case power density from each antenna.

The worst-case emitted power density from T-Mobile's proposed equipment will be below the FCC's general population and occupational/controlled population exposure limit on the top level working surface. These limits are themselves conservative and protective of human health. Recommended protection/site control measures for individuals and workers are provided in the Site Safety Plan (Appendix B).

Limitations

This *Report* was prepared for the use of T-Mobile USA. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information obtained by information provided by the client. The observations in this *Report* are valid on the date of the investigation. Any additional information that becomes available concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified, if necessary. This *Report* has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this *Report*. No other warranty, expressed or implied, is made.

References

Federal Communications Commission (FCC) Office of Engineering & Technology (OET). Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields. OET Bulletin 65, Edition 97-01. August 1997.

FCC. Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields Fourth Edition, August 1999; (OET Bulletin 56).

Richard Tell Associates, Inc., Roofview User Guide. Version 4.13. October 10, 2002.

APPENDIX A: CALCULATION OF NEAR FIELD AND FAR FIELD POWER DENSITY

Calculation of Near Field and Far Field Power Density

Near Field

Prediction methods have been developed from the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
λ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (OET 65 – August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density}\quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \quad \text{in mW/cm}^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
P_{net} = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into the RoofView® program (described in the RF-EME Modeling Methodology section, below) that calculates FCC public and occupational limits.

Far Field

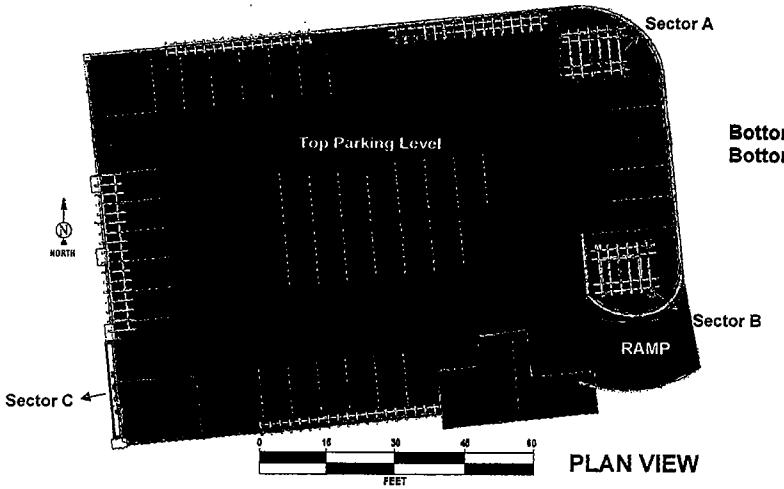
OET 65 gives the following formula for calculating power density in the far field of an individual RF source:

$$\text{power density}\quad S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \quad \text{in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into RoofView®.

APPENDIX B: RF-EME SAFETY PLAN



Bottoms of Sector A, B Antennas 12.75 feet ARL
Bottoms of Sector C Antennas 22 feet AGL

PLAN VIEW

ROOF TOP RF EME EXPOSURE CONTROL AREAS

GENERAL NOTES

INTRODUCTION

1. Nine wireless telecommunication antennas will operate in the locations depicted above. Radiofrequency waves, a form of non-ionizing electromagnetic energy (RF-EME), are emitted from each antenna. The FCC has developed maximum permissible exposure limits (MPE) associated with human exposure to radiofrequency energy.

   a. **First, the occupational or controlled MPE applies to individuals who** may come into contact with radiofrequency energy as a consequence of their employment, but have been made fully aware of the potential for exposure and have the ability to exercise control over the exposure.

   b. Second, the uncontrolled or general population MPE applies to the exposure the general public may experience and they are generally unaware of the potential for exposure.

2. The FCC's MPEs are measured in terms of the power that emits through the antenna over a surface area. Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for the frequency transmitted by T-Mobile. At this site, there is the potential for persons other than T-Mobile workers to access the rooftop. Therefore, this plan evaluates the potential for occupational (controlled) and general public (uncontrolled) exposures.

3. The FCC has established several different methods for determining the power density emitted from an antenna. For the purposes of this safety plan, T-Mobile used theoretical models to estimate power density. The FCC recognizes that these theoretical models over-estimate the actual exposure one would experience and generally considers the results to represent a worst-case exposure scenario. MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety.

EXPOSURE ASSESSMENT

1. T-Mobile's antennas will be mounted on trellises located on three corners of the top level of the parking garage. The two Sector A antennas will be mounted on the northeast corner of the garage and will be oriented 50° from true north. The three Sector B antennas will be mounted on a trellis on the southeast corner of the garage and will be oriented 130° from true north. The four Sector C antennas will be facade mounted on the western side of the garage and will be oriented 260° from true north. The bottoms of the Sector A, and B antennas will be mounted 12.75 feet above the **top parking level and the bottoms of the Sector C antennas will be mounted 22 feet** above the ground.

2. T-Mobile has performed theoretical modeling to estimate the worst-case power density from each antenna. The transmitter power output used in the model is based on a 10-10-10 radio configuration for Sectors A, B, and C. Based on these calculations, the worst-case emitted power density will not exceed the FCC's general population exposure limit or the occupational exposure limit on the top parking level of the garage.

EXPOSURE CONTROL

1. T-Mobile recommends implementing the following to control exposure around the antennas.

   a. T-Mobile will post Information signs at the access points to the antennas. An NOC sign and a Blue notice sign will be posted, to provide warning of possible exposure areas (see signage guidance document). Individuals and workers accessing the roof should be made aware of the posted signs and should follow the posted instruction. For additional information on signs posted at this facility, refer to the Signage Plan.

   b. Individuals and workers having access to the building roof-top should be provided with a copy of this plan and should signify their understanding of its instructions.

Power density is less than the FCC's uncontrolled MPE

Power density is greater than the FCC's uncontrolled MPE, but less than the FCC's occupational MPE

Power density is greater than the FCC's occupational MPE

2. Exposure control areas: Individuals accessing the roof-top should understand these exposure control areas and the actions necessary to control their exposure to radiofrequency energy (refer to the map to identify the three exposure control areas).

   a. ***Blue***: The Blue Exposure Control Area represents areas on the roof-top where the power density is emitted below the FCC's uncontrolled and the occupational MPE. Individuals may work freely within the blue exposure control areas on the roof-top.

   b. ***Yellow***: The Yellow Exposure Control Area represents areas on the roof-top where the calculated power density is greater than the uncontrolled MPE but less than the FCC's occupational MPE. At the main rooftop level, there are no exposures above this limit. Occupational exposure in these areas should be limited to less than 30 minutes unless proper personal protective equipment is utilized by qualified individuals with proper safety training. Access by the general public should not be allowed.

   c. ***Red***: The Red Exposure Control Area represents areas associated with the roof-top where the calculated power density exceeds the recommended FCC occupational MPE. At the main roof level, there are no exposures above this limit. Occupational exposure in these areas should be limited to brief incursions by qualified individuals with proper safety training. Generally, other individuals should be restricted from entering this area until they have contacted T-Mobile who will turn off their transmitter using **OSHA -approved lockout/tagout procedures.**

   Contact for Red Exposure Control Area Lockout/Tagout Procedures:

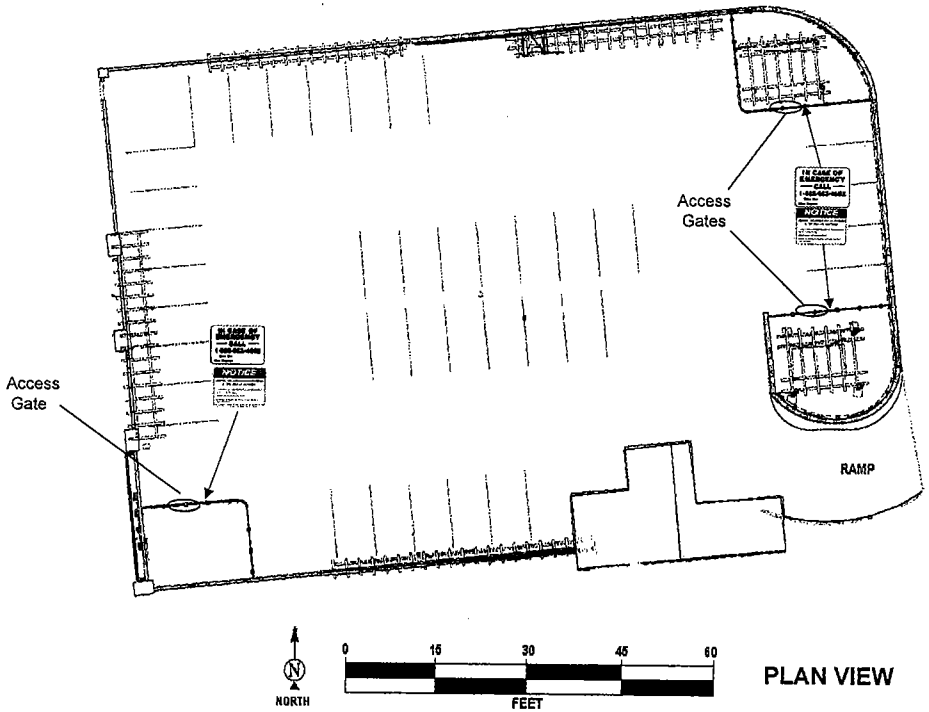
   Network Operations Center
   Site ID # LA03328C
   (888) 662-4662 (toll-free)

Note: In order for this plan to accurately portray restricted areas it must be reprinted in color only

Electromagnetic Energy Safety Plan

Facility Operator: T-Mobile
T-Mobile Site Number: LA03328C
T-Mobile Site Name: Slauson-Savon
Location: 4501 W. Slauson Ave.
Los Angeles CA
Date: 2-7-08 **Rev.** 0

EBI CONSULTING



PLAN VIEW

Sign Image	Description	Posting Instructions
IN CASE OF EMERGENCY CALL 1-888-662-4662 Site No: Site Name:	NOC Informational sign, used to provide T-Mobile emergency contact information for the site.	Mount at access points to antennas (i.e. on chain link fence next to access gates) as indicated in the signage plan.
NOTICE GENERAL INFORMATION FOR WORKING IN THE AREA OF ANTENNAS	Blue Notice Sign 8-1/2" x 11", used to alert workers that there are active antennas installed and specifying minimum distances to maintain from antennas.	Mount at the access points to the antennas (i.e. on chain link fence next to access gates) as indicated in the signage plan.

Sign Identification Legend

- Denotes T-Mobile NOC Sign
- Denotes T-Mobile Blue Notice Sign
- Denotes T-Mobile Yellow Notice Sign for Workers
- Denotes T-Mobile Yellow Caution Sign
- Denotes T-Mobile Blue Alert Sign

Refer to RF EME Signage and Posting InstructionsTable for posting information.

Note: In order for this plan to accurately portray restricted areas it must be reprinted in color only

NOTES:

PLAN DEVELOPED BY EBI CONSULTING BASED UPON BASE PLAN PREPARED BY TRILLIUM TELECOM SERVICES LLC DATED 01-04-08

Electromagnetic Energy Signage Plan

Facility Operator: T-Mobile
T-Mobile Site Number: LA03328C
T-Mobile Site Name: Slauson-Savon
Location: 4501 W. Slauson Ave.
Los Angeles CA
Date: 2-7-08 **Rev.** 0

EBI CONSULTING

APPENDIX C: ROOFVIEW® EXPORT FILES

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> RoofView 4.15.xls
Done on 2/4/2008 at 4:13:27 PM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the insert menu
and selecting rows.

efinition

Roof Max X	Roof Max Y	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope		
110	110	110	110	0	0	1	$K$111:$D	$K$111:$DP$220

List Of Area
$K$111:$D

sData

Standard	Method	Uptime	Scale Facto	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
3	2	1	1	20	1	20	2	100	2	3	1.5	1

naData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
Ant A1	none	1710	31.6	5	70	7/8 LDF	1.46		90.37683	Andrew		50	103	12.75	VC	6		65;50		ON•
Ant A2	none	1710	31.6	5	70	7/8 LDF	1.46		90.37683	Andrew		51	95	12.75	VC	6		65;50		ON•
Ant B1	none	1710	31.6	4	154	1-5/8 LDF	1.52		65.89418	Andrew		57	53	12.75	VC	6		65;130		ON•
Ant B2	none	1710	31.6	2	154	1-5/8 LDF	1.52		32.94709	Andrew		58	43	12.75	VC	6		65;130		ON•
Ant B3	none	1710	31.6	4	154	1-5/8 Air	1.52		69.98856	Andrew		47	42	12.75	VC	6		65;130		ON•
Ant C1	none	1710	31.6	4	158	1-5/8 Air	1.52		69.55159	Andrew		6	10	22	VC	6		65;260		ON•
Ant C2	none	1710	31.6	1	158	1-5/8 Air	1.52		17.3879	Andrew		6	13	22	VC	6		65;260		ON•
Ant C3	none	1710	31.6	1	158	1-5/8 Air	1.52		17.3879	Andrew		6	16	22	VC	6		65;260		ON•
Ant C4	none	1710	31.6	4	158	1-5/8 Air	1.52		69.55159	Andrew		6	19	22	VC	6		65;260		ON•

lData

Sym	Map Marke	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

APPENDIX D: SITE PLANS

T··Mobile·®

SITE NUMBER: LA03328C
SITE NAME: HCL SLAUSON-SAVON
SITE TYPE: ROOFTOP

CITY: LOS ANGELES
COUNTY: LOS ANGELES
JURISDICTION: COUNTY OF LA

PROJECT SUMMARY:

SITE ADDRESS:
4501 W. SLAUSON AVENUE
LOS ANGELES, CA 90043

SITE LEASE AREA:
305 SQ. FT. ±

PROPERTY OWNER CONTACT:
HCL SLAUSON OVERHILL LLC
23458 HAWTHORNE BLVD. SUITE 120
TORRANCE, CA 90505
CONTACT: A. HAAGAN
PHONE: 310-648-7900

APN: 5009-003-044& 5009-003-045
ZONING: C-2

APPLICANT:
T-MOBILE USA
3 IMPERIAL PROMENADE SUITE 1100, SANTA ANA CA 92707

REPRESENTATIVE:	NAME:	PHONE #
ZONING MANAGER:	JOE THOMPSON	(714) 850-2400
CONSTRUCTION MANAGER	DENNIS DEMARCO	(714) 850-2400
DEVELOPMENT MANGER:	DUAN DAO	(714) 850-2400
PROJECT MANAGER:	RENATE KAYE	(714) 850-2400
A&E MANAGER:	ADRIAN CANCINO	

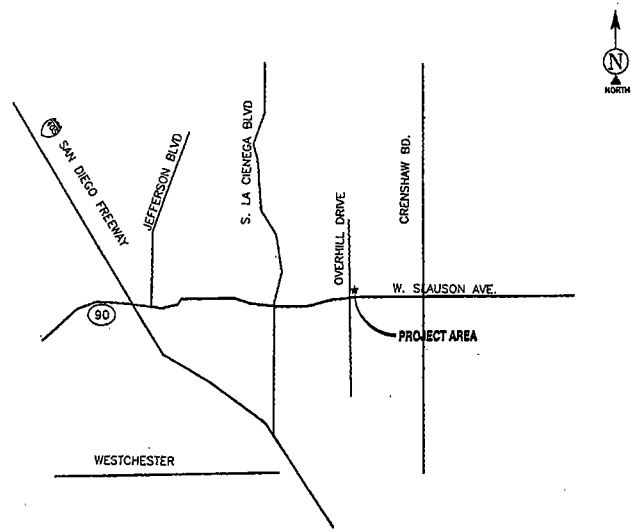
PROJECT DESCRIPTION:
THE PROJECT ENTAILS:
THE INSTALLATION OF T-MOBILE EQUIPMENT CABINETS MOUNTED ON A CONCRETE PLATFORM ON GRADE.
ANTENNAS TO BE MOUNTED BEHIND RF TRANSPARENT SCREEN WALL.
THE RF TRANSPARENT SCREEN WALL TO BE PAINTED TO MATCH EXISTING BUILDING.

BUILDING SUMMARY:
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
CLASSIFICATION: U-UTILITY
BUILDING TYPE: V-N

SHEET INDEX:

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
C-1	TOPOGRAPHIC SITE SURVEY
C-2	TOPOGRAPHIC SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	DETAILS
A-6	EQUIPMENT SLAB PLAN / SECTION, DETAILS
A-7	DETAILS
GN-1	GENERAL NOTES
E-1	ELECTRICAL SITE PLAN AND RF CONFIG
E-2	ELECTRICAL ONE LINE, NOTES AND PANEL SCHEDULE
E-3	GROUNDING PLAN
E-4	ELECTRICAL DETAILS

VICINITY MAP:



CONSULTING TEAM:

SAC/ZONING/PERMITTING:
TRILLIUM TELECOM SERVICES, INC.
5912 BOLSA AVE., SUITE 202
HUNTINGTON BEACH, CA 92649
CONTACT: APRIL HARVEY
PHONE: (714) 362-5371
EMAIL: AHARVEY@TRILLIUMCOS.COM
LUP: JASON KOZORA

ARCHITECTURAL & ENGINEERING:
CONNELL DESIGN GROUP, L.L.C.
4685 MACARTHUR COURT
SUITE 450
NEWPORT BEACH, CA 92660
PHONE: (949) 306-4850
FAX: (949) 733-8833
CONTACT: JOE CONNELL

SURVEY:
BERT HAZE SURVEYONG
3188 AIRWAY AVE., SUITE K1
COSTA MESA, CA 92626
OFFICE: (714) 557-1567
FAX: (714) 557-1568

ELECTRICAL ENGINEER:
CDG-CONNELL DESIGN GROUP, L.L.C.
4685 MACARTHUR COURT., STE 450
NEWPORT BEACH, CA 92660
CONTACT: CHAU TANG
PHONE: (714) 262-8811

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
ZONING MGR			
RF MANAGER			
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM T-MOBILE OFFICE:
GO N. ON I-405 TO THE LA CIENAGA EXIT, EXIT & GO N ON LA CIENEGA TO SLAUSON, TURN RT. TO 4501 SLAUSON.

THOMAS GUIDE
REGION: LOS ANGELES
PAGE: 673
GRID #: G-5

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
2001 CALIFORNIA BUILDING CODE
UNIFORM MECHANICAL CODE
ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
2001 UNIFORM PLUMBING CODE
2001 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

POWER:
SCE
CONTACT:
PHONE: (800) 655-4555

TELCO:
AT&T
CONTACT: BRIAN POTTER
PHONE: (626) 570-5438

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SANTA ANA, CA 92707

PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4685 MACARTHUR COURT, SUITE 450, NEWPORT BEACH CA 92660
(949) 733-8833 OFFICE • (949) 733-8833 FAX
CDG#: 06-9081

CONSULTING GROUP:
Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

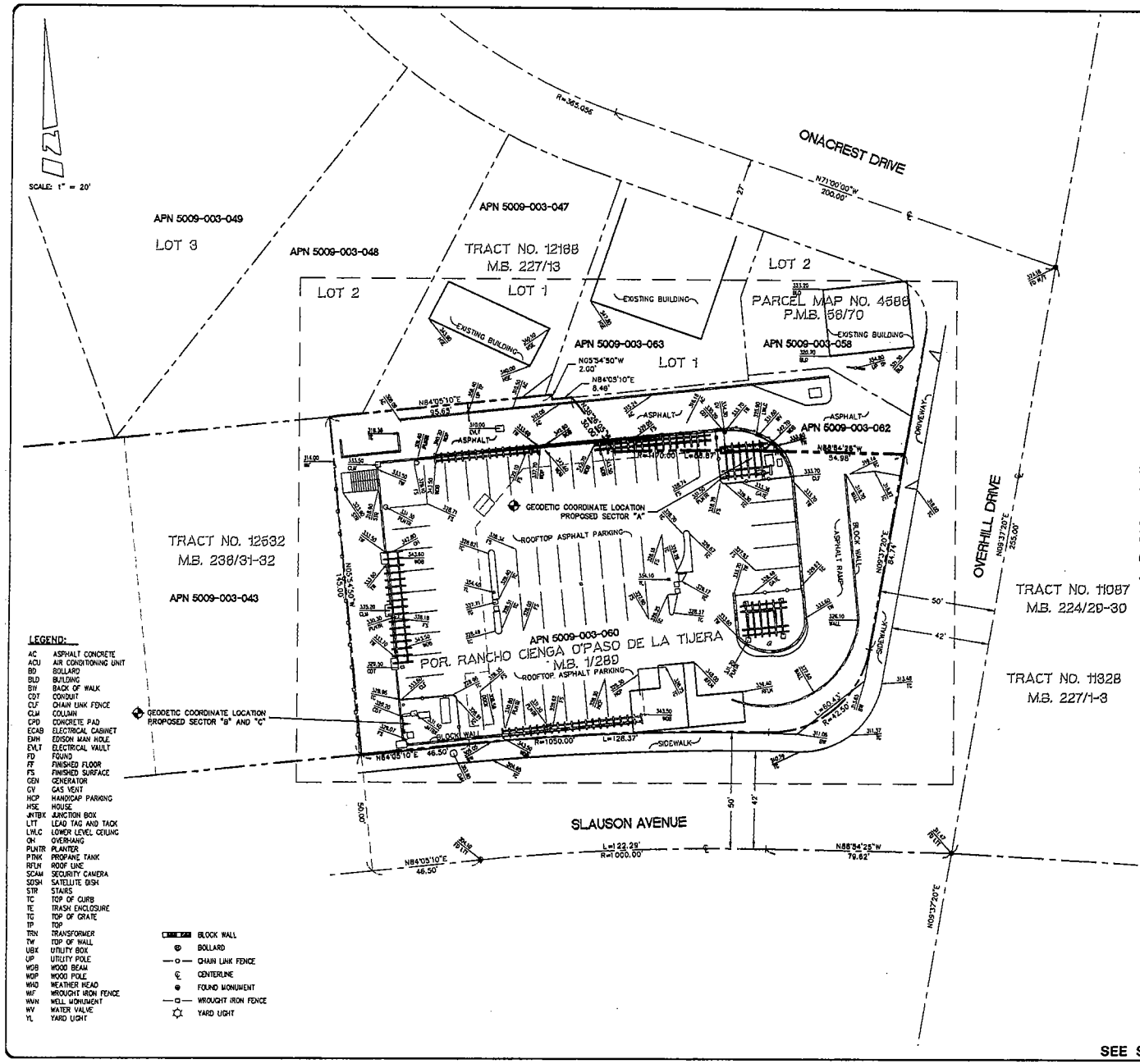
NO.	DATE:	DESCRIPTION:	BY:
1	05/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:
LA03328C
SWM328 HCL
SLAUSON-SAVON
4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



LEGEND:

AC	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
BD	BOLLARD
BLD	BUILDING
BW	BACK OF WALK
CDT	CONDUIT
CLF	CHAIN LINK FENCE
CLM	COLUMN
CPD	CONCRETE PAD
ECAB	ELECTRICAL CABINET
EMH	EDISON MAN HOLE
EVLT	ELECTRICAL VAULT
FD	FOUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
GEN	GENERATOR
GV	GAS VENT
HCP	HANDICAP PARKING
HSE	HOUSE
JNTBX	JUNCTION BOX
LTT	LEAD TAG AND TACK
LWLC	LOWER LEVEL CEILING
OH	OVERHANG
PLNTR	PLANTER
PTNK	PROPANE TANK
RFLN	ROOF LINE
SCAM	SECURITY CAMERA
SDSH	SATELLITE DISH
STR	STAIRS
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TG	TOP OF GRATE
TP	TOP
TRN	TRANSFORMER
TW	TOP OF WALL
UBX	UTILITY BOX
UP	UTILITY POLE
WDB	WOOD BEAM
WDP	WOOD POLE
WHD	WEATHER HEAD
WIF	WROUGHT IRON FENCE
WMN	WELL MONUMENT
WV	WATER VALVE
YL	YARD LIGHT

BLOCK WALL
BOLLARD
CHAIN LINK FENCE
CENTERLINE
FOUND MONUMENT
WROUGHT IRON FENCE
YARD LIGHT

COORDINATES:

	PROPOSED SECTOR "A"	PROPOSED SECTORS "B" & "C"
LATITUDE	33°59'21.67" N	33°59'20.54" N
LONGITUDE	118°21'15.72" W	118°21'17.45" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF OVERHILL DRIVE BEING NORTH 09°37'20" EAST PER MAP OF TRACT NO. 11328, M.B. 227/1-3, RECORDS OF LOS ANGELES COUNTY.

TITLE REPORT IDENTIFICATION:

(PENDING RECEIPT OF TITLE REPORT)

EASEMENT NOTES:

(PENDING RECEIPT OF TITLE REPORT)

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 5009-003-060

AREA:

0.689 ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 279"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 279" AS SHOWN ON THE "INGLEWOOD" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 261.8 FEET A.M.S.L. (NAVD88)

LEGAL DESCRIPTION:

(PENDING RECEIPT OF TITLE REPORT)

A PORTION OF THE RANCHO CIENGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DEED RECORDED IN BOOK 3470, PAGE 411 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

DATE OF SURVEY:

JUNE 15, 2006

PROFESSIONAL LAND SURVEYOR
BERT HAKE
No. 7211
Exp. 3-31-08
STATE OF CALIFORNIA

SEE SHEET C-2 FOR SITE DETAILS

REV:	DATE/BY:	REVISION DESCRIPTION:
1	06/22/06 CP	ISSUED FOR REVIEW

SITE ACQUISITION / PLANNER

SITE BUILDER:

T-Mobile
T-MOBILE USA
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707
PHONE: (714) 850-2400

SURVEYOR

BERT HAKE AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3185 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 604.028

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME: LA03328 SLAUSON SAV-ON

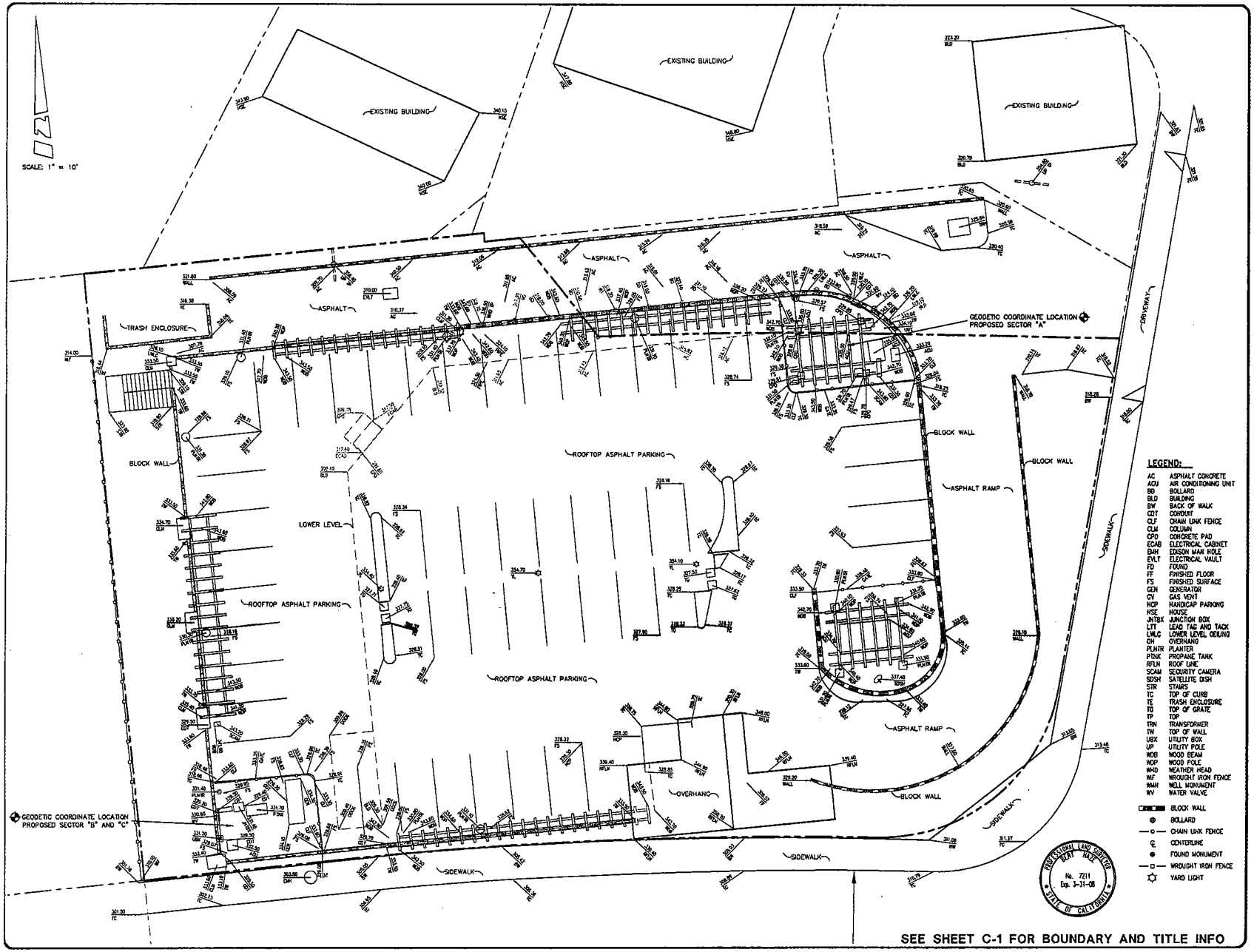
SITE ADDRESS: 4501 W. SLAUSON AVE LOS ANGELES, CA 90043

SHEET TITLE: TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
LA03328	CP	06/22/06

SHEET NUMBER: 1 OF 2 C-1



LEGEND:

AC	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
BO	BOLLARD
BLD	BUILDING
BW	BACK OF WALK
CDT	CONDUIT
CLF	CHAIN LINK FENCE
CLM	COLUMN
CPD	CONCRETE PAD
ECAB	ELECTRICAL CABINET
EMH	EDISON MAN HOLE
EVLT	ELECTRICAL VAULT
FD	FOUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
GEN	GENERATOR
GV	GAS VENT
HCP	HANDICAP PARKING
HSE	HOUSE
JNTBX	JUNCTION BOX
LTT	LEAD TAG AND TACK
LWLC	LOWER LEVEL CEILING
OH	OVERHANG
PLNTR	PLANTER
PTNK	PROPANE TANK
RFLN	ROOF LINE
SCAM	SECURITY CAMERA
SDSH	SATELLITE DISH
STR	STAIRS
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TG	TOP OF GRATE
TP	TOP
TRN	TRANSFORMER
TW	TOP OF WALL
UBX	UTILITY BOX
UP	UTILITY POLE
WOB	WOOD BEAM
WOP	WOOD POLE
WHD	WEATHER HEAD
WIF	WROUGHT IRON FENCE
WMN	WELL MONUMENT
WV	WATER VALVE
	BLOCK WALL
	BOLLARD
	CHAIN LINK FENCE
	CENTERLINE
	FOUND MONUMENT
	WROUGHT IRON FENCE
	YARD LIGHT

REV:	DATE/BY:	REVISION DESCRIPTION:
1	06/22/06 CP	ISSUED FOR REVIEW

SITE ACQUISITION / PLANNER

SITE BUILDER:

T-Mobile
T-MOBILE USA
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707
PHONE: (714) 850-2400

SURVEYOR

BERT HAZE AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3168 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1587 OFFICE
714 557-1588 FAX
JN. 604.026

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
LA03328
SLAUSON SAV-ON

SITE ADDRESS:
4501 W. SLAUSON AVE
LOS ANGELES, CA 90043

SHEET TITLE:

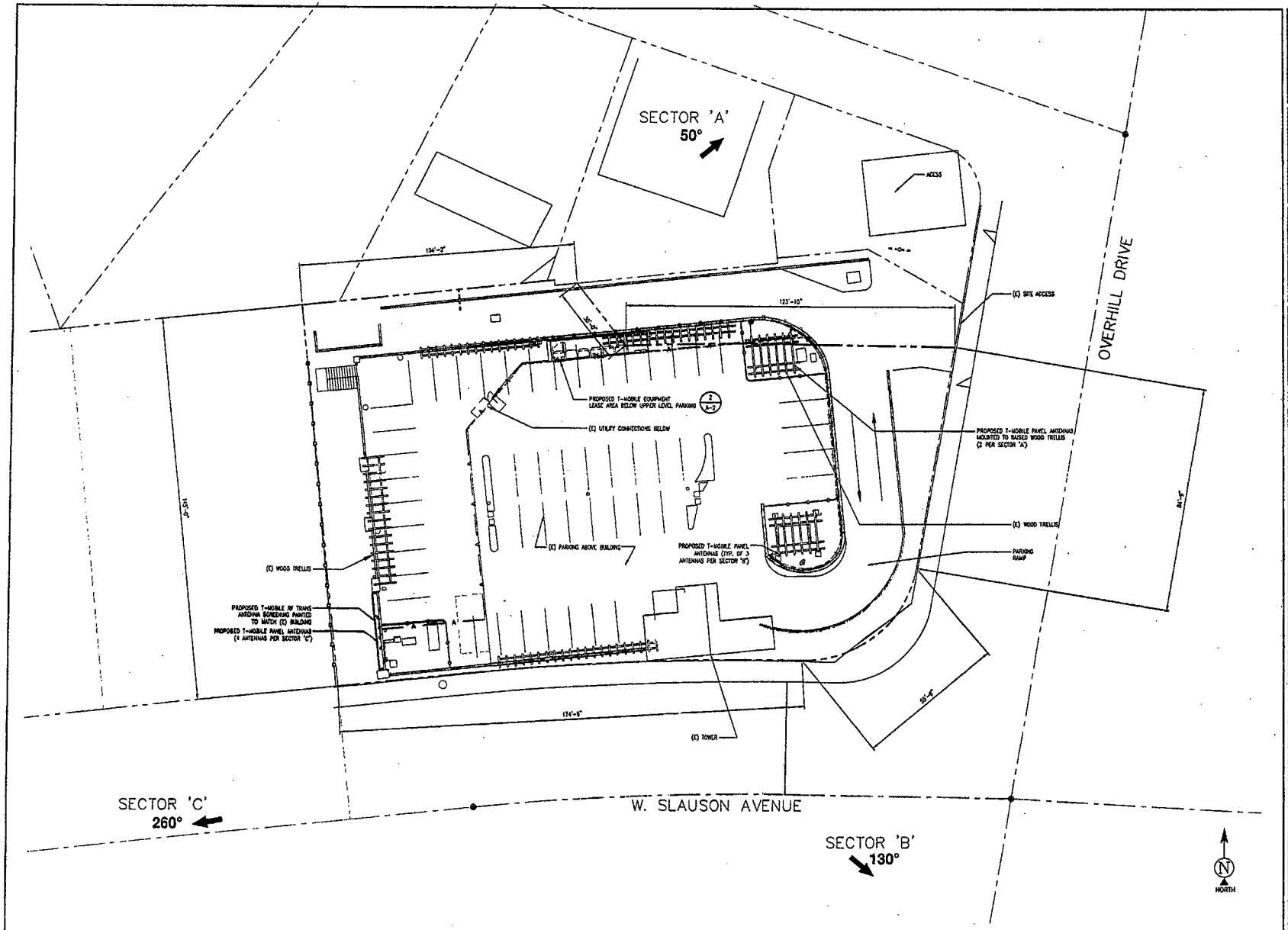
TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
LA03328	CP	06/22/06

SHEET NUMBER:

2 OF 2 C-2



SITE PLAN

SCALE: 1/16"=1'-0" 0 8' 16'

1

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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

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CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660
(949) 833-8887 OFFICE - (949) 833-8883 FAX
CDG#: 06-9081

CONSULTING GROUP:

Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:

LA03328C
SWM328 HCL
SLAUSON-SAVON

4601 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

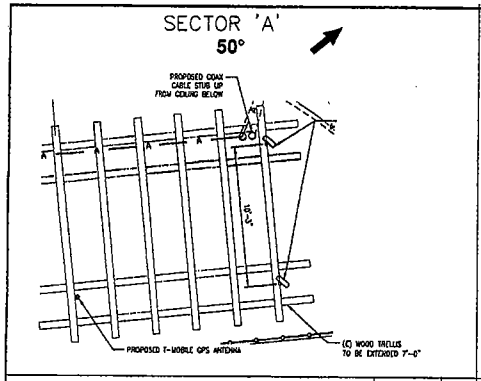
STAMP:

SHEET TITLE:

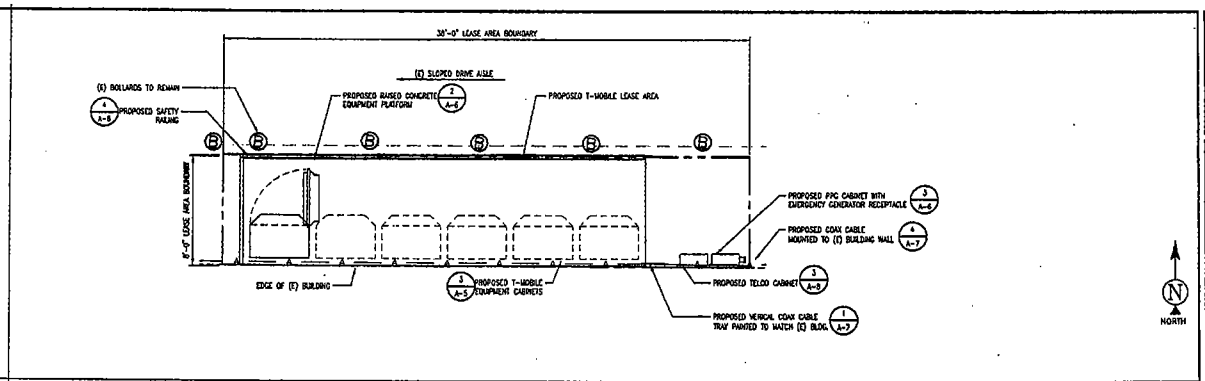
SITE PLAN

SHEET NUMBER:

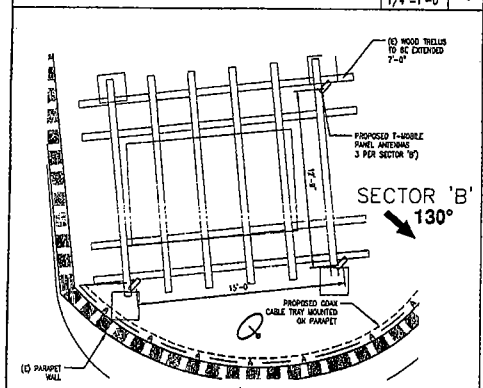
A-1



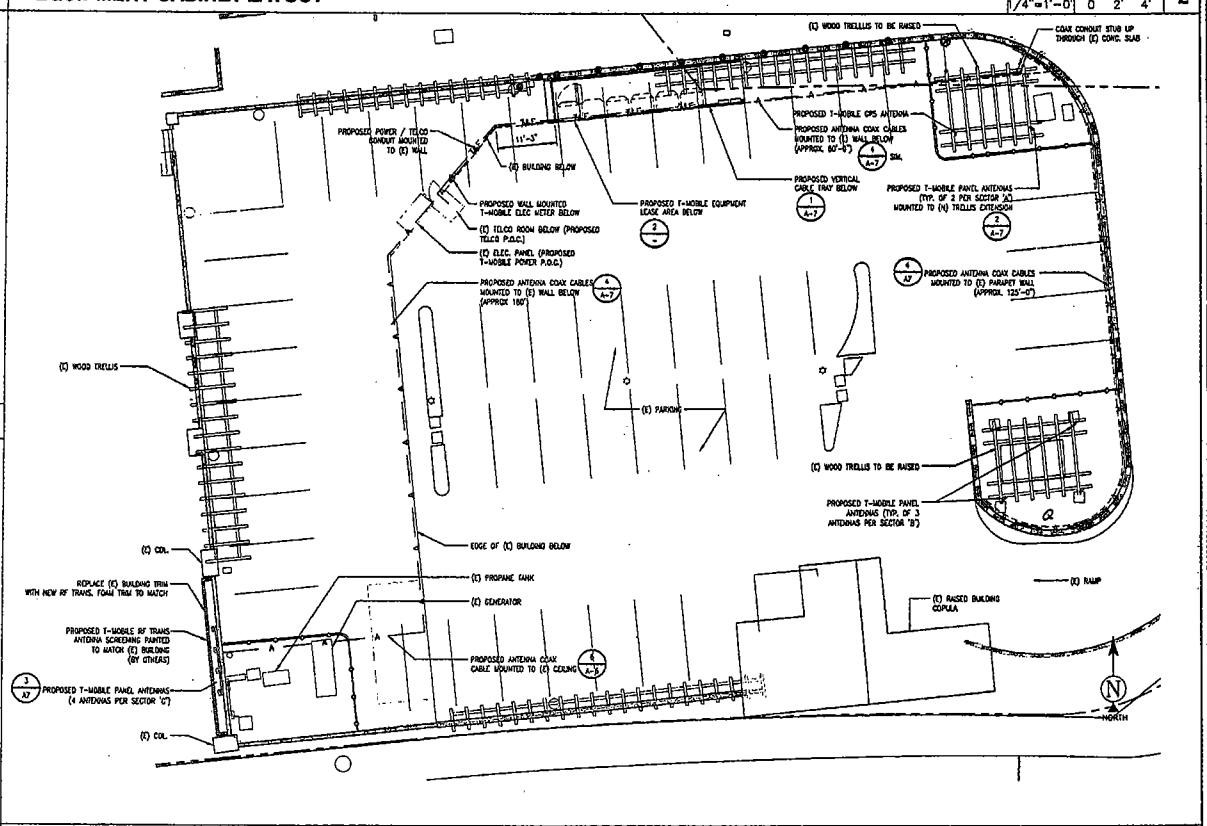
SECTOR 'A' ANTENNA LAYOUT | SCALE: 1/4"=1'-0" | 1

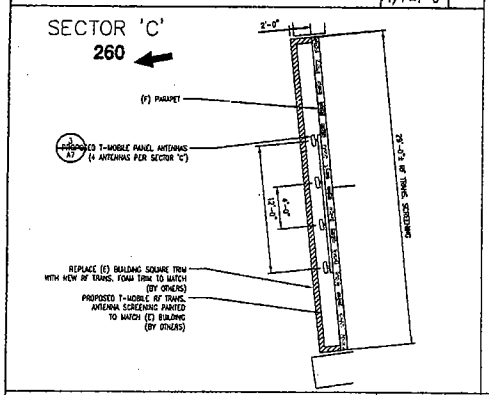


EQUIPMENT CABINET LAYOUT | SCALE: 1/4"=1'-0" | 2



SECTOR 'B' ANTENNA LAYOUT | SCALE: 1/4"=1'-0" | 3





SECTOR 'C' ANTENNA LAYOUT | SCALE: 3/16"=1'-0" | 5

ENLARGED SITE PLAN | SCALE: 3/32"=1'-0" | 4

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(949) 752-8801 OFFICE • (949) 752-8815 FAX
CDG#: 06-9081

CONSULTING GROUP:
Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

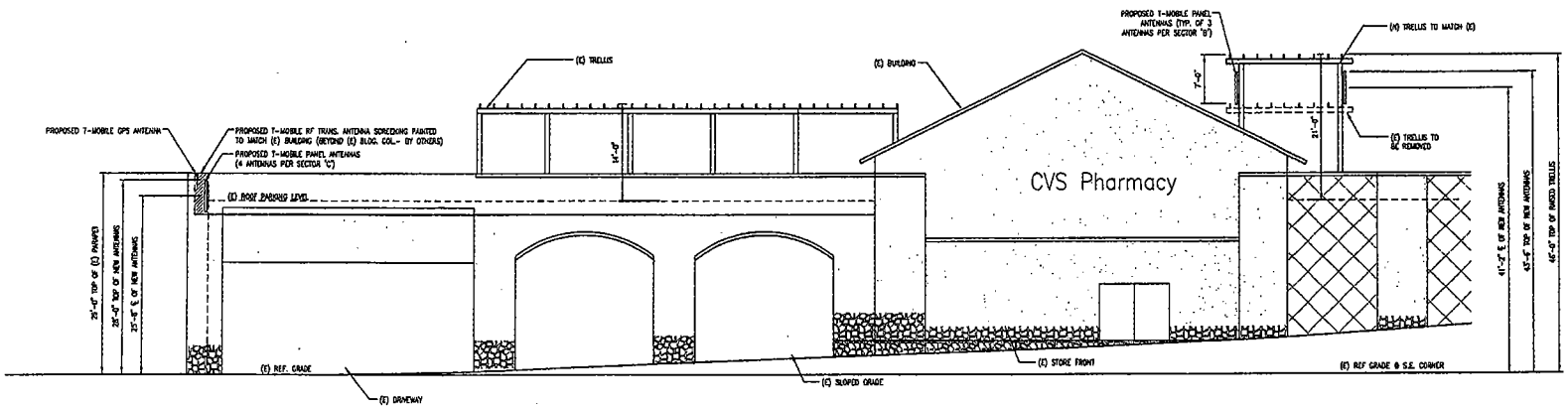
NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:
LA03328C
SWM328 HCL
SLAUSON-SAVON
4601 W. SLAUSON BLD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

STAMP:

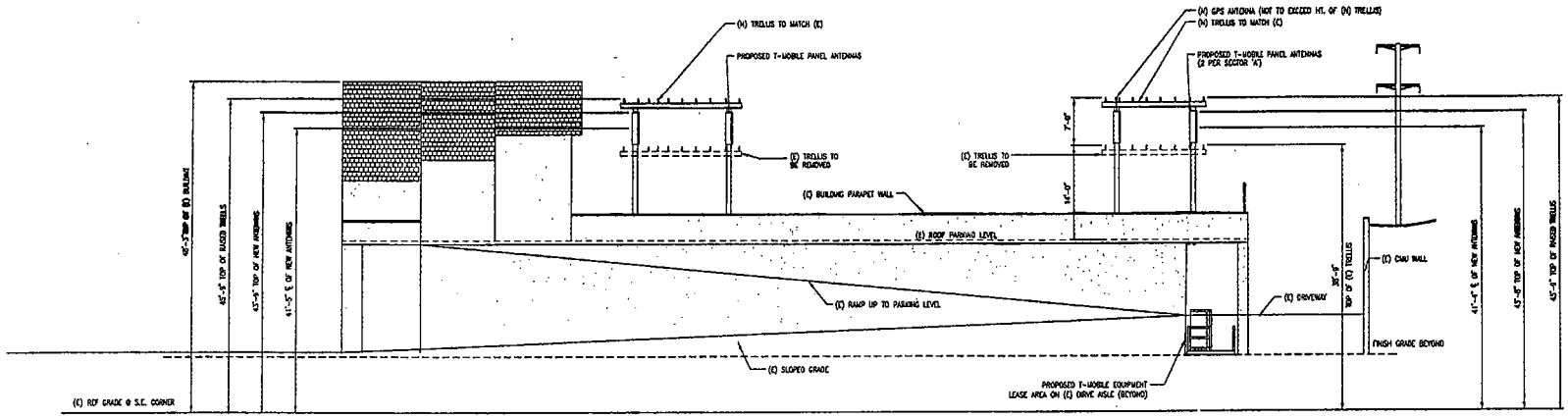
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



SOUTH ELEVATION

SCALE: 1/8"=1'-0" 1



EAST ELEVATION

SCALE: 1/8"=1'-0" 2

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3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:

CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4683 MACARTHUR COURT, SUITE 440, NEWPORT BEACH CA 92660
(949) 733-4897 OFFICE - (949) 733-4613 FAX
CDG#: 06-9081

CONSULTING GROUP:

Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2800 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:

LA03328C
SWM328 HCL
SLAUSON-SAVON

4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

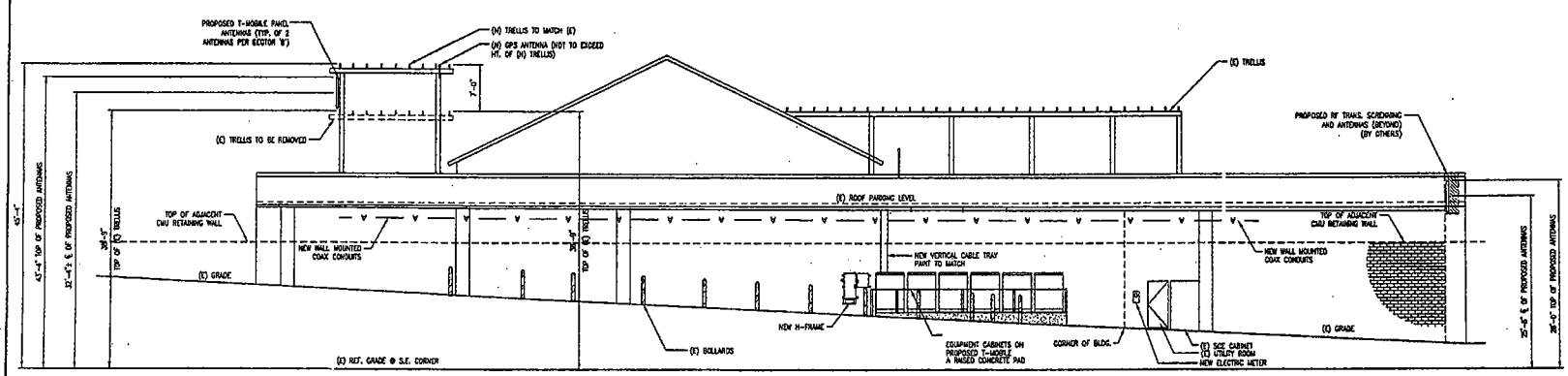
STAMP:

SHEET TITLE:

ELEVATIONS

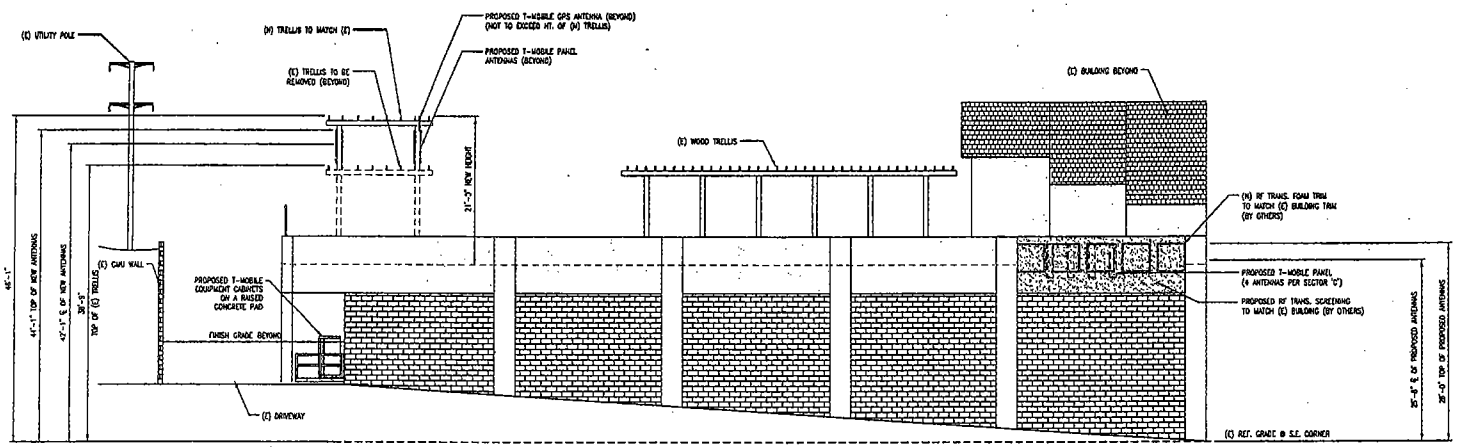
SHEET NUMBER:

A-3



NORTH ELEVATION

SCALE: 1/8"=1'-0" | 1



WEST ELEVATION

SCALE: 1/8"=1'-0" | 2

T-Mobile
Get more from life
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
4685 MACARTHUR COURT, SUITE 400, NEWPORT BEACH CA 92660
(949) 753-8807 OFFICE - (949) 753-8833 FAX
CDG#: 06-9081

CONSULTING GROUP:
Trillium Telecom Services, LLC
5912 Bolsa Ave., Huntington Beach, CA 92649
Phone: (714) 799-2000 - FAX: (714) 799-2020

NO.	DATE:	DESCRIPTION:	BY:
1	06/12/06	PRELIMINARY	MC
2	07/10/06	SUBMITTAL	JPC
3	12/21/06	SUBMITTAL	MC
4	01/09/07	SUBMITTAL	ESK
5	01/11/07	SUBMITTAL	JPC
6	01/15/07	SUBMITTAL	JPC
7	07/10/07	SUBMITTAL	JPC
8	01/04/08	90% CD'S	JPC

SITE INFORMATION:
LA03328C
SWM328 HCL
SLAUSON-SAVON
4501 W. SLAUSON BD.
LOS ANGELES, CA 90043
COUNTY OF LOS ANGELES

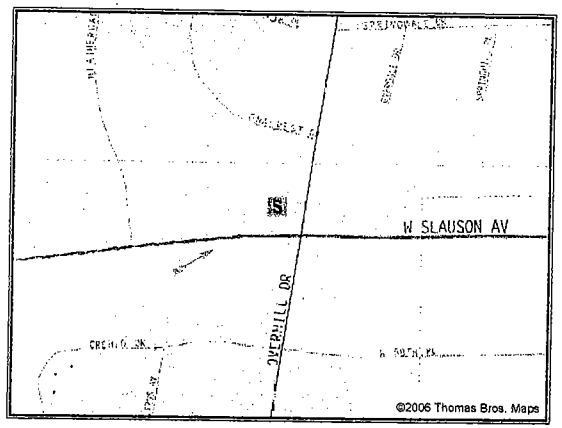
STAMP:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

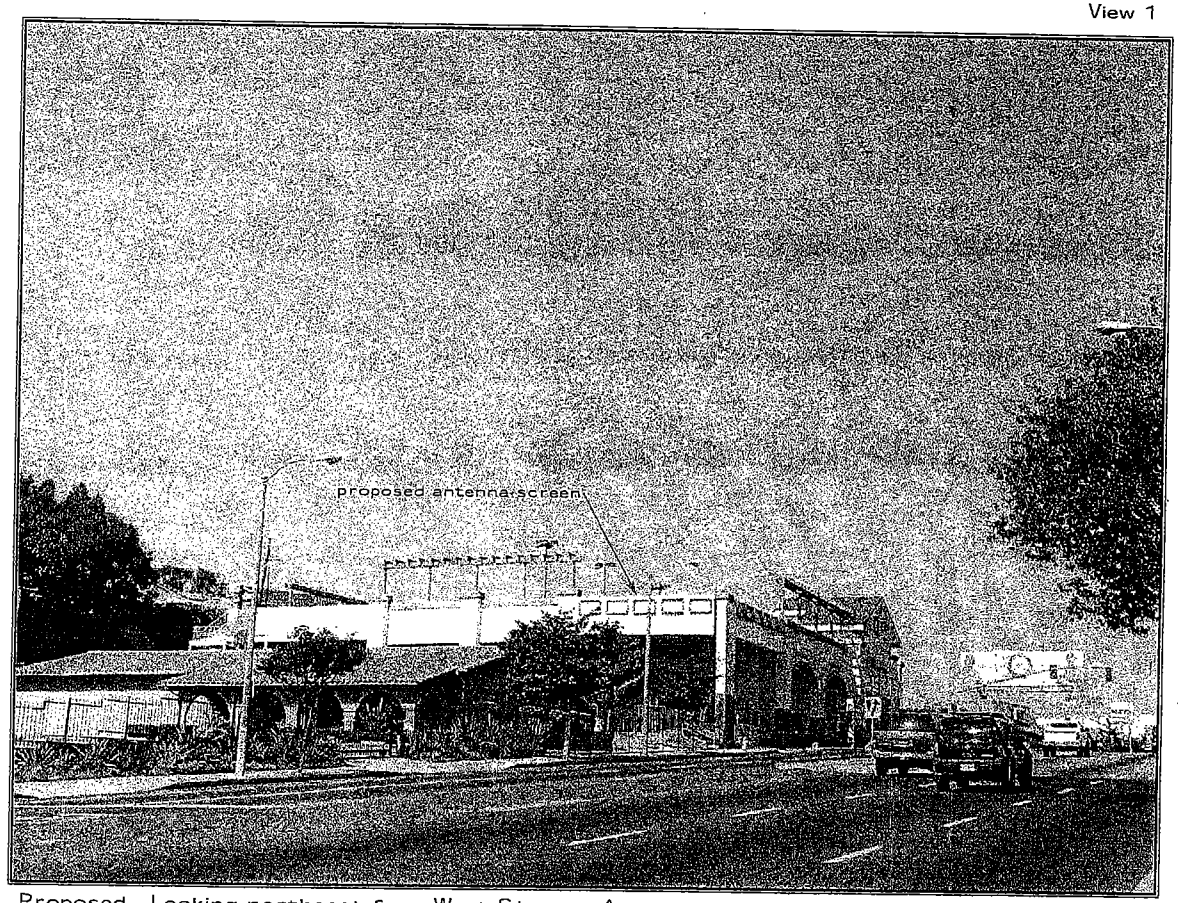
T-Mobile LA03328 Slauson Sav-on 4501 West Slauson Avenue Los Angeles, CA 90043

Location



Existing

View 1



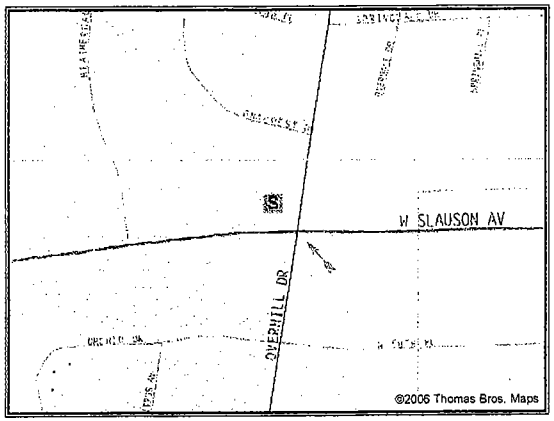
Proposed - Looking northeast from West Slauson Avenue

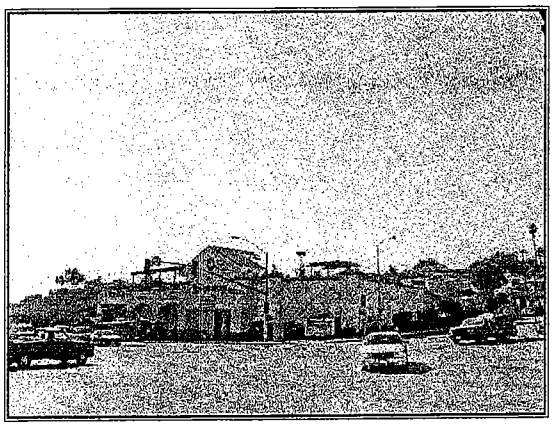
ARTISTIC ENGINEERING
(714) 890-3905

Accuracy of photo simulation based upon information provided by project applicant.

T-Mobile LA03328 Slauson Sav-on 4501 West Slauson Avenue Los Angeles, CA 90043

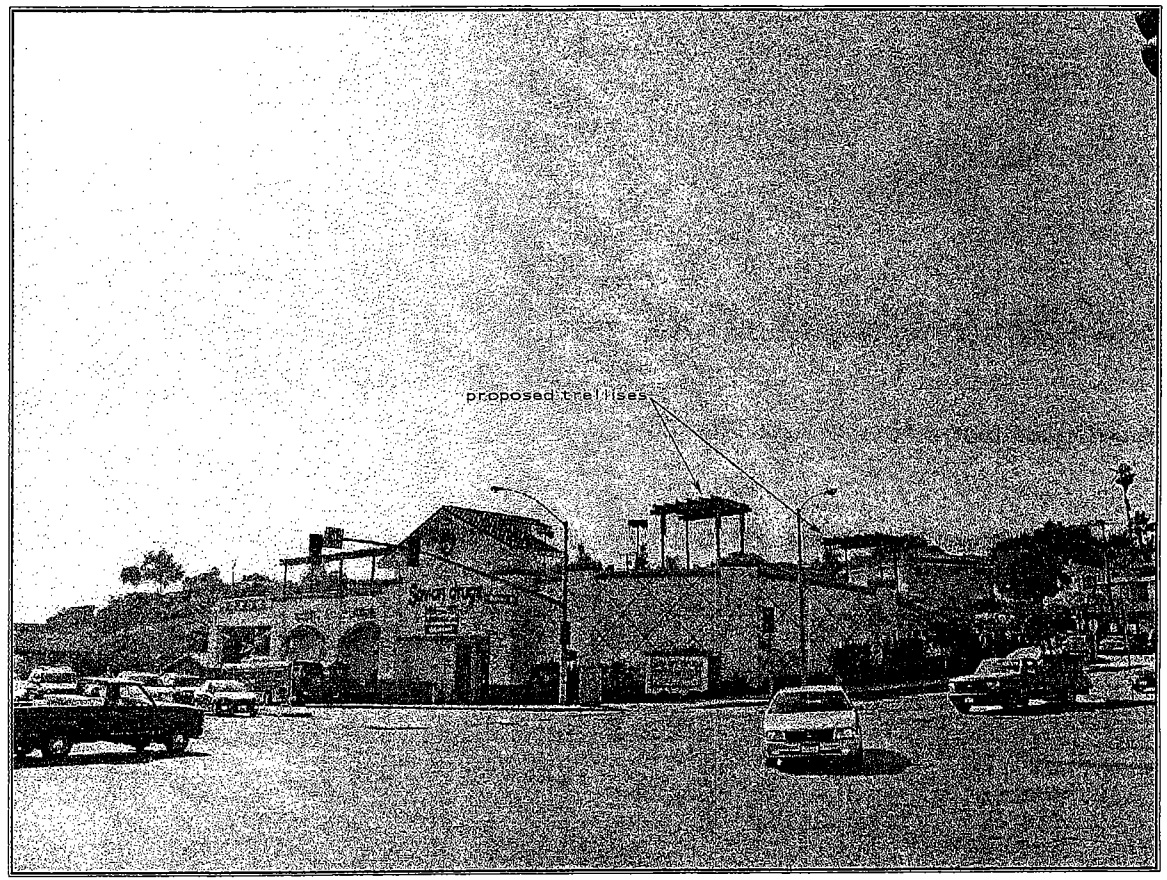
Location





Existing

View 2



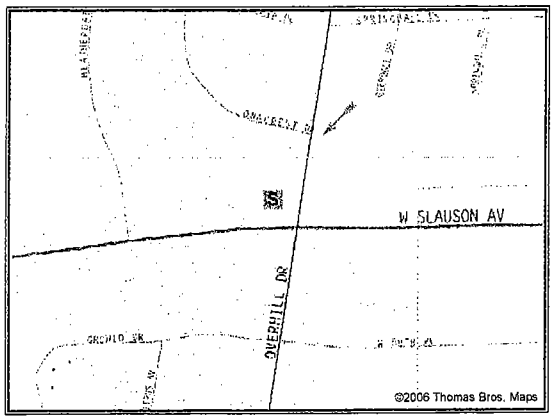
Proposed - Looking northwest from West Slauson Avenue

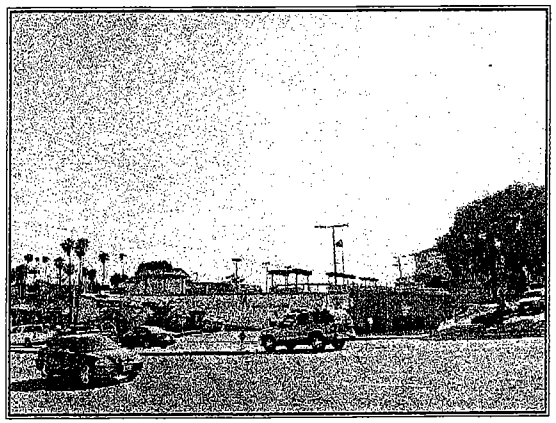
(714) 880-3906

Accuracy of photo simulation based upon information provided by project applicant.

T · Mobile · LA03328 Slauson Sav-on 4501 West Slauson Avenue Los Angeles, CA 90043

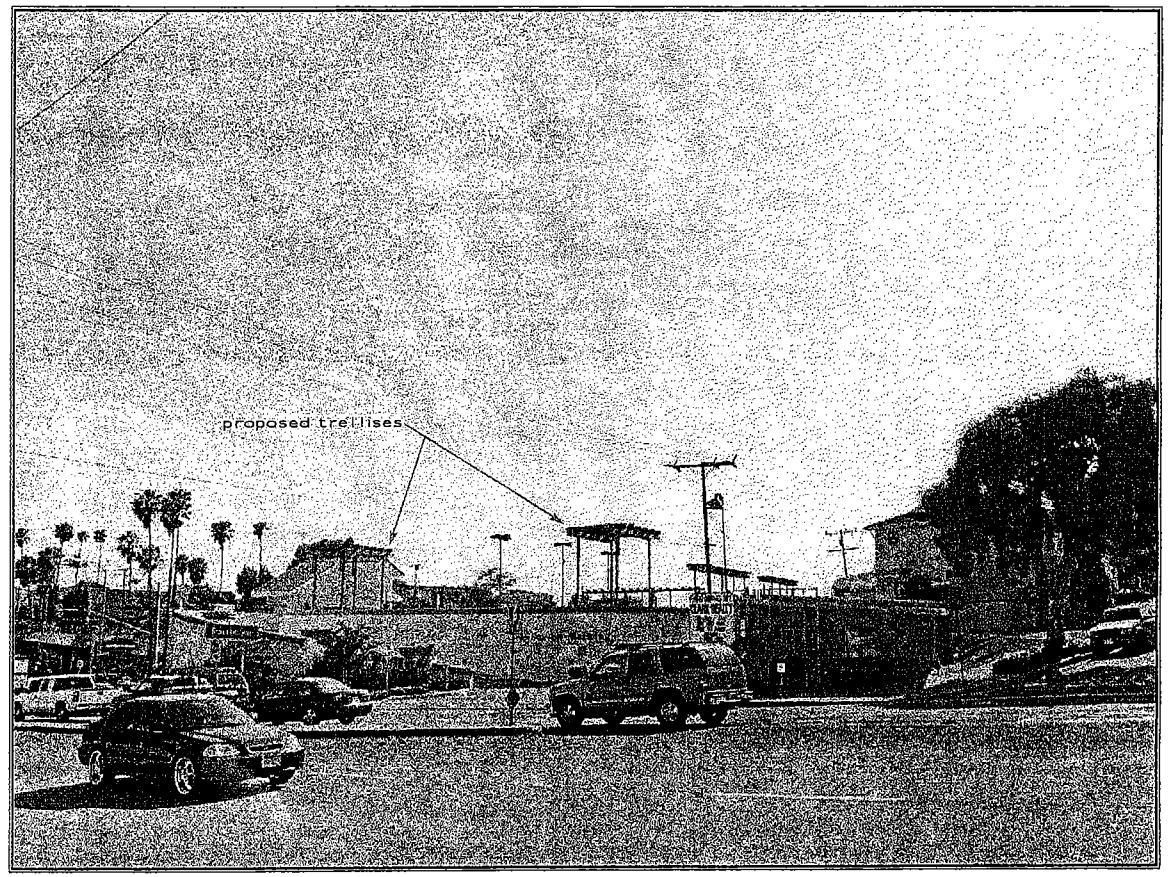
Location





Existing

View 3



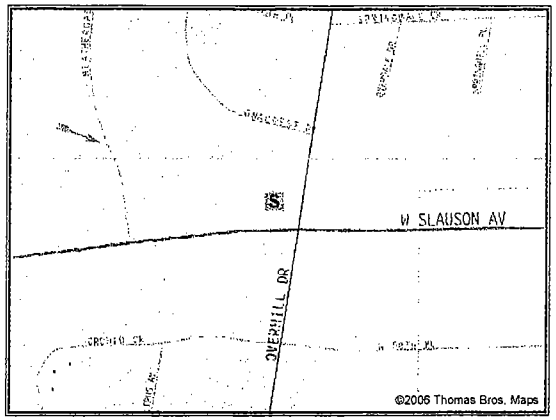
Proposed - Looking southwest from Overhill Drive

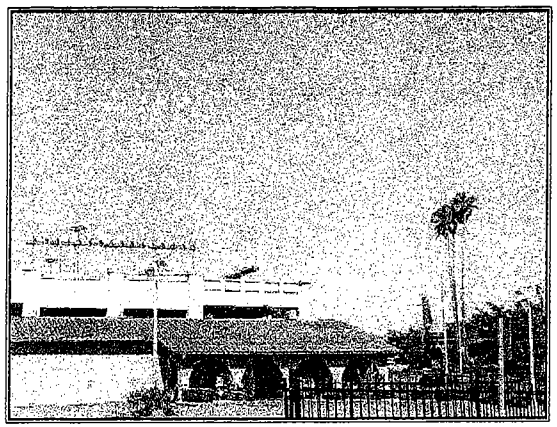
ARTISTIC ENGINEERING
(714) 880-3908

Accuracy of photo simulation based upon information provided by project applicant.

T · · Mobile · LA03328 Slauson Sav-on 4501 West Slauson Avenue Los Angeles, CA 90043

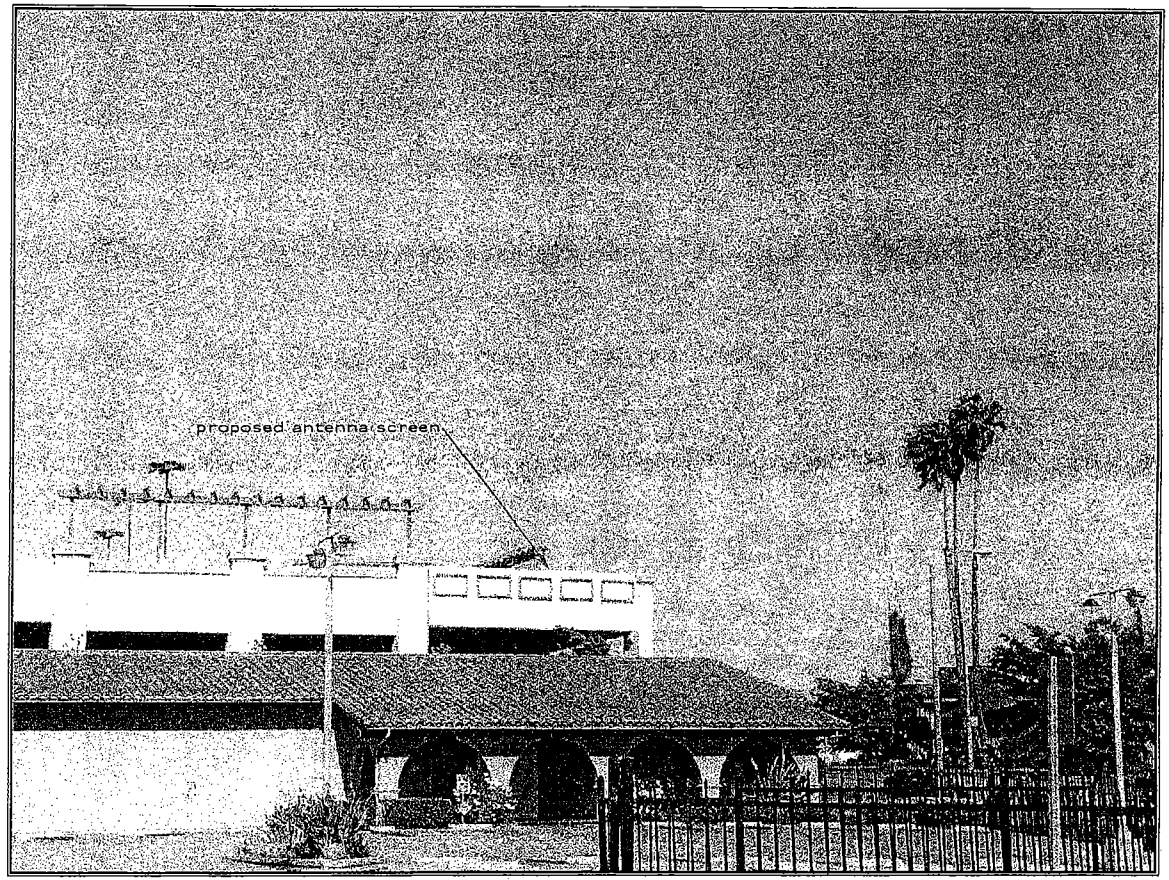
Location





Existing

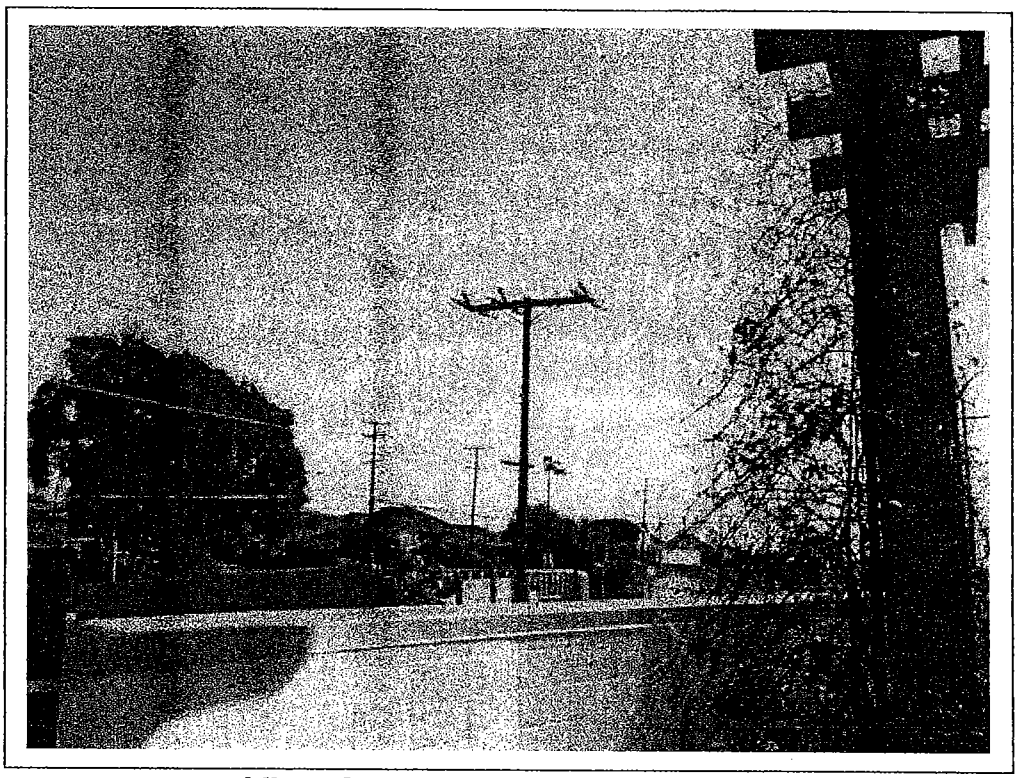
View 4



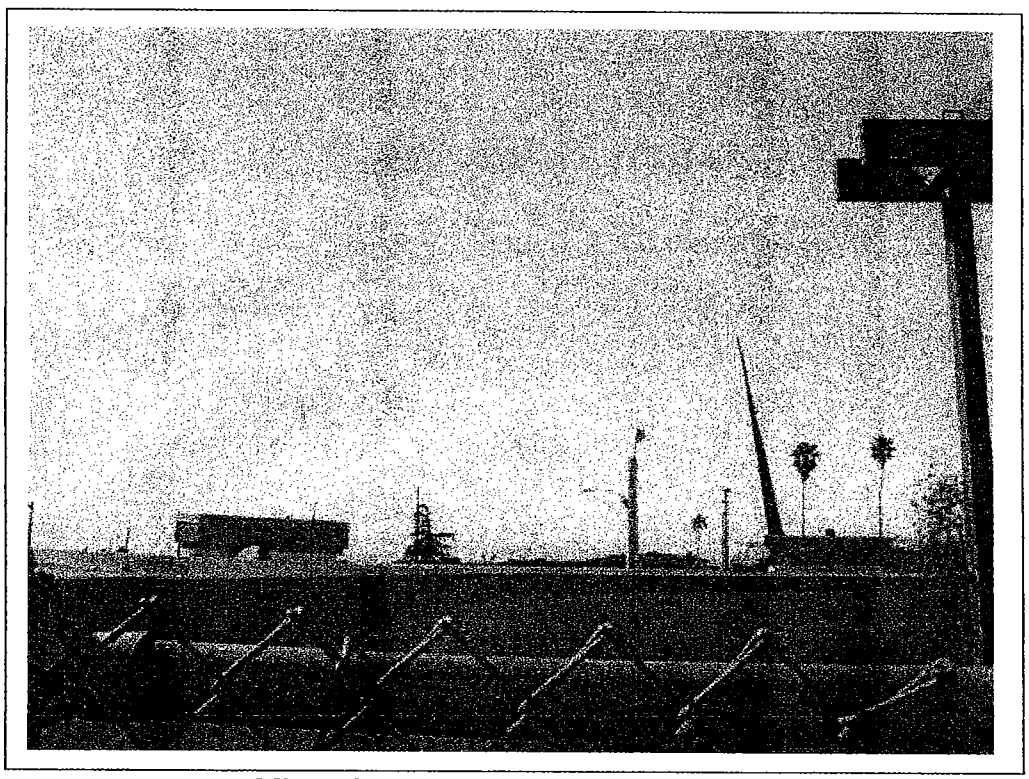
Proposed - Looking southeast from heatherdale Avenue

ART STC
(714) 880-3905

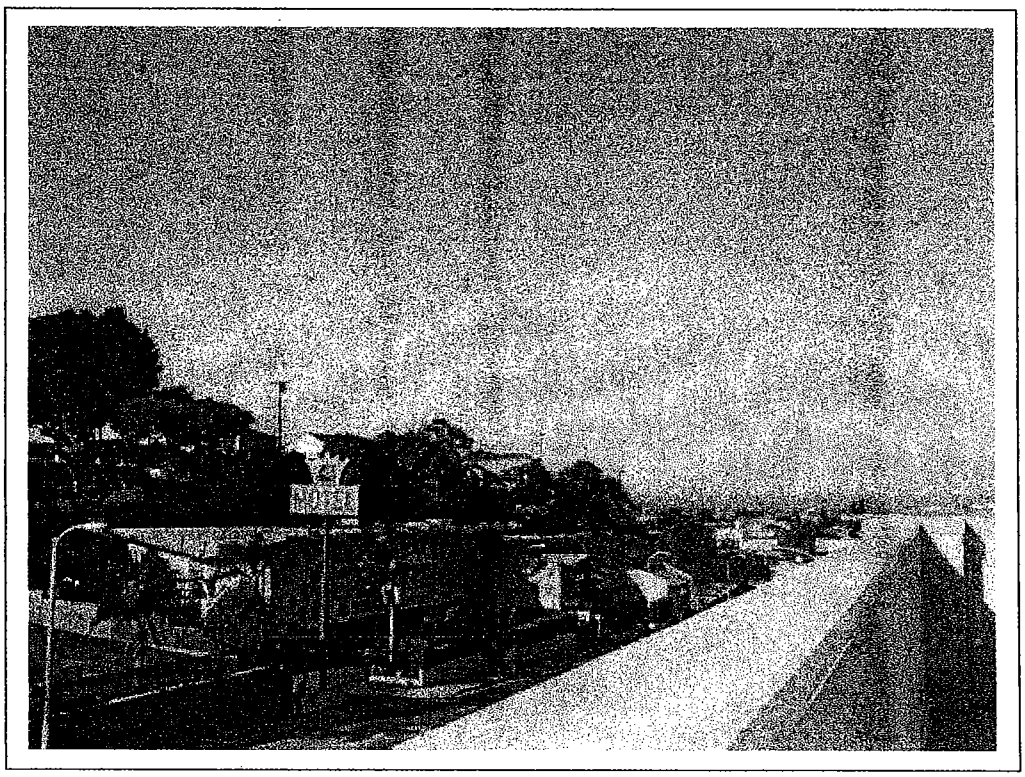
Accuracy of photo simulation based upon information provided by project applicant.



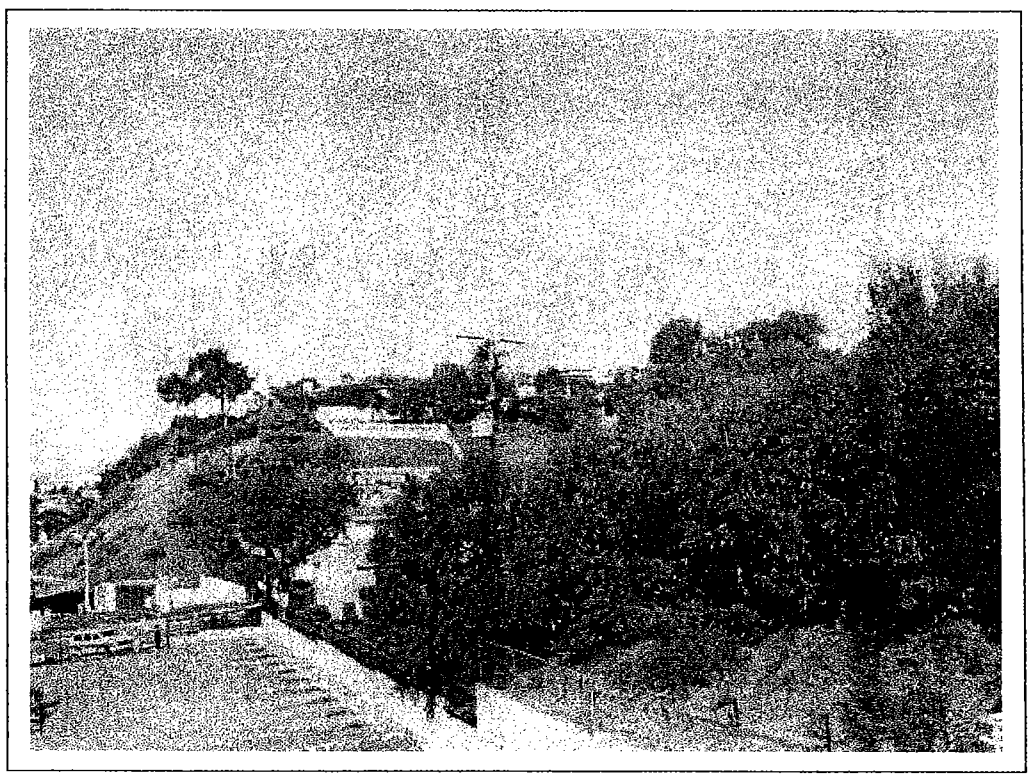
View from site looking North



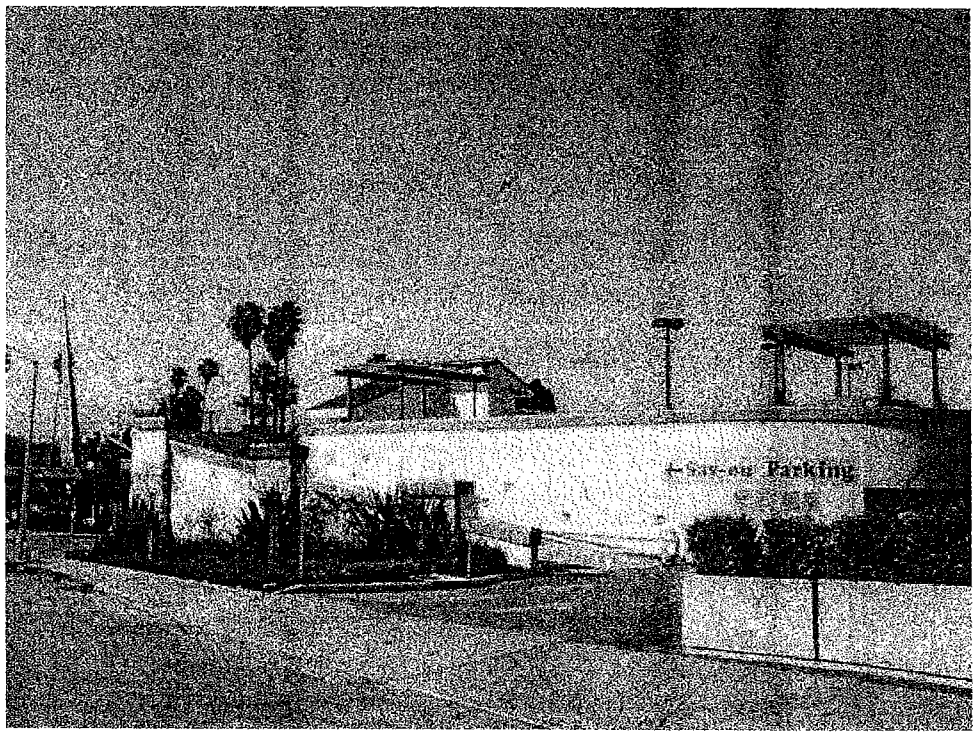
View from site looking East



View from site looking South

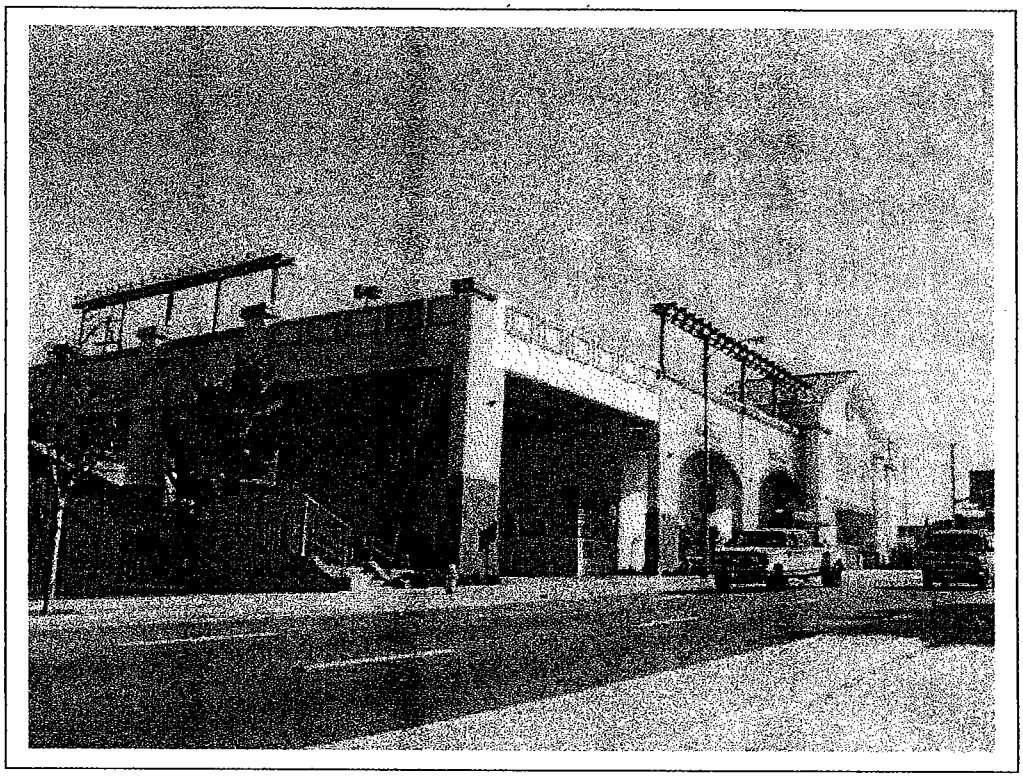


View from site looking West



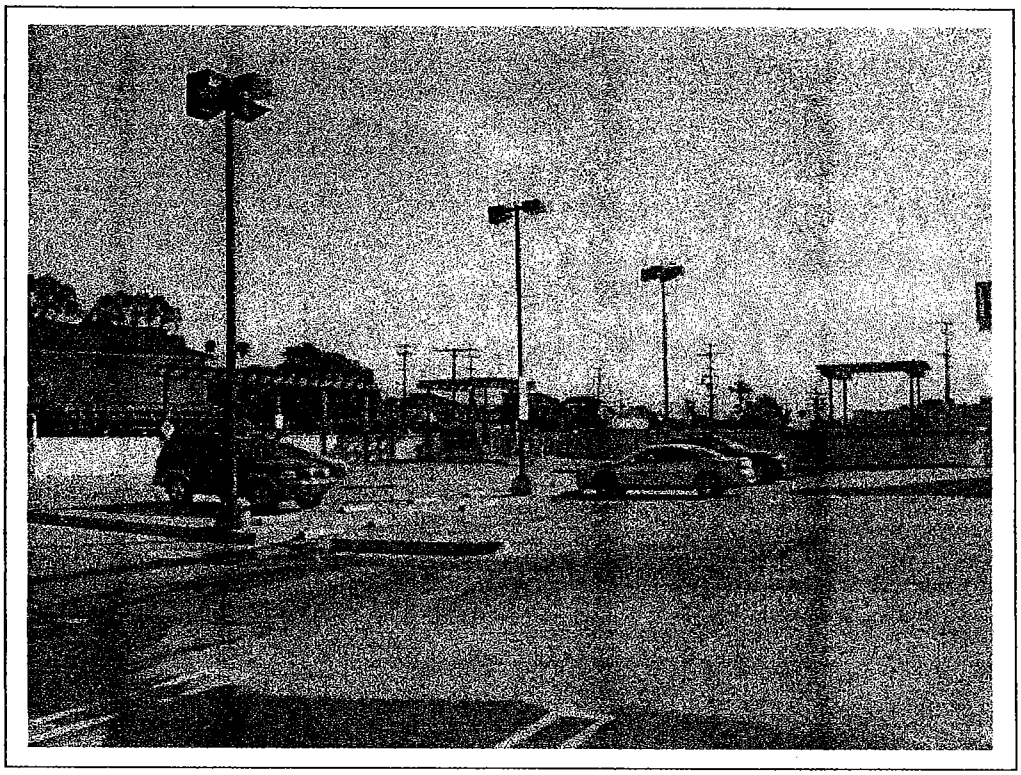
View of site from the North

View of site from the East



View of site from the South

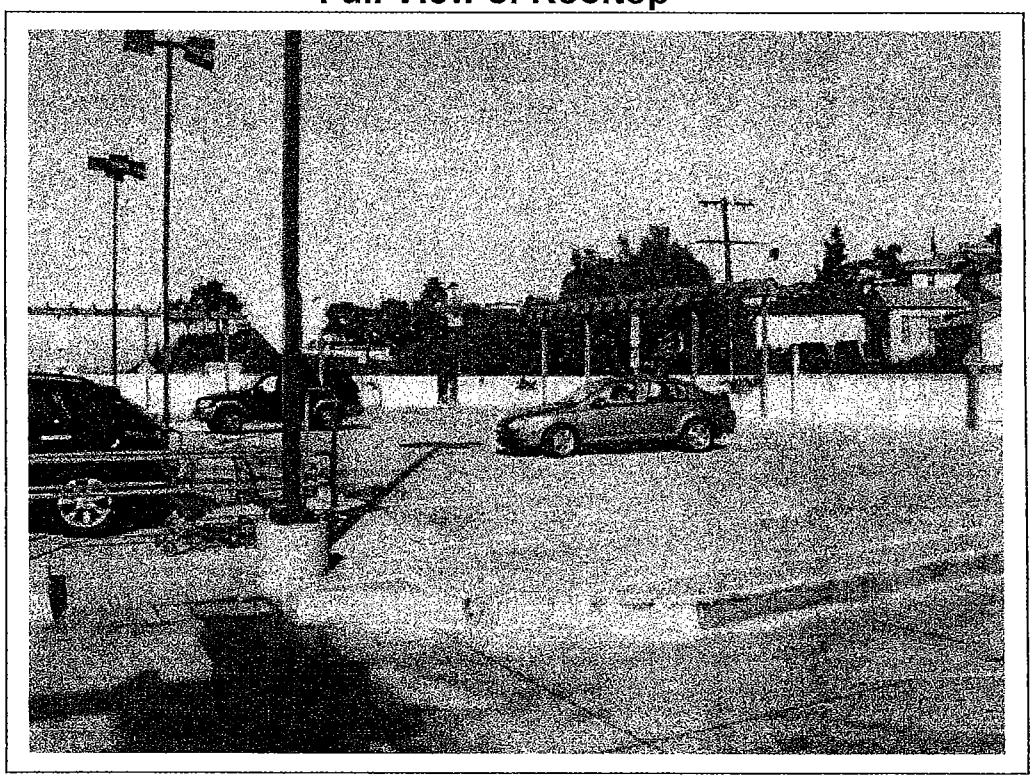
Full View of Site from Rooftop



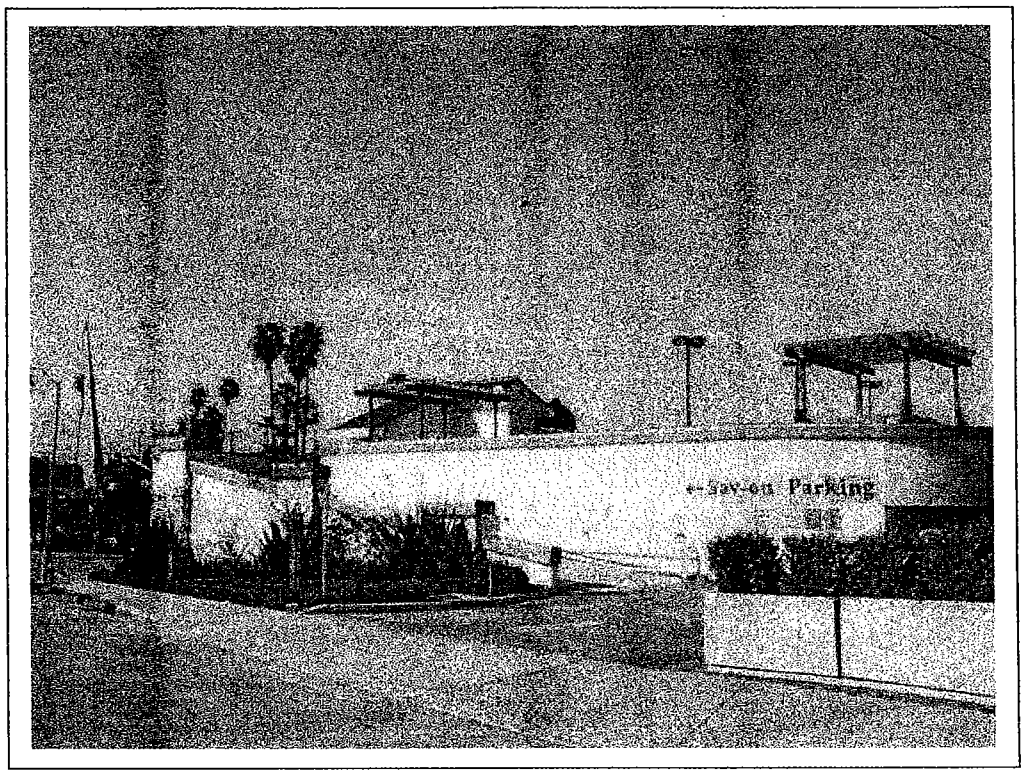
Full View of Rooftop

Full View of Rooftop

Full View of Rooftop



Full View of Rooftop



Access

Sally Hampton
5574 Onacrest Drive
Los Angeles, CA 90043
323-299-1487
sallyhampton11@gmail.com

March 25, 2008

VIA HAND DELIVERY

Commissioners Leslie Bellamy, Harold V. Helsley,
Esther L. Valadez, Wayne Rew and Pat Modugno
Los Angeles County Department of Regional Planning
Hall of Records, 13th Floor
320 West Temple Street
Los Angeles, CA 90012

Re: Conditional Use Permit – Case # 200700020/Project No. R2006-03164-(2)
4501 West Slauson Avenue

Dear Commissioners:

My name is Sally Hampton and I have been a resident of Windsor Hills for almost 30 years and have lived in my home at 5574 Onacrest Drive since 1982. I am adamantly opposed to the proposed T-Mobile wireless base station with antennas less than 100 feet from my home and even closer to several neighbors. On behalf of myself and many of my neighbors, I shall list below some of the reasons why the County should deny the Conditional Use Permit for this facility.

1. It is Detrimental to the Use, Enjoyment and Valuation of Our Property in Violation of Chapter 22.56.040.2 of the County of Los Angeles Planning and Zoning Code

The proposed facility is not compatible with the predominantly residential surrounding area and sets a worrisome precedent for our community. I have spoken to numerous residents in the neighborhood who are concerned about the effect this wireless telecommunications facility will have on their property values, some of whom have written letters and statements to that effect.[1] (*See* **Exhibit A** to this letter for a representative sample.) I have also talked to real estate professionals who have told me many people refuse to live near cell facilities. (*See* **Exhibit B**.) Negative perceptions about cell antennas are, alone, enough to reduce the number of interested buyers and will drive down the price of my home and the homes of my neighbors. I fear my home will lose, at least, 10% of its current market value immediately upon installation of this

facility and this will continue to worsen over time (losing as much as 50% of market value for my home and others within close proximity) as others become aware of the presence of these antennas in our community.

2. **Adequate T-Mobile Service Already Exists in the Area.**

T-Mobile's Existing Coverage Map itself shows that there is already adequate coverage in the area. (*See* **Exhibit C.**) There are only a few small white areas on T-Mobile's coverage map where presumably neither 'Outdoor' (gray), 'In Vehicle' (yellow), nor 'In Building' (green) coverage exists. The fact that T-Mobile calls may not at all times and in every location be made and received indoors does not mean that T-Mobile has a 'significant gap' in service as that term has been defined by federal appellate courts, including the Ninth Circuit Court of Appeals (*see MetroPCS v. City and County of San Francisco*, 400 F.3d 715 (9th Cir. 2005)). It is the inherent nature of wireless technology that building materials block and attenuate signals, and adding an antenna facility will not change this fundamental law of physics.

Moreover, my discussions with nearby residents with T-Mobile service have confirmed that they are in fact able to make and receive calls from inside their homes – even those homes in areas where T-Mobile claims to have no coverage (*i.e.*, the white areas on their map). For example, T-Mobile customers on Whelan Place and Onacrest and Northridge make and receive calls from inside their homes.

To further test T-Mobile's service in the area, we took two different T-Mobile phones to 6 locations where T-Mobile's coverage map shows no coverage and videotaped the street signs and the results. We were successful making and receiving calls at every location and, as we were driving from location to location, the phones never once lost service. The locations we made test calls from were: #1 – 4507 Whelan Place (In Building), #2 Springdale and Harcross off of Angeles Vista Blvd. (Outdoors), #3 – Verdon and Marburn off of Northridge (Outdoors), #4 – Oaknoll and Valleyridge (In Vehicle and Outdoors), #5 – Edgemar & 58th Pl. just south of Slauson and 2 blocks E. of Buckler Ave. (In Vehicle and Outdoors), #6 - 5574 Onacrest Drive behind the NW corner of Slauson and Overhill (In Building). **Exhibit D** is a CD-Rom Video documenting the field test we conducted on Sunday, March 23rd and Monday March 24th, 2008.

Finally, T-Mobile has offered no evidence that it has a problem with 'capacity' in the area that can only be remedied by installation of a new base station at this location ('capacity' refers to the number of customers able to access the same cell antenna base station facility at the same time). In order to do so, T-Mobile would have to document its purported issues with capacity in the area in accordance with the discussion elaborated in **Exhibit E** to this letter.

3. **T-Mobile Has Not Considered Alternatives to the Proposed Facility.**

Even if T-Mobile proves that it has a 'significant gap' in its service in the area, T-Mobile has provided no evidence in its testimony before the hearing officer on January 8, 2008 and in its written application materials to date that it has sought meaningful alternatives to the proposed

location at 4501 West Slauson Avenue. For example, T-Mobile has not considered: (1) co-locating its antennas on existing cell tower facilities located in and around Hahn Park, which are used by Nextel to provide service to residents in our neighborhood; (2) entering into an inter-carrier service agreement (also known as a 'roaming' agreement) with another carrier or carriers that currently provide service to the area; or (3) seeking out other locations that are not as close to residentially zoned areas as the current proposed site. Any of these alternatives is a less intrusive means for T-Mobile to provide service to the area, should a significant gap in its service actually exist, **which is not the case.**

4. T-Mobile's Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report is Grossly Deficient.

T-Mobile's RF-EME Compliance Report states in the Introduction (p.2) that the design of PCS facilities like T-Mobile's "generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, **with the exception of in areas in the immediate vicinity of the antennas.**" (Emphasis added.) Yet on p.7, in a section entitled 'Results of Onsite RF EME Monitoring,' the Reports says "all of the areas on any walking/working surfaces on top of the garage have modeled power densities less than both the FCC's occupational exposure limit and the FCC's general population exposure limits."

How does the report reconcile these two statements? What about the 'areas in the immediate vicinity of the antennas'?

The statement "all of the areas on any walking/working surfaces on top of the garage" also begs the question: What about areas 5-6 feet **above** the surface of the garage, *i.e.*, at the level of a typical person's head? What if a child, teenager or adult should climb on top of the roof of a car or SUV parked next to one of the antennas? (*See* **Exhibit F**) What are the estimated radiofrequency radiation (RFR) exposure levels at such a distance from the 'walking/working surface' to the proposed antennas?

The Report provides no actual calculated power density levels (in mW/cm^2) at any locations on the garage roof for any of the 9 antennas. Nor does it discuss and identify the three-dimensional perimeter wherein FCC exposure standards would be exceeded (*i.e.*, how far the 'areas in the immediate vicinity of the antennas' extend).

The Report does provide a color-coded diagram whose purpose is to show areas in yellow where the FCC limits would be exceeded, yet there are no yellow areas visible on the diagram. Why not?

The Report gives no indication that its authors have taken actual field measurements of already-existing ambient RFR levels at the proposed site and factored these into their calculations. Since FCC exposure limits for the general public are cumulative, *i.e.*, take into consideration RFR from all sources, how can the authors of the Report credibly claim that FCC

exposure limits will not be exceeded by the addition of these 9 antennas without having first conducted field measurements of existing RFR levels at the proposed location?

Attached as **Exhibit G** is a standard sample RFR report from the engineering firm Hammett & Edison (H&E) submitted in support of an application for a San Francisco antenna facility much like the one T-Mobile proposes for 4501 West Slauson Avenue. Note that the H&E report (1) includes a discussion of existing cumulative RFR levels prior to the installation of the antennas (Checklist No.1, p.1); (2) provides an actual estimated figure in mW/cm^2 for the maximum ambient RF at ground level once the antenna facility is operational (Checklist No.8, p.2); and (3) affirms that FCC standards will be exceeded within a perimeter of approximately 12 feet from the antenna. (*Id.*) None of this information is provided in the RF-EME Compliance Report submitted by T-Mobile.

Finally, page 8 of the RF-EME Compliance Report in the section entitled 'Limitations' states that "The conclusions provided by EBI are based solely on the information obtained by information provided by the client," without including this information as an appendix to the Report. How can one evaluate the accuracy of the information T-Mobile provided to the authors of the Report without access to this information itself?

5. Opposition to the Project is Enormous and Will Create Bad Relations Among the Property Owner, T-Mobile and the Community.

The project was first brought to the attention of the United Homeowners Association (UHA) membership January 17th, 2008. Upon learning the project had already been approved, the 69 residents present signed a petition to overturn the hearing officer's decision and to oppose the project. (**A letter from UHA President Theodore Irving on behalf of the 5,000 residents that make up UHA has been submitted under separate cover.**)

Due to the limited time to file an appeal, a subsequent emergency meeting was convened on January 28th by notable journalist, author and broadcaster Earl Ofari Hutchinson. At the time, it had not yet been confirmed the case would be called for review (making an appeal unnecessary) so residents agreed to pool resources to cover legal fees. Over $600 was raised on the spot to cover the cost of the filing fee and 50 more signatures were added to the petition. Almost 300 petition signatures have been collected to date and many more are expected before the hearing. See petition sheets attached as **Exhibit H**.

On March 15th, 2008, another large community meeting was held at the local church for the sole purpose of examining the proposed project. By unanimous vote the Windsor Hills Block Club voted to take official action as an organization to both oppose the project and overwhelmingly agreed to begin organized pickets of T-Mobile and the property owner (Alexander Haagen) at the CVS pharmacy on the corner of Overhill and Slauson. (**A letter from the Windsor Hills Block Club has been submitted under separate cover.**)

As for myself, knowing the negative impact of such a large telecommunications facility placed so near our homes has caused me a tremendous amount of stress and anxiety the past few months. Relocating from my home and place of business (I have worked from my home for the last 20 years as a writer and media consultant) would create a financial burden and hinder my ability to stay in business. Many of my neighbors are faced with similar situations. Only T-Mobile and the property owner, Alexander Haagen, will profit from this installation at the expense of residents and our good will. The harm it will cause would be irreparable.

Finally, it is my understanding that the County is in the process of finalizing a proposed wireless ordinance. In light of the recent Ninth Circuit Court of Appeals decision *Sprint Telephony PCS and Pacific Bell Wireless v. County of San Diego*, (9th Cir. 2007) (filed March 13, 2007, amended June 13, 2007; petition for rehearing *en banc* still pending) in which a wireless carrier successfully sued the County of San Diego over its wireless ordinance, and to ensure that our neighborhood has an opportunity to review and comment on this proposal, I suggest that a moratorium on any future telecommunications installations be enacted until the issues raised by the County's proposed ordinance are fully considered with significant public involvement. Whenever wireless facilities like the one T-Mobile wishes to install in my neighborhood are proposed, communities need to be involved from the beginning of the process, provided proper third-party environmental tests (unlike the inadequate report provided by T-Mobile in this case), and ensured the concerns from nearby residents are considered before any installation is approved.

Thank you for your attention to this matter and we look forward to your vote against granting a Conditional Use Permit for T-Mobile in this case.

Sincerely,

Sally Hampton

EXHIBIT A

Written testimonies of neighbors impacted with their photos.

Los Angeles County Department of Regional Planning and
Los Angeles County Board of Supervisors
320 West Temple Street, Los Angeles, California 90012

March 23, 2008

Re: Conditional Use Permit – Case No. 200700020/Project No. R2006-03164-(2)
4501 West Slauson Avenue – T-Mobile cellular **facility** at the CVS Pharmacy at
West Slauson Avenue and Overhill Drive

Dear Sirs,

This proposed T-Mobile cellular **facility** would be a disaster for our community!

My family has owned a home in the View Park/ Windsor Hills community at 4536 Mount Vernon Drive, Los Angeles, CA 90043, for forty-one years. And, I am a licensed real estate broker in the State of California working with Century 21 Hollywood, Inc., 5827 W. Franklin Ave., Hollywood, CA 90028, business 323.394.4637, fax 323.292.7175, E-mail ptamaki@aol.com (State of California Department of Real Estate No. 01518024).

In my opinion, this initial cellular facility intrusion into our community will only serve to significantly devalue our already declining market-oriented real estate property values as this particular cellular antenna installation will serve to open a flood gate of unwanted cellular apparatus into our community. It is unclear the effects the electronic frequencies associated with these cellular antennas may have on local residents. In my opinion, these cellular antennas and the electronic frequencies they emit, are harmful to one's health and can only cause a negative impact during any real estate negotiation. I, for one, as one real estate agent, would feel obligated to disclose to all potential real estate buyers the proximity to these antennas.

Also, with the real estate market being on somewhat of a downturn, I have another job working at a delivery/courier service, The Go-Between Delivery Service, 2140 Cotner Ave., First Floor, Los Angeles, CA 90025. Much of the delivery business occurs in the Hollywood Hills, Bel Air, Santa Monica Mountains and Pacific Palisades to people in the entertainment industry. None of these communities have clear cellular communication because none of them have cellular antennas in their communities. It is my opinion, during casual conversations with the people of these respective neighborhoods, the residents understand the significance of working to keep the cellular antennas from their communities, even at the expense of communication reception.

Lastly, my family has a telephone land line at our home in View Park/Windsor Hills to facilitate telephone communication and although our cellular reception is not perfect, it is adequate.

I do not want this T-Mobile cellular antenna in my community, and I will use any means necessary to keep it out.

Respectfully,

Paul F. Tamaki

Cc Mount Vernon/Overdale Drive Neighborhood Watch
Cc United Homeowner's Association

Keli Gaines

5586 Onacrest Drive
Los Angeles, California 90043

To: L.A. County Dept. of Regional Planning
Hall of Records - 13th Floor
320 West Temple Street
Los Angeles, CA 90012

March 23, 2008

Re: T-Mobile/CVS Project No. R2006-03164-(2) -Case # 200700020
4501 West Slauson Ave.

To Whom It May Concern:

We reside at 5586 Onacrest Drive, approximately 25 yards from the proposed T-Mobile antenna facility at the CVS Pharmacy on Slauson Ave. and Overhill Drive. Our house is directly across from the CVS Roof, which is the proposed site of the antennas.

Nowhere in the Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report submitted by T-Mobile in support of its application does it state that their engineers went out and measured existing radiation levels at this site and the surrounding area. This concerns us, because it is our understanding that the radiation from these antennas travels horizontally. Therefore, our living room would be the first thing in its path.

The fact that these antennas will emit an unknown amount of microwave radiation directly into our home is of grave concern to us. It is known that radiation behaves in unpredictable ways in real life circumstances and that radiation can be re-radiated along things like power lines or metal objects. This can create something engineers, physicists and other refer to as "hot spots," areas where the concentration of radiation is greater than that in the surrounding area. It is therefore theoretically possible that there may be areas in excess of FCC limits created once T-Mobile's antennas are installed.

If T-Mobile never sent an engineer out to take measurements; no one knows if there are or may be any hot spots. I feel this is grossly negligent, irresponsible behavior. T-Mobile has not done the research to prove to the County that they have met some of the most basic requirements to warrant approval of this permit. If they can't be trusted to fulfill even the most basic of requirements under the law, how can we trust any of their claims?

Los Angeles County Regional Planning Board
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles, CA 90012

Regarding the Conditional Use Permit for T-Mobile at 4501 West Slauson Ave.
Case # 200700020/Project No. R2006-03164-(2)

To Whom It May Concern:

We are Maurice and Faye Washington of 5582 Onacrest Drive. We have been residents of Windsor Hills since 1978. We live directly across from the CVS Roof and will be directly impacted by the antennas.

When we first heard we were shocked because we had not been notified and only heard from our neighbor. Since learning of this proposed antenna site we have been under great anxiety and stress and worry every day about the affects it will have on us. It is upsetting to know our property value will be greatly reduced. We don't want to move but even if we do, we will have a difficult time selling and if we do sell, we won't get the same price as we would without the antennas. People do not want to live near things like cell antennas.

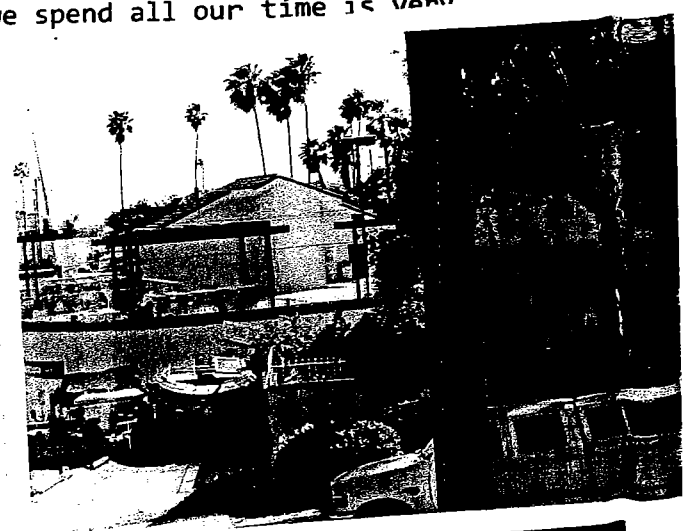
The antennas will be in direct sight and immediately across from our breakfast area and dining room where we spend most of our time. We do not want to see these antennas, especially knowing they will be raising the trellis another 7 feet, which will partially obstruct our views and be most unattractive along with the fence. (please see picture)

Having to look out our window every day at antennas and also knowing they emit microwave radiation directly into our home where we spend all our time is very upsetting. Maurice just had surgery and we don't
disrupted with something that will not help us. Th
community greatly and we don't need them. We are
service that we currently have and our landline.

We would appreciate if you would take our concerns
review this matter.

Sincerely,

Maurice and Faye Washington
5582 Onacrest Drive
Los Angeles, CA 90043
323-295-5701



We purchased our home 3 years ago at the height of the market. We never would have bought this property had we known T-Mobile would be applying to put in antennas so close to our home. In a depreciating market, I fear this will put us under extreme financial burden. I hold a California real estate license. I have spoken with many of my peers, both appraisers and agents, about my concerns. I have been told that should we attempt to sell our property at a future date, disclosing the T-Mobile antenna site to prospective buyers will most likely have a negative effect on the valuation of our property's sale price. In their opinion, our property value will depreciate by 10-50%, if T-Mobile is granted a Conditional Use Permit for this location. In a buyer's market, where buyers have their pick of available homes, just the perception of danger is enough to deter buyers. My parents helped us buy this home. We cannot afford this kind of devaluation.

These antennas will hurt our community greatly and we don't see a need for them. We are very happy with the cell service that we have. In fact, we currently have two renters who have elected not to install land lines. They both use their cell phones as their only phone service.

We urge members of the Los Angeles County Board of Regional Planning to deny T-Mobile's application to place this industrial/commercial facility in our predominantly residential neighborhood.

Sincerely,

Keli Gaines and Pamela Gaines Sweany
5586 Onacrest Drive
Los Angeles, CA 90043

Charlesetta Brown
5577 Onacrest Drive
Los Angeles, CA 90043

March 24, 2008

To: Dept. of Regional Planning Commissioners
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles, CA 90012

Dear Commissioners of the Regional Planning Board of Los Angeles,

I reside at 5577 Onacrest Drive approximately 50 feet from the proposed T-Mobile antenna facility at 4501 West Slauson Avenue.

I have owned my home for 2 years and am concerned that if T-Mobile is granted a Conditional Use Permit for this location and I attempt to sell my property at a future date, disclosing the T-Mobile antenna site to prospective buyers will have a negative effect on the valuation of my property's sales price.

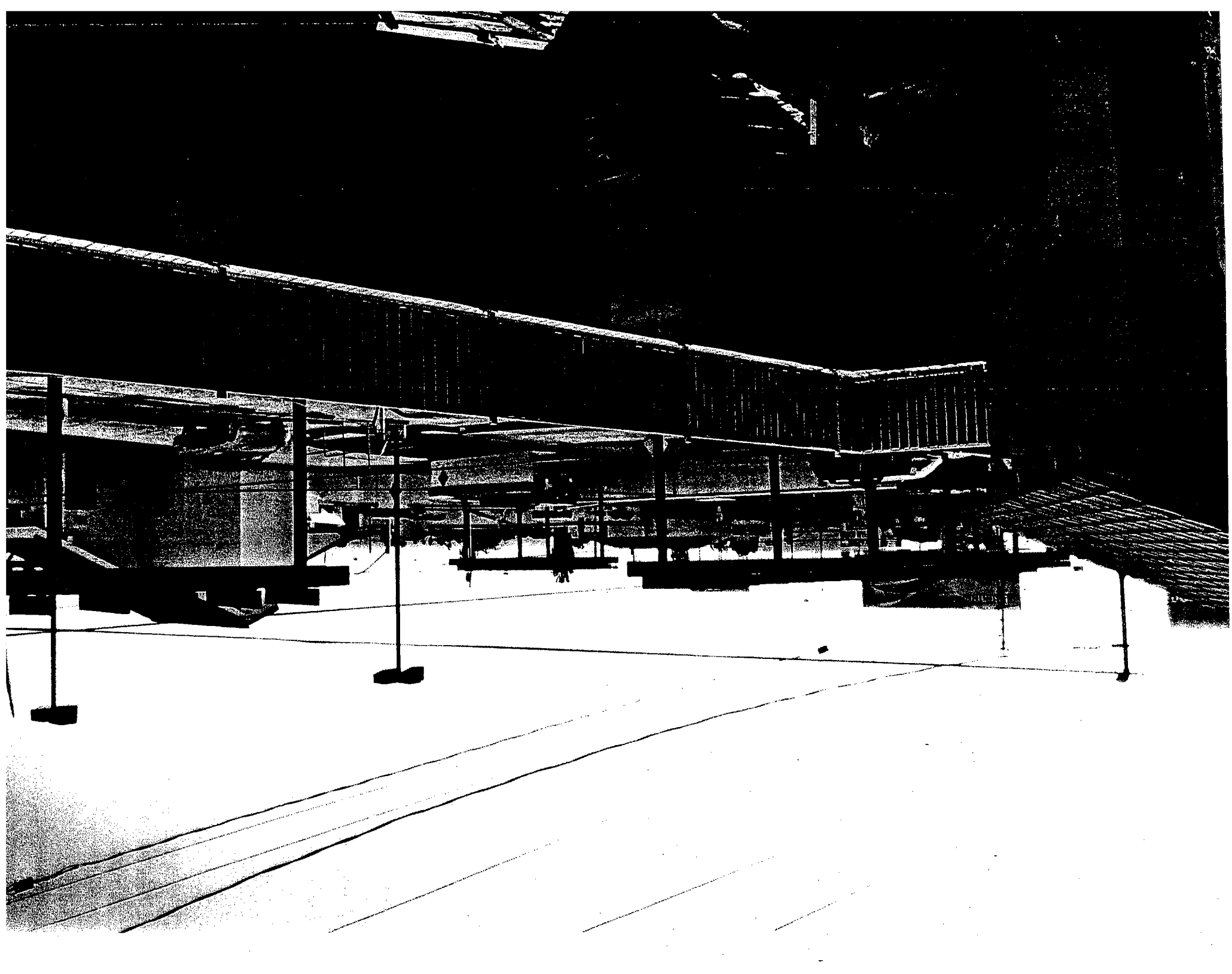
If I were purchasing a home today and was shown a home near antennas I wouldn't even consider buying it. Even paying less wouldn't be a consideration because I do not want to live in a home this close to antennas, period. Living next to a gas station would bother me less and I wouldn't even want that. I know others who feel the same way, especially my family and friends with small children. Knowing this and knowing what those in the real estate profession have also told me has me very worried. I can't afford to lose anymore equity than I already have on my home in this market. I am on the brink of losing my home and I am afraid this project at CVS will be such a negative factor that it will cause this happen to happen

I beg members of this Regional Planning Board to deny T-Mobile's application to place this industrial/commercial facility so close to my home and our predominantly residential community.

Thank you for your consideration and help.

Sincerely,

Charlesetta Brown



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012-3208

March 26, 2008

Re: Conditional Use Permit - Case No. 200700020/Project No. R2006-03164-(2)
T-Mobile cellular facility at the CVS Pharmacy at 4501 West Slauson Avenue and Overhill Drive

Dear Commissioners:

I would like to suggest T-Mobile find out where Nextel installed antennas the past year and co-locate with them. I say this because I have Nextel through my employer and up until one year ago, I could not get ANY signal within one mile of my home on Onacrest Drive near the corner of Slauson and Overhill. Then, one day over the past year, I suddenly had service at home and now am able to make and receive calls inside my home with no problems. So, there are obviously other, more appropriate places for antennas than right next to a home or across from a nursery school. And T-Mobile must do the job to find those places.

Living close to such a large facility - I am told 9 antennas is just to start and it can grow to 12, 20, 25 or more antennas – is just not acceptable for me and most people who are informed. I currently work 5 miles from my home and relocating to an area where property taxes are affordable will force me to either pay high transportation costs or to give up my job completely. My ability to find a new job would be difficult in areas where I could afford to relocate. This would be a personal disaster for me and has me very worried.

Please overturn the decision to approve this facility and DENY this permit. We do not need or want the proposed T-Mobile installation and T-Mobile has not properly researched this project nor provided the documents required by law.

Residents don't believe this is about providing the community with a valued service but rather about profit for a wealthy land owner, the insatiable quest for market share within a multi-billion dollar industry and the lack of regulation which has led to the "dumb growth" of a technology that none of us fully understands yet. To continue to approve so many of these applications with such reckless abandon is a recipe for disaster. The County must find a better way of deployment before it becomes an even bigger problem.

Thank you for your consideration,

Doug Briz
323-290-2164

March 26, 2008

Regional Planning Commissioners
Hall of Records 13 FL
320 West Temple Street
Los Angeles, CA 90012

Regarding T-Mobile cellular facility at the CVS Pharmacy at 4501 West Slauson Ave.
Conditional Use Permit – Case No. 200700020/Project No. R2006-03164-(2)

Dear Regional Planning Commissioners:

I have resided at 5502 Onacrest Drive for the past 13 years. As a cancer survivor I am deeply concerned for the safety of my daughter, neighbors and other children in the area if T-Mobile is granted a permit for a facility at this location.

I am helping to organize picketing of this proposed facility at the corner of Slauson and Overhill starting April 5th and we will continue to picket at CVS and boycott the store until this matter is resolved successfully.

I urge the County to overturn the decision to approve and to deny T-Mobile this permit.

Thank you for your help with this very serious matter.

Sincerely,

Myron Lampkins

Myron Lampkins (Windsor Hills Block Club Captain)

March 24, 2008

Re: Proposed Installation of T-Mobile Cell Phone Tower (CVS at Slauson & Overhill)

To Whom It May Concern:

My name is Alan Guttman, and I reside at 3716 Lorado Way in the View Park area of Los Angeles County. I have lived in View Park for almost eight years, since May 2000. The community is renowned for an abundance of outstanding and unique houses built in Spanish and Mediterranean styles, and many of our homes have retained their values even during the recent severe downturn in the housing market. As the values of many homes in the southland have declined, reasssessments have resulted in significant reductions in Los Angeles County property tax revenues. It is especially crucial at such times for county planners to carefully consider any decision that could further erode the county's tax-base such as the current proposal to install an unsightly and potentially harmful cell phone tower within extremely close proximity to Windsor Hills and View Park homes. The proposed siting of the tower atop a CVS store at the corner of Slauson and Overhill represents both short-sighted community planning and poor county fiscal planning. As this intersection is one of the major entry points into View Park and Windsor Hills many prospective home buyers will surely notice T-Mobile's eyesore and potential health hazard as they approach the community.

I strongly urge you to reject T-Mobile's application and by so doing to suppport the character, family, and fiscal values embodied in the streets, landscape, and homes of View Park and Windsor Hills. Your thoughtful intervention will serve the very constituents the county needs most during these times of fiscal uncertainty, the proud property owners and reliable taxpayers of View Park and Windsor Hills.

Sincerely,

Alan Guttman
3716 Lorado Way
Los Angeles, CA 90043

(323) 299-4265 (H)
(323) 627-6770 ©

EXHIBIT B

Real Estate Professional Letter Regarding Proposed Project

SOLSTICE INTERNATIONAL REALTY
20132 Pacific Coast Highway
Malibu, Ca. 90265
Office: (310) 456-1475
Fax: (424) 644-0219
donna@solsticeir.com
www.solsticeinternationalrealty.com

L.A. Regional Planning Board March 25, 2008
Hall of Records, 13th Floor
320 West Temple Street
Los Angeles, CA 90012

To Whom It May Concern:

My name is Donna Bohana. I grew up in Baldwin Hills and currently have family in View Park where the proposed cell antenna facility will be placed. Having been in real estate for over 14 years with Coldwell Banker and now owning my own company, I need to express my professional opinion and a sincere concern for the community in its entirety. The placement of such a telecommunications facility installed on the roof of the CVS Pharmacy at Overhill and Slauson will no doubt lower the property values in this neighborhood.
First, the placement of such a cellular towers or facilities in or near a residential neighborhood diminishes the buyer pool. The homes closest to the facility will be most severely impacted and this will cause a ripple effect with comps dragging down the entire area.

Secondly, as a realtor, I must disclose to potential buyers where there are cell antennas nearby. I have found in my own experience that there is a very real "the stigma" and cellular facilities, like power lines, are perceived as undesirable. Most people/clients perceive being near cell antennas as bad for their health and the health of their families and don't want to live near equipment that emits microwave radiation. This shrinking of the buyer pool translates into a "loss of home values" and can be anywhere from 10% to as much as 50%.
Proof that cell antennas pose a health risk is not necessary to negatively affect property values. The PERCEPTION of danger can lead to a drop in property values. I reiterate, whether the danger is scientifically genuine is irrelevant to the central issue of market value impact!
In my professional opinion, cellular facilities or towers should not be permitted close to homes or schools in this or any residential neighborhood as this project at CVS will impact property values with reduced sale prices immediately.
Sincerely,

Sincerely,

Donna Marie Bohana

March 26, 2008

Hall of Records
Los Angeles County Regional Planning Board
(13th Floor)
320 West Temple Street
Los Angeles, CA 90012

Re: Conditional Use Permit - T-Mobile/CVS
Case # 200700020/Project No. R2006-03164-(2)

To Whom It May Concern:

I am writing to oppose the construction of the T-Mobile facility with nine cell phone antennas on the rooftop of CVS Pharmacy at Slauson and Overhill.

I am very familiar with the homes and Real Estate market in this area and more specifically the area of Windsor Hills and View Park as both a resident and a realtor. I own a Real Estate office on the corner of Slauson and Overhill and have sold many properties in Windsor Hills, View Park, surrounding areas and throughout all of Los Angeles over the past 40 years.

I am also very familiar with the impact that nearby telecommunications antenna or facility may have on a home's marketability. Based on my experience, I believe the installation of the proposed facility at CVS will have an immediate and adverse impact on the surrounding neighborhood. Those who would otherwise purchase a home, now considered desirable, can be deterred by a facility like the one proposed and this significantly reduces sales prices and does so immediately. The perceived health and safety risks of living near cellular facilities are of concern to many people.

As a result, I believe a facility such as the one proposed will diminish the buyer pool, significantly reduce home sales prices, alter the character of the surrounding area and impair the use of the residential properties for their primary uses.

I encourage the County to work with T-Mobile on finding an alternative site and to keep sites away from residential areas.

Thank you for your time and consideration.

Sincerely,

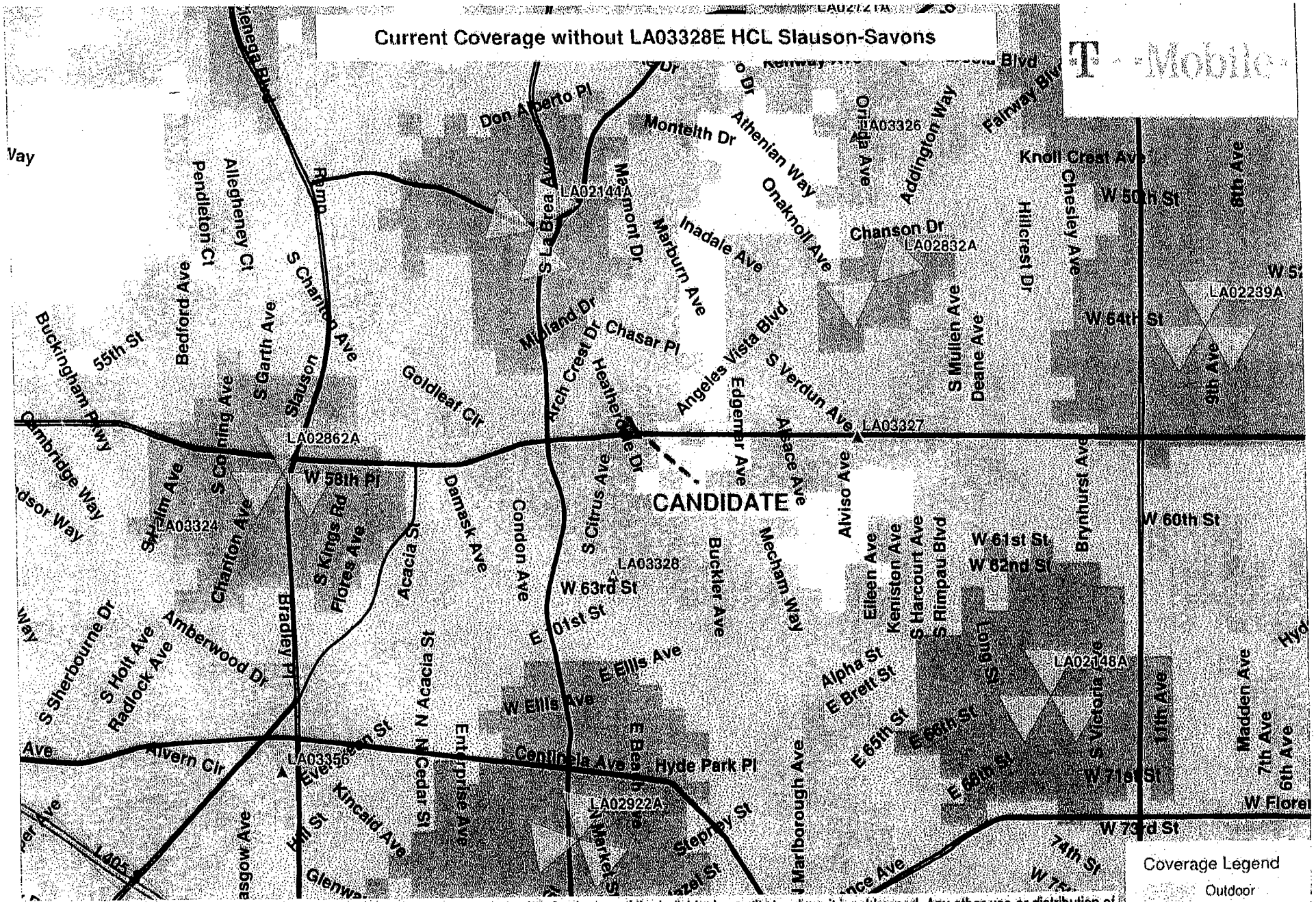
Beverly Clark

Beverly Clark

EXHIBIT C

T-MOBILE EXISTING COVERAGE MAP

Current Coverage without LA03328E HCL Slauson-Savons



This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

Coverage Legend

- Outdoor
- In Vehicle
- In Building

EXHIBIT E

T-MOBILE 'Capacity' Bullet Points

TO DEMONSTRATE INSUFFICIENT CAPACITY, T-MOBILE MUST

- Provide quantifiable network performance metrics recorded over time, including

  (a) baseline network performance
  (b) peak loads correctly handled and time periods
  (c) nominal loads correctly handled.

This could include the following types of information:

- The total number of T-Mobile customers in the proposed service area*

- The total number of calls made in this service area in a given period of time (e.g., one month)*

- The total number of dropped or blocked calls in this service area in this given period of time*

- The make and model number of the equipment at its existing adjacent sites

Additionally, information about blocked/dropped calls and data network unavailability must be broken out to detail all causes:

- RF/air-network base station capacity issues
- Consumer equipment issues (*e.g.*, cell phone batteries not adequately charged)
- Non-RF/non-air-network issues in the adjacent cells already providing service coverage
- Other back-end network issues

T-Mobile has provided NONE of this information

* This information could include redacted customer service reports to protect T-Mobile customer privacy and trade secrets

EXHIBIT F

Photo illustrations covered in part 4.

EXHIBIT G

Hammett & Edison (H&E) Standard sample RFR Report

Sprint PCS • Proposed PCS Base Station (Site No. SF33xc674B)
2801 California Street • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Sprint PCS, a wireless telecommunications carrier, to evaluate the PCS base station facilities proposed to be constructed at 2801 California Street (Sprint Site No. SF33xc674B) with respect to prevailing standards limiting human exposure to radio frequency energy.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of WTS facilities with prevailing safety standards. The acceptable thresholds for exposures of unlimited duration are the most restrictive of the nationally promulgated standards and come from NCRP Report No. 86 (1986):

Wireless Telecommunications Service	Operating Frequency	Occupational Limit	Public Limit
Personal Communication	1,900 MHz	5 mW/cm^2	1 mW/cm^2
Cellular Telephone	870	2.9	0.58
[most restrictive frequency range]	30–300	1.0	0.20

The site was visited by the undersigned engineer on September 28, 2000, and reference was made to zoning drawings of the site by Alvar Architects, Inc., dated November 14, 2000, and to additional information provided by Sprint.

Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

There were no existing WTS facilities or other transmitting communications facilities observed at the site. Existing RF levels at ground level were less than 1% of the most restrictive public exposure limit.

2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.

No other wireless communications facilities are reported to be approved for this site but not yet installed.

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no WTS facilities observed within 100 feet of the site.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

There are proposed three directional panel antennas to be mounted on the roof of the three-story building located at 2801 California Street, on the corner of Divisadero Street. The antennas would

be mounted within 6-foot fiberglass cylinders on the roof, configured to resemble vent pipes, at an effective antenna height of 43 1/2 feet above ground. The 295°T and 55°T antennas would be Allen Telcom Model 958DD90T2-TRM, mounted with 2° downtilt and set back about 5 feet from the northeast corner of the roof, while the 175°T antenna would be EMS Model MTRR7517-420DPL, mounted with 4° downtilt and set back about 5 feet from the southeast corner of the roof.

5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.

The maximum power rating of the transmitters to be installed is reported to be 16 watts. The actual operating power of the transmitters will depend upon the system losses encountered after the physical cabling runs have been installed; the transmitters will operate at a power that may be less than their maximum rating, such that the power radiated from the antenna does not exceed the level given in Item 6 below.

6. Total number of watts per installation and total number of watts for all installations at site.

The maximum effective radiated power proposed in any direction is 1,000 watts.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the proposed antennas to be installed on the building as described in Item 4 above. All adjacent buildings are of lower height, and a taller, brick building on the second parcel to the north has no windows facing the site.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

The maximum ambient RF level at ground level from the proposed operation is calculated to be 0.0031 mW/cm^2, which is 0.31% of the public exposure limit applicable to PCS sites. The three-dimensional perimeter of RF levels equal to the exposure standards is calculated to extend about 12 feet from the front of the Sprint transmitting antennas; therefore, on the roof of the building, the ambient RF levels are expected to exceed the public exposure limit within that distance.

9. Describe proposed signage at site.

Access to the roof of the building by the public is presumed to be possible, due to the exterior fire escape ladders, so barriers need to be erected to prevent access to areas around the cylinders. Measurements made prior to the commencement of operation can be used to determine the exact extent of the perimeters of RF levels equal to the public exposure limit. Additionally, such access as would allow authorized personnel to approach within 5 feet of the faces of the Sprint antennas themselves may result in exposures in excess of the occupational limit and so should not be

permitted while the site is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Explanatory warning signs should be installed at the roof access door, at the access barrier, and at the cylinders, so that they would be readily visible to workers approaching from any direction.*

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registrations Nos. E-13026 and M-20676, which expire on June 30, 2005. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

Conclusion

Based on the information and analysis above, it is my professional opinion that the proposed Sprint PCS base station facility can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest estimated exposure levels at ground level are many times less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. HAMMETT
E-13026
M-20676
Exp. 6-30-05
ELECTRICAL
MECHANICAL
STATE OF CALIFORNIA

William F. Hammett, P.E.

October 29, 2001

* Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.

EXHIBIT H

Petition Signatures turned in as of 3-25-08

(Paper petition and printout of "online" petition with comments attached.)

No to Cell Antennas Next to our Homes & Schools

Published by on Mar 25, 2008

Petition History and Background:

We deserve the right to due process so we, as a community, can properly examine potential risks when cell phone antennas are to be placed close to homes and schools.

Wireless corporations have been given far too much leeway in regards to placement of antennas and are taking full advantage in order to save time and money and, in the process, putting communities at risk.

We should not be forced to choose between wireless technology and our property values, health or well being. We can have improved wireless service without risk but only with full disclosures and proper environmental testing BEFORE antenna facilities are approved and installed.

In a market already depreciating, we don't need additional undesirable factors adding blight nor do we want our children placed in harms way without sufficient reviews to ensure their safety.

98 'online-Petion' w/ comments attached
signatures

Petition Text:

PETITION TO APPEAL DECISION TO APPROVE Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020

We, the undersigned, are concerned citizens and neighbors who urge our local leaders to protect our community first by overturning the decision of the hearing officer January 8, 2008 to grant T-Mobile Communication a conditional use permit for the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of 9 antennas and 6 BTS equipment cabinets.

The antennas will be located on the roof of an existing CVS Pharmacy and the equipment cabinets will be located at ground level within a C-2 (Neighborhood Business) zoned property. The property is located at 4501 West Slauson Avenue, in the unincorporated area of Los Angeles and within the View Park zoned District.

Inappropriately placing antennas adjacent homes and across from a pre-school will set an unwise precedent in our community and lead to unnecessary blight. Antennas placed at this location would be visually unappealing and, coupled with concern over serious health risks, would cause anxiety for nearby residents and potential buyers, negatively impacting property values in the area. In addition, those who work or take their children to the pre-school nearby share similar concerns, which hinders nearby businesses and results in a negative economic impact.

Further, T-Mobile has not met the ?burden of proof? requirements nor made available necessary information or conducted proper environmental studies. In addition, neighbors within 500 feet were not all notified nor were signs properly posted.

Total signatures 98

#	Title	Name	Address	Town/City	S/C/P	Region	Zip/PC	Comment	Date
98	N/G	Marcella Gossett Edmonds	5705 S. Mullen Ave	Los Angeles	CA	USA	90043	N/G	Mar 25, 2008
97	Mrs	Sharon Barnes	5340 Brynhurst Ave.	Los Angeles	CA	USA	90043	N/G	Mar 25, 2008
96	N/G	Derrick Evans	5157 Onacrest Dr. #1	Los Angeles	CA	USA	90043	N/G	Mar 25, 2008
95	N/G	Michele Ward-Evans	5157 Onacrest Dr. #1	Los Angeles	CA	USA	90043	N/G	Mar 25, 2008
94	N/G	Florence Ward	5157 Onacrest Dr	Los Angeles	CA	USA	90043	View	Mar 25, 2008
93	Mr.	John Chiong	5574 Onacrest	Los Angeles	CA	USA	90043	N/G	Mar 25, 2008
92	N/G	Leslie Braithwaite	3519 Knollcrest	LA	CA	USA	90043	N/G	Mar 25, 2008
91	N/G	Barbara Brown	5566 Onacrest	LA	CA	USA	90043	N/G	Mar 25, 2008
90	N/G	Herbert Brown	5566 Onacrest	LA	CA	USA	90043	N/G	Mar 25, 2008
89	N/G	Gina Brzescinski	5574 Onacrest	LA	CA	USA	90043	N/G	Mar 25, 2008
88	N/G	Inez Burrell	5565 Onacrest drive	LA	CA	USA	90043	N/G	Mar 25, 2008
87	mrs	sandra rogers	5117 brea crest drive	los angeles	ca	Vanuatu	90043	N/G	Mar 24, 2008
86	ms	diana cho	3800 country club dr. #8	los angeles	ca	USA	90019	N/G	Mar 24, 2008
85	N/G	Carl Butts	4906 Maymont Drive	Los Angeles	CA	USA	90043	N/G	Mar 24, 2008
84	mr	jerrold smith	3622	los angeles	CA	USA	90008	N/G	Mar 24, 2008
83	Mr.	Jose Perez	1937 S. Charlotte ave	San Gabriel	Ca	USA	91776	N/G	Mar 24, 2008
82	N/G	Imelda Velasco	4933 Glacier Drive	Los Angeles	California	USA	90041	View	Mar 24, 2008
81	N/G	Richard Smith	4907 Maymont Dr.	Los Angeles	CA	USA	90043	View	Mar 24, 2008
80	Mrs	Ruth Oates	4981 Maymont Drive	Los Angeles	CA	USA	90043	N/G	Mar 24, 2008
79	Mr	Hector Del Cid	1133 N Genesee Ave	West Hollywood	CA	USA	90046	N/G	Mar 24, 2008
78	N/G	Annette Hughes	5528 Bradna Drive	Los Angeles	CA	USA	90043	N/G	Mar 24, 2008
77	Mrs	Jennifer Talbert	2625 6th Street #3	Santa Monica	CA	USA	90404	N/G	Mar 24, 2008
76	Mrs.	Colette Moore	5453 Onacrest Drive	Los Angeles	CA	USA	90043	View	Mar 24, 2008
75	N/G	Gina Cadres	4617 Northridge Drive	Los Angeles	CA	USA	90043	N/G	Mar 24, 2008
74	N/G	Koury Clark	5633 overhill drive	LA	CA	USA	90043	N/G	Mar 24, 2008

Powered by GoPetition

#	Title	Name	Address	Town/City	S/C/P	Region	Zip/PC	Comment	Date
73	Mr	David Moore	5453 Onacrest Drive	Los Angeles	CA	USA	90043	N/G	Mar 24, 2008
72	Mr	Michael Shanahan	5612 Archcrest Dr	los Angeles	Ca	USA	90043	N/G	Mar 24, 2008
71	Ms	Allison Caesar	5237 Loleta Avenue	Los Angeles	California	USA	90041	N/G	Mar 24, 2008
70	Dr.	Anthony Thurmond	6133 Woodruff Ave	Lakewood	Ca	USA	90713	N/G	Mar 23, 2008
69	N/G	makeba stallings	5156 hillcrest drive	los angeles	ca	USA	90043	N/G	Mar 23, 2008
68	N/G	Lester Hollins	4688 Northridge Dr	Los Angeles	Ca	USA	90043	N/G	Mar 23, 2008
67	N/G	Janice Shelby	Brea creat DRive	Los Angeles	los angeles	USA	90043	View	Mar 23, 2008
66	Mr	Rodney Gilmore	5509 Onacrest Dr	Los Angeles	CA	USA	90043	View	Mar 23, 2008
65	N/G	Brandon Thompson	4716 Don Miguel Dr.	Los Angeles	CA	USA	90008	N/G	Mar 23, 2008
64	mrs	barbara dawson	4547 mullen ave	los angeles	california	USA	90043	N/G	Mar 23, 2008
63	N/G	Toia Beans	4648 Northridge Drive	Los Angeles	CA	USA	90043	N/G	Mar 23, 2008
62	N/G	Halle Eavelyn	5330 Chesley Ave.	LA	CA	USA	90043	N/G	Mar 23, 2008
61	N/G	John Popp	23551 Summit Drive	Calabasas	CA	USA	91302	N/G	Mar 23, 2008
60	N/G	Iris Klein	5555 Onacrest Drive	L.A.	CA	USA	90043	N/G	Mar 23, 2008
59	Miss	Maryfrances Isip	6429 W. Olympic Blvd.	Los Angeles	CA	USA	90048	N/G	Mar 23, 2008
58	N/G	Taira soo	8203 blackburn ave. #b	los angeles	cA	USA	90048	N/G	Mar 23, 2008
57	Mr.	York Knowlton	5301 Brynhurst Avenue	Los Angeles	CA	USA	90043	N/G	Mar 23, 2008
56	Mrs	Sylvia Hampton	11063 Mulgrave Rd	San Diego	CA	USA	92131	View	Mar 23, 2008
55	N/G	Paul Tamaki	4536 Mount Vernon Drive	Los Angeles	California	USA	90043	View	Mar 23, 2008
54	ms	mia kissel	915 burrell st	marina del rey	ca	USA	90292	N/G	Mar 23, 2008
53	Ms	Vivienne Uytana	23551 Summit Drive	Calabasas	Ca	USA	91302	N/G	Mar 22, 2008
52	N/G	Nicholas Potter	2652 Stoner Ave	Los Angeles	CA	USA	90064	N/G	Mar 22, 2008
51	N/G	wilson mendez	po box 470611	los angeles	ca	USA	90047	N/G	Mar 22, 2008
50	mr	karreem washington	527 s hobart blvd 504	los angeles	ca	USA	90020	View	Mar 22, 2008
49	Mr	Karl Hollis	5586 Onacrest Dr	Los Angeles	CA	USA	90043	N/G	Mar 22, 2008
48	N/G	Kevin Shivers	5586 Onacrest	Los Angeles	Ca	USA	90043	N/G	Mar 22, 2008

Powered by GoPetition

#	Title	Name	Address	Town/City	S/C/P	Region	Zip/PC	Comment	Date
47	Mr.	Jon Hartmere	1873 Deloz Ave	Los Angeles	CA	USA	90027	N/G	Mar 22, 2008
46	ms.	keli Gaines	5586 onacrest drive	los angeles	ca	USA	90043	N/G	Mar 14, 2008
45	Mr.	Paul F. Tamaki	4536 Mount Vernon Drive	Los Angeles	CA	USA	90043	N/G	Mar 14, 2008
44	Dr.	Marvin Karten	450 S. Carmelo Ave	Pasadena	ca	USA	91107	N/G	Mar 13, 2008
43	Mrs	C.R. Hannan	499 lakeview Rd	Pasadena	CA	USA	91105	N/G	Mar 13, 2008
42	N/G	Julia Posey	937 elder court	los angeles	ca	USA	90042	N/G	Mar 13, 2008
41	Mrs	Miriam Nakamura	938 Kewen Drive	San Marino	CA	USA	91108	N/G	Mar 13, 2008
40	N/G	Jody Donnelly	959 E. Topeka St	Pasadena	CA	USA	91104	N/G	Mar 13, 2008
39	N/G	Deborah Pryor	4662 Mioland Drive	Los Angeles	CA	USA	90043	N/G	Mar 03, 2008
38	ms	Patricia A Fairman	787 Grayling Bay	Costa Mesa	california	USA	92626	N/G	Feb 20, 2008
37	N/G	Stephen Conte	228 Santa Cruz RD	Arcadia	CA	USA	91007	View	Feb 15, 2008
36	N/G	Donna Wilkinson	5606 Heatherdale Dr.	Los Angeles	CA.	USA	90043	N/G	Feb 09, 2008
35	MRS	MARION FERREIRA	4417 WEST 58TH PLACE	LOS ANGELES	CALIFORNIA	USA	90043	N/G	Jan 31, 2008
34	Mr.	Alan Guttman	3716 Lorado Way	Los Angeles	CA	USA	90043	View	Jan 28, 2008
33	Mr.	Norman Edwards	4070 Athenian Way	Los Angeles	Caliifornia	USA	90043	N/G	Jan 28, 2008
32	Mrs.	M. Afi Tamakloe Haffar	4653 Mioland Drive	Los Angeles	CA	USA	90043	N/G	Jan 28, 2008
31	Mr	Eric Duvernay	5335 Onacrest Dr.	Windsor Hills	CA	USA	90043	View	Jan 28, 2008
30	Ms.	Lynn Moore	4435 Circleview Blvd	Los Angeles	CA	USA	90043	N/G	Jan 28, 2008
29	Ms	Stacey Moore-Lewis	4523 Valdina Pl.	Los Angeles	CA	UK	90043	N/G	Jan 27, 2008
28	Ms.	Donna Wheeler	4512 Valdina Place	Los Angeles	CA	USA	90043	N/G	Jan 27, 2008
27	N/G	Michelle Warner	60 Edgelawn Ave	North Andover	Massachusetts	USA	01845	N/G	Jan 27, 2008
26	Mr.	Eric Franzon	5006 S. Victoria Ave.	Los Angeles	CA	USA	90043	N/G	Jan 26, 2008
25	Ms.	Melissa Russ	5518 Onacrest Dr.	Los Angeles	CA	USA	90043	N/G	Jan 26, 2008
24	mr	Maurice G Washington	5582 Onacrest Dr	Los Angeles	California	USA	90043	N/G	Jan 25, 2008
23	mrs	Faye Washington	5582 Onacrest Dr	Los Angeles	California	USA	90043	N/G	Jan 25, 2008
22	N/G	Clark Hampton	11332 Village Ridge Road	San Diego	CA	USA	92131	N/G	Jan 24, 2008

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#	Title	Name	Address	Town/City	S/C/P	Region	Zip/PC	Comment	Date
21	Ms.	Carole Carper	5515 Onacrest Drive	Los Angeles	Ca	USA	90043	View	Jan 24, 2008
20	N/G	Kimberly Peaks	3683 Aureola Blvd.	Los Angeles	CA	USA	90008	N/G	Jan 24, 2008
19	Mrs.	Debra Myrick-Williams	5233 Maymont Drive	Los Angeles	CA	USA	90043	View	Jan 23, 2008
18	ms	anita simons	2217 caminito preciosa sur	la jolla	ca	USA	92037	N/G	Jan 23, 2008
17	N/G	myron lampkins	5502 onacrest drive	los angeles	california	USA	90043	N/G	Jan 23, 2008
16	N/G	carmen shannpn	1818 Seattle Ave	West Covina	ca	USA	91790	N/G	Jan 22, 2008
15	Ms	Kerri Bailey	2988 Chapala Drive	Las Vegas	NV	USA	89120	N/G	Jan 22, 2008
14	Ms.	Mischele Ivey Palmer	5428 Brynhurst Avenue	Los Angeles	CA	USA	90043	N/G	Jan 22, 2008
13	Ms.	Tanisha Massie	325A Grand Avenue	Brooklyn	NY	USA	11238	View	Jan 22, 2008
12	Mrs	Fredricka Recasner	4501 Whelan Place	Los Angeles	CA	USA	90043	N/G	Jan 22, 2008
11	N/G	chris restivo	2644 fulton st	berkeley	ca	USA	94704	N/G	Jan 21, 2008
10	Dr	Chellis Glendinning	Box 130	Chimayo	NM	USA	87522	N/G	Jan 21, 2008
9	Mr.	David Moore	5453 Onacrest Drive	Los Angeles	CA	USA	90043	N/G	Jan 21, 2008
8	Dr.	Mike Vandeman	2600 Camino Ramon # 2E950I	San Ramon	CA	USA	94583-509	View	Jan 21, 2008
7	Ms	Catherine Kane	336 43 rd Street	Port Townsend	WA	USA	98368	View	Jan 21, 2008
6	Mr.	David Tabor	4507 Whelan Place	Los Angeles	CA	USA	90043	N/G	Jan 21, 2008
5	MS	Libby Kelley, MA	936B Seventh Street, S. 206	Novato	California	USA	94945	View	Jan 21, 2008
4	N/G	Toni Mc Donald	4507 Whelan Place	Los Angeles	CA	USA	90043	N/G	Jan 21, 2008
3	Mr	Steven Mackensen	8601 Sunland Blvd. Unit 61	Sun Valley	CA	USA	91352	N/G	Jan 20, 2008
2	N/G	Douglas Brzescinski	5574 Onacrest Drive	Los Angeles	CA	USA	90043	View	Jan 20, 2008
1	N/G	Sally Hampton	5574 Onacrest Drive	Los Angeles	CA	USA	90043	View	Jan 20, 2008

* N/C - field not collected by the author
* N/G - not given by the signer
* S/C/P - State, County or Province
* PC - Post Code
* View - view

Appendix: All signatures comments

94 Florence Ward Back to signature list

Too many schools in the area.

82 Imelda Velasco Back to signature list

We are against harmful cell phone towers in residential areas or around schools.

81 Richard Smith Back to signature list

Need a better environmental impact study on levels of radiation to nearby residents and customers at the antenna location.

76 Colette Moore Back to signature list

Do not allow this communication facility steps away from our door. My family is invested in the community. We are finishing a major home remodeling project and our son goes to the local charter school. We do not want our property value or health negatively impacted.

67 Janice Shelby Back to signature list

Please do NOT allow the 9 Antennas at Slauson and La Brea. I am handicapped and plan to send the rest of my life here. I have enough medical challenges already.
Your cooperation will be appreciated. Thank you.masr

66 Rodney Gilmore Back to signature list

No to Cell Antennas Next to our Homes & Schools.

56 Sylvia Hampton Back to signature list

There are better and safer ways to provide this service.

55 Paul Tamaki Back to signature list

No Cellular Antennas in Windsor Hills - View Park!

50 karreem washington Back to signature list

no to antennas in residential neighborhoods

37 Stephen Conte Back to signature list

My biggest concern is the on going development of our children not even at an age of puberty being surrounded by EMF's and the possibilities of exposure of carcinogens. The amount of EMF's that already exists that we deal with, we don't need more!

34 Alan Guttman Back to signature list

If firefighters don't want them on their building, why should the public community tolerate any less.

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31 Eric Duvernay Back to signature list

No antennas in our neighborhood. Protect our area like other communities in high-end neighborhooods or more affluent areas.

21 Carole Carper Back to signature list

We don't want the cell towers and equipement in our neighborhood.

19 Debra Myrick-Williams Back to signature list

I oppose the construction of a T-Mobile Communication facility consisting of 9 antennas and 6 BTS equipment of a cellular telephone tower in my community.

13 Tanisha Massie Back to signature list

I am signing this petition because even though I live in NY, I have family members in the affected neighborhood. I urge the commission to rescind its prior decision to allow a study of the effects of antennas on the residents, including children, of the neoghborhood.

8 Mike Vandeman Back to signature list

Children have thin skulls, and should be protected from any unnecessary electromagnetic radiation.

7 Catherine Kane Back to signature list

As a mother and grandmother, I feel compelled to iet as many people as possible know about the health dangers to all of us, but it is the children who have me passionate about it. I encourage everyone to educate themselves about the problem so we can join efforts in protecting our neighborhoods from the addition of more towers and antennas as well as how we can protect ourselves from what already exists as we work to get ordinances and laws changed to protect the public.

5 Libby Kelley, MA Back to signature list

Radiofrequency radiation interacts with biology and some people can become sick as they cannot tolerate chronic exposure conditions from antennas and towers. Four to eight percent of the world's popultation is now adversely affected, according to the BioInitiative Report - www.bioInitiative.org.
We recommend no antennas in neighborhoods or near schools and the creation of EMF free zones as a matter of zoning.

2 Douglas Brzescinski Back to signature list

We need better planning to not only accommodate the cell phone industry but to also protect citizens. It is imperative citizens be given earlier and more effective notification to provide early public input in order to mitigate any negative impact, to locate the most appropriate placements of cell sites and to conduct proper testing and environmental reviews. If this requires upgraded technology to provide coverage while still ensuring our safety, cell companies must meet these requirements.

1 Sally Hampton Back to signature list

L.A. County – Stand up for your citizens - Protect Us, Not Cell Phone Corporations.

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Petition to Appeal Conditional Use Permit

Petition summary and background	Re: **Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020** **We deserve the right to due process so we, as a community, can properly examine potential risks when cell phone antennas are to be placed close to homes and schools. Wireless corporations have been given far too much leeway in regards to placement of antennas and are taking full advantage in order to save time and money and, in the process, putting communities at risk. We should not be forced to choose between wireless technology and our property values, health or well being. We can have improved wireless service without risk but only with full disclosures and proper environmental testing BEFORE antenna facilities are approved and installed. In a market already depreciating, we don't need additional undesirable factors adding blight nor do we want our children placed in harms way without sufficient reviews to ensure their safety.**
Action petitioned for	**We, the undersigned, are concerned citizens and neighbors who urge our local leaders to protect our community first by overturning the decision of the hearing officer January 8, 2008 to grant T-Mobile Communication a conditional use permit for the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of 9 antennas and 6 BTS equipment cabinets. The antennas will be located on the roof of an existing CVS Pharmacy and the equipment cabinets will be located at ground level within a C-2 (Neighborhood Business) zoned property. The property is located at 4501 West Slauson Avenue, in the unincorporated area of Los Angeles and within the View Park zoned District.**

Printed Name	Signature	Address	E-Mail and telephone contact	Date
MAURICE WASHINGTON	Maurice M. Washington	5582 Oracrest Dr LA 90043	MFWASHINGTON@LA.RR.Com	1-17-08
FAYE L. WASHINGTON	Faye L Washington	5582 Oracrest DR LA 90043	MFWASHINGTON@LA.RR.Com	1-17-08
JOYCE A. TAYLOR	Joyce A. Taylor	4525 Whelan Pl LA 90043	JALVAIN@AOL.Com	1-17-08
JANINE TAYLOR	Janine Taylor	5918 OVERHILL DR #7 LA 90043	GWGINTAY@AOL.COM	1-17-08
TONI McDONALD TABLIL	Toni McDonald Tabor	4507 Whelan Pl., 90043	TONI@TABONPCS.COM	1/17/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

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Printed Name	Signature	Address	E-Mail and telephone contact	Date
Michael Recasner	[signature]	4501 Whelan Place	mrangelo15@hotmail.com	1/17/08
Charlesetta Brown	[signature]	5577 Onacrest Dr.	platinumcharli24@yahoo	1/17/08
Sally Hampton	[signature]	5574 Onacrest Dr	hamptonsally@hotmail.com	1/17/08
Jeanette Blue	Jeanette Blue	4718 Keniston Ave.	jeanetteub@yahoo.com	1/17/08
Anne Marie James	[signature]	4313 W. 60th St	aj1115@aol.com	1/17/08
ALAN GUTTMAN	[signature]	3716 LORADO WAY LA 90043	amguttman@aol.com (323) 259-4265	1/17/08
Tanny Willon	Tanny Willon	4204 Olympic ad Dr.	TannySpringAve@aol.com	1/17/08
A.M. Grant-Thompson	[signature]	5606 Keniston Ave LA 90043	Mans at H.G.Wardrobe.Com	1/17/08
CAROLYN PRYOR	Carolyn Pryor	5202 Southridge Ave	CFHP6@AOL.Com	1/17/08
Paula Mikle	Paula Mikle	3821 Floresta Way LA 90043	shermanmikle@sbcglobal.net	1/17/08
CURTIS HILL	[signature]	4224 ANGELES VISTA		1/17/08
STUART HUGGINS	S.Huggins	5301 BRYNHURST AV.	STUART@STU4RUNNER.COM	1/17/08
Richard Williams	[signature]	5233 magnant DR	RICH67251@SBCGlobal.net	1/17/08
Debra Myrick Williams	[signature]	5233 Magnant Dr.		1/17/08
MARSHA SMITH	Marsha Smith	4455 Springdale Dr 90043	marsha9827@sbcglobal.net	1/17/08
Marvin Wallace	Marvin Wallace	4628 MIDLAND DR 90043	jagsouth@pacbell.net	1/17/08

Petition Opposing Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Sheryl Cary	Sheryl Cary	4010 MT VERNON DR.	323-294-3480	1/17/08
E. TONY DAWSON	E. Dawson	4547 Muller Ave	323-294-5495	1/17/08
DAVID REED	David Reed	4044 KENWAY AVE.	323 298 7143	1/17/08
Lonnie Jackson	Lonnie Jackson	3482 Westmount Ave	323-296-1807	1/17/08
Kim Sizemore	K Sizemore	4536 W. 63rd St	3232958999	1/17
PAUL TAMAKI	Paul	4536 MT. VERNON DR. LA 43	323.394.4637	1/17/08
Roosevelt Robinson Jr	Roosevelt Robinson	4580 Mt. Vernon Dr L.A. Ca 90043	323-296-0622	1-17-08
NORMAN ALLEN	Norman Allen	5528 SUMMERHILL DR LA. CA 90043	323 299 8867	1/17/08
GIRARD Smith	Girard Smith	4541 SO Mullen AVE	323-293-0207	1/17/08
WALTER Hollowell	Walter Hollowell	5151 INGLEDALE AVE LA CA 90043	323-296-1699	1/12/08
Stine Hollowell	Stine Hollowell	5151 Ingleside Ave L.A. Ca 90043	(323) 296-1699	1/17/08
Danita Tabron	Danita Tabron	5315 S. Mullen Ave Los Angeles, 90043	323-290-0264	1/17/2008
TELECT LLOYD	Telect Lloyd	5333 Marburn AVE	323-292-4208	1/17/08
Jewel Morton	JEWEL MORTON	5402 MARBURN	✓ 292-0954	✓
H.M Grant Thompson		5606 Kenistan Ave LA 90043	(323) 291-0399	
JEANNE STEEN	Jeanne Steen	4515 VALLEY RIDGE AV	213 880 2440	1/17/08

Petition Opposing Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Jacqueline Hynes	[signature]	5528 Marburn Ave	skegeegurl@sbcglobal.net (323) 293-3815	1/18/08
SYLVIA M. DARMAS	Sylvia M. Darmas	4517 Circle View Bl.	(323) 255-0112	1-17-08
Eudora F. Russell	Eudora F. Russell	3680 Fairway Blvd.	(323) 296-1824	1-17-08
BILL SMITH	Billy Smith	5541 SUMMERHILL DR	(323) 2917091	1/17/08
Patricia Henderson	P. Henderson	5103 Angeles Vista Bl	(323) 294-8628	1/17/08
Gary Gless	G. Gless	5640 Arch Crest Dr.	(323) 299-1990	1/17/08
Barbara Dawson	B. Dawson FERNART40@hotmail.com	4547 Mullen Ave	(323) 294-5695	1/17/08
Montie Porter	[signature]	5555 Verdun Ave	(323) 299-1232	01-17-08
Vivian H. Johnson	Vivian H. Johnson	5028 S. Verdun Ave. L.A. 90043	323 294-9689	1-17-08
Shirley Scott	Shirley Scott	5326 Valley Ridge 90043	323-293-9983	
True M. Bennett	[signature]	4411 W. 58th Place 90043	(323) 291-2964	1/17/08
Jewel Akens	Jewel Akens	5228 Marburn Ave	323-2955693	1-17-08
Brenda Ross	Brenda Ross	4209 W. 61st, LA	323 200 7422	1-17-08
Sandra Anderson	[signature]	3965 Kenway Ave	(213) 703 6588	1/17/08
BEVERLY CLARK	Beverly A. Clark	5633 Overhill Dr	(323) 294-0094	1/17/08
Hosea M. Clark	Hosea M. Clark	5209 Maymont Dr	323 298-7499	1/17/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

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Printed Name	Signature	Address	E-Mail and telephone contact	Date
Carole Jordan-Harris MD	Jordan-Harris MD	3733 Floresta Way 90043	cjordanharrismd@earthlink.net	1-17-08
Vanessa Herod	Vanessa Herod	5610 Verdun Ave. L.A 90043	GAMMA@AOL.COM	1-17-07
Lorie Williams	Lorie Williams	5410 Angeles Vista	323 296-4064806	1/17/2008
MARCELLA GOSSETT EDMONDS	Marcella Gossett Edmonds	5705 S. Mullen Ave RA, CA 90043	323-293-3632 GOSSETT_MARCY@Yahoo	1/17/08
Yvonne Skrb	Yvonne Skrb	4581 Northridge	(323) 299-5421	
Linda Dickerson	Linda Dickerson	4914 Orinda Ave.	LDickerson@library.lacounty.gov	1-17-08
Ellen Snead	Ellen Snead	3655 Mt Vernon DR	ENENSNEAD@NETZERO.NET	
Kury Clark	[illegible]	5633 Overhill Dr. LA CA 90043	IRAMFinancial@sbcglobal.net (323) 294-0094	1-17-2008
Doug Brzescinski	[illegible]	5574 Onacrest Dr 90043	1MAYNEN@GMAIL.COM 323-290-2164	1/18/08
Annie Harris	Annie Harris	5545 Onacrest Dr 90043	Annefun2000@Yahoo.com 323-290-0786	1/29/08
Claire Chisholm	Claire Chisholm	5322 Deane Ave L.A. 90043	323-702 4887	1/29/08
~~Irma Williams Bradley~~	[illegible]			
~~[illegible]~~				
Carole Carper	Carole Carper	5515 Onacrest Dr 90043	323-290-0292 carole@pmi-event.com	1-28-08
Faye Washington		5582 Onacrest Dr 90043	323-295-5701	
Maurice Washington		5582 Onacrest Dr 90043	323-295-5701	

Petition Opposing Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Alan Frelix	[signature]	5142 S. Verden Ave LA 90043	323-290-0457	1/17/08
Annette E. Ross	Annette E. Ross	4161 Olympiad Dr LA 90043	(323) 294-3962	1/17/08
Phyllis Hull	Phyllis Hull	4206 Monteith Dr L.A. 90043	(323) 291-3903	1-17-08
GENERAL L. BROWN	General L Brown	4911 Kenistor Ave	Gen BRO 333 # AOL Cay	1-17-08
Lottie Shumate	Lottie Shumate	4242 W. 61 St.	323-296-1838	1/17/08
Adrienne Mayberry	Adrienne Mayberry	4415 Circleview Bl. L.A 90043	(323) 296-3575	1/17/08
KENERY JOSEPH	Kenery Joseph	4905 PARKGLEN AVE. L.A. 90043	(323) 294 1028	1/17/08
Beverly Newton	B J Newton	5606 Adale Place LA CA 90043	323-291-7153	1/17/08
Marion Newton	[signature]	5606 ADale Place LA CA 90043	323-291-7155	1/17/08
RONALD VALLERY	[signature]	4948 INADALE AVE LA 90043	(323) 293-6868	1/28/08
M. AFI TAMAKLOE	[signature]	4653 MIDLAND 90043	323-293-0060	1/28/08
Janet Wells	Janet Wells	4439 Circleview Bl. Los Angeles, Ca. 90043	323-2963554	1/28/08
ALLEN M WARD	[signature]	4951 Inadale Ave LA, CA 90043	323-291-6579	1/28/08
Ruth Oates	Ruth Oates	4981 Maymont Dr. L.A. 90043	323-291-6936	1/28/08
HELEN SELLERS	[signature]	5127 DAWN VIEW PL LA, LA 90043	(323) 293-7613	1/28/08
Shirley Ross	Shirley Ross	5521 Onacrest Dr. L.A. CA 90043	(323) 2913773	1/28/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

Printed Name	Signature	Address	E-Mail and telephone contact	Date
VAUGHAN WHITWORTH	Vaughan Whitworth	4957 Escalon Ave	N/A 294-0849	1/27/08
Carolyn C. Whitworth	Carolyn Whitworth	4957 Escalon Ave		
THEODORE IRVING	Theodore Irving	4242 Victoria Ave	tiscpo1@aol.com	
VENICE LINTON	[illegible]	4541 S. Mullen Ave	vlvanity@earthlink.net	1/28/08
ROOSEVELT ROBINSON, JR.	Roosevelt Robinson Jr	4580 Mt. Vernon Dr	ph 323-296-0627	1-28-08
GARY GLESS	G. Gless	5640 Arch Crest Dr.	(323) 299-1990 GGless@AOL.com	1-28-08
LARRY MOORE	Larry Moore	4859 Inadale Ave	moedsgn@hotmail.com	1-28-08
EARL HUTCHINSON	Earl Hutchinson	5517 SECREST DR	EHUTCH1344@AOL.com	"
Fredricka Pressner	Fredricka Pressner	4541 Whelan Place	msfredricka@hotmail.com	
Sheila Smith	Sheila Smith	5541 Summerhill Dr.	shlsheil2@aol.com	
Bill Smith	Bill Smith	5541 Summerhill Dr		

Petition Opposing Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020

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Petition to Appeal Conditional Use Permit

Petition summary and background	Re: **Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020** **We deserve the right to due process so we, as a community, can properly examine potential risks when cell phone antennas are to be placed close to homes and schools. Wireless corporations have been given far too much leeway in regards to placement of antennas and are taking full advantage in order to save time and money and, in the process, putting communities at risk. We should not be forced to choose between wireless technology and our property values, health or well being. We can have improved wireless service without risk but only with full disclosures and proper environmental testing BEFORE antenna facilities are approved and installed. In a market already depreciating, we don't need additional undesirable factors adding blight nor do we want our children placed in harms way without sufficient reviews to ensure their safety.**
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Printed Name	Signature	Address	E-Mail and telephone contact	Date
[illegible]	[illegible]		[illegible]@hotmail.com	1/28/08
KENERY P. JOSEPH	Kenery P. Joseph	4905 PARKGLEN AVE, L.A. 90043	KJOSEPH@SBCGLOBAL.NET	1/28/08
MELVIN S. TAYLOR	[illegible]	4516 VALDINA PL., L.A. 90043	meltaylor2001@yahoo.com	1/28/08
Michael Recasner	Michael Recasner	4501 Whelan Place L.A. 90043	mrangel015@hotmail.com	1/28/08
Tom Stang	Tom Stang	3688 Fairland Blvd	LA 90043	1/28/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

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Printed Name	Signature	Address	E-Mail and telephone contact	Date
Phyllis S. Howard	Phyllis Howard	5539 Onacrest DR LA 90043	(323) 296-6741	1/28/08
Harold Denise Anderson	Denise Anderson	4500 Whelan Place	323-290-1107	1-28-08
Annette Hughes	Annette Hughes	5528 Bradon Dr LA CA 90043	323) 293-4415	1/28/08
Barbara Dawson	Dawson	4547 Mullen Ave	323 294 5495	1/28/08
Venice Linton	[illegible]	4541 S. Mullen	(323) 293-0207	1/28/08
Tony Dawson	T Dawson	4547 Mullen	323 294-5495	1/28/08
JIM KLEIN	[illegible]	5555 ONAGENOTT DR	323-293-2222	"
Donna Wheeler	[illegible]	4512 Valdina Pl	(323) 299-9555	"
MR + MRS. Alphonso Russ	Alphonso Russ	5521 ONACREST DRIVE LA, CA. 90043	(323) 298-5521	1/28/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

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Petition to Appeal Conditional Use Permit

Petition summary and background	Re: **Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020** **We deserve the right to due process so we, as a community, can properly examine potential risks when cell phone antennas are to be placed close to homes and schools. Wireless corporations have been given far too much leeway in regards to placement of antennas and are taking full advantage in order to save time and money and, in the process, putting communities at risk. We should not be forced to choose between wireless technology and our property values, health or well being. We can have improved wireless service without risk but only with full disclosures and proper environmental testing BEFORE antenna facilities are approved and installed. In a market already depreciating, we don't need additional undesirable factors adding blight nor do we want our children placed in harms way without sufficient reviews to ensure their safety.**
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Printed Name	Signature	Address	E-Mail and telephone contact	Date
Byron Tyson	[illegible]	6931 Kittyhawk	TysonTheTrue@Hotmail.com	2/1/08
~~GEORGE KANNE~~	~~[illegible]~~	~~69 Fox Hollow Irvine 92614~~	~~(714) 926-8836~~	~~2/1/08~~
TERRY ANDERSON	Terry Anderson	5571 Oakcrest Drive	(310) 386-6135	3/24/08
DAVID J Greene	[illegible]	5571 Oakcrest Dr	(323) 595-6460	3/24/08

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Petition to Appeal Conditional Use Permit

Petition summary and background	Re: **Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020** **We deserve the right to due process so we, as a community, can properly examine potential risks when cell phone antennas are to be placed close to homes and schools. Wireless corporations have been given far too much leeway in regards to placement of antennas and are taking full advantage in order to save time and money and, in the process, putting communities at risk. We should not be forced to choose between wireless technology and our property values, health or well being. We can have improved wireless service without risk but only with full disclosures and proper environmental testing BEFORE antenna facilities are approved and installed. In a market already depreciating, we don't need additional undesirable factors adding blight nor do we want our children placed in harms way without sufficient reviews to ensure their safety.**
Action petitioned for	**We, the undersigned, are concerned citizens and neighbors who urge our local leaders to protect our community first by overturning the decision of the hearing officer January 8, 2008 to grant T-Mobile Communication a conditional use permit for the construction, operation, and maintenance of an unmanned wireless telecommunications facility consisting of 9 antennas and 6 BTS equipment cabinets. The antennas will be located on the roof of an existing CVS Pharmacy and the equipment cabinets will be located at ground level within a C-2 (Neighborhood Business) zoned property. The property is located at 4501 West Slauson Avenue, in the unincorporated area of Los Angeles and within the View Park zoned District.**

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Janice Shelby	Janice L. Shelby	5143 Brea Crest Drive LA 90043	janiceshelby@sbcglobal.net	2/9/08
Sandra Rogers	[illegible]	5117 Brea Crest LA 90043	Srogers@ladhs.org	2/9/08
Theodore Soles	Theodore Soles	4603 North Ridge Dr 90043		2-9-08
Shed & Gloria Robinson	[illegible]	5619 Heatherdale Dr.	Shedgloria@att.net	2-9-08
MYRON LAMPKINS	Myron Lampkins	5502 ONACREST DR	mglabal@EARTHLINK.NET	2/9/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

Printed Name	Signature	Address	E-Mail and telephone contact	Date
PAULA L. MOORE	Paula L Moore	5403 ONACREST DR LA CA 90043		02/09/2008
FLO WARD	Flo Ward	5157 ONacrest Dr. L.A. CA 90043	Ward_Florence@yahoo.com	2/9/08
ALMA F. MAY	Alma F. May	5332 Onacrest DR LA CA 90043		2/9/08
Dolly Harris	Dolly Harris	5101 Mesa Crest DR		2/9/08
Yvonne Fleming	YBFleming	4513 WHELAN PL LA CA 90043	YBFleming@yahoo.com	"
Richard Salisbury	RICHARD SALISBURY	4632 MIDLAND DR	resalisbury@ca.rr.com	2/9/08
RITA SALISBURY	Rita Salisbury	" "	323-293-7357	2/9/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

03/25/2008 02:18 FAX

#51

Petition to Appeal Conditional Use Permit

Petition summary and background	Re: **Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020** **We deserve the right to due process so we, as a community, can properly examine potential risks when cell phone antennas are to be placed close to homes and schools. Wireless corporations have been given far too much leeway in regards to placement of antennas and are taking full advantage in order to save time and money and, in the process, putting communities at risk. We should not be forced to choose between wireless technology and our property values, health or well being. We can have improved wireless service without risk but only with full disclosures and proper environmental testing BEFORE antenna facilities are approved and installed. In a market already depreciating, we don't need additional undesirable factors adding blight nor do we want our children placed in harms way without sufficient reviews to ensure their safety.**
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Printed Name	Signature	Address	E-Mail and telephone contact	Date
LISA CUALLEE	Lisa			
Jody Donnelly	Jody Donnelly	959 E. TOPEKA ST.	Nettax@earthlink.net	3/15/08
R. Willis	R. Willis	P.O. BOX 3135 90231		3/15/08
BERNICE EVANS Bernice Evans	Bernice Evans	4912 Southridge Ave		3/15/08
G Gless	G Gless	5670 Arch Crest Dr.	GGless@AOL.com	3/15/08
ALAN GUTTMAN	[illegible]	3716 COLGO WAY LA 90043		3/15/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

Printed Name	Signature	Address	E-Mail and telephone contact	Date
STEFAN BENSON	[signature]	4853 SOUTHRIDGE AVE		3/15/08
LISA CURLEE	[signature]	10614 S MANHATTAN PL LA 47		3-15-08
MEL TAYLOR	[signature]	4516 VALDINA PL		3/15/08
JODY DONNELLY	[signature]	959 E. TOPEK ST.	nettax1@earthlink.net	3-15-08
R. Willis	[signature]	P.O. Box 3135 90231		3-15-08
BERNICE EVANS	[signature]	4912 Southridge Ave 90043		3/15/08
S Rogers	[signature]	3149 [illegible] Blvd 90043		3-15-08
CHARLES BOSWELL	[signature]	5517 OVERDALE DR 90043	Cbozgo@Yahoo.com	3-15-08
Rubye Rogers	[signature]	4837 Southridge Ave LA 90043		
WILTON YARBRO	[signature]	5765 ONACREST DR		3-15-08
MARY HOOPER	[signature]	4949 Valleydale Ave	MYHooper@AOL.com	3-15-08
JIM KLEIN	[signature]	5555 ONACREST DR.	jimiris@pacbell.net	3-15-08
ELAINE SOWELL	[signature]	4616 Midland Dr	recur57033@mypacks.net	3-15-08
LARRY MOORE	[signature]	4859 INADALE Ave	moedsgn@hotmail.com	3-15-08
Phyllis Howard	[signature]	5539 Onacrest DR	sextonhoward@sbcglobal.net	3-15-08
MICHAEL SHANAHAN	[signature]	5612 ARCHCREST DR	maShanahan@mednet.ucla.edu	

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Rubye Rogers	Rubye Rogers	4837 Southridge Ave LA 90066		
Catherine McNamara	Catherine McNamara	12696 Palms Blvd. LA		
Donna Bohiana	[illegible]	4726 Escondido Dr	donna@solstice ir.com	3/15/08
Jerri M Williams	Jerri M Williams	5338 Onacrest Dr.		3.15.08
Mary Hooper	Mary Hooper	4949 Valleydale Ave	MYHooper@AOL.com	3-15-08
Carole Carper	Carole Carper	5515 Onacrest Dr	carole@pmi-event.com	3-15-08
Mary Jones	Mary Jones	711 State Dr	Mary.Jones@sen.ca.gov 213 745-4459	
Keith Warren	Keith Warren	4605 Northridge DR	Kpwarren1@ca.rr.com	3/15/08
Monica Warren	Monica Warren	4605 Northridge		3/15/08
George Reed	George Reed	4446 W. 58th Pl. LA		
PAUL TAMAKI	PAUL T	4536 MT. VERNON DR.	ptamaki@aol.com	3/15/08
Betty Wilkins	Betty Wilkins	5341 Onacrest Dr	betty.wilkins@ind.ca.gov	3-15-08
SHARON SINGER	Sharon Singer	3500 Meier ST		
Thomas Stolz	[illegible]	5441 Onacrest Dr	BLUE RAN B@MSN	3/15/08
Amanda Seward	Amanda Seward	3530 Moore St. LA 90066	amandaseward@artvista.net	3/15/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

03/20/2008 02:20 FAX

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Susan Robinson	[signature]	4212 Chasar PL	(323) 298-0815	3/15/08
Elaine Bradman	[signature]	4512 Chasar PL	(323) 298-0815	3/15/08
Susan Bradman	[signature]	4517 Chasar Pl	(323) 295-5933	
Anni Michaelsen	[signature]	3515 Meier St	310-398-7478	3/15-08
Theodore Sales	[signature]	4603 North Ridge	323-293-8322	3/15/08
Brian Collins	[signature]	5642 Heatherdale Dr	professionalmindset@hotmail.com (323) 296-0824	3/15/08
Jessie Collins	[signature]	5642 Heatherdale Dr	323.296.0824	3/15/08
HAROLD ANDERSON	[signature]	4500 WHELAN PL LA 90043	323.290.1107	3/15/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Miriam Nakamura	[signature]	938 Keven Dr San Marino CA	nakaquan@netscape.net	3-15-08
Raymond Quan	[signature]	— " —	— " —	— " —
PATRICIA YARBROUGH		5165 ONACREST DR		
PAUL TAMAKI	[signature]	4536 MOUNT VERNON DR.	ptamaki@aol.com	3-15-08
Betty Wilkins	[signature]	5341 Onacrest Dr	betty.wilkins@jud.ca.gov	3-15-08
Elaine Bradshaw	[signature]	4512 Chelsea Pl	bradshaw@yahoo.com	3-15-08
~~[illegible]~~				
Bonnie Jones	[signature]	3508 Meier St.		3/15/8
Geneva Williams	[signature]	5338 Onacrest Dr. LA		3-15-08
KATHY HOSEY	[signature]	5574 ONACREST DR	323 932 7428 [illegible]@yahoo.com	

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

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Brea Crest Dr & Dawn View

Petition to Appeal Conditional Use Permit

Petition summary and background	Re: **Project NO. R2006-03164-(2) CONDITIONAL USE PERMIT CASE NO. 200700020** **We deserve the right to due process so we, as a community, can properly examine potential risks when cell phone antennas are to be placed close to homes and schools. Wireless corporations have been given far too much leeway in regards to placement of antennas and are taking full advantage in order to save time and money and, in the process, putting communities at risk. We should not be forced to choose between wireless technology and our property values, health or well being. We can have improved wireless service without risk but only with full disclosures and proper environmental testing BEFORE antenna facilities are approved and installed. In a market already depreciating, we don't need additional undesirable factors adding blight nor do we want our children placed in harms way without sufficient reviews to ensure their safety.**
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Printed Name	Signature	Address	E-Mail and telephone contact	Date
Sandra Rogers	[signature]	5117 Brea Crest LA 90043	Srogers@ladhs.org	
[illegible]	[signature]	5117 Brea Crest LA 90043	etherstrikee@sbcglobal.net	
Dolores Napper	Dolores Napper	5115 Brea Crest Dr	ddnapper@Hotmail.Com	3-9-08
MARLENE WILLIAMS	Marlene Williams	5109 Brea Crest Dr		
Dolly Harris	Dolly Harris	5101 Brea Crest Dr		
O. LADOMA	[signature]	5126 Brea Crest	[signature]	

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

03/25/2008 02:21 FAX 018

Printed Name	Signature	Address	E-Mail and telephone contact	Date
CLIFFORD COVINGTON	C Covington	5157 BREA CREST. DR. L.A., CA 90043	CLIFCARCOV@AOL.COM	3/9/2008
Ron L Bark	[illegible]	5125 Brea Crest Dr.	LA	
JOAN ROSARIO	[illegible]	5117 DAWN VIEW PL	MAVBE@HOTMAIL.COM	3-9-08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

Printed Name	Signature	Address	E-Mail and telephone contact	Date
Joelle Morisseau-Phillips	[illegible]	10828 Palms Blvd, LA, CA	morisseau@hotmail.com	3-15-08
Brenda Warrick	[illegible]	5454 Packard St, L.A. CA	JOCGREN@ATT.NET	3-15-08
JoAnn Jolly-Blanks	[illegible]	3424 A Sage Ave CA	l.blanks@SBCGlobal.net	3-15-08
Beverly Pearl Morgan	[illegible]	3500-21 W. Manchester Ing, CA 90305	310-672-2645	3/15/08
Juana Moore	[illegible]	5631 Valley Glen Wy, L.A, CA 90043	jazzdiva.jam@earthlink.net	3/15/08
Julia Jordan	[illegible]	4201 Don Alanis Pl LA 90008-4201	wjejordan@ca.rr.com	3/15/08
Erma Bernard	[illegible]	1356 So Ridgeley Dr 90019	ERMAJBG@SBCGLOBAL.NET	3/15/08
Rayshon Harris	[illegible]	1820 Canyon Dr #202 90028	9175757477	3/15/08
Mavis M. Harris	[illegible]	2701 So Thurman Ave	323 933-2864	03/15/08
Edith Shorter-Harris	[illegible]	5304 S. Sherbourne Dr	310 215-3292	3/15/08
Brittney Adams	[illegible]	4662 Midland dr LA 90043	ms.b.adams@prodigy.net	3/16/08
[illegible]	[illegible]	1103 S Victoria Ave	310 213-1681	3/16/08
[illegible]	[illegible]	1103 S Victoria Ave	[illegible] 3231580[illegible]	3/16/08
Myron Moore	[illegible]	3822 W. 112th St, Inglewood	310 677-4967	3/16/08
Kimberly Pryor	[illegible]	1507 N. Grandee, Compton	mspryor@progidy.net	3/16/08

PETITION APPEALING DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 200700020/Project NO. R2006-03164-(2).

WHBC *Participating in Neighborhood Excellence*

Windsor Hills Block Club
Windsor Hills, CA 90043

March 20, 2008

To: Los Angeles County Department of Regional Planning

Re: Conditional Use Permit – Case # 200700020/Project No. R2006-03164-(2)

To Whom It May Concern:

Windsor Hills Block Club (WHBC) represents over 200 homes in the area of Windsor Hills and was created for the purposes of reinstating our neighborhood watch and to build a strong community alliance that will empower us to effectively address and resolve issues that impact our community.

We held a community meeting (with approximately 80 in attendance) on March 15th 2008 to carefully consider the pros and cons of the proposed T-Mobile cellular facility at CVS on the corner of Slauson and Overhill and to take a vote on whether to support or oppose this project. In a unanimous decision WHBC voted to **OPPOSE** the T-Mobile facility.

On behalf of WHBC I am writing today to respectfully request you overturn the decision of the hearing officer, January 8th, 2008, regarding the conditional use permit to authorize construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of 9 antennas and 6 BTS equipment cabinets on the roof of an existing CVS Pharmacy at 4501 West Slauson Avenue.

Many in our community have expressed concerns over the negative impact that would be caused by such an installation of this cellular facility on the roof of CVS and residents are growing increasingly vocal in their objections. The psychological impact can adversely affect the marketability of nearby business in the same way that union picketing reduces the value of the stock in large companies involved in hostile labor negotiations. And this is what we are facing with growing numbers wishing to boycott the CVS pharmacy and owner of the property, Alexander Haagen.

Residents are most concerned that this cellular facility will lower the property values of our homes. In some instances, it will also impact the views our neighbors currently enjoy from their residences. Based on their professional experience, Real Estate brokers and agents recognize that the presence of a nearby cell tower brings on a definite and ultimate decline in the potential buyers pool for homes in the vicinity. They point out that allowing construction of a cell facility which is a commercial/industrial use in or near a designated residential zone alters the character and aesthetics of the surrounding area. They have stated that this shrinking of the buyer pool can translate to a loss of 30 to 50% in the value of a home. Some homes in this situation are impossible for agents to sell.

The proposed facility does not conform to the area's historic and cultural element. Windsor Hills was originally designed as a "fashionable" residential district with specific intent of banning businesses that generated a "noxious" influence upon the surrounding residential area. See attached document regarding deeded prohibitions extended to 57 business classifications (and over 80 sub-classifications) in total. Adding rooftop antennas visible from the street will have a negative impact on the marketability of the property and surrounding properties who are always concerned with the image the

property conveys to passersby. It would forever alter the character of our neighborhood and simply doesn't fit directly across the street from a Nursery School, Health Food Store, above a drug store and immediately adjacent single family homes.

In addition, there are many safety issues that have not been thoroughly examined and serious potential health and environmental impacts of rooftop antennas at close range which require fences, signage and other mechanisms to prevent one from injury. For these reasons Courts have also recognized that communities can deny antennas where "it is not unreasonably discriminatory to deny a subsequent application for a cell site that is substantially more intrusive than existing cell sites by virtue of its structure, placement or cumulative impact." The "least intrusive manner" takes into consideration the adverse impacts of the development on the character of the neighborhood in which the site is found, and the potential for property devaluation of the adjoining landowners.

We do not want cellular antennas placed close to homes or schools and believe this is not about providing us a service but more for the market share of one company. Many of us are already satisfied with the existing cellular coverage in the area and/or have land lines. Those who want improved cellular coverage are not willing to obtain it at the cost of our property values or other associated risks.

Please help us to preserve and protect our property values, safety and peace of mind and the continued support of nearby businesses by denying a Conditional Use Permit– Case # 200700020/Project No. R2006-03164-(2) 4501 West Slauson Avenue.

On behalf of the residents of Windsor Hills, we thank you for your consideration and hopefully cooperation.

Toni Mc Donald-Tabor

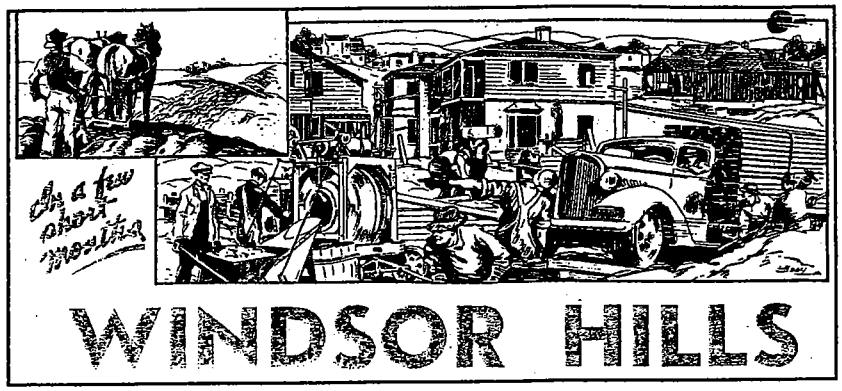
President
Windsor Hills Block Club

Harold Anderson

Vice-President
Windsor Hills Block Club

Restricted Area: Windsor Hills

Windsor Hills was originally designed as a "fashionable" residential district (on the former "Lucky" Baldwin rancho).
To protect community values, builders Marlow-Burns enacted neighborhood building standards. These included numerous restrictions within the immediately adjacent Slauson commerce district, with the specific intent of banning businesses that generated a "noxious" influence upon the surrounding residential area.



To enforce these standards, Marlow-Burns created an "Architectural Committee" and the Windsor Hills Community Association (forerunners of the homeowner's association which exists today).

Part of the reason that Windsor Hills remains a desirable residential location in the Los Angeles area, are the higher property values (that resulted from maintenance of the original intent of the builders).

When prohibitions were specified for nearby Slauson Avenue (within the immediately adjacent tract 11087, accessed from Overhill), banned was "any...noxious activity, noxious trade or noxious business or noxious use of said property whatsoever.."

In fact, in 1966, the LA County Regional Planning Commission previously rejected an permit application at 4501 Slauson (for a car wash there), and in 1967 then-Assemblywoman Yvonne Burke opposed the Slauson Freeway here (in response to public complaints).

Deeded prohibitions extended to 57 business classifications (and over 80 sub-classifications) in total. As cell phone antennas were not in existence at that time, they could not have been included in that list. *Considering the original intent of the builders, if they could have,* ***it seems likely they would have.***

8. No lot or premises within the Business Area shall be used for the following purposes, nor shall any buildings or improvements be erected, constructed, converted, altered or enlarged, moved upon or maintained for the following purposes: Automobile wrecking and used parts storage, scrap iron, junk or rag storage or baling; iron foundry; iron smelting; steel mill; rolling mill; ammonia, chlorine or bleaching powder manufacture; sulphurous, sulphuric, nitric or hydrochloric acid manufacture; stock yards; fat rendering plant; incineration or reduction of garbage offal, dead animals or refuse; soap manufacture; curing, tanning, or storage of raw hides or skins; tallow, grease, or lard manufacture or refining; slaughter of animals or fowls; sauerkraut manufacture; chewing tobacco manufacture; distillation of coal, wood, or bones; crematory; asphalt manufacture or refining; petroleum pumping, refining or storage; creosote treatment or manufacture; tar roofing or tar waterproofing manufacture; lamp black manufacture; paint manufacture; brick or terra cotta tile manufacture; concrete pipe or building block manufacture; lime cement or plaster of paris manufacture; concrete mixing or distribution of rock, sand or gravel; stone mill or quarry; gun powder, fire works or explosive manufacture or storage; illuminating or heating gas manufacture; boiler works, railroad yard or roundhouse; derrick; stable, cattle yard, corral, slaughter house; hog pen; pickle factory, livery stable; carpet beating plant; tannery; undertaking establishment; church; hospital; public baths; sanitarium; poultry yard; pigeon house; rabbit hutch; horses, cattle; nor any noxious thing, noxious activity, noxious trade or noxious business or noxious use of said property whatsoever, nor for heavy manufacturing; nor for light manufacturing except that not more than 10% of the rentable floor area of any floor of a building may be used for any kind of light manufacturing that is not obnoxious or offensive by reason of the emission of odor, dust, smoke, gas or noise, and that is not one of the prohibited occupations hereinabove set forth, provided, that such light manufacturing may cover up to 15% of the total rentable floor space of the building where the articles so manufactured are sold at retail on the premises; in determining the space used by any concern for light manufacturing purposes as provided in this article, it shall be all the rentable floor space occupied by the concern exclusively of that used for display purposes, waiting rooms, offices and clerical work.

Above: "Noxious" Businesses that were prohibited here, added up to a very long list

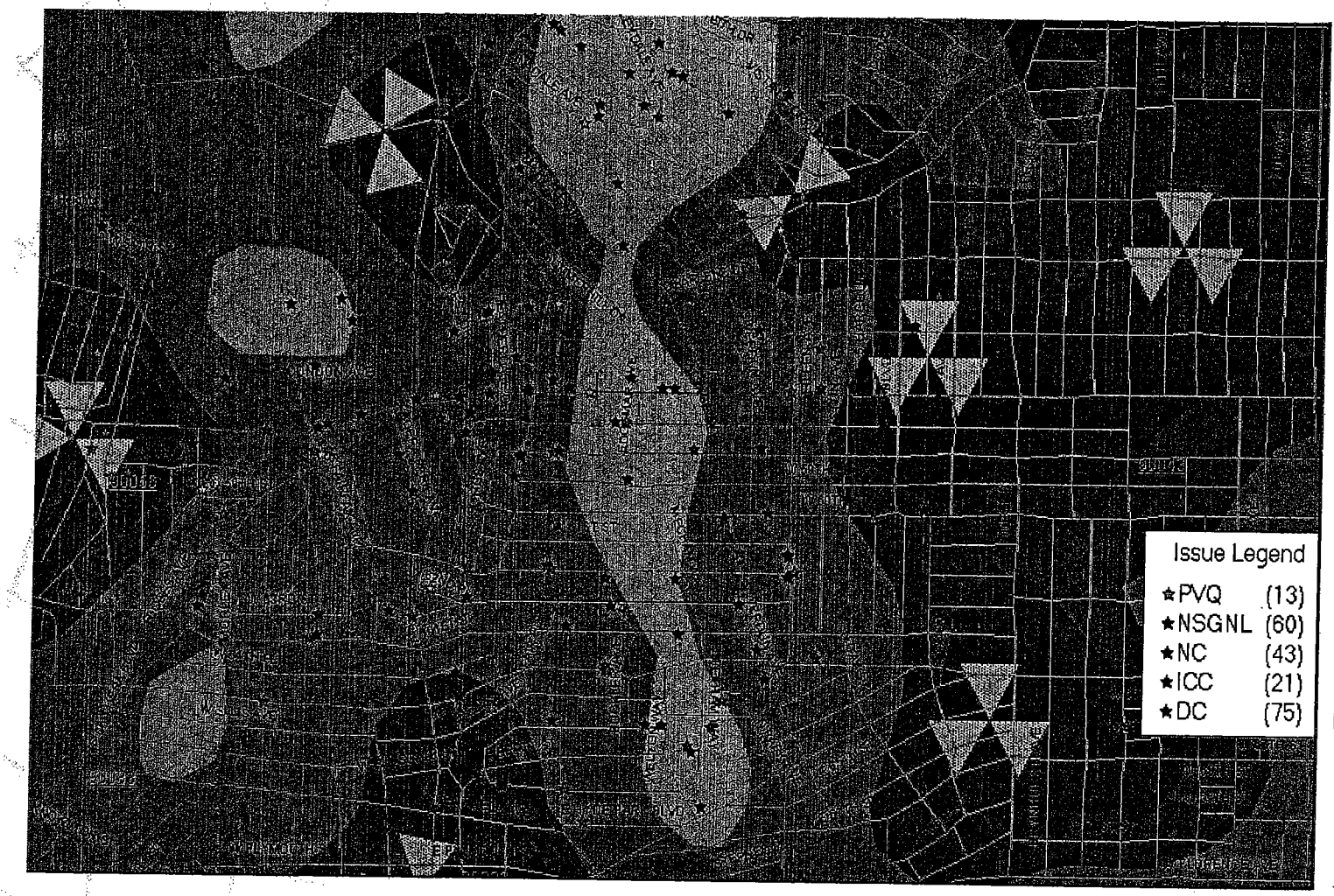
- **High ground, gently contoured lots —Gracefully curved tree-lined streets —sidewalks—curbs — gas — water — electricity—ornamental lights—parkway planting—protective building restrictions. Approved for FHA Loans.**

Original Sales Ads & Text:
Windsor Hills Development (Marlow-Burns Company)
Deed Restrictions:
Source: Los Angeles County Official Records 17544/266

T-Mobile

LA03328E HCL Slauson-Savons
Customer Complaints 1 mile Radius

RPC H.
4-9-08



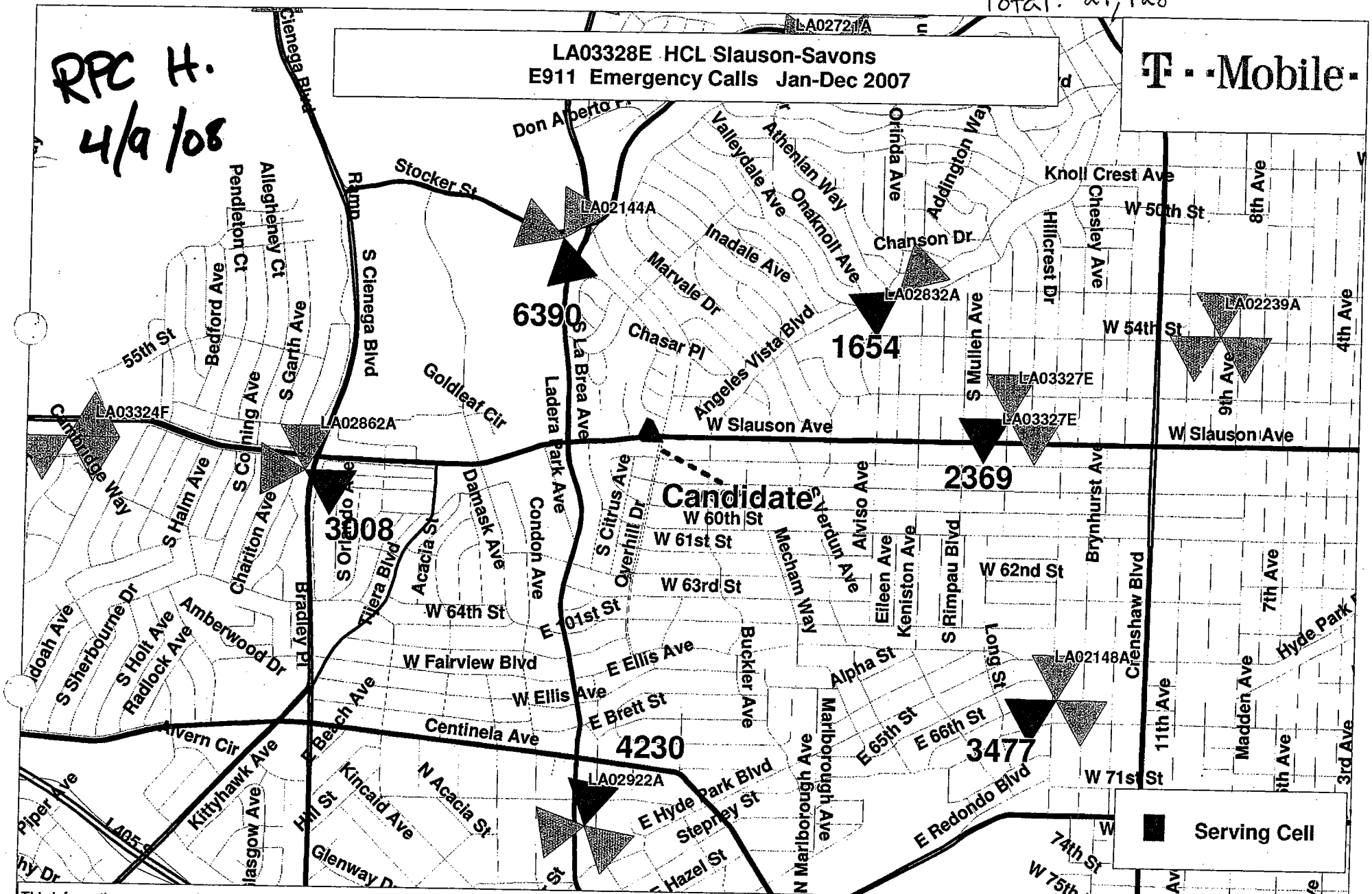
PVQ- Poor Voice Quality
NSGNL- No Signal
NC- No Connection
ICC- Incomplete Call
DC- Dropped Call

Total: 21,128

RPC H.
4/9/08

LA03328E HCL Slauson-Savons
E911 Emergency Calls Jan-Dec 2007

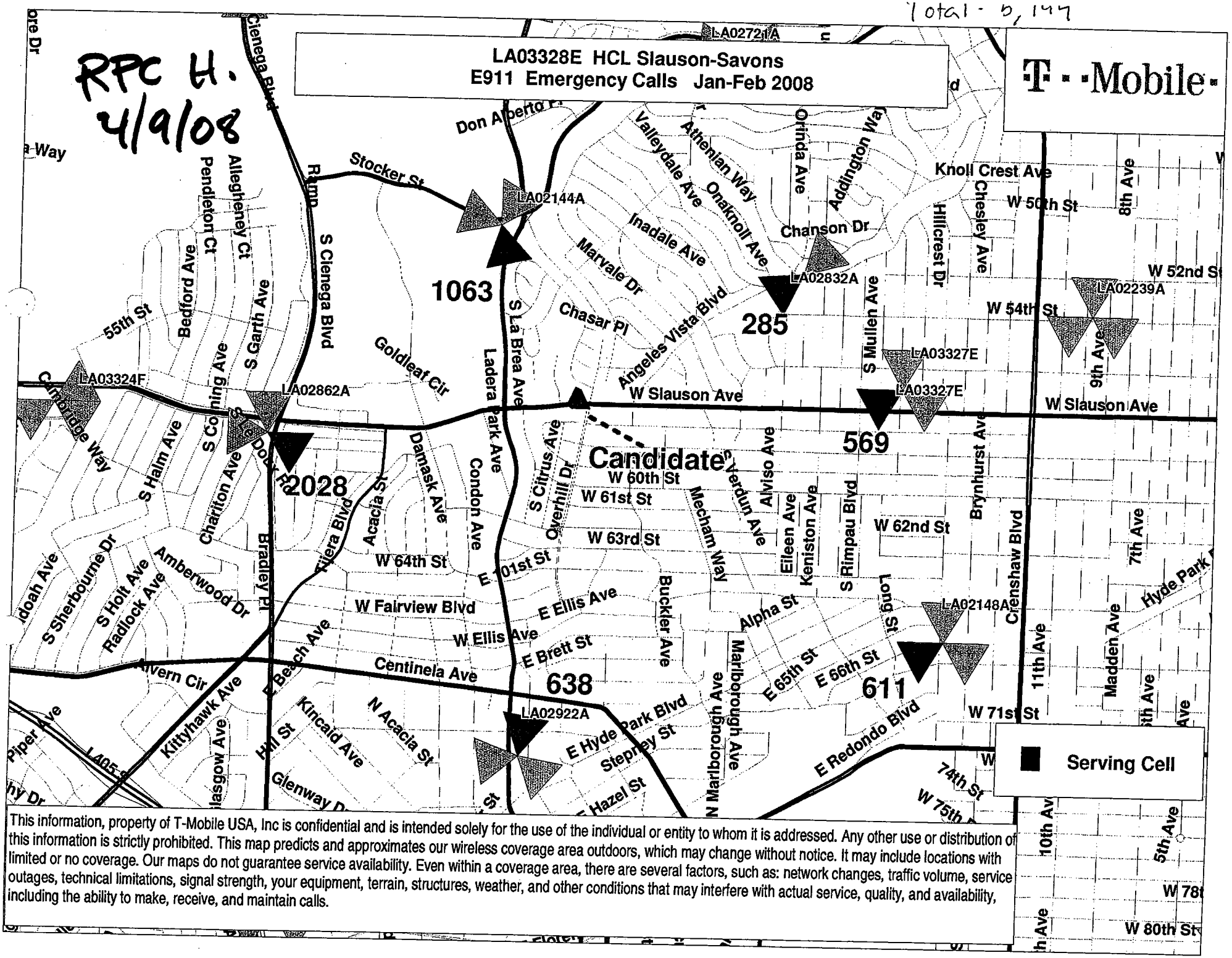
T-Mobile



This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

Total - 5,144

RPC H.
4/9/08



This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.

Power Picket

T-MOBILE &
Alexander
Haagen

1pm—3pm

INVITE your Neighbors,
Friends & Family

bring your BULLHORNS & SIGNS!

Check in at **Clark Realty**
(5663 Overhill Drive)
Drop off water/ice donations and
signs for picketers starting at noon.

CVS Pharmacy

(4501 W. Slauson at Overhill)

Slogan & Sign Ideas

It's the Radiation Stupid!
Money Talks, We Get CANCER!
CELL NO! We Won't Glow!
Please don't fry me!
Coming Soon to CVS – Radiation!
Haagen is CELLing Us Out!
T-MOBILE PUTS PROFIT
BEFORE PEOPLE!
Haagen PUTS PROFIT
BEFORE HIS NEIGHBORS!
Alexander $$$ Haagen: No Liability!
CVS: No Liability! T-Mobile: No Liability!
CVS CELL OUT!
Boycott CVS -
Show Haagen which side his bread is buttered on!
NO RADIATION in everyone's backyard!
No Cell Antennas Near Our Schools!
NO Cell Antennas in our Backyards!
Microwave Radiation Coming Soon To CVS!
HAAGEN'S GIFT FOR
*OUR PAST SUPPORT – **RADIATION***
AND LOWER PROPERTY VALUES!

See clips from the movie for signs & chant ideas
http://www.youtube.com/watch?v=TANZmoUAHJM

For more info: viewparkinfo@gmail.com
www.myspace.com/neighborhoodcoalition

DeLaRosa

AGENDA ITEM #7
PROJ. # R2006-03164-(2)
CUP NO. 200700020

MACKENZIE & ALBRITTON LLP
423 WASHINGTON STREET, 6TH FLOOR
SAN FRANCISCO, CALIFORNIA 94111

TELEPHONE 415 / 288-4000
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April 4, 2008

VIA E-MAIL & FACSIMILE (213-626-0434)
Chairperson Esther L. Valadez
Vice Chairman Harold V. Helsley
Commissioners Leslie G. Bellamy, Wayne Rew, and Pat Modugno
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

VIA E-MAIL & FACSIMILE (213-687-7337)
Elaine Lemke, Esq.
Principal Deputy County Counsel
Office of the Los Angeles County Counsel
500 W Temple Street
Los Angeles, CA 90012

Re: RCUPT200700020: Proposed T-Mobile Wireless Facility, 4501 West Slauson; April 9 Regional Planning Commission Hearing, **Agenda Item 7**

Dear Chairperson Valadez, Honorable Commissioners, and Ms. Lemke:

We write to you on behalf of our client T-Mobile to: (i) encourage you to affirm Hearing Officer Rose Hamilton's approval of the fully screened wireless telecommunications facility to be located on the CVS Pharmacy at 4501 West Slauson Avenue within the View Park community of Los Angeles County ("T-Mobile Facility") and (ii) provide you with a brief recitation of the federal law standards for your decision.

We have discussed this important matter with Elaine Lemke of the County Counsel's Office and therefore include her here. We learned yesterday that an inflammatory flyer has now been circulated in opposition to the project, which makes it all the more important to reiterate federal standards.

As detailed in the thorough Staff Report to the Commission prepared for your April 9th hearing, the T-Mobile Facility fully complies with all applicable provisions of Section 22.56.040, Title 22 of the Los Angeles County Code as well as state and federal law. The Report also notes that this wireless facility is needed in a community where very little wireless service currently exists, which will be especially important in the event of an emergency or natural disaster.

While opponents of the T-Mobile Facility did not appeal the Hearing Officer's well-reasoned decision and no grounds for review have been provided, the Call for Review cited community concern. In this case that concern stems solely from fear of radio frequency emissions and an alleged impact that fear might have on property values. As set forth below, under governing law, neither factor provides valid or lawful grounds for reversal of the Hearing Officer's decision.

The Los Angeles County Code explicitly states that Calls for Review are appropriate "to avoid results inconsistent with the purposes of this Title 22"[1] and yet here, the Staff Report reflects the ample evidence for approval under Title 22 and absolutely no "substantial evidence" required under federal law for denial. Residents and visitors to View Park deserve T-Mobile cell

[1] Section 22.60.200(B), Los Angeles County Code.

phone coverage, coverage that will enhance their health, safety and welfare and can save lives. We ask that you uphold approval of the T-Mobile Facility application.

Project

Using the parking rooftop and parapets of the existing CVS Pharmacy, the T-Mobile Facility has been carefully designed, with screening, to avoid any significant aesthetic impact. It includes five panel antennas and one GPS antenna to be attached to two existing trellises which would be raised by seven feet, four antenna panels attached to the existing west-facing parapet to be screened with foam trim, and six equipment cabinets underneath an extended portion of the rooftop parking area. A safety rail will be constructed around the proposed T-Mobile Facility. Reports by EBI Consulting confirm that the Facility will operate with radio frequency emissions that are well within the levels deemed safe by the Federal Communications Commission ("FCC"). The facility will be unmanned, remotely monitored for fire alarm or power outage and visited periodically for routine maintenance.

As indicated in the Staff Report, T-Mobile's representative on this project offered to meet with the resident who has voiced concern over radio frequency emissions. Unfortunately, the resident was not receptive to a meeting.

Federal Law

Applicable federal standards are relevant to this application. The federal Telecommunications Act of 1996 (the "Telecommunications Act") contains fundamental limits on the right of a local jurisdiction to regulate the placement of wireless facilities. Section 332 states:

> No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.[2]

As confirmed by the EBI Report submitted in support of the application, this site when operational will be well within (and actually far below) all applicable Federal Communications Commission ("FCC") safety limits. Indeed, the EBI Report concludes that "there are no areas on the walking/working surfaces on the top level of the building that exceed the FCC standards for general population or for occupational exposure" and that the FCC requirements are themselves very conservative.

Another section of the Telecommunications Act limits the scope of local zoning authority specifically with respect to wireless facilities. Section 332(c)(7)(B) states that local regulations:

> (I) shall not unreasonably discriminate among providers of functionally equivalent services; and
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> (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.[3]

That same section of the Telecommunications Act also requires that any decision to deny an application must be in writing and supported by "substantial evidence."[4]

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[2] 47 USC § 332(c)(7)(B)(iv).
[3] 47 USC 332(c)(7)(B)(i)
[4] 47 USC § 332(c)(7)(B)(iii)

Los Angeles County Department of Regional Planning
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Telephone (213) 974-6443

PROJECT No. R2006-03164-(2)
RCUPT200700020

RPC/HO MEETING DATE	CONTINUE TO June18, 2008
AGENDA ITEM 7	
PUBLIC HEARING DATE April 9, 2008	

APPLICANT	OWNER	REPRESENTATIVE
T-Mobile (C/O Joe Thompson)	HCL Slauson Overhill Llc.	Trillium Telecom Services (Jason Kozora)

REQUEST
Conditional Use Permit: To authorize construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of 9 antennas and 6 BTS equipment cabinets. The antennas will be located on the roof of an existing CVS Pharmacy and the equipment cabinets will be located at ground level within a C-2 (Neighborhood Business) zoned property.

LOCATION/ADDRESS
4501 West Slauson Avenue
Los Angeles, CA 90043

BETWEEN
Overhill Drive and Heatherdale Drive

ZONED DISTRICT
View Park

COMMUNITY
View Park

EXISTING ZONING
C-2 (Neighborhood Business Zone)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
400 square feet	CVS Pharmacy	Irregular	Gently Sloping to West

SURROUNDING LAND USES & ZONING

North: Single-Family Residential (R-1 Single Family Residence) & Realty Office (C-2 Neighborhood Business)	East: Restaurant and parking lot (C-2 Neighborhood Business) & Parking Lot (R-3-P Limited Multiple Residences – Parking)
South: Health Store/ Restaurant and parking lot (C-2 Neighborhood Business)	West: Church – Kingdom Hall (C-2 Neighborhood Business)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Major Commercial	N/A	See Staff Analysis
Community Plan	N/A		See Staff Analysis

ENVIRONMENTAL STATUS
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

DESCRIPTION OF SITE PLAN
The site plan depicts the subject property with an existing CVS Pharmacy building with a rooftop parking area that extends over the ground level driveway and parking area. The proposed wireless telecommunications facility is affixed to four sections of the pharmacy building. The wireless facility includes five panel antennas and one GPS antenna attached to two existing trellises proposed to be raised in height, four antenna panels attached to the existing parapet located on the southwest corner of the building to be screened with a foam trim, and six equipment cabinets atop of a proposed concrete platform located adjacent to the northern wall of the building and underneath an extended portion of the rooftop parking area. All equipment cabinets and components of the facility will be located within a 400-square foot lease area. A safety rail will be constructed around the proposed facility. Access into the facility is via two existing driveway entrances one on West Slauson Avenue located south of the lease area and the other on Overhill Drive located east of the lease area.

KEY ISSUES
- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Jose De La Rosa (213) 974 6453 or Mark Child (213) 974-6443		
RPC HEARING DATE(S) April 9, 2008 & June 18, 2008	RPC ACTION DATE June 18, 2008	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Modugno, Rew, Helsey	MEMBERS VOTING NO Bellamy, Valadez	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) Eighteen (F) One	PETITIONS (O) 300 (F) NONE	LETTERS (O) Twenty-four (F) None

**(O) = Opponents (F) = In Favor*