



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 26, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PROJECT R2014-02565-(5)
CONDITIONAL USE PERMIT NO. 201400121
ENVIRONMENTAL ASSESSMENT NO. 201400208
APPLICANT: VERIZON WIRELESS
CHARTER OAKS ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

Verizon Wireless (Applicant) is requesting approval of Conditional Use Permit (CUP) No. 201400121 pursuant to Los Angeles County Code (County Code) Section 22.24.100 to authorize the construction, operation, and maintenance of a wireless telecommunications facility (WTF) (Project) on a property located at 4337 N. Sunflower Avenue within the unincorporated community of Charter Oak (Project Site) in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) Zone. The project consists of a 46-foot high steel trellis frame, measuring 27 feet and six inches by 15 feet, with a cross design mounted on three posts, each measuring three feet by two feet and seven inches. The steel trellis frame will allow for the camouflaging of twelve panel antennas at a height of 45 feet. The twelve panel antennas will be eight feet tall and mounted on three arms (four panel antennas on each arm). In addition, twelve Remote Radio Units (four on each arm) will be mounted behind the antennas, and two parabolic antenna dishes and two RAYCAPS (a radio equipment named after its brand name) will be mounted on the steel trellis frame. The applicant is also proposing to install equipment cabinets and a backup generator within a 378 square-foot lease area, measuring 18 feet by 21 feet, enclosed by an eight-foot-high concrete masonry unit wall.

Hearing Officer Pat Hachiya (Hearing Officer) held a public hearing regarding this matter on June 16, 2015, and approved the project. After the Hearing Officer's public hearing, the Department of Regional Planning (Department) staff received a petition with 963 signatures opposing the project

and David Lumiqued appealed the Hearing Officer's decision to the Regional Planning Commission (Commission). The Commission held De Novo public hearings regarding this matter on September 2, 2015, and October 28, 2015, and upheld the appeal and denied the project. The project was subsequently appealed to the Board of Supervisors (Board) on November 12, 2015, by the applicant.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that Project No. R2014-02565 is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the CEQA Guidelines.
2. Deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the Commission's denial of Project No. R2014-02565.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The applicant is proposing to install a WTF within the parking area of an existing church. The subject church is surrounded by A-1 (Light Agricultural) and R-1 (Single-Family Residence) Zones within a 500-foot radius. Surrounding properties to the north are developed with water tanks and single-family dwellings and surrounding properties to the east, south, and west are developed with single-family dwellings.

At the Commission's public hearings, appellant David Lumiqued and other project opponents provided sufficient written and oral testimony to establish that the applicant failed to substantiate the burden of proof required by County Code Section 22.56.040. When denying the project, the Commission made the following findings related to the burden of proof:

- 1) The Project Site provides 66 parking spaces and the project will decrease the parking to 64 spaces. Based on the current parking standard of one space per five occupants, the church requires 78 parking spaces for 390 occupants. Therefore, the Project Site does not meet current parking standards and the decrease in parking spaces resulting from the project would exacerbate this condition;
- 2) The project will have negative visual and aesthetic impacts on adjacent properties. The WTF is not integrated into the existing church building and would be placed in a separate steel trellis frame. In addition, the 46-foot high steel trellis frame exceeds the height of the existing church building and other surrounding buildings, which are subject to a 35-foot height limit in the A-1 and R-1 Zones.
- 3) The existing water tanks in the vicinity of the Project Site have negative visual and aesthetic impacts on adjacent properties and the addition of the project would exacerbate these impacts; and
- 4) The project will have negative impacts on property values and the ability of existing residents to sell their homes. In written and oral testimony, realtors stated that prospective buyers of homes have terminated purchase agreements when they become aware of a WTF in the immediate vicinity.

Implementation of Strategic Plan Goals

The denial of this project supports Community Support and Responsiveness, the second goal of the County's Strategic Plan, by addressing community concerns related to declining property values and negative impacts on aesthetics and community character and also by acknowledging that appellant David Lumiqued and other project opponents provided sufficient written and oral testimony at the

Commission's public hearings to establish that the applicant failed to substantiate the burden of proof required by County Code Section 22.56.040.

FISCAL IMPACT/FINANCING

The denial of this project will not result in any new significant costs to the County because the project is a private development and the applicant was responsible for costs associated with the CUP application.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Hearing Officer conducted a duly noticed public hearing regarding the project on June 16, 2015. The applicant's representative, Ross Miletich presented testimony in favor of the request and agreed to a revision to Condition No. 38 requiring that the generator noise level shall not exceed 60 dBA. In response to an opposition letter received prior to the public hearing regarding interference with other devices, the applicant's representative stated that the WTF would not interfere with other communication devices because it is broadcast on a different frequency. The applicant's representative also stated that FCC regulations prevent interference with any other signals. The Department's staff presented a comment from an adjacent neighbor, received on the day of the public hearing, requesting that the hearing be scheduled locally. There being no further testimony, the Hearing Officer closed the public hearing and approved the project with the revision to Condition No. 38 recommended by the Department's staff and agreed to by the applicant.

After the Hearing Officer's public hearing, David Lumiqued appealed the Hearing Officer's decision to the Commission. The Commission conducted a duly noticed De Novo public hearing on September 2, 2015, which was continued to October 28, 2015. The appellant provided testimony in opposition and expressed concerns related to inadequate notification; the aesthetics of the proposed WTF; health concerns due to the proposed WTF's proximity to schools and other sensitive uses; interference with existing services, exposure to radio frequency emissions, and possible future collocation of other WTFs; the site's zoning designation; visibility of the WTF from nearby hiking trails; inadequate parking on the project site; no evidence of a significant gap in coverage and E911 service standards; and the burden of proof requirements not being met. The appellant also presented a petition with 716 signatures, 18 affidavits from Verizon customers, and 229 letters from the surrounding community opposing the WTF at the project Site. 26 additional members of the public also provided testimony in opposition. The applicant's representatives, Ross Miletich and Michelle Felton, presented testimony in favor of the request. The applicant's representatives stated that the proposed WTF will provide future extended capacity coverage because coverage maps indicate there is a significant gap in coverage along West Covina Boulevard between North Reeder Avenue and South Valley Center Avenue. On October 28, 2015, the Commission closed the public hearing and voted to deny the project. After the Commission's public hearing, the applicant appealed the Commission's decision to the Board.

A public hearing is required pursuant to County Code Section 22.60.240 and Government Code Sections 65335 and 65856. Notice of the hearing must be given pursuant to the procedures set forth in County Code Section 22.60.174. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

CEQA does not apply to projects that are denied pursuant to Section 15270 of CEQA guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The denial of this project will not result in any negative impacts on current services or projects. As previously noted, the applicant was responsible for costs associated with the CUP application.

For further information, please contact Jeantine Nazar at (213) 974-6470 or jnazar@planning.lacounty.gov.

Respectfully submitted,



RICHARD J. BRUCKNER

Director

RJB:SA:MG:JN:lm

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

APPLICANT

Date 11/12/15

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT NO/CUP NO.: R2014-02565-(5) / CUP 201400121

APPLICANT: Verizon Wireless

LOCATION: 4337 N. Sunflower Avenue

APN: 8426-016-033

Charter Oak

Zoned District

Related zoning matters:

CUP(s) or VARIANCE No. None

Change of Zone Case No. None

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented with a check or money order, payable to the Board of Supervisors, along with personal identification, prior to the appeal deadline at 5:00 p.m. at the above address. (Appeal fees subject to change) Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request \$7,225* OR


2 or less conditions of the Project to be listed below: \$843.00*

*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors

Briefly, explain the reason for this appeal is as follows (attach additional information if necessary):

The Regional Planning Commission lacked substantial evidence to overturn the Hearing Officer's approval of the proposed project under Los Angeles County ordinances, and lacked substantial evidence for denial under 47 USC §332(c)(7)(B)(iii). The Planning Commission's decision to the extent based on depreciation of property values, violates 47 USC §332(c)(7)(B)(iv) which prohibits regulation based on environmental effects of radio frequency emissions. The Planning Commission's decision has the effect of prohibiting the provision of personal wireless services and is pre-empted by 47 USC §332(c)(7)(B)(i)(II).

Additional supporting documents shall be provided prior to the appeal being heard.

x 
(Signed) Appellant

Maree Hoeger, Core Development Services, Authorized Agent for Verizon Wireless

Print Name

2749 Saturn Street

Street Address

Brea, CA 92821

City/Zip

949-280-2531

Day Time Telephone Number

mhoeger@core.us.com

Email Address



February 19, 2014

RE: Core Development Services ("CORE") as representative for Verizon Wireless

To Whom It May Concern:

Core Development Services ("CORE") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e. real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design, and construction, etc.) on behalf of Verizon Wireless, in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, CORE may submit/order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Collier Norine".

Jane Collier Norine
Verizon Wireless

Manager- Southern California Network Real Estate

15505 Sand Canyon Ave, Building D1

Irvine, CA 92618

Jane.Collier@VerizonWireless.com

Desk Phone: 949.286.8712



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 28, 2015

Core Development Services
2749 Saturn Street
Brea, CA 92821
Attn: Maree Hoeger, Zoning Manager

**REGARDING: PROJECT NO. R2014-02565-(5)
CONDITIONAL USE PERMIT NO. 201400121
4337 N SUNFLOWER AVENUE (8426-016-033)**

The Regional Planning Commission, by its action of **October 28, 2015**, has **DENIED** the above-referenced project. Enclosed are the Commission's Findings.

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **November 12, 2015**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at jnazar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosure: : Findings,

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement; Appellant

MM:JN

**FINAL FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565 - (5)
CONDITIOINAL USE PERMIT NO. 201400121**

1. The Regional Planning Commission ("Commission") conducted a duly-noticed public hearing regarding the matter of Conditional Use Permit No. 201400121 ("CUP") on September 2, 2015 and October 28, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests a CUP to authorize the construction, operation, and maintenance of a wireless telecommunications facility (WTF) ("Project") on a property located at 4337 N Sunflower Avenue within the unincorporated Los Angeles County community of Charter Oak ("Project Site") in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.24.100.
3. The Project Site is located in the Charter Oak Zoned District and is currently zoned A-1-10,000 (Light Agricultural with 10,000 Square Feet Minimum Lot Required Area).
4. The Project Site is located within the Low Density Residential land use category of the County General Plan.
5. Surrounding Zoning within a 500-foot radius includes:
North: A-1-10,000, R-1-8,000, and City of San Dimas
South: A-1-10,000 and City of San Dimas
East: City of San Dimas
West: City of San Dimas
6. Surrounding land uses within a 500-foot radius include:
North: Water tanks and single-family residences
South: Single-family-residences
East: Single-family residences
West: Single-family residences
7. The Project Site primary access is via Badillo Street through a non-exclusive vehicular path of 12 feet wide. The secondary access to the Project Site is via Sunflower Avenue.
8. The Project Site lease area is 378 square feet in size located on the southwestern portion of the property within a 1.25 acre lot developed with a church. The Project Site is irregular in shape with generally flat topography.
9. The site plan for the Project depicts 12 panel antennas, each eight feet in height, mounted on three arms (four on each arm), 12 Remote Radio Units (four on each arm) mounted behind the antennas, and two parabolic antenna dishes and two

RAYSCAPS (a radio equipment named after its brand name) mounted on the steel frame.

10. The elevation plans depict the height of the antennas at 45 feet at the top camouflaged within a 46-foot high steel trellis frame (27'-6"x15'-0") with a cross design mounted on three posts (3'-0"x2'-7"). The applicant is proposing to install equipment cabinets and a backup generator within a 378 (18'-0"x21'-0") square-foot lease area enclosed in an eight-foot-high concrete masonry unit wall.
11. The Department of Regional Planning ("Regional Planning") does not have any records pertaining to approval for the construction of the church building. However, building permit records from the Department of Public Works ("DPW") include approval for the construction of a one-story church with an occupant load of 200 persons in 1958. The parking requirement for the church at that time was one parking space for 10 persons. Therefore, 20 parking spaces were required at that time.
12. Ordinance No. 10,366, which became effective on November 5, 1971, required a CUP in order to operate a church in the A-1 Zone.
13. CUP 85-152, approved in 1986, allowed the construction, operation and maintenance of a church. This permit does not include an expiration date and indicates that there is one oak tree on the southeast portion of the property. Assessor's records show that a total of more than 88,000 square feet of building improvements were built in 1989.
14. Revised Exhibit "A" 201000132 allowed second floor additions for Sunday school classrooms and included an occupancy load calculation of 390 individuals that was approved by DPW. Required parking for the church included 20 parking spaces for 200 persons (as calculated by the nonconforming parking standard of one space per 10 occupants) and 38 parking spaces for the additional 190 individuals (as calculated by the current parking standard of one space per five occupants). The church required a total of 58 parking spaces.
15. Prior to the public hearings regarding the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the construction of a WTF and includes a lease area of less than 400 square feet in area.
16. Pursuant to the 1996 Telecommunications Act, local jurisdictions are preempted from considering radio frequency emissions when regulating WTF's as long as such facilities comply with FCC regulations.
17. A duly noticed public hearing was held on June 16, 2015 before Hearing Officer Pat Hachiya. Prior to the Hearing Officer's public hearing, the Regional Planning staff

received one email from a concerned citizen regarding the new WTF at this location. The resident was concerned about possible interference between the new WTF and other communication devices, such as broadcast television and cable. The applicant's representative, Ross Miletich presented testimony in favor of the request and agreed to a revision to Condition No. 38 requiring that the generator noise level shall not exceed 60 dBA. The applicant's representative stated that the cell phone tower would not interfere with other communication devices because it is broadcast on a different frequency. The applicant's representative also stated that FCC regulations prevent interference with any other signals. Regional Planning staff presented a comment from an adjacent neighbor, received on the day of the public hearing, requesting that the hearing be scheduled locally. There being no further testimony, the Hearing Officer closed the public hearing and approved the Project with the revision to Condition No. 38 recommended by staff and agreed to by the applicant.

18. After the Hearing Officer's public hearing, staff received a petition with a total of 963 signatures opposing the Project and David Lumiqued appealed the Hearing Officer's decision to the Commission.
19. A duly noticed De Novo public hearing was held on September 2, 2015 before the Commission. The appellant, David Lumiqued, provided testimony in opposition and expressed concerns related to inadequate notification; the aesthetics of the proposed WTF; health concerns due to the proposed WTF's proximity to schools and other sensitive uses; interference with existing services, exposure to radio frequency emissions, and possible future collocation of other WTFs; the site's zoning designation; visibility of the WTF from nearby hiking trails; inadequate parking on the Project site; no evidence of a significant gap in coverage and E911 service standards; and the burden of proof requirements not being met. The appellant also presented a petition with 716 signatures, 18 affidavits from Verizon customers, and 229 letters from the surrounding community opposing the WTF at the Project Site. A total of 26 additional members of the public provided testimony in opposition. The applicant's representatives, Ross Miletich and Michelle Felton, presented testimony in favor of the request. The Commission continued the hearing to October 28, 2015 and instructed staff to prepare denial findings.
20. At the hearing on October 28, 2015, David Lumiqued, the appellant, and Chang Weisberg, an opponent, provided testimony in opposition and expressed concerns related to no evidence of a significant gap in coverage as well as ongoing zoning violations on the property. The opponents indicated that they are not concerned regarding the health effects of the proposed WTF. The applicant's representative was not present. There being no other testimony, the Commission closed the public hearing and denied the Project.
21. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Charter Oak community. A total of 293 Notices of Public Hearing were

mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site on May 5, 2015 and on July 28, 2015. Four notices were mailed to those on the courtesy mailing list for the Charter Oak Zoned District and to any interested parties. The notice of public hearing was published in La Opinion on May 8, 2015 and on July 25, 2015 as well as in the San Gabriel Valley Tribune on May 11, 2015 and on July 28, 2015. Additionally, the applicant has provided Certificate of Postings indicating that the property was posted thirty days prior to the hearing dates on May 15, 2015 and on August 2, 2015.

22. The Commission finds that the Project Site provides 66 parking spaces and the Project will decrease the parking to 64 spaces. Based on the current parking standard of one space per five occupants, the church requires 78 parking spaces for 390 occupants. Therefore, the Project Site does not meet current parking standards and the decrease in parking spaces resulting from the Project would exacerbate this condition.
23. The Commission finds that the appellant and other opponents have provided sufficient written and oral testimony, including photo simulations, to substantiate that the Project will have negative visual and aesthetic impacts on adjacent properties. The WTF is not integrated into the existing church building and would be placed in a separate steel trellis frame. In addition, the 46-foot high steel trellis frame exceeds the height of the existing church building and other surrounding buildings, which are subject to a 35-foot height limit in the A-1 and R-1 Zones. Pursuant to FCC regulations, the height of the WTF could be increased by 10 percent, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater, which would exacerbate this condition.
24. The Commission finds that the existing water tanks in the vicinity of the Project Site have negative visual and aesthetic impacts on adjacent properties and that the addition of the Project would exacerbate these impacts.
25. The Commission finds that the appellant and other opponents have provided sufficient written and oral testimony to substantiate that the Project will have negative impacts on property values and the ability of existing residents to sell their homes. Realtors stated that prospective buyers of homes have terminated purchase agreements when they become aware of a WTF in the immediate vicinity.
26. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use at the site will adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B. The proposed site is not 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

Denies Conditional Use Permit No 201400121.

MG:JN
10/28/2015

c: Zoning Enforcement, Building and Safety



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 20, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Jeantine Nazar, RPAII 
Zoning Permits East Section

Project No. R2014-02565- (5)
Conditional Use Permit No. 201400121
RPC Meeting: September 2, 2015
Agenda Item: 9

Enclosed is the appellant's appeal of the Hearing Officer's decision of July 16, 2015. The appellant is appealing for the following reasons:

1. The Hearing Officer meeting notification was inadequate (Proper Notification Appeal Reason No. 1).
2. The aesthetics and look of the proposed WTF does not match the surrounding neighborhood pattern. (Aesthetics - Appeal Reason Numbers 2, 11 and 12 and Supplemental Materials Item Numbers 6 and 7).
3. Health Concerns and the project location near schools and other sensitive uses. (Health Concerns - Appeal Reason No. 3, 13, and 14).
4. The neighbors have concerns regarding interferences with existing services, exposure to radio frequency emissions and future co-location of other WTFs. (Interference - Appeal Reason No. 9)
5. Zoning designation on the subject property is inadequate. (Zoning - Appeal Reason No. 7).
6. Visibility of the WTF from nearby hiking trails.

7. Inadequate Parking and CUP condition prohibiting commercial use at this location. (Supplemental Materials Item Numbers 3 and 4).
8. Significant gap in coverage and E911 service standards have been satisfied. (Supplemental Package Item Numbers 1 and 2).
9. The applicant does not meet the burden of proof requirements. (Appeal Reason Numbers 1-9 and Supplemental Materials Item Numbers 1-10).
10. Three petitions with 716 signatures, 18 affidavits from Verizon customers, and 229 letters from the community in Los Angeles County residents for a total of 963 opposing the project, newspaper articles and various supporting materials opposing the WTF proposal at this location.

A copy of the appellant's appeal package and supplemental materials along with the Hearing Officer package and Regional Planning Commission's package are attached to this memo.

If you need further information, please contact Jeantine Nazar at (213) 974-6435 or jnazar@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.


MG:JN
8/20/15

Regional Planning Commission Transmittal Checklist

Hearing Dates
September 2, 2015
Agenda Item No.
9

Project Number: R2014-02565-(5)
Case(s): Conditional Use Permit Case No. 201400121
Environmental Assessment Case No. 201400208
Planner: Jeantine Nazar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Project Description
- Opponent and Proponent letters
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Photo Simulations
- Site Plan / Floor Plans / Elevations
- Hearing Officer's Approval
- Coverage Analysis
- Appeal Package
- Appellant's Supplemental Package
- CUP 85-152 Approval

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 R2014-02565-(5)

HEARING DATE
 September 2, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. R201400121
 Environmental Assessment No. 201400208

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless.

MAP/EXHIBIT DATE

2/6/15

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for the construction, operation and maintenance of a wireless telecommunications facility (WTF) disguised in a 46 feet high decorative steel frame and the installation of a backup power generator within the lease area.

LOCATION

4337 N Sunflower Avenue

ACCESS

Sunflower Avenue

ASSESSORS PARCEL NUMBER(S)

8426-016-033

SITE AREA

0.01 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Charter Oak

LAND USE DESIGNATION

1-Low Density Residential

ZONE

A-1-10,000-(Light Agricultural with minimum 10,000 square feet area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.100 (A-1 Zone Development Standards)

CASE PLANNER:

Jeantine Nazar

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

jnazar@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- A Conditional Use Permit (CUP) is required to construct, operate, and maintain a wireless telecommunications facility (WTF) in the A-1 zone pursuant to County Code Section 22.24.100.

PROJECT DESCRIPTION

The applicant, Verizon Wireless, is seeking a CUP to allow the construction, operation, and maintenance of a WTF disguised in a decorative steel trellis frame (27'-6"x15'-0") mounted on three posts 46 feet in height. The WTF lease area is located on the southwestern portion of the property behind an existing church building in the parking area. The access to the lease area is from Badillo Street through a non-exclusive vehicular path of 12 feet wide as well as from Sunflower Avenue.

SITE PLAN DESCRIPTION

The site plan depicts 12 panel antennas, eight feet high each, mounted on three arms (four on each arm) 12 Remote Radio Units (four on each arm) mounted behind the panel antennas, two parabolic antenna dishes and two RAYSCAPS (a radio equipment named after its brand name) mounted on the steel frame. The elevation plans depict the height of the antennas at 45 feet at the top and camouflaged within a decorative steel trellis frame. The applicant is proposing to install equipment cabinets and a backup generator within a 378 (18'x21') square-foot lease area enclosed in an eight-foot-high concrete masonry wall (CMU) wall.

LOCATION

The WTF is located at 4337 N Sunflower Avenue within the unincorporated Los Angeles County community of Charter Oak.

EXISTING ZONING

The subject property is located within the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) zone within the Fifth Supervisorial District.

Surrounding properties are zoned as follows:

North: A-1-10,000, R-1-8,000, and City of San Dimas

South: A-1-10,000 and City of San Dimas

East: City of San Dimas

West: City of San Dimas

EXISTING LAND USES

The subject property is developed with a church. Surrounding properties are developed as follows:

North: Water tanks and single-family residences

South: Single-family-residences

East: Single-family residences

West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 5565 was adopted by the Board of Supervisors on July 18, 1950, and established the A-1-10,000 Zone on the subject property.

The Department of Regional Planning does not have any record of approval for the construction of the church building; however, building permit records from the Department of Public Works ("DPW") identify an approval for the construction of a one-story church with an occupancy load of 200 persons in 1958. The parking requirement for the church at that time was one parking space for 10 persons, therefore requiring 20 parking spaces.

Ordinance No. 10,366, effective November 5, 1971, requires a CUP in order to operate a church in the A-1 Zone.

CUP 85-152, approved in 1986, allowed the construction, operation and maintenance of a church with the largest assembly area containing seats for 294 persons. This permit does not include an expiration date and indicates that there is one oak tree on the southeast portion of the property.

Assessor's records show that a total of more than 88,000 square feet of building improvements were built in 1989.

Revised Exhibit "A" 201000132 allowed second floor additions for Sunday school classrooms on June 9, 2010 and included an occupancy load calculation of 390 individuals approved by DPW. Required parking for the church includes 20 parking spaces for 200 persons (as calculated by the nonconforming parking standard of one space for 10 individuals) and 38 parking spaces for the additional 190 individuals (as calculated by the conforming parking standard of one space for 5 individuals). The church requires a total of 58 parking spaces.

CUP201100144, a request to construct a WTF, was denied on August 13, 2013 due to inactivity.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction and Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The entitlement request is new construction and includes a lease area of less than 400 square feet in size. The proposed WTF is disguised within a decorative frame with a cross design, which blends in well with the existing church building.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Low Density Residential land use category of the County General Plan. This designation is intended for single-family residences at a maximum density of 1 to 6 dwelling units per acre, schools, nearby churches, local

parks and other community-serving public facilities. The WTF serves nearby residential and commercial uses as well as nearby schools by providing cellular phone services and is a suitable use and therefore, consistent with the permitted uses of the underlying land use category.

The following Policy of the General Plan is applicable to the proposed project:

Policy D.63-“Maintain high quality emergency response service.”

The proposed antennas and associated equipment will provide emergency service by connecting to nearby emergency dispatchers and will assist the local residents and church goers in emergency situations.

Further, the following Goal of the General Plan, Land Use Section, Part D, is applicable to the proposed project and serves as a guideline for development:

“To provide for land use arrangements that take full advantage of existing public service and facility capacities:”

The wireless facility will improve the communication network for nearby residents and the church by providing service networks.

Zoning Ordinance and Development Standards Compliance

The proposed WTF is located in the A-1 zone. A WTF is not a defined use in the County Code; however, staff traditionally cites the defined use of “radio and television stations and towers” as a comparable use. Radio and television stations and towers are uses subject to a CUP pursuant to County Code Section 22.24.100.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified and requires that parking shall be provided in an amount which the Director finds adequate to prevent traffic congestion and excessive on-street parking. The proposed WTF will be unmanned and will require periodic maintenance visits, typically once a month. Therefore, no additional parking is required.

Site Visit

Staff visited the site and found that the site is clean and adequate in size. A WTF at this location would be appropriate with the proposed design.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant’s responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has received comments from Public Health dated June 9, 2015 recommending approval and has incorporated Public Health’s requirements into the draft conditions.

Zoning Enforcement

The subject property has received a violation notice for placing banners on the property. The case remains open at this time. The zoning enforcement was also notified of an unauthorized storage bin on the property.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Regional Planning website posting.

PUBLIC COMMENTS

Staff received an email from a concerned citizen regarding the new WTF at this location on May 8, 2015. The resident was concerned about the new WTF's possible interference with other communication devices such as TV and cable.

Subsequently, on June 14, 2015, staff received comments from an adjacent neighbor requesting to schedule the hearing locally.

Hearing Officer, Pat Hachiya, approved CUP201400121 on June 16, 2015. This case is being appealed by neighbors, who request that the project be denied for the following reasons:

1. *The Hearing Officer meeting notification was inadequate (Proper Notification Appeal Reason No. 1):*

Staff Response:

The community was adequately notified of the public hearings scheduled on June 16, 2015 and September 2, 2015 by mail, newspaper, property posting, and Regional Planning website posting in the following manner:

A total of 293 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site on May 5, 2015 and on July 28, 2015. Four additional notices were mailed to those on the courtesy mailing list for the Charter Oak Zoned District and to any interested parties. The notice of public hearing was published in La Opinion on May 8, 2015 and on July 25, 2015 as well as in San Gabriel Valley Tribune on May 11, 2015 and on July 28, 2015. Additionally, the applicant has provided Certificate of Postings indicating that the property was posted thirty days prior to the hearing dates on May 15, 2015 and on August 2, 2015.

2. *The aesthetics and look of the proposed WTF does not match the surrounding neighborhood pattern. (Aesthetics - Appeal Reason Numbers 2, 11, and 12 and Supplemental Materials Item Numbers 6 and 7)*

Staff Response:

Regional Planning Policy Memo 01-2010 ("Policy"), which provides guidelines for WTFs, requires that all wireless facilities use camouflage techniques to minimize visual impacts and provide appropriate screening. Further, the Policy requires a structure-mounted wireless facility to be integrated into the building's or structure's architecture through design, color, and texture, and/or to be fully screened. The proposed WTF is disguised within a decorative frame with a cross that matches the architectural characteristics of a church building. However, the appellant argues that the proposed structure's height and potential future height as well as the architectural integrity of the structure within the neighborhood is out of place and does not match the overall neighborhood pattern. Additionally, the appellant states that the existing water tanks already have negative impacts on the neighborhood and the addition of a WTF would not blend in with the community character and within the environment and is a nuisance. The appellant has provided photo simulation views from the adjacent residences showing the height of the WTF as well as the potential future collocation height and photos from churches in the area to demonstrate the architectural character of the neighborhood.

The applicant may relocate the antennas within the church bell structure to better integrate the proposed Project within the neighborhood.

3. *Health Concerns and the project location near schools and other sensitive uses. (Health Concerns - Appeal Reason No. 3, 13, and 14)*

Staff Response:

The Policy does not prohibit WTFs on or nearby properties with sensitive uses, including schools. The Policy indicates that the proposed site shall be isolated from and not intrusive on the educational or recreational activities at such location. There are no schools within a 500-foot radius; therefore, the proposed WTF does not intrude on educational or recreational activities.

4. *The neighbors have concerns regarding interferences with existing services, exposure to radio frequency emissions and future co-location of other WTFs. (Interference - Appeal Reason No. 9)*

Staff Response:

Section 704 (a) of the 1996 Telecommunications Act expressly preempts state and local government regulation of placement, construction, and modification of WTFs on the basis of the environmental effects of radio frequency emissions provided that such facilities comply with the FCC's regulations concerning such emissions.

5. *Zoning designation on the subject property is inadequate. (Zoning - Appeal Reason No. 7).*

Staff Response:

Wireless facilities are allowed within all zones subject to obtaining a CUP. Additionally, WTFs shall comply with the guidelines in the Policy for height, camouflaging, design, setbacks, fencing, walls, lighting, maintenance, and other standards.

6. *Visibility of the WTF from nearby hiking trails.*

Staff Response:

Staff does not have photo simulations analyzing the visibility of the WTF from the hiking trails to the south of the subject property. However, the proposed WTF is disguised within a decorative frame with a cross that matches the architectural characteristics of a church building.

7. *Inadequate Parking and CUP condition prohibiting commercial use at this location. (Supplemental Materials Item Numbers 3 and 4).*

Staff Response:

As previously discussed, the required parking for the church is 58 parking spaces and 65 are provided.

Title 22 Chapter 24 Part 2 provides a list of uses in Zone A-1 subject to a CUP or subject to the Director's approval. Further, County Code Section 22.24.100 requires that radio and television stations and towers (a comparable use) be subject to a CUP. A WTF is an allowed use in the A-1 zone subject to a CUP. The applicant may file for a modification of the conditions of approval to eliminate Condition Number 8.d of CUP 85-152.

8. *Significant gap in coverage and E911 service standards have been satisfied. (Supplemental Package Item Numbers 1 and 2).*

Staff Response:

The applicant has provided coverage maps indicating there is a need for a WTF at this location. The appellant argues that a gap does not exist and coverage maps are unclear in defining gap and a significant gap. The appellant has provided affidavits signed by Verizon customers residing in the area and websites as well as articles indicating there is no gap in coverage in the area. Additionally, the appellant indicates that the E911 is a shared responsibility among all carriers to connect.

9. *The applicant does not meet the burden of proof requirements. (Appeal Reason Numbers 1-9 and Supplemental Materials Item Numbers 1-10).*

Staff Response:

The appellant has provided burden of proof statements discussing height, property values, coverage gaps, collocation, and aesthetics that could be further examined.

10. *Three petitions with 716 signatures, 18 affidavits from Verizon customers, and 229 letters from the community in Los Angeles County residents for a total of 963 opposing the project, newspaper articles and various supporting materials opposing the WTF proposal at this location.*

A copy of the materials submitted by the appellant are included with this package.

A copy of the appellant's appeal package and supplemental materials are attached to this report.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

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 Number R2014-02565-(5), Conditional Use Permit Number 201400121, subject to the attached conditions.

Prepared by Jeantine Nazar, RPAll,
Reviewed by Mitch Glaser, AICP

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MM:JN
August 20, 2015

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565 - (5)
CONDITONAL USE PERMIT NO. 201400121**

1. The Regional Planning Commission ("RPC") conducted a duly-noticed public hearing regarding the matter of Conditional Use Permit No. 201400121 ("CUP") on September 2, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests a CUP to authorize the construction, operation, and maintenance of a wireless telecommunications facility (WTF) ("Project") on a property located at 4337 N Sunflower Avenue within the unincorporated Los Angeles County community of Charter Oak ("Project Site") in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.24.100.
3. The Project Site lease area is 378 square feet in size located on the southwestern portion of the property within a 1.25 acre lot developed with a church. The proposed Project will not interfere with the existing use. The Project Site is irregular in shape with generally flat topography.
4. The Project Site is located in the Charter Oak Zoned District and is currently zoned A-1-10,000 (Light Agricultural with 10,000 Square Feet Minimum Lot Required Area).
5. The Project Site is located within the Low Density Residential land use category of the County General Plan.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-10,000, R-1-8,000, and City of San Dimas
 - South: A-1-10,000 and City of San Dimas
 - East: City of San Dimas
 - West: City of San Dimas
7. Surrounding land uses within a 500-foot radius include:
 - North: Water tanks and single-family residences
 - South: Single-family-residences
 - East: Single-family residences
 - West: Single-family residences
8. The Department of Regional Planning does not have any record of approval for the construction of the church building; however, building permit records from the Department of Public Works ("DPW") identify an approval for the construction of a one-story church with an occupant load of 200 persons in 1958. The parking requirement for the church at that time was one parking space for 10 persons; therefore, 20 parking spaces were required.

9. Ordinance No. 10,366, effective November 5, 1971, requires a CUP in order to operate a church in the A-1 Zone.
10. CUP 85-152 approved in 1986 allowed the construction, operation and maintenance of a church. This permit does not include an expiration date and indicates that there is one oak tree on the southeast portion of the property. Assessor's records show that a total of more than 88,000 square feet of building improvements were built in 1989.
11. Revised Exhibit "A" 201000132 allowed second floor additions for Sunday school classrooms and included an occupancy load calculation of 390 individuals approved by DPW. Required parking for the church includes 20 parking spaces for 200 persons (as calculated by the nonconforming parking standard of one space for 10 individuals) and 38 parking spaces for the additional 190 individuals (as calculated by conforming parking standard of one space for 5 individuals). The church requires a total of 58 parking spaces.
12. The site plan for the Project depicts 12 panel antennas, eight feet high each, mounted on three arms (four on each arm) 12 Remote Radio Units (four on each arm) mounted behind the antennas, two parabolic antenna dishes and two RAYSCAPS (a radio equipment named after its brand name) mounted on the steel frame.
13. The elevation plans depict the height of the antennas at 45 feet at the top camouflaged within a 46-foot high steel trellis frame (27'-6"x15'-0") with a cross design mounted on three posts (3'-0"x2'-7"). The applicant is proposing to install equipment cabinets and a backup generator within a 378 (18'-0"x21'-0") square-foot lease area enclosed in an eight-foot-high concrete masonry unit wall.
14. The Project Site primary access is via Badillo Street through a non-exclusive vehicular path of 12 feet wide. The secondary access to the Project Site is via Sunflower Avenue.
15. Existing church parking areas on the Project Site will accommodate the required parking space for maintenance vehicles. No additional parking is required.
16. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the construction of a WTF and includes a lease area of less than 400 square feet in area. The proposed WTF is disguised within a decorative frame with a cross design, which blends in well with the existing church building.
17. The Federal Communications Commission ("FCC") sets standards for safe human exposure to non-ionizing electromagnetic radiation. The conditions of approval

require 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 CUP.

18. Pursuant to the 1996 Telecommunications Act, local jurisdictions are preempted from considering radio frequency emissions when regulating WTF's as long as such facilities comply with FCC regulations.
19. Prior to Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one email from a concerned citizen regarding the new WTF at this location on May 8, 2015. The resident was concerned about possible interference of the new WTF with other communication devices such as TV and cable. Subsequently, staff received comments from an adjacent neighbor requesting to schedule the hearing locally as well as a supplemental package with a total of 963 petition signatures opposing the Project. This case is being appealed by neighbors, who request that the Project be denied for the following reasons:

- a. The Hearing Officer meeting notification was inadequate (Proper Notification Appeal Reason No. 1):*

The community was adequately notified of the public hearings scheduled on June 16, 2015 and September 2, 2015 by mail, newspaper, property posting, and Regional Planning website posting in the following manner:

A total of 293 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site on May 5, 2015 and on July 28, 2015. Four additional notices were mailed to those on the courtesy mailing list for the Charter Oak Zoned District and to any interested parties. The notice of public hearing was published in La Opinion on May 8, 2015 and on July 25, 2015 as well as in San Gabriel Valley Tribune on May 11, 2015 and on July 28, 2015. Additionally, the applicant has provided Certificate of Postings indicating that the property was posted thirty days prior to the hearing dates on May 15, 2015 and on August 2, 2015.

- b. The aesthetics and look of the proposed WTF does not match the surrounding neighborhood pattern. (Aesthetics - Appeal Reason Numbers 2, 11, and 12 and Supplemental Materials Item Numbers 6 and 7)*

Regional Planning Policy Memo 01-2010 ("Policy"), which provides guidelines for WTFs, requires that all wireless facilities use camouflage techniques to minimize visual impacts and provide appropriate screening. Further, the Policy requires a structure-mounted wireless facility to be integrated into the building's or structure's architecture through design, color, and texture, and/or to be fully screened. The proposed WTF is disguised within a decorative frame with a cross that matches the architectural characteristics of a church building. However, the appellant argues that the proposed structure's height

and potential future height as well as the architectural integrity of the structure within the neighborhood is out of place and does not match the overall neighborhood pattern. Additionally, the appellant states that the existing water tanks already have negative impacts on the neighborhood and the addition of a WTF would not blend in the community character and within the environment and is a nuisance. The appellant has provided photo simulation views from the adjacent residences showing the height of the WTF as well as the potential future collocation height and photos from churches in the area to demonstrate the architectural character of the neighborhood.

The applicant may relocate the antennas within the church bell structure to better integrate the proposed Project within the neighborhood.

c. Health Concerns and the project location near schools and other sensitive uses. (Health Concerns - Appeal Reason No. 3, 13, and 14)

The Policy does not prohibit WTFs on or nearby properties with sensitive uses, including schools. The Policy indicates that the proposed site shall be isolated from and not intrusive on the educational or recreational activities at such location. There are no schools within a 500-foot radius; therefore, the proposed WTF does not intrude on educational or recreational activities.

d. The neighbors have concerns regarding interferences with existing services, exposure to radio frequency emissions and future co-location of other WTFs. (Interference - Appeal Reason No. 9)

Section 704 (a) of the 1996 Telecommunications Act expressly preempts state and local government regulation of placement, construction, and modification of WTFs on the basis of the environmental effects of radio frequency emissions provided that such facilities comply with the FCC's regulations concerning such emissions.

e. Zoning designation on the subject property is inadequate. (Zoning - Appeal Reason No. 7).

Wireless facilities are allowed within all zones subject to obtaining a CUP. Additionally, WTFs shall comply with the guidelines in the Policy for height, camouflaging, design, setbacks, fencing, walls, lighting, maintenance, and other standards.

f. Visibility of the WTF from nearby hiking trails.

Staff does not have photo simulations analyzing the visibility of the WTF from the hiking trails to the south of the subject property. However, the proposed WTF is disguised within a decorative frame with a cross that matches the architectural characteristics of a church building.

- g. Inadequate Parking and CUP condition prohibiting commercial use at this location. (Supplemental Materials Item Numbers 3 and 4).*

As previously discussed, the required parking for the church is 58 parking spaces and 65 are provided.

- h. Prohibited commercial use on the subject property. (Supplemental Materials Item No. 3).*

Title 22 Chapter 24 Part 2 provides a list of uses in Zone A-1 subject to a CUP or subject to the Director's approval. Further, County Code Section 22.24.100 requires that radio and television stations and towers (a comparable use) to be subject to a CUP. A WTF is an allowed use in A-1 zone subject to a CUP. The applicant may file for a modification of the conditions of approval to eliminate Condition Number 8.d of CUP 85-152.

- i. Significant gap in coverage and E911 service standards have been satisfied. (Supplemental Package Item Numbers 1 and 2).*

The applicant has provided coverage maps indicating there is a need for a WTF at this location. The appellant argues that a gap does not exist and coverage maps are unclear in defining gap and a significant gap. The appellant has provided affidavits signed by Verizon customers residing in the area and websites as well as articles indicating there is no gap in coverage. Additionally, the appellant indicates that the E911 is a shared responsibility among all carriers to connect.

- j. The applicant does not meet the burden of proof requirements. (Appeal Reason Numbers 1-9 and Supplemental Materials Item Numbers 1-10).*

The appellant has provided burden of proof statements discussing height, property values, coverage gaps, and aesthetics that could be further examined.

- k. Three petitions with 716 signatures, 18 affidavits from Verizon customers, and 229 letters from the community in Los Angeles County residents for a total of 963 opposing the project, newspaper articles and various supporting materials opposing the WTF proposal at this location.*

A copy of the appellant's appeal package and supplemental materials are attached to this report.

20. A duly noticed public hearing was held on June 16, 2015 before Hearing Officer Pat Hachiya. The applicant's representative, Ross Miletich presented testimony in favor of the request and agreed with the proposed changes to Condition No. 38 indicating that the generator noise level may not exceed 60 dBA. The applicant's representative stated that the cell phone tower is broadcast on a different frequency and would not interfere with other communication devices. FCC regulations also

prevent interferences with any signals. Staff presented comments from an adjacent neighbor requesting to schedule the hearing locally. There being no further testimony, the Hearing Officer closed the public hearing and adopted the recommended changes by staff and agreed to by the applicant.

21. The Commission finds that the Project is consistent with the goals and policies of the Countywide General Plan. The WTF and associated equipment will provide emergency service by connecting to nearby emergency dispatchers and will assist the local residents and businesses in emergency situations. The WTF will improve the communication network for the residents in the area.
22. The Commission finds that the Project is compliant with the applicable development standards of the Policy dated July 26, 2010. The proposed tower is 46 feet high and complies with the maximum height requirement of 75 feet. The Project proposes camouflaging techniques to minimize the visual impacts and provides appropriate screening. The WTF is disguised within a decorative frame and includes good camouflaging techniques within a proposed structure.
23. The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare. The proposed WTF will operate within the FCC mandated parameters for radio frequency emissions and will comply with Regional Planning guidelines for reducing a coverage gap area.
24. The Commission finds that the materials presented by the appellant provides information, which is inconsistent with the materials presented by the applicant and can be further examined.
25. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, typically once a month. The Project will rely on the existing church parking.
26. The Commission finds that the Project is consistent with the A-1 zoning classification. Although, Title 22 of the County Code does not explicitly specify WTF as a use, the use most consistent with WTF specified in Title 22 is "radio and television stations and towers." Radio and television stations and towers are permitted uses in zone A-1, provided that a CUP is first obtained.
27. The Commission finds that the Project is accessed from Badillo Street through a non-exclusive vehicular path of 12 feet in width and from Sunflower Avenue. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

28. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.
29. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Charter Oak community. A total of 293 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site on May 5, 2015 and on July 28, 2015. Four notices were mailed to those on the courtesy mailing list for the Charter Oak Zoned District and to any interested parties. The notice of public hearing was published in La Opinion on May 8, 2015 and on July 25, 2015 as well as in the San Gabriel Valley Tribune on May 11, 2015 and on July 28, 2015. Additionally, the applicant has provided Certificate of Postings indicating that the property was posted thirty days prior to the hearing dates on May 15, 2015 and on August 2, 2015.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.
- C. 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.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit No 201400121, subject to the attached conditions.

MG:JN
08/20/2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565-(5)
CONDITIONAL USE PERMIT NO. 201400121**

PROJECT DESCRIPTION

The project is a Conditional Use Permit ("CUP") request for the construction, operation, and maintenance of a wireless telecommunication facility (WTF) disguised as a decorative steel frame and the installation of a new backup power generator and equipment cabinets within the lease area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 Los Angeles County ("County") Department of Regional Planning ("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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on June 16, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new CUP application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **Eight (8) biennial (one every other year)** 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **Three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 16, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility

- is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
25. The construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
 26. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
 27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
 28. The maximum height of the facility shall not exceed 46 feet above finished grade line.
 29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
 30. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
 31. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
 32. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
 33. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
 34. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible

from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

35. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

PROJECT SITE SPECIFIC CONDITIONS

36. The lease area shall be enclosed within an 8-foot-high concrete masonry unit wall.
37. Appurtenant equipment boxes shall be screened or camouflaged.
38. The noise from the proposed diesel powered emergency generator shall not exceed 60 dBA at the nearest residential property line during non-emergency operations.
39. The permittee shall adhere to the proposed generator plans and specifications as cleared by Public Health.
40. The emergency generator maintenance test runs should be restricted to the hours between 9:00 a.m. to 9:00 p.m. and prohibited on Sundays.
41. Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction work on Sundays and Holidays. The permittee shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, Section 12.08, Part 3.
42. The permittee shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

Attachement:

Public Health Department Letter dated June 9, 2015



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
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www.publichealth.lacounty.gov

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June 9, 2015

TO: Jeantine Nazar
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA MT
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-02565
Wireless Telecommunications Facility
4337 Sunflower, Covina

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is for a wireless telecommunications facility consisting of a proposed 46-foot high tower with antennas and related equipment. The applicant is proposing a standby SD generator located inside an 8-foot CMU wall in the parking area.

The Department recommends approval of the CUP.

Toxics-Epidemiology Program

Staff from Toxics Epidemiology Program reviewed the documents and plans provided by the applicant of the subject project located at 4337 Sunflower, Covina, CA.

Based on the information provided and site visit, we recommend the following conditions as conditions of the permit:

- The noise from the proposed diesel powered emergency generator shall not exceed 60 dBA (L25) at the nearest residential property line during non-emergency operations (i.e. generator maintenance run test for less than 15 min). (Based on the technical information provided, we do not anticipate that the generator would exceed the day time exterior noise standard. The noise attenuation provided by the proposed 8ft. CMU wall, distance to

residential property line, generator housing, and existing 6ft CMU wall would maintain noise levels below exterior noise standards.)

- The applicant shall adhere to the proposed specifications for noise control presented in the application.
- The emergency generator maintenance test run shall be restricted to the hours between 9am – 9 pm.
- Construction activities shall be limited to the hours of 7am to 7pm. Monday through Saturday. No construction work on Sundays and Holidays. The applicant shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, section 12.08 Part 3.
- The applicant shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

The noise impacts associated with the project should be less than significant with adherence to the conditions above.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

Verizon Wireless facilities are regulated by the FCC. The facility will be disguised as a tower with a cross design element. Associated equipment will be placed at the foot of the tower.

It will not create any hazardous materials, fumes, odors, light, glare, traffic or noise. The facility will be fully secured by an enclosure and will provide needed voice, data, and E911 services to the area.

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 project site is adequate in size and shape to accommodate all the development features prescribed in Title 22. The proposed facility will not impact any required yards/setbacks, parking or loading facilities, fencing or landscaping. The location on the property is unobtrusive, the antennas will be enclosed within the tower, and the associated equipment will be enclosed within a CMU wall.

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 facility will be unmanned. It will only be visited occasionally (about once a month) for maintenance purposes. The existing highways, streets and driveways will adequately provide access to the facility. The facility will be properly connected to all utilities such as power, telco and fiber utilities.

SUPPLEMENTAL INFORMATION FOR A WTF

Introduction/Purpose

Verizon Wireless (VZW) is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, VZW is licensed by the FCC to provide wireless communication services throughout California. VZW is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. VZW is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

Background

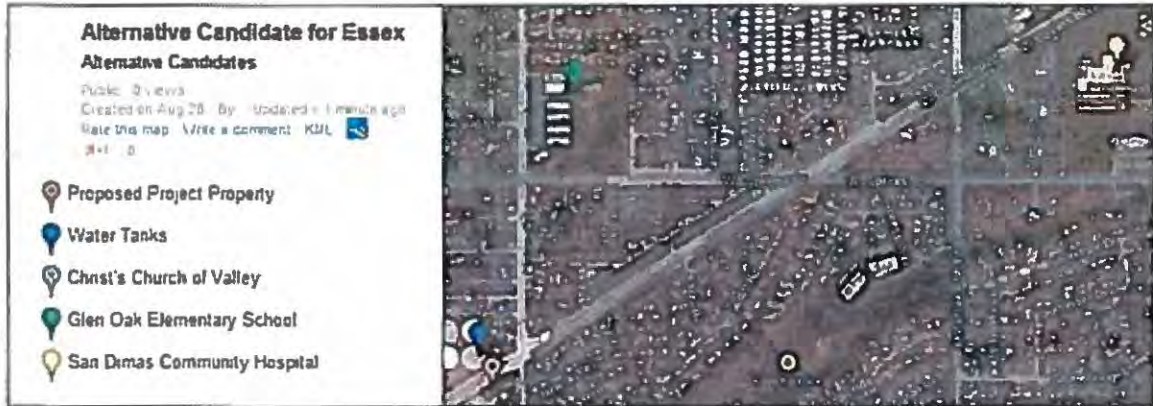
VZW is the nation's largest digital voice and data network covering 290 million people and growing. With superior spectrum availability allotted in the nation's top 100 markets, VZW provides a fully digital GSM/GPRS with high speed EDGE wireless data network infrastructure. Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, e-mail and Internet access capabilities for customer's communications needs virtually anywhere and at any time. The wireless network being developed by VZW differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs.

Project Narrative & Coverage Analysis

Efforts are currently underway in the County of Los Angeles to establish the required infrastructure for VZW. VZW has retained the services of Core Development Services (Core) to facilitate the land use entitlement process. Core is currently seeking approval of a Conditional Use permit for the installation and operation of an unmanned Wireless Telecommunications Facility (WTF) at the subject property which is currently zoned A-1 - Light Agricultural. This project will install a 46-foot wireless facility disguised as a tower that has twelve panel antennas, two parabolic antenna dishes, and 12 RRU's. The generator and all associated equipment will be enclosed within an eight-foot tall CMU wall with connection to nearby existing electrical and telephone utilities to service the site. This facility will operate 24/7 except for the generator, which will operate once a week for maintenance, for about 15 minutes unless power is disconnected from the facility. Regular maintenance of the facility will be conducted by a technician about once a month. All associated antennae and equipment will be screened and hidden from the public right-of-way. Therefore, this site design and proposal adheres to the developments guidelines (Ord. Policy No. 01-2010).

The intent of this facility is to meet capacity demands to the expanding community's needs for cell phone coverage in and around the Covina area of Los Angeles County. This new facility will provide improved coverage for those individuals who live, work and visit the surrounding community. As shown in the coverage maps, there is a gap in coverage along West Covina Boulevard, between North Reeder Avenue and South Valley Center Avenue. Specifically, this project will offload capacity that surrounding area while also improving coverage in residential neighborhood. The specific location and design of the proposed project is illustrated in further detail on the provided drawings and photo simulations.

Alternative Candidates for WTF



Alternative Project Site | Location | Reason for Elimination -

- **Water Tanks** | Northwest of Sunflower Ave. & Badillo St. | City Code prohibits ground-build facilities in the property's zone.
- **Christ's Church of Valley** | 1404 W. Covina Blvd, San Dimas, CA | This candidate did not meet RF requirements and standards.
- **Glen Oaks Elementary School** | Northeast of Sunflower Ave. & Cypress St. | Verizon Wireless does not engage in development on elementary school properties.
- **San Dimas Community Hospital** | 1350 W. Covina Blvd, San Dimas, CA | The property owner rejected the project proposal.

Ultimately, the proposed project site at 4337 Sunflower Avenue was chosen above the other candidates because:

- 1) The location would allow the Radio Frequency engineer to achieve the height needed for the WTF.
- 2) The ample space lease available can accommodate the WTF's particular stealth tower design, height and associated equipment.
- 3) The zoning of the property is compatible with the proposed project use.

ESSEX | Project Narrative

I. Current & Proposed Use

The proposed project site is actively used as a church facility, located in the northeastern corner of the property, which occupies approximately ¼ of the total property. The remainder of the property is used for parking. We propose to incorporate an unmanned wireless telecommunications facility (WTF), in the southwestern zone of the property, that will not interfere with the existing use.

II. Operations

The proposed unmanned WTF will be located in the southwestern zone of the property where it will operate 24 hours per day and seven days per week. A WTF technician will visit the site approximately once a month. Due to the low maintenance design of the project, it is unlikely for the WTF to generate any significant changes to the surrounding traffic patterns.

III. Consistency with General Plan

The proposed project's general plan land use designation is H9 (residential). The proposed wireless facility will be consistent with LA County's 2012 General Plan, which has the following two goals that encourage the further establishment of wireless facilities:

- Goal PS/F 6: A County with adequate public utilities.
 - Policy 2: Improve existing wired and wireless telecommunications infrastructure
 - Policy 3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.
- Goal ED 3: An expanded and improved infrastructure system to support economic growth and development.
 - Policy 3: Support the expansion of business communication networks, such as telecommunications and wireless technologies.

IV. Consistency with Zoning Development Standards

The proposed project property is zoned as light agricultural (A-1-10000). Per municipal code section 22.24.100, property zoned as A-1, that obtains the appropriate permit, may be used for communication equipment buildings and radio and television stations and towers, but not including studios. Therefore, our proposed WTF project would be compatible with the property's zoning. Per municipal code section 22.21.110, the front, side and rear yards shall be provided as required in Zone R-1. According to R-1, the front yard should not be less than 20-feet in depth, the corner side yard should not be less than 10-feet, the interior side yard should not be less than five-feet, and the rear yard should not be less than 15-feet in depth. The proposed project would have an approximate front setback of 50-feet, from the sidewalk along East Badillo Street, which would be more 2.5 times longer than the required minimum front depth of 20-feet required for the R-1 zone. The proposed project's side yard setback is also approximately 50-feet, which more than meets the required five-feet side setback for R-1. The proposed project would have an approximate 40-foot rear setback, which also exceeds R-1's corresponding rear setback. The municipal code does not subject A-1 to a height limit, but in consideration of the 35-foot height limit for R-1, our project will exceed that height restriction by 11-feet.

Jeantine Nazar

From: Dr. Clifford F. Maass [traumadr@verizon.net]
Sent: Friday, May 08, 2015 1:52 PM
To: Jeantine Nazar
Subject: PROJECT NUMBER: R2014-02565-(5) Conditional Use Permit No. R201400121
Environmental Assessment 201400208

To: Jeantine Nazar
Los Angeles Department of Regional Planning (DRP)
320 W. Temple Street
Los Angeles, CA. 90012

May 8, 2015

Dear Jeantine Nazar,

We live at 1963 East Haller Street, Charter Oak, CA. 91724. We have some questions regarding this 46 foot tower.

1. Will there be any signal interference with our television/radio antenna reception if this tower is constructed?
2. Will there be any signal interference with our Directv Satellite reception?
3. If there is the possibility of any interference, Will Verizon Wireless and or facilitator of said communication tower be responsible in correcting the situation so that we have the same uninterrupted service we have now?
4. If there is a problem, whom should we contact and what is their contact information?

We are disabled and unable to make the meeting June 16, 2015 in Los Angeles.

Thank you in advance for your quick and accurate response. Should you need to contact us, please see below.

Best Regards,

Clifford F. Maass
William W. McConnell
1963 East Haller Street
Charter Oak, Ca. 91724-2210

email: traumadr@verizon.net
Phone: 626-966-4763

Jeantine Nazar

From: David Lumiqued [davidlumiqued@yahoo.com]
Sent: Wednesday, June 24, 2015 3:27 PM
To: Jeantine Nazar
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine,

I'll call you now. Were you able to provide me a copy of the final approval?

Thanks,

David Aquino Lumiqued
Division Manager-Independent Capital Management, Inc./Sage Point Financial, Inc.
Registered Principal/Registered Investment Advisor
625 Fair Oaks Ave. Ste. 110
S. Pasadena, CA 91030
(888) ICM-0888 (Toll Free)
(626) 441-1426 (Main)
(626) 441-0426 (Fax)
www.icmfinancial.com (Pasadena Office)
www.icmlending.com (Real Estate and Home Loans)
www.sofausa.org (Pasadena Chapter President)

On Wednesday, June 24, 2015 2:22 PM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

David,

The hearing notices were mailed to the property owners within a 1,000 foot radius of the subject property within the unincorporated Los Angeles County. Please provide the name and address of property owners who have not received a notice. I will research and get back to you.

There is no minimum number of signatures needed to file an appeal.

Let me find out whether we can provide some numbers in regards to Covina/San Dimas community cell towers.

By the way, I called 626-441-1426 and spoke to Jose. I did my best to leave a message for you!

Thanks

Best regards,
Jeantine Nazar
Planner
Email: jnazar@planning.lacounty.gov

From: David Lumiqued [<mailto:davidlumiqued@yahoo.com>]
Sent: Wednesday, June 24, 2015 11:34 AM
To: Jeantine Nazar
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine,

626-441-1426 at 12:30 pm would be great! Anyway of getting an extension? Is there a minimum number of signatures needed to file an appeal? Please guide us on this process. Many did not receive a notice in the mail and did not understand why hearing was in LA vs locally to voice opinions and concerns.

Also, how many other residential cell towers are in the Covina/San Dimas community.

David

On Jun 24, 2015, at 10:34 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

Hi David,

I will email a copy of the final approval shortly. Please let me know what is the best phone number to reach you if you would like to discuss the appeal process? The last day to appeal is on June 30th.

Best regards
Jeantine Nazar
Planner

From: David Lumiqued [<mailto:davidlumiqued@yahoo.com>]
Sent: Wednesday, June 24, 2015 9:10 AM
To: Jeantine Nazar
Cc: David Lumiqued; David Lumiqued
Subject: Cell Tower Project No R2014-02565-(5)

To Jeantine Nazar,

I am writing you in regards to the Cell Tower conditional use approval in my Residential neighborhood. I/we as a community next to this proposed and approved tower disagree with the approval and location.

We are trying to file an appcal asap ahead of the June 30, 2015 deadline and would like to see if an extension can be granted or a appeal fee reduction can be honored. Many of us within a close radius to this tower believe our Health, and property values will be negatively affected. These towers should be in Commercial not residential neighborhoods. You have residents and schools within a close proximity to this additional Radiation producing machine. Overall, we object this tower in our neighborhood.

Also, many complaint came as to why a local project hearing was held in downtown LA vs. locally?

Please give us reply asap.

David Aquino Lumiqued
Division Manager-Independent Capital Management, Inc./Sage Point Financial, Inc.
Registered Principal/Registered Investment Advisor
625 Fair Oaks Ave. Ste. 110
S. Pasadena, CA 91030
(888) ICM-0888 (Toll Free)
(626) 441-1426 (Main)
(626) 441-0426 (Fax)

www.icinfinancial.com (Pasadena Office)
www.icmlending.com (Real Estate and Home Loans)
www.sofausa.org (Pasadena Chapter President)

Jeantine Nazar

From: chang@guerillaunion.com
Sent: Thursday, July 23, 2015 8:44 AM
To: Jeantine Nazar
Cc: Newcastlelane1883; Pilar Weisberg; Nolyne Rodriguez; Carla Garcia
Subject: Re: Questions from last week unanswered!

Thank you. I appreciate your responses being short staffed. I'm not trying to be difficult, but the church still has their banner up. The meeting is on Monday and I'm sure it will stay up until the meeting. Please enforce the code and have the banner removed asap. It's an unfair advantage for Verizon and the church to be advertising a community meeting illegally. As far as a concerned resident, I hope you don't let them keep their illegal banners attached to trees post case the meeting. Again, thank you for your time.

Best,
Chang Weisberg

Sent from my iPhone

On Jul 23, 2015, at 8:14 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

Thank you. I will call the conference call number at 2:00 pm on Monday.

From: Newcastlelane1883 [<mailto:newcastlelane1883@yahoo.com>]
Sent: Thursday, July 23, 2015 8:01 AM
To: Jeantine Nazar
Cc: chang@guerillaunion.com; Pilar Weisberg; Nolyne Rodriguez; Carla Garcia
Subject: Re: Questions from last week unanswered!

Jeantine,

You can call 626-441-1426 and I can Conference in Chang. Or 626-945-9903 is Chang! 626-274-3229
David

David

On Jul 23, 2015, at 7:26 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

Oops please disregard my previous email.

Yes 2:00 pm on Monday is fine. Please provide a number to call.

From: Jeantine Nazar
Sent: Thursday, July 23, 2015 7:25 AM
To: 'Newcastlelane1883'; chang@guerillaunion.com
Cc: Pilar Weisberg; Nolyne Rodriguez; Carla Garcia
Subject: RE: Questions from last week unanswered!

I need to schedule a time next week. We are short of staff and I will not be able to meet today.

From: Newcastlelane1883 [<mailto:newcastlelane1883@yahoo.com>]
Sent: Wednesday, July 22, 2015 8:53 PM
To: chang@guerillaunion.com
Cc: Jeantine Nazar; Pilar Weisberg; Nolyne Rodriguez; Carla Garcia
Subject: Re: Questions from last week unanswered!

2pm is fine!

David

On Jul 22, 2015, at 6:14 PM, chang@guerillaunion.com wrote:

I'm good for 2pm.

Sent from my iPhone

On Jul 22, 2015, at 6:03 PM, Jeantine Nazar
<inazar@planning.lacounty.gov> wrote:

I have contacted Zoning Enforcement and Verizon regarding the banner. I will also contact the church tomorrow.

I would be happy to discuss the case with you on Monday. Would that be possible to move the meeting anytime after 2:00 pm.?

Thank you
Jeantine

From: chang@guerillaunion.com
[<mailto:chang@guerillaunion.com>]
Sent: Wednesday, July 22, 2015 2:06 PM
To: Jeantine Nazar
Cc: Newcastlelane1883; Pilar Weisberg; Nolyne Rodriguez
Subject: Re: Questions from last week unanswered!

Myself and David would be happy to schedule a call with you. I'm available at 9am. I can send conference call instructions if you and david are available. What about the temporary signage attached to trees. That meeting is schedule for Monday and the church is illegally advertising a biased "town hall meeting." Please let me know what is being done to take this signage down. What is the process? Warning? Fine?

Best,
Chang

Sent from my iPhone

On Jul 22, 2015, at 1:55 PM, Jeantine Nazar
<jnazar@planning.lacounty.gov> wrote:

Hi Chang,

I have researched your inquiries and emailed the applicant regarding scheduling a meeting. However, I have not yet heard from Verizon. I will give Verizon a little more time and will call you on Monday to discuss case. What is the best phone number to reach you on Monday morning? What is the best time to talk on Monday?

Thanks

Jeantine Nazar
Planner
Department of Regional Planning
(213)974-6470

-----Original Message-----
From: Newcastlelane1883
[<mailto:newcastlelane1883@yahoo.com>]
Sent: Wednesday, July 22, 2015
10:57 AM
To: chang@guerillaunion.com
Cc: Jeantine Nazar; Pilar Weisberg; Nolynne Rodriguez; newcastlelane1883@yahoo.com
Subject: Questions from last week unanswered!

Jeantine,

I talked to you last week about questions that you said you would look into?

1. Zoning? A-1 vs R-1, Important to Petition, Important to Height limits. Should not be exempt!
2. Mike Antonovich Trail-EIR needed. This trail Must be protected at all costs!
3. Environmental Impact Studies and Reports! Project should not be exempt due to Peacocks, Birds, Wildlife and more?

4. Lastly, local Community meeting? What is format? Who is Dr Busby? Paid by Verizon or Independent Dr?

David

> On Jul 22, 2015, at 10:27 AM, chang@guerillaunion.com wrote:

>

> Jeantine,

> Did you contact enforcement for lac planning to stop allowing the illegal temporary signage attached to trees at the church? The banner is still up?

> Thanks you,

> Chang Weisberg

>

> Sent from my iPhone

>

>> On Jul 21, 2015, at 8:52 AM, Jeantine Nazar

<jnazar@planning.lacounty.gov> wrote:

>>

>> Thank you.

>>

>> -----Original Message-----

>> From:

chang@guerillaunion.com

[mailto:chang@guerillaunion.com

]

>> Sent: Tuesday, July 21, 2015 8:37 AM

>> To: Rachelle Rodriguez; Pilar Weisberg; Jeantine Nazar; David

>> Lumiqued

>> Subject: Previous Illegal Banner

>>

>> Jeantine,

>> Attached is proof of the previous illegal vinyl banner attached to trees. Please advise.

>>

>> Best,

>> Chang

>>

Jeantine Nazar

From: chang@guerillaunion.com
Sent: Monday, July 27, 2015 1:56 PM
To: Pilar Weisberg; Nolyne Rodriguez; David Lumiqued; Jeantine Nazar; Carla Garcia
Subject: Fwd: Please Help Stop This Cell Tower

Jeantine,

I was just informed that you will be attending the community meeting that Verizon and the church is planning for today. Why did you never tell us you were coming? Is this an official meeting that will be used in our appeal? Can Verizon, the church, or county use anything said in this meeting at our appeal. We have our call in 5 min and this will be at the top of my list.

Best,
Chang

Sent from my iPhone

Begin forwarded message:

From: "Vizcarra, Edel" <EVizcarra@lacbos.org>
Date: June 30, 2015 at 2:59:17 PM PDT
To: "chang@guerillaunion.com" <chang@guerillaunion.com>
Cc: Sorin Alexanian <salexanian@planning.lacounty.gov>, David Lumiqued <dlumiqued@sagepointadvisor.com>, Pilar Weisberg <pilarw2001@yahoo.com>
Subject: RE: Please Help Stop This Cell Tower

Unfortunately, we can't move the Regional Planning Commission hearing. The Regional Planning Commission hears cases from all over the County so they stay in a central location to accommodate other districts as well. I can make sure that any letters or petitions make it to the Commissioners before the hearing?

From: chang@guerillaunion.com [mailto:chang@guerillaunion.com]
Sent: Tuesday, June 30, 2015 2:43 PM
To: Vizcarra, Edel
Cc: Sorin Alexanian; David Lumiqued; Pilar Weisberg
Subject: Re: Please Help Stop This Cell Tower

Many of our residents are elderly and cannot drive to downtown la. We would like to request a local venue for our appeal. Our HOA and residents are located in San Dimas. The proposed tower is in unincorporated Los Angeles. This was another issue. Also, and more importantly we are not located in an agricultural zone anymore. We are single family residences. The agricultural zoning is incorrect. The cup should be rejected based on that alone. Our land has not been agricultural since our homes were built in 1999.

Sent from my iPhone

On Jun 30, 2015, at 1:56 PM, Vizcarra, Edel <EVizcarra@lacbos.org> wrote:

A local venue?

From: chang@guerillaunion.com [mailto:chang@guerillaunion.com]
Sent: Tuesday, June 30, 2015 1:44 PM
To: Vizcarra, Edel
Cc: Sorin Alexanian; David Lumiqued; Pilar Weisberg
Subject: Re: Please Help Stop This Cell Tower

Thank you for the response. Several of our neighbors did not receive notice. Regardless, we are appealing the decision today as you noted. We are requesting a local venue for the appeal. I will wait for David's response from our repeal.
Regards,
Chang Weisberg

Sent from my iPhone

On Jun 30, 2015, at 1:32 PM, Vizcarra, Edel <EVizcarra@lacbos.org> wrote:

Hello Chang,

Thank you for your email. As you already know, the hearing officer approved the cup on June 16th. I understand from the Department of Regional Planning that no one testified at the hearing in opposition. The planner assigned to this case received two phone calls from neighbors with concerns. I believe one of the neighbors copied on this email, Mr. Lumiqued, told staff that he was appealing the decision today. Once appealed, this case will be heard by the Regional Planning Commission. The Planning Commission will determine whether the Hearing Officer's determination was accurate. I have copied the Department on this email so they can provide information on noticing these applications. Sorin, can someone on your team please describe how this project was noticed?

Thank you

Begin forwarded message:

From: <chang@guerillaunion.com>
Date: June 29, 2015 at 12:12:03 PM PDT
To: "kbarger@bos.lacounty.gov" <kbarger@bos.lacounty.gov>, "lglasgow@bos.lacounty.gov" <lglasgow@bos.lacounty.gov>
Cc: "tbell@bos.lacounty.gov" <tbell@bos.lacounty.gov>, David Lumiqued <dlumiqued@sagepointadvisor.com>, Pilar Weisberg <pilarw2001@yahoo.com>, Kendall

On Jul 22, 2015, at 1:55 PM, Jeantine Nazar
<jnazar@planning.lacounty.gov> wrote:

Hi Chang,

I have researched your inquiries and emailed the applicant regarding scheduling a meeting. However, I have not yet heard from Verizon. I will give Verizon a little more time and will call you on Monday to discuss case. What is the best phone number to reach you on Monday morning? What is the best time to talk on Monday?

Thanks

Jeantine Nazar
Planner
Department of Regional Planning
(213)974-6470

-----Original Message-----
From: Newcastlelane1883
[<mailto:newcastlelane1883@yahoo.com>]
Sent: Wednesday, July 22, 2015
10:57 AM
To: chang@guerillaunion.com
Cc: Jeantine Nazar; Pilar Weisberg; Nolyne Rodriguez; newcastlelane1883@yahoo.com
Subject: Questions from last week unanswered!

Jeantine,

I talked to you last week about questions that you said you would look into?

1. Zoning? A-1 vs R-1, Important to Petition, Important to Height limits. Should not be exempt!
2. Mike Antonovich Trail-EIR needed. This trail Must be protected at all costs!
3. Environmental Impact Studies and Reports! Project should not be exempt due to Peacocks, Birds, Wildlife and more?

4. Lastly, local Community meeting? What is format? Who is Dr Busby? Paid by Verizon or Independent Dr?

David

> On Jul 22, 2015, at 10:27 AM, chang@guerillaunion.com wrote:

>

> Jeantine,

> Did you contact enforcement for lac planning to stop allowing the illegal temporary signage attached to trees at the church? The banner is still up?

> Thanks you,

> Chang Weisberg

>

> Sent from my iPhone

>

>> On Jul 21, 2015, at 8:52 AM, Jeantine Nazar

<jnazar@planning.lacounty.gov> wrote:

>>

>> Thank you.

>>

>> -----Original Message-----

>> From:

chang@guerillaunion.com

[mailto:chang@guerillaunion.com]

>> Sent: Tuesday, July 21, 2015 8:37 AM

>> To: Rachelle Rodriguez; Pilar Weisberg; Jeantine Nazar; David

>> Lumiqued

>> Subject: Previous Illegal Banner

>>

>> Jeantine,

>> Attached is proof of the previous illegal vinyl banner attached to trees. Please advise.

>>

>> Best,

>> Chang

>>

Yes, confirmed. I just received emails from the newcastlelane1883.

From: David Lumiqued [mailto:dlumiqued@sagepointadvisor.com]
Sent: Monday, June 29, 2015 10:56 AM
To: Jeantine Nazar
Cc: newcastlelane1883@yahoo.com
Subject: FW: Cell Tower Letter

Jeantine,

Can you confirm if this was received? Looks like it came back undelivered?

David Lumiqued

Subject: FW: Cell Tower Letter

Jeantine,

Here's a e-mail from a local resident and friend.

David Lumiqued

Begin forwarded message:

From: chang@guerillaunion.com
Date: June 29, 2015 at 2:05:21 AM PDT
To: Chang Weisberg <Chang@guerillaunion.com>, Pilar Weisberg <pilarw2001@yahoo.com>, David Lumiqued <dlumiqued@aigfinancialadvisor.com>
Subject: Cell Tower Letter

Chang Weisberg
1853 Newcastle Lane
San Dimas, CA 91773
Monday, June 28, 2015

To whom it may concern,

My name is Chang Weisberg and I am a resident of the Oak Crest Estates. I have lived at 1853 Newcastle Lane, San Dimas, CA 91773 since 1999. I am very concerned about the possible construction of a cell tower at The Charter Oak Lighthouse Church located at 4337 N. Sunflower Ave., Covina, CA 91724. I am writing with the request to state my concerns with this proposed project in our community. I do not want this cell tower constructed 500 ft from my home for many reasons. Furthermore, I was not aware of this project until very recently. I would like time to fully present my concerns so that all responsible parties are clear about my perspective.

First, I don't feel I was properly informed of this project. I did not learn of "the process" until my local home owner's association members made me aware of it last week. I am requesting that you appeal any decisions to move forward until our community can properly express its perspective and protect our due process. I am willing to do whatever I can to stop this process and don't fully understand all my rights or remedies and need to seek legal perspective as well as invest significant time to research and defend this very controversial threat to our community. I am certain that many of my neighbors share my opinion. Due to the county's mishandling of the notification process,

Jeantine Nazar

From: David Lumiqued [newcastlelane1883@yahoo.com]
Sent: Monday, June 29, 2015 1:34 PM
To: Jeantine Nazar; David Lumiqued
Subject: Re: Cell Tower Letter

Jeantine,

Just to let planning committee know. Chang Weisberg and many of us residents have e-mailed the following people and email addresses for support on this matter.

1. Joel Grover-NBC News Investigative Reports On Air Correspondent joel.grover@nbcuni.com
2. Amy Corral-NBC News Consumer Advocate Director amy.corral@nbcuni.com
3. Mike Antonovich-Supervisor 5th District firthdistrict@lacbos.gov
4. Hilda Solis-1st District hildasolis@bos.lacounty.gov
5. Mark Ridley Thomas-2nd District markridleythomas@bos.lacounty.gov
6. Sheila Kuehl-3rd District Sheila@bos.lacounty.gov
7. Don Knabe-4th District don@bos.lacounty.gov
8. jerry@sandimasnews.com
9. news.star-news@sqvn.com
10. news.tribune@sqvn.com
11. Eyewitnessnews@myabc7.com

And many more to list.

David

On Monday, June 29, 2015 1:21 PM, David Lumiqued <newcastlelane1883@yahoo.com> wrote:

Jeantine,

Great! Can you let me know if the Appeal process can be extended? If you don't know? What are the Step's to file appeal? What time are you available to speak?

1. File Appeal In Person 6/30/2015-What is address and process?
2. Objections-Some noted already.
3. Burden of Proof-Information, Letters etc.
4. \$735 Filing Fee.

Thanks,

David

On Monday, June 29, 2015 1:13 PM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

many of them are still unaware of the possible construction. The large majority of residents strongly oppose the church's attempt to build the cell tower. We need time to make all our residents aware of this process and give them the opportunity to oppose it. Secondly, most recent research concerning the health hazards of EMF and cellular transmissions were conducted on adults. There is very little comprehensive data regarding specific health concerns regarding exposing young children to frequent and sustained exposure of these transmissions. My wife and I have two children who will be playing in the shadow of this proposed project. My youngest child is 6 years old. He attends Glen Oak Elementary school which is only one block away from this proposed cell tower construction. I would like time to contact the school principal and the Charter Oak Unified School District to get their support to stop this project and protect their students. I also need time to gather support from local community organizations and secure any and all resources to vigorously oppose the building of the cell tower. It is a substantial fact that EMF's and cellular data consumption as increased exponentially in the last three years. There is very little to no data that can directly address the impact of this substantial increase and the certain health risks associated with the increase of these data transmissions and their possible affects on the well being of small children. I am responsible for protecting my child and I firmly believe his health is at risk especially with the recent data from the American Cancer Society that has claimed risks for certain soft cell cancers are higher when exposed to higher levels of EMFs.

The building of the proposed cell tower will bring down the value of my home and property. I have contacted several local real estate agents from the Covina/San Dimas area who agree with this statement. I need time to gather their statements. They are the most knowledgeable persons as they all have years of experience buying and selling homes in our city.

The cell tower will cause interference of our current reception of EMF's and cellular transmissions. There is no need for a cell tower in our specific project radius. I have been a customer of Verizon Mobile for nearly ten years and my cellular service is very good already. I'm concerned that my own network could be compromised by the building of this cell tower.

I am very concerned about the look and aesthetics of the proposed tower. We live in a very beautiful and picturesque neighborhood. In fact, San Dimas is the City of Trees. I would be repulsed by the sight of this cell tower joining my tree lined horizon. The cell tower would literally be a constant reminder that I am living in the radiation shadow of doom and gloom. It's effects will be more than visceral. There's a psychological stress and anxiety from having to drive or walk by this tower daily.

I am concerned that because I live in the incorporated City of San Dimas and the proposed project is on unincorporated Los Angeles County property that getting fair and reasonable due process will be difficult because of this unique jurisdiction. Many members of our community work daily from nine to five and cannot meet until early evening. Many members of our community are elderly and cannot drive all the way to Downtown Los Angeles and have their voices heard. We need to consider these concerns to appeal the construction. I am requesting a local venue to hear our appeal. Please accept our appeal against the construction of this cell tower at Charter Oak Lighthouse Church. Please grant us a local venue. Our community was not properly notified. We are vigorously united in our efforts to protect our rights and our residents especially the young children and elderly who live within 1000 ft of this proposed tower. I will work with my local Oak Crest Estate Homeowners's Association, local government, local community leaders, and everyone else who opposes this proposed cell tower to defeat its construction. I will vigorously protect my rights and plan on retaining legal counsel to help us with stopping this cell tower construction in our neighborhood. We

are preparing to contact local media to help us with our campaign to stop the Charter Oak Lighthouse Church from building this proposed cell tower. Sent without prejudice.

Sincerely,
Chang Weisberg

Sent from my iPhone

Jeantine Nazar

From: David Lumiqued [davidlumiqued@yahoo.com]
Sent: Monday, June 29, 2015 10:41 AM
To: Jeantine Nazar
Cc: David A. Lumiqued
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine,

Thanks for the reply! Can you let me know what time, you will know about extension of appeal?

I reached out to the church and Pastor. As you noted, they feel they would be in breach of contract which I understand. Unfortunately, many of these members were also not aware of this approval for cell tower. That's a big concern. The Church's Real Position that kept being brought up, is that the City of Covina would have done it and made the money on their site 100 feet away, but why not on Church site to get the revenue? We researched that the City of Covina rejected 2 proposals already. We actually found out from local council representative.

While I emailed you last, we have 200-300 signatures of people protesting this Cell Tower. We also Protested on Sunday from 9-1pm in front of the Church and proposed Cell Tower site. We are planning to do this every time the Church has services. This will not reflect well on the County of LA and with the Members of Charter Oak Lighthouse. Many Church members became heated and were 100% biased towards this approval vs listening to resident concerns. Some church members were so belligerent we felt for our safety.

We have reached out to Joel Grover of NBC investigative reports, Mike Antonovich and other members of the City and state counsel. We are organizing with the San Gabriel Tribune. We are reaching out to the Principal at the local school who is a friend and other Sheriff, Fireman, realtors and local concerned residents in this community. Please let the planning committee know that the residents are assembling and are not going away.

Please help in our efforts as we've spent many hours and time to fight this Cell Tower approval. We are not going away. I will forward you emails periodically to view concerns of local residents.

I will call you shortly!

David Lumiqued

On Jun 29, 2015, at 9:21 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

David,
I will let you know today regarding the hearing extension. I am checking with our GIS system for the addresses.
Thanks
Jeantine

From: David Lumiqued [<mailto:davidlumiqued@yahoo.com>]
Sent: Friday, June 26, 2015 9:51 AM
To: David Lumiqued; Jeantine Nazar
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine,

Here's a letter of Opinion from my Real Estate Agent about the Devaluation and Market Price decline for homes located and next to cell towers. Please consider this and many more opinion letters to come as Burden of Proof ahead of appeal process.

Thanks,

David Aquino Lumiqued
Division Manager-Independent Capital Management, Inc./Sage Point Financial, Inc.
Registered Principal/Registered Investment Advisor
625 Fair Oaks Ave. Ste. 110
S. Pasadena, CA 91030
(888) ICM-0888 (Toll Free)
(626) 441-1426 (Main)
(626) 441-0426 (Fax)
www.icmfinancial.com (Pasadena Office)
www.icmlending.com (Real Estate and Home Loans)
www.sofausa.org (Pasadena Chapter President)

On Friday, June 26, 2015 9:36 AM, David Lumiqued <davidlumiqued@yahoo.com> wrote:

Jeantine,

Can you let me know if the Appeal date of June 30, 2015 will be extended? Also, if a local meeting can take place ahead of final approval an appeal process?

David Aquino Lumiqued
Division Manager-Independent Capital Management, Inc./Sage Point Financial, Inc.
Registered Principal/Registered Investment Advisor
625 Fair Oaks Ave. Ste. 110
S. Pasadena, CA 91030
(888) ICM-0888 (Toll Free)
(626) 441-1426 (Main)
(626) 441-0426 (Fax)
www.icmfinancial.com (Pasadena Office)
www.icmlending.com (Real Estate and Home Loans)
www.sofausa.org (Pasadena Chapter President)

On Thursday, June 25, 2015 5:27 PM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

Thank you David for providing the information. I am reviewing the addresses and will get back to you by Monday.

From: David Lumiqued [<mailto:davidlumiqued@yahoo.com>]
Sent: Thursday, June 25, 2015 12:11 PM
To: Jeantine Nazar

Cc: David Lumiqued
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine,

I hope this e-mail finds you well. I have a list of some current and Highly concerned homeowners who have verified with me that they did not receive notice for the proposed project that will negatively effect our health, home values, cause some homeowners to consider moving out, interference of other services and more. In addition, I did reach out to the church and will be trying to set up a meeting with the Pastor and there board to address concerned citizens in a residential neighborhood. The Secretary advised that the Pastor and many board members do not live in the neighborhood and would not be negatively effected by the Elevated Radiation. Living next to a constant microwave is not acceptable. Many residents are ready to take to social media, on air radio, post signs around the church about this unwanted and resident unapproved Cell Tower. Plan is to also picket Wednesday's and Sunday's during services if needed. I am just letting you know that the power of the Community should Trump the profits of Charter Oak Lighthouse and Verizon's corporate greed. (Health comes first) Move tower to Commercial and Mountain areas behind and away from schools, children, elderly and healthy people.

List of Residents that did not Receive notice.

1. David Lumiqued 1883 Newcastle Lane, San Dimas, CA 91773 (Oak Crest HOA Treasurer) (Has Young Children)
2. Rose Unser-Lumiqued 1883 Newcastle Lane, San Dimas, CA 91773
3. Rachelle Nolyne Rodriguez 1859 Newcastle Lane, San Dimas, CA 91773 (Oak Crest HOA President) (Has Young Children)
4. Karim 1859 Newcastle Lane, San Dimas, CA 91773
5. Pilar Weisberg 1853 Newcastle Lane, San Dimas, CA 91773 (Oak Crest HOA Secretary) (Has Young Children)
6. Chang Weisberg 1853 Newcastle Lane, San Dimas, CA 91773 (Social Media and Media Access)
7. James Weisberg 1853 Newcastle Lane, San Dimas, CA 91773
8. William Chen 1877 Newcastle Lane, San Dimas, CA 91773 (New-2 months-Wouldn't have bought home if he knew Cell Tower would be across the street, or asked for lower price.)
9. Grace Chen 1877 Newcastle Lane, San Dimas, CA 91773 (New-2 months-Wouldn't have bought home if he knew Cell Tower would be across the street, or asked for lower price.)
10. Rebecca Lingao 1871 Newcastle Lane, San Dimas, CA 91773
11. Antonio Lingao 1871 Newcastle Lane, San Dimas, CA 91773 (Works for Electric Company) (Willing to write professional Opinion)
12. Teresa Russo 1847 Newcastle Lane, San Dimas, CA 91773 (Elderly, fears the Additional Radiation)
13. Carmelo Cascarano 1841 Newcastle Lane, San Dimas, CA 91773 (Retired and Elderly)
14. Maria Casarano 1841 Newcastle Lane, San Dimas, CA 91773 (Retired with Health Issues)
15. Albert Cendejas 1823 Newcastle Lane, San Dimas, CA 91773 (Has Small Children)

16. Aurelio Mejorado 1817 Newcastle Lane, San Dimas, CA 91773 (Has Minor Children)
17. Maria Mejorado 1817 Newcastle Lane, San Dimas, CA 91773
18. Emilio Ruiz 1805 Newcastle Lane, San Dimas, CA 91773 (Recovering from Cancer) (Knows 3-4 Residents in San Dimas who live by Cell Tower that have recently got Cancer and more issues coming up in that area. They say they don't know why? It all falls back to the Cell towers. He will submit letter about this concern and issues.) (Has Minor Children)
19. Alex Gonzalez 1445 E. Dexter St., Covina, CA 91724 (Has 3 young and Minor Children)
20. Raquel Gonzalez 1445 E. Dexter St., Covina, CA 91724
21. Steve Linger 2022 E. Edgecomb St. Covina, CA 91724 (Minor Children within 500 Foot Radius) (Teacher against Cell Tower by Schools)
22. Julie Linger 2022 E. Edgecomb St., Covina, CA 91724 (Glendora Police)
23. Geoff Rios-Covina (Forgot Address-To Follow)
24. Carmen Rios-Covina (Forgot Address-To Follow)
25. John Mark Hernandez-Covina (Forgot Address-To Follow)
26. Chris Zessau-Glendora (Forgot Address-To Follow)

Soloman and Yani Abebe-1865 Newcastle lane, San Dimas, CA 91773-New Owners say they would have thought twice about moving to this area and would have asked for lower price for home purchased. They also have young children. Oppose this Cell Tower and will do whatever needs to be done to protect there health.

Iyad & Hene Bahsous-1835 Newcastle Lane, San Dimas, CA 91773-Original Owners. Fear that this tower will reduce home values in area and do not agree with tower and a potential Market Value drop of 10-20% in addition to Health concerns.

There are a few more up the street, but I didn't get names and approval to add to this list. 2nd e-mail of additional residents to follow.

Please delay Appeal Process! Please Un-Approve this Project! Please Help us save the time and energy to Fight this Cell Tower Approval. We are ready to take the necessary action needed to spread the word and keep this Project from taking place.

Thanks for your help in this matter.

David Aquino Lumiqued
Division Manager-Independent Capital Management, Inc./Sage Point Financial, Inc.
Registered Principal/Registered Investment Advisor
 625 Fair Oaks Ave. Ste. 110
 S. Pasadena, CA 91030
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www.icmlending.com (Real Estate and Home Loans)
www.sofausa.org (Pasadena Chapter President)

On Wednesday, June 24, 2015 3:27 PM, David Lumiqued <davidlumiqued@yahoo.com> wrote:

Jeantine,

I'll call you now. Were you able to provide me a copy of the final approval?

Thanks,

David Aquino Lumiqued
Division Manager-Independent Capital Management, Inc./Sage Point Financial, Inc.
Registered Principal/Registered Investment Advisor
625 Fair Oaks Ave. Ste. 110
S. Pasadena, CA 91030
(888) ICM-0888 (Toll Free)
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(626) 441-0426 (Fax)
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www.icmlending.com (Real Estate and Home Loans)
www.sofausa.org (Pasadena Chapter President)

On Wednesday, June 24, 2015 2:22 PM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

David,

The hearing notices were mailed to the property owners within a 1,000 foot radius of the subject property within the unincorporated Los Angeles County. Please provide the name and address of property owners who have not received a notice. I will research and get back to you.

There is no minimum number of signatures needed to file an appeal.

Let me find out whether we can provide some numbers in regards to Covina/San Dimas community cell towers.

By the way, I called 626-441-1426 and spoke to Jose. I did my best to leave a message for you!

Thanks

Best regards,
Jeantine Nazar
Planner
Email: jnazar@planning.lacounty.gov

From: David Lumiqued [<mailto:davidlumiqued@yahoo.com>]
Sent: Wednesday, June 24, 2015 11:34 AM
To: Jeantine Nazar
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine,

626-441-1426 at 12:30 pm would be great! Anyway of getting an extension? Is there a minimum number of signatures needed to file an appeal? Please guide us on this process. Many did not receive a notice in the mail and did not understand why hearing was in LA vs locally to voice opinions and concerns.

Also, how many other residential cell towers are in the Covina/San Dimas community.

David

On Jun 24, 2015, at 10:34 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

Hi David,

I will email a copy of the final approval shortly. Please let me know what is the best phone number to reach you if you would like to discuss the appeal process? The last day to appeal is on June 30th.

Best regards
Jeantine Nazar
Planner

From: David Lumiqued [<mailto:davidlumiqued@yahoo.com>]
Sent: Wednesday, June 24, 2015 9:10 AM
To: Jeantine Nazar
Cc: David Lumiqued; David Lumiqued
Subject: Cell Tower Project No R2014-02565-(5)

To Jeantine Nazar,

I am writing you in regards to the Cell Tower conditional use approval in my Residential neighborhood. I/we as a community next to this proposed and approved tower disagree with the approval and location.

We are trying to file an appeal asap ahead of the June 30, 2015 deadline and would like to see if an extension can be granted or a appeal fee reduction can be honred. Many of us within a close radius to this tower believe our Health, and property values will be negatively affected. These towers should be in Commercial not residential neighborhoods. You have residents and schools within a close proximity to this additional Radiation producing machine. Overall, we object this tower in our neighborhood.

Also, many complaint came as to why a local project hearing was held in downtown LA vs. locally?

Please give us reply asap.

David Aquino Lumiqued
Division Manager-Independent Capital Management, Inc./Sage Point Financial, Inc.
Registered Principal/Registered Investment Advisor
625 Fair Oaks Ave. Ste. 110
S. Pasadena, CA 91030
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www.icmlending.com (Real Estate and Home Loans)
www.sofausa.org (Pasadena Chapter President)



To Jeantine Nazar,

I am writing this letter on behalf of my client David Lumiqued, at 1883 Newcastle Lane, San Dimas, CA 91773. As a Real Estate agent for many years, the presence and disclosure of Cell Towers in residential communities has caused many prospective home buyers to look at different locations, or ask for a lower than asked sellers price. These Cell Towers do cause an issue when known and viewed by Buyers. The Cell Towers do hurt sellers to get maximum value for there homes.

<http://www.parjustlisted.com/cell-towers-impact-property-values/>

Please consider this information through many of my past Real Estate experiences as well as through numerous articles and research done online.

ICM Lending
Jack Wlodkowski
251 Lockford
Irvine, CA 92602
714-713-9193 phone
949-200-4541 Efax

Jack W. Wlodkowski
6/26/2015

Jeantine Nazar

From: chang@guerillaunion.com
Sent: Saturday, July 25, 2015 5:32 PM
To: Jeantine Nazar
Cc: Newcastlelane1883; Pilar Weisberg; Nolynne Rodriguez; Carla Garcia
Subject: Re: Questions from last week unanswered!

Jeantine,

I need to elevate my concerns now regarding your handling of this fake and falsely advertised "Community Meeting - All are invited" tactic from the church and Verizon. First, they are holding this meeting under the guise of an official local meeting. I must again state that this is not an official community meeting for several reasons including but not limited to it occurring on private property owned by the church and Verizon. We may not record it because it is on private property. You have not informed us that you will have a representative from planning there. Again, the banner being used by the church and Verizon is an illegal temporary sign attached to trees. I notified you the day that it was put up. I also notified you that the church has been posting illegal signs attached to trees for over a year. Yet, nothing was done. I will likely suggest that the community not attend because of these concerns. This is why I feel we need a local meeting where the community actually lives and in a public arena. If you consider our appeal date to be just that, I will consider the illegally advertised meeting to be another shady tactic from the church and Verizon. You mentioned that you contacted the church, Verizon, and LACO code enforcement. Yet, the sign stays up? Sent without prejudice.

Best,
Chang Weisberg.

Sent from my iPhone

On Jul 23, 2015, at 8:14 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

Thank you. I will call the conference call number at 2:00 pm on Monday.

From: Newcastlelane1883 [<mailto:newcastlelane1883@yahoo.com>]
Sent: Thursday, July 23, 2015 8:01 AM
To: Jeantine Nazar
Cc: chang@guerillaunion.com; Pilar Weisberg; Nolynne Rodriguez; Carla Garcia
Subject: Re: Questions from last week unanswered!

Jeantine,

You can call 626-441-1426 and I can Conference in Chang. Or 626-945-9903 is Chang! 626-274-3229
David

David

On Jul 23, 2015, at 7:26 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

Oops please disregard my previous email.

Yes 2:00 pm on Monday is fine. Please provide a number to call.

From: Jeantine Nazar
Sent: Thursday, July 23, 2015 7:25 AM

Jeantine Nazar

From: chang@guerrillaunion.com
Sent: Friday, July 24, 2015 10:07 AM
To: Pilar Weisberg; Nolyne Rodriguez; David Lumiqued; Jeantine Nazar; Carla Garcia
Subject: Banner / Meeting
Attachments: IMG_9415.JPG; ATT00001.txt

Jeantine,

I have asked you to please enforce the removal of an illegal banner that is attached to trees at the church in clear violation of your signage code. Furthermore, it is advertising a misleading opportunity as a neutral "community" meeting. This is just another poor decision by the Church to dupe this community. Have you spoken with the church? Verizon? I am now officially requesting a local town hall meeting in a neutral location that has representatives from the county, Verizon, the church, and the residents of the community. The church and Verizon are clearly misleading the community by advertising their meeting as a "community meeting." There is no guarantee that we will be able to offer our rebuttal of their claims. There is no way to ensure that we can record the meeting because it is on public property. We don't know if we will be given any time to refute their claims or offer our opinions in a proper public arena. Please disclose what you have done to rectify this situation. Also, because this event gives Verizon and the church a biased advantage as they will surely claim that the community was given a fair opportunity to meet before the hearing. We need you to protect all interests equally. Please respond before end of day today as their meeting will be on Monday. We will be there to listen and protest. Sent without prejudice.

Best,

Chang Weisberg
San Dimas, CA

Jeantine Nazar

From: chang@guerillaunion.com
Sent: Monday, July 13, 2015 4:30 PM
To: Jeantine Nazar
Cc: David Lumiqued; Rachelle Rodriguez; Pilar Weisberg
Subject: Re: Coverage Maps

Jeantine,

Thank you very much for sending me the coverage maps from the project file. They were helpful. Per our conversation, please get back to me with your findings regarding the zoning issues we discussed. I suggested that the proposed project is not zoned correctly. It's currently zoned A-1 and is in my opinion, R-1. Furthermore, please note that the project is located within 500ft of the LA County Multi Use Mike Antonovich and Walnut Creek Park trails. Lastly, we wanted to get confirmation that our appeal date is set for 8/26/15. I think David was trying to contact you, but your number has changed. Can you please forward us your direct line for future communication? We sincerely appreciate all your help. We are organising as much as we can in a very short window.

Sincerely,

Chang Weisberg
1853 Newcastle Lane
San Dimas, CA 91773
(626) 945-9903

Sent from my iPhone

On Jul 7, 2015, at 4:50 PM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

http://planning.lacounty.gov/assets/upl/case/r2014-02565_ho-package.pdf

pp: 61-68

Jeantine Nazar

From: David Lumiqued [davidlumiqued@yahoo.com]
Sent: Monday, June 29, 2015 10:41 AM
To: Jeantine Nazar
Cc: David A. Lumiqued
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine,

Thanks for the reply! Can you let me know what time, you will know about extension of appeal?

I reached out to the church and Pastor. As you noted, they feel they would be in breach of contract which I understand. Unfortunately, many of these members were also not aware of this approval for cell tower. That's a big concern. The Church's Real Position that kept being brought up, is that the City of Covina would have done it and made the money on their site 100 feet away, but why not on Church site to get the revenue? We researched that the City of Covina rejected 2 proposals already. We actually found out from local council representative.

While I emailed you last, we have 200-300 signatures of people protesting this Cell Tower. We also Protested on Sunday from 9-1pm in front of the Church and proposed Cell Tower site. We are planning to do this every time the Church has services. This will not reflect well on the County of LA and with the Members of Charter Oak Lighthouse. Many Church members became heated and were 100% biased towards this approval vs listening to resident concerns. Some church members were so belligerent we felt for our safety.

We have reached out to Joel Grover of NBC investigative reports, Mike Antonovich and other members of the City and state counsel. We are organizing with the San Gabriel Tribune. We are reaching out to the Principal at the local school who is a friend and other Sheriff, Fireman, realtors and local concerned residents in this community. Please let the planning committee know that the residents are assembling and are not going away.

Please help in our efforts as we've spent many hours and time to fight this Cell Tower approval. We are not going away. I will forward you emails periodically to view concerns of local residents.

I will call you shortly!

David Lumiqued

On Jun 29, 2015, at 9:21 AM, Jeantine Nazar <jnazar@planning.lacounty.gov> wrote:

David,
I will let you know today regarding the hearing extension. I am checking with our GIS system for the addresses.
Thanks
Jeantine

From: David Lumiqued [<mailto:davidlumiqued@yahoo.com>]
Sent: Friday, June 26, 2015 9:51 AM
To: David Lumiqued; Jeantine Nazar
Subject: Re: Cell Tower Project No R2014-02565-(5)

Jeantine Nazar

From: Chang Weisberg [petitions@moveon.org]
Sent: Thursday, July 30, 2015 5:55 AM
To: Jeantine Nazar
Subject: 265 signers: Verizon: Stop Building Cell Towers In Residential Communities petition

Dear Jeantine Nazar,

I started a petition to you titled [Verizon: Stop Building Cell Towers In Residential Communities](#). So far, the petition has 265 total signers.

You can post a response for us to pass along to all petition signers by clicking here:

http://petitions.moveon.org/target_talkback.html?tt=tt-96187-custom-60306-20250730-37nfC1

The petition states:

"Can you hear me now? Good." The infamous ad campaign from Verizon that fueled the spread of their enormous telecommunication network has made them the number one service provider in the country. But, at what cost? Protect our homes and our children from cell towers being built in R-1 zoned residential communities. There are several concerns that need to be researched and addressed at the local and national level including health, environmental, and social economical concerns. The Telecommunication Act of 1996 gives overwhelming power to Verizon and its competitors to build cell towers in residential communities. After doing tons of research, It's almost impossible for local residents to stop the building of these cell towers near their homes. Don't let corporate interests trump local residents! Please join the Home Owner's Association of Oak Crest Estates, residents of San Dimas, City of Covina, and Los Angeles County to stop the proposed Verizon cell tower at the Charter Oak Lighthouse Church located at 4337 N Sunflower Ave, Covina, CA 91724. "

To download a PDF file of all your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1588140&target_type=custom&target_id=60306

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1588140&target_type=custom&target_id=60306&csv=1

Thank you.

--Chang Weisberg

If you have any other questions, please email petitions@moveon.org.

The links to download the petition as a PDF and to respond to all of your constituents will remain available for the next 14 days.

This email was sent through MoveOn's petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you don't want to receive further emails updating you on how many people have

signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=DtleFKFqMXXJsILNNgUap0puYXphckBwbGFubmluZy5sYWNvdW50eS5nb3Y-&petition_id=96187.

Chang Weisberg
1853 Newcastle Ln.
San Dimas, CA 91773
August 5, 2015

Jeantine Nazar
Los Angeles County Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

RE: Public Records Act Request for information regarding the Verizon 46 foot cell tower project #: R2014-02565-(1) and CUP#: 201400121 at the Charter Oak Lighthouse 4337 N Sunflower Ave Covina, CA.

Dear Ms. Nazar,

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to obtain copies of the following documents for the existing Verizon Wireless Telecommunications Facility (46 foot wireless cell tower) located at 4337 N Sunflower Ave Covina, CA.

1. I would like a copy of any and all correspondence be it letters or emails from the date of the first inquiry made between Verizon and Core Development Services, and LA County Planning in regards to this cell tower project.
2. I would also like a complete copy of the Church's CUP. In particular, I would like to know if there were any variances granted in the CUP.

Per the California Public Records Act request, I am to receive the requested information within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the records in question.

I would prefer electronic copies of these documents. I would like to reserve the right to request hard copies at a later date, if necessary, and I request that you notify me of any duplication costs exceeding \$20.00 before you duplicate the records so that I may decide which records I want copied.

Regards,

Chang Weisberg

Dear Jeantine Nazar, LA County Planning,

We are pleased to present you with this petition affirming this statement:

""Can you hear me now? Good." The infamous ad campaign from Verizon that fueled the spread of their enormous telecommunication network has made them the number one service provider in the country. But, at what cost? Protect our homes and our children from cell towers being built in R-1 zoned residential communities. There are several concerns that need to be researched and addressed at the local and national level including health, environmental, and social economical concerns. The Telecommunication Act of 1996 gives overwhelming power to Verizon and its competitors to build cell towers in residential communities. After doing tons of research, It's almost impossible for local residents to stop the building of these cell towers near their homes. Don't let corporate interests trump local residents!

Please join the Home Owner's Association of Oak Crest Estates, residents of San Dimas, City of Covina, and Los Angeles County to stop the proposed Verizon cell tower at the Charter Oak Lighthouse Church located at 4337 N Sunflower Ave, Covina, CA 91724.

"

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,
Chang Weisberg

LaniViolet
Paramount, CA 90723
Jul 30, 2015

Lourdes Ramirez
Pomona, CA 91766
Jul 29, 2015

No cell towers plz

Daniel Galindo
El monte, CA 91732
Jul 29, 2015

Stop putting these things all over the world. the world.

Frank Hill
United States 91601-1623
Jul 29, 2015

Cynthia Gonzalez
Pomona, CA 91766
Jul 28, 2015

Jessica palomo
Pomona, CA 91767
Jul 28, 2015

Tim Ellis
North Hollywood, CA 91601
Jul 28, 2015

Thomas Rumfelt
91789, CA 91773
Jul 28, 2015

Luis Palomo
San Dimas, CA 91773
Jul 28, 2015

J Nguyen
San Dimas, CA 91773
Jul 28, 2015

John V
San Dimas, CA 91773
Jul 28, 2015

Please do not build a Verizon cell tower

Margaret Melendrez
Pomona, CA 91766
Jul 28, 2015

Patrick lopez
Covina, CA 91724
Jul 27, 2015

Jajaira Gonzalez
Glendora, CA 91740
Jul 27, 2015

Lorraine Coleman
Upland, CA 91786
Jul 27, 2015

No Cell Towers in Residential Communities!

Ernest Garcia
Irving, TX 75061
Jul 27, 2015

No Cell Towers! Fight Charter Oak Lighthouse and Verizon!

Lydia Garcia
Irving, TX 75061
Jul 27, 2015

Stop Building Cell Phone Towers in Residential Communities

Benny Tillman
Pomona, CA 91768
Jul 27, 2015

No Cell Tower !!!

DAVID LEW
LOS ANGELES, CA 90042
Jul 27, 2015

Tina Truong
Beverly Hills, CA 90211
Jul 27, 2015

Allison Villa
Covina, CA 91724

Jul 27, 2015

Ruby Ann Santiago
Hayward, CA 94544
Jul 27, 2015

Verizon, Please be mindful of our concern. Avoid getting close to residences. Be a good steward of our environment.

Habte-Wold Kassa
Los Angeles, CA 90048
Jul 27, 2015

Carmen Rios
San Dimas, CA 91773
Jul 27, 2015

Ashley Manrique
Covina, CA 91724
Jul 26, 2015

Dorin Turner
La Puente, CA 91746
Jul 26, 2015

Jennifer L Dominguez
Irvine, CA 92602
Jul 26, 2015

Olivia chapman
la Mirada, CA 90638
Jul 26, 2015

Stop all cell and communications towers in residential neighborhoods!

Michele Hutchins
Van Nuys, CA 91405
Jul 26, 2015

Naveed Hassan
North Hollywood, CA 91601
Jul 26, 2015

Maria Quigley
North Hollywood, CA 91601
Jul 26, 2015

Support you 100%. Thank you for leading the fight against corporate and unbelievably a church who have joined in the effort to bulldoze the neighborhood with the proposed cell tower install.

Cathy Howarth
Covina, CA 91724
Jul 26, 2015

this radiation from high voltage lines can cause severe health problems

Rose Humphreys
Lancaster, CA 93534
Jul 26, 2015

Away from homes on public or private lands

Valary White
North hollywood, CA 91601
Jul 26, 2015

Enough is ENOUGH

Crystal Sorrentino
North Hollywood, CA 91601
Jul 25, 2015

Pamela Ellis
North Hollywood, CA 91601
Jul 25, 2015

Michael Shaknovich
long beach, CA 90802
Jul 25, 2015

Stop building cel towers in residential communities, especially where they are not wanted by the residents.

Gilda Garcia
North Hollywood, CA 91601
Jul 25, 2015

matthew fine
North Hollywood, CA 91601
Jul 25, 2015

Rose Malaya
North Hollywood, CA 91601
Jul 25, 2015

Catherine Crimins
North Hollywood, CA 91601
Jul 25, 2015

angela cinader
walnut, CA 91789
Jul 25, 2015

Abdul ghalambor
Glendora, CA 91740
Jul 24, 2015

Vince De La Cruz
Las Vegas, NV 89129
Jul 24, 2015

Eric Rafter
Covina, CA 91724
Jul 23, 2015

Benjamin Belai
Covina, CA 91723
Jul 23, 2015

Michelle Lumiqued
Orange, CA 92865
Jul 23, 2015

Jeannie Burton
Snohomish, WA 98290
Jul 23, 2015

Geoff
San Dimas, CA 91773
Jul 23, 2015

Merete Moges
Ontario, CA 91761
Jul 22, 2015

Eugene Kim
Redlands, CA 92374
Jul 22, 2015

Maria Hernandez
Covina, CA 91724
Jul 22, 2015

Kristine Kerby
Covina, CA 91722
Jul 22, 2015

Protect my family from this please!!!!

Angelique Bianca
Woodland Hills, CA 91364
Jul 22, 2015

Naazneen Nawabi
San Ramon, CA 94582
Jul 22, 2015

NO CELL TOWER HERE

IP Freely
Dothan, AL 36301
Jul 22, 2015

Sheena Heng
West Covina, CA 91791
Jul 22, 2015

M Nakamura
San Marino, CA 91108
Jul 22, 2015

Rizza
Los Angeles, CA 90020
Jul 21, 2015

Dan
Burlingame, CA 94010
Jul 21, 2015

Geraldine
Burlingame, CA 94010
Jul 21, 2015

Jon Arizaga
grand Terrace, CA 92313
Jul 21, 2015

reza
Azusa, CA 91702
Jul 21, 2015

max
La Habra, CA 90631
Jul 21, 2015

karim
San Dimas, CA 91773
Jul 21, 2015

Antonio
San Dimas, CA 91773
Jul 21, 2015

Amanda Ledesma
Duarte, CA 91010
Jul 21, 2015

Jamie López
El Monte, CA 91734
Jul 21, 2015

Kyle Lumsden
Rancho Cucamonga, CA 91701
Jul 21, 2015

Maricela Prieto
El Monte, CA 91734
Jul 21, 2015

Martin aranda
Pomona,ca, CA 91766
Jul 21, 2015

Julio Beltran
Pomona, CA 91766
Jul 21, 2015

Jose
Baldwin Park, CA 91706
Jul 21, 2015

Jo Aquino
San Diego, CA 92154
Jul 21, 2015

Luis reza
Chino hills, CA 91709
Jul 21, 2015

Salvador venegas
West covina, CA 91790
Jul 21, 2015

Jose
San Dimas, CA 91773
Jul 21, 2015

Anne Jojo Belisario
Monterey Park, CA 91754
Jul 21, 2015

Dennis Estrada
Meridian, ID 83646
Jul 21, 2015

Jeff Dominguez
Rowland Heights, CA 91748
Jul 21, 2015

Justina
Pomona, CA 91766
Jul 21, 2015

Jessica Burton
Los Angeles, CA 90020
Jul 21, 2015

Tom Mayes
long Beach, CA 90814
Jul 21, 2015

No Cell Towers in Residential Neighborhoods!

Jorge Del Valle
Rowland Heights, CA 91748
Jul 21, 2015

AnnaLyn Aquino
El Sobrante, CA 94803
Jul 21, 2015

Please do not allow for Verizon and their cell towers to come into our children s home and streets

Michael Scafuto
Alli all, CA 91740
Jul 21, 2015

Eddie bernard
Los Angeles, CA 90046
Jul 21, 2015

No more cell towers

john kaufman
woodland hills, CA 91367
Jul 21, 2015

Robert A. Mattison III
Montclair, CA 91763
Jul 21, 2015

Moises pedraza
Ontario, CA 91764
Jul 21, 2015

Joe Emery
Corona, CA 92880
Jul 21, 2015

Carole Bothwell
San Ramon, CA 94582
Jul 21, 2015

Nicole Hamada
San Francisco, CA 94112
Jul 20, 2015

Charie Dionisio
Covina, CA 91724
Jul 20, 2015

No Cell Towers in Residential Neighborhoods!

Joe De Leon
Claremont, CA 91711
Jul 20, 2015

Patrick Hull
Newport Beach, CA 92661
Jul 20, 2015

Jane
Covina, CA 91723
Jul 20, 2015

Keep towers out of residential communities

sandra ruiz
SALINAS, CA 93907
Jul 20, 2015

I am a Verizon wireless customer.

Michael Pollgreen
Huntington Beach, CA 92646
Jul 20, 2015

Deanna Sanchez
rosemead, CA 91770
Jul 20, 2015

Yohannes Yilm
Shoreline, WA 98155
Jul 20, 2015

JOCELYN BRILLANTES
chino hills, CA 91709
Jul 20, 2015

Liliana Rosas
Los Angeles, CA 90039
Jul 20, 2015

No verizon tower our neighborhood

Rebeccalingao@yahoo.com
San dimas, CA 91773
Jul 20, 2015

Anna popez
West covina, CA 91791
Jul 20, 2015

Brisia portugal
Ontarii, CA 91761
Jul 20, 2015

Jessica Varela
Los Angeles, CA 90033
Jul 20, 2015

Alex plascencia
El Monte, CA 91734

Jul 20, 2015

NO CELL TOWERS NEAR THE COMMITTEES!

Luis Alonzo
Soith Gate, CA 90280
Jul 20, 2015

Francis Dulnuan
Houston, TX 77007
Jul 20, 2015

Rosario Aguirre
Covina, CA 91724
Jul 20, 2015

Archie Manley
United States 93112
Jul 20, 2015

Dondi bueno
Glendora, CA 91741
Jul 20, 2015

David Kotulski
Nashville, TN 37215
Jul 20, 2015

MJ Aquino
San Mateo, CA 94403
Jul 20, 2015

Pete Aquino
San Mateop, CA 94403
Jul 20, 2015

Binh Dang
Temple City, CA 91780
Jul 20, 2015

NO CELL TOWER

Mark Lucra
Glendora, CA 91740
Jul 20, 2015

Mary Ann Lumiqued
MÃ¼nchen, Germany
Jul 20, 2015

Stop building towers in Residential Communities.

John Hernandez
Covina, CA 91724
Jul 20, 2015

Nicolas Henke
San Ramon, CA 94582
Jul 20, 2015

Since we don't know the full detail on how cell tower will affect us, please do not create any new cell tower until research is complete.

enrico Mardia
Fontana, CA 92336
Jul 20, 2015

no to Verizon cell tower!

Jason Pinhead
San Francisco, CA 94102
Jul 20, 2015

Rachel pye
Chino hills, CA 91709
Jul 20, 2015

My brother and his kids around San Dimos California, the plant should be done far away from residences and kids. Please find your plant away from children .

Mimi edward
Va, VA 22204
Jul 20, 2015

Joan
San Francisco, CA 94112
Jul 19, 2015

Debbie Ghomeshi
Chino Hills, CA 91709
Jul 19, 2015

Sherin
Pomona, CA 91767
Jul 19, 2015

Dina
San Dimas, CA 91773

Jul 19, 2015

Justin Aquino
El Sobrante, CA 94803
Jul 19, 2015

Paul
Covina, CA 91724
Jul 19, 2015

Cristina
Covina, CA 91724
Jul 19, 2015

Putting up that tower would effect alot of family's .

James Thomas
glendora, CA 90801
Jul 19, 2015

Donna Aquino
San Francisco, CA 94102
Jul 18, 2015

Hannah gostynski
San dimas, CA 91773
Jul 18, 2015

We don't want that happening.

Eden Teklu
Seattle. WA 98168
Jul 18, 2015

jiyun nam
Glendora, CA 91741
Jul 18, 2015

Sheraz Naz
Glendora, CA 91741
Jul 18, 2015

Tim egri
Covina, CA 91724
Jul 18, 2015

Ernie carrasco
Glendora, CA 91740
Jul 18, 2015

Jamie flowers
Colton, CA 92324
Jul 18, 2015

Tom Nessman
Covina, CA 91722
Jul 18, 2015

No Cell Towers! Protect our Children's health!

Rose Unser
Colton, CA 92324
Jul 18, 2015

Raul Evangelista
San Francisco, CA 94112
Jul 18, 2015

Lisa Emery
La Puente, CA 91746
Jul 18, 2015

Vicky Manley
SF, CA 94112
Jul 18, 2015

Jenn Aquino
Tacoma, WA 98422
Jul 17, 2015

Elise
Las Vegas, NV 89110
Jul 17, 2015

Roma Patel
West Covina, CA 91791
Jul 17, 2015

John Ros
Panorama City, CA 91402
Jul 17, 2015

Veronica
Highland, CA 92346
Jul 17, 2015

Please do not contact me at all... I'm completely opposed to cell towers in neighborhoods !!!! I'm against this tower in this residential area.

Melissa Arana
North Hollywood, CA 91602
Jul 17, 2015

Jianne
Cerritos, CA 90703
Jul 17, 2015

Raymond
Lynwood, CA 90262
Jul 17, 2015

Robert calderone
Covina, CA 91723
Jul 17, 2015

There is only one reason for erecting or placing additional cell towers atop buildings and that's to pulse extremely low frequencies at LA residents to group harm us. Cell tower frequencies are the same used by the CIA for mind control and the same used to move the manmade clouds of nano metals & polymers, now covering us dome-like every night and most days. pimpmyweather.com

Loretta Marmor
LOS ANGELES, CA 90029
Jul 17, 2015

Daniel
Covina, CA 91722
Jul 17, 2015

Ayrel Evans
Fontana, CA 92336
Jul 17, 2015

Too harmful for the community not safe for anyone.

Theo Minassian
Tujunga, CA 91042
Jul 17, 2015

Stop this please.

Georgina Tiffany
SAN DIMAS, CA 91773
Jul 17, 2015

Juanita Miranda
Long Beach, CA 90805
Jul 17, 2015

Peter falcon
Baldwin park, CA 92706
Jul 17, 2015

Adam vasquez
Ranch I cucamonga, CA 91730
Jul 17, 2015

Garry Caswell
San dimas, CA 91773
Jul 17, 2015

No Cell Towers!

Gustavo Nunez
Alhambra, CA 91803
Jul 17, 2015

Protect our Children's Health!

Erica Lumiqued
Rowland Heights, CA 91748
Jul 17, 2015

No Cell Towers in Residential communities!

Ariah Arizaga
Colton, CA 92324
Jul 17, 2015

I cannot understand why a cell tower would be approved in a residential community without having a town meeting. This whole project appears to have been done in the shadows to avoid the scrutiny of the community . I find Verizon's choice of this location to be very interesting. Verizon chose a location that was next to the city of San Dimas, but located in a county strip between 3 city's borders. By locating the cell tower in this county strip the could file the project in downtown LA some 30 mile away from the community where it will be constructed. I would also like to know if this project by Verizon took into consideration the impact it will have on the wilderness park located south of our community which is within the 1000 feet of this area of the cell tower construction. Has an Enviromental Impact Report be done for the procect and how it will impact our neighbor hoods as well as the Wilderness Park where LA Co Supervisor Mike Antonovich has dedicated a nature trail in his name.? I was believe that Verion was incorrect in there filing of this application for a cell tower by indicating the area was an Agriculteral Area and not a low density RESIDENTAL AREA. I have heard that Verizon claims that this tower was needed to improve reception in the area for Verizon customers! I am a Verizon customer and I have full service from my residence (5 bars most of the time) and I am sending this from my cell phone at my residence , so that claim appears to be null and void. I am requesting that this project be scrapped I till a full hearing and investigation is completed and all healt hazards be evaluated as well for the long term safety of our families and children. Thank you for allowing me to share my concerns on this subject. Ken Lockwood.

Lockwood, Kempton
San Dimas, CA 91773
Jul 17, 2015

No Cell Towers!

Ron Martinelli
South Pasadena, CA 91030
Jul 17, 2015

Joshua Awuma
Alhambra, CA 91801
Jul 17, 2015

No Cell Towers! Protect Children's Health!

Robert Ayden Ellis V
Colton, CA 92324
Jul 17, 2015

MINAS SIRAKIE
BURBANK, CA 91502
Jul 17, 2015

Helping the little people against corporate America

Miguel Muñoz
Walnut, CA 91789
Jul 17, 2015

Patricia Ramos
Covina, CA 91724
Jul 17, 2015

ejike mbaruguru
San Dimas, CA 91773
Jul 17, 2015

Mariel Aloise
San Dimas, CA 91773
Jul 17, 2015

Cristina
Oakland, CA 94603
Jul 17, 2015

Andrew Maldonado
Burbank, CA 91504
Jul 17, 2015

Alyssa
Colton, CA 92324
Jul 17, 2015

Rose Unser
San Dimas, CA 91773
Jul 16, 2015

Health and safety should come first.

yewoineshet Tadele
covina, CA 91723
Jul 16, 2015

Tony Chu
La, CA 90034
Jul 16, 2015

zewdu belai
Covina, CA 91723
Jul 16, 2015

David Amorim
Los Gatos, CA 95032
Jul 16, 2015

Bruce sindel
West Covina, CA 91790

Jul 16, 2015

William Young
Glendora, CA 91740
Jul 16, 2015

MANNY GONZALEZ
COVINA, CA 91722
Jul 16, 2015

Please stop building cell towers in residential communitied thanks

Wilson torrico
Covina, CA 91724
Jul 16, 2015

Mulugeta Tadele
Inglewood, CA 90302
Jul 16, 2015

Michelle Samra
Highland, CA 92346
Jul 16, 2015

Dj James Gabriel
San Dimas, CA 91773
Jul 16, 2015

James G Weisberg
San Dimas, CA 91773
Jul 16, 2015

Put your dam cell tower by your house not mine!

Mark Aguilera
Pomona, CA 91766
Jul 16, 2015

U.R.A. Lunatic
Wasamattau, CA 90026
Jul 16, 2015

Stop building towers near homes.

Ayyde Vargas
Cypress, CA 90630
Jul 16, 2015

Demerick Fern
North Hollywood, CA 91601
Jul 16, 2015

Not healthy for this tower to be around this community of children

Solomon
Lake Tahoe, CA 96150
Jul 16, 2015

Michael Fleming
Vista, CA 92083
Jul 16, 2015

Health first

Tebetena
Covina, CA 91723
Jul 16, 2015

Health first

Daniel
Covina, CA 91722
Jul 16, 2015

Betty Temesgen
Covina, CA 91724
Jul 16, 2015

Abreham Demisse
Covina, CA 91724
Jul 16, 2015

Maria Bongo
Covina, CA 91724
Jul 16, 2015

Jorge gomez
walnut, CA 91789
Jul 16, 2015

Raquel
Pomona, CA 91767
Jul 16, 2015

Paul graham
San Dimas, CA 91773

Jul 16, 2015

Please don't put a tower next to Chaing's house. Thank you

Jonas saucedo
Baldwin park, CA 91706
Jul 16, 2015

I disagree with such dangerous project in our neighborhood. It puts us and our kids at risk of unforeseen consequences. STOP IT!

Bisrat Gebregiorgis
Covina, CA 91722
Jul 16, 2015

Samuel4mc@gmail.com
North Hollywood, CA 91601
Jul 16, 2015

Joey
Pomona, CA 91766
Jul 16, 2015

For the sake of our community living in that neighborhood and generations to come I am against erection of Cell Phone Towers.

Moges Taye Abebe
Covina, CA 91722
Jul 16, 2015

David Curry
Glendora, CA 91740
Jul 16, 2015

Jacqueline mananquil
South Pasadena, CA 91030
Jul 16, 2015

Please do not do that may harm the community.

John
Los Angeles, CA 91007
Jul 16, 2015

Bernie Juarez
Covina, CA 91722
Jul 16, 2015

carlos peña
Baldwin park, CA 91706
Jul 16, 2015

I hate cell towers..

Nathan Nunez De Lima
Azusa, CA 91702
Jul 16, 2015

Greg
Glendora, CA 91740
Jul 16, 2015

Ida Young
West Covina, CA 91791
Jul 16, 2015

Thomas Nessman
covina, CA 91722
Jul 16, 2015

Jerry Hernandez
South El Monte, CA 91733
Jul 16, 2015

James Weisberg
San Dimas, CA 91773
Jul 16, 2015

Chad Penry
Newport Beaxh, CA 92663
Jul 16, 2015

Mike England
La Verne, CA 91750
Jul 16, 2015

Solomon Abebe
San Dimas, CA 91773
Jul 16, 2015

Please stop installing Cellphone towers in residential areas!

Yidnekachew Wubishet
Valencia, CA 91354
Jul 16, 2015

TALIA CARVENTE
Los Angeles, CA 90006
Jul 16, 2015

jessica davinroy
covina, CA 91724
Jul 16, 2015

Janet Sanchez
LA, CA 90037
Jul 16, 2015

STOP VERIZON NO CELL TOWER!!!

Rachelle Rodriguez
San Dimas, CA 91773
Jul 16, 2015

Salvador Almaraz
Venice, CA 90291
Jul 16, 2015

Jesus Guzman
Venice, CA 90291
Jul 16, 2015

Thu-Van Nguyen
Los Angeles, CA 90031
Jul 16, 2015

Abebaw Abessaw
Castaic, CA 91384
Jul 16, 2015

PRISCILLA PETRICHES
LOS ANGELES, CA 90004
Jul 16, 2015

Annette Sanchez
Winnetka, CA 91306
Jul 16, 2015

KATRINA
LOS ANGELES, CA 90004
Jul 16, 2015

claudia browne
Tarzana, CA 91356

Jul 16, 2015

Angelica Almaraz
Venice, CA 90291
Jul 16, 2015

Alex Gonzalez
Covina, CA 91724
Jul 16, 2015

Karl Wood
Los Angeles, CA 90048
Jul 16, 2015

Karim Ghomeshi
San Dimas, CA 91773
Jul 16, 2015

No Cell Tower in the residential area

Yayeneabeba Argaw
San Dimas, CA 91773
Jul 16, 2015

Michele Mcclain
LaPuente, CA 91744
Jul 16, 2015

Fabiola Escobedo
Covina, CA 91724
Jul 16, 2015

Please do not place a cell tower in residential areas. It will greatly affect the home values in the area.

Maricar Berry
San Dimas, CA 91773
Jul 16, 2015

Carmen Calderon
covina, CA 91722
Jul 16, 2015

Carlos Casillas
Highland, CA 92346
Jul 16, 2015

No on Charter Oak Lighthouse cell tower. Keep out scenic pollution in residential areas. Verizon stop hurting families and their communities by lowering their home values which are many peoples retirement and legacy. Find another place besides residential areas!

Carla
Rosemead, CA 91770
Jul 16, 2015

Victoria Bongo
Covina, CA 91724
Jul 16, 2015

No cell tower in residencial area!

David lew
San Dimas, CA 91773
Jul 16, 2015

Dani Geen
oakland, CA 94606
Jul 16, 2015

Grace Ying
San Dimas, CA 91773
Jul 16, 2015

Brenda
San Dimas, CA 91773
Jul 16, 2015

Monica austria
Covina, CA 91724
Jul 16, 2015

The proximity of Cell Phone Towers in Residential Communities is an impingement on the wellness, health, safety and peace of mind of the community affected. In addition, property values would be significantly reduced. Long term risks have not been properly considered and pose a hazard that cannot be assuaged by a short term limited monetary compensation to one entity at the critical location. Furthermore, there are no issues or complaints with current subscribers of cell phone services in their business, residential and commuting area. Also, there is the issue of disruption of communication and signal between ongoing and present cell, wifi, and communication devices already present. Lastly, there was no reasonably scheduled and nearby notice to community members to consider the action and consequences of a unilateral corporate decision in addition to the mentioned payout to the nearby entity that holds a special tax status as for its religious purpose.

JOSE GENGHIS P CURAMENG
SOUTH PASADENA, CA 91030
Jul 16, 2015

Alexander Escobedo
Covina, CA 91724
Jul 16, 2015

No towers in our neighborhood

Joaquin Garcia
Covina, CA 91724
Jul 16, 2015

Elizabeth Bongo
Covina, CA 91724
Jul 16, 2015

Stop building cell towers in residential areas.

Mary Lou Koopman
Loveland, CO 80537
Jul 16, 2015

Brandon Melendez
Corona, CA 92880
Jul 16, 2015

No Cell Tower in Residential Community and Neighborhood! Property Values drop 10-20%! No one wants a 45 foot Ugly Tower in this Neighborhood!

David Lumiqued
San Dimas, CA 91773
Jul 16, 2015

Gabriel Gaytan
San Bernardino, CA 92507

Jul 16, 2015

Pilar Weisberg
San dimas, CA 91773
Jul 16, 2015

Chang Weisberg
San Dimas, CA 91773
Jul 16, 2015

ESSEX | 4337 N. Sunflower Avenue, Covina, CA 91724 | APN: 8426-016-033



PHOTO KEY MAP:

- VIEW 1:** Northeast Corner of the Property (*View from Badillo St.*)
- VIEW 2:** Northwest Corner of the Property
- VIEW 3:** Southeast & Northeast Corners of the Property (*View from Sunflower Ave.*)
- VIEW 4:** Project property parking lot (*View from Badillo St./ Northwest project property corner*)
- VIEW 5:** Northeast Corner of the Property (*View from Sunflower Ave.*)
- VIEW 6:** Driveway & Front of Property (*View from Sunflower Ave.*)

View 1: Northeast Corner of the Property (View from Badillo St.)



View 2: Northwest Corner of the Property



View 3: Southeast & Northeast Corners of the Property (*View from Sunflower Ave.*)



View 4: Project property parking lot (View from Badillo St./ Northwest project property corner)



View 5: Northeast Corner of the Property (View from Sunflower Ave.)



View 6: Driveway & Front of Property (View from Sunflower Ave.)





COMMUNITY MEETING - ALL ARE INVITED
Regarding Verizon Cell Tower Project
Monday, July 27 at 6:30 PM
Experts will address Health & Safety Concerns
of the Community

CITY OF GOVINA

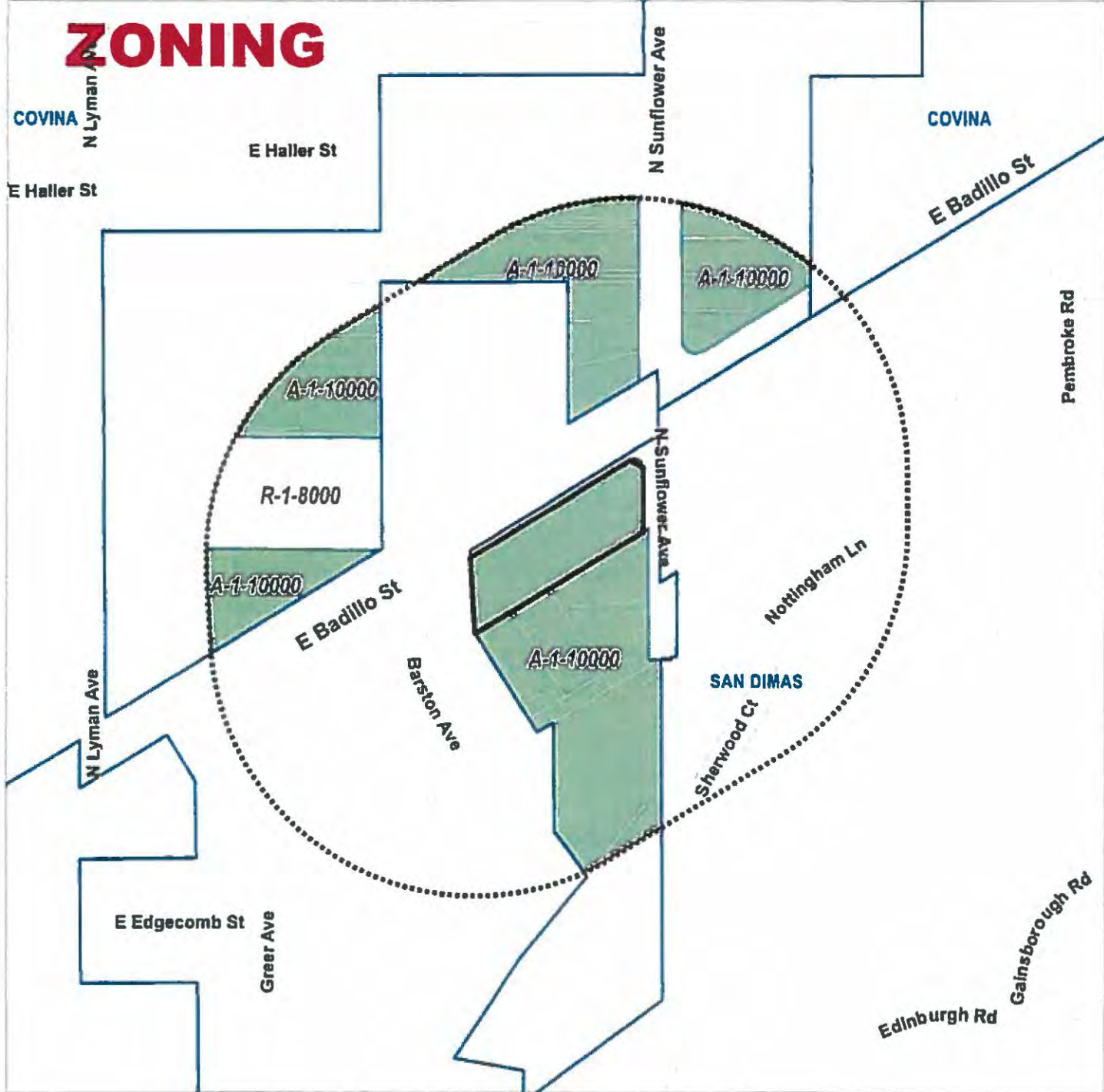
Charter
LIGHTHOUSE
A CHRISTIANITY

Christ's Church of Valley



01/22/2014

ZONING

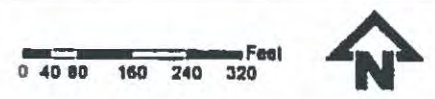


ZONING 500 FOOT RADIUS MAP

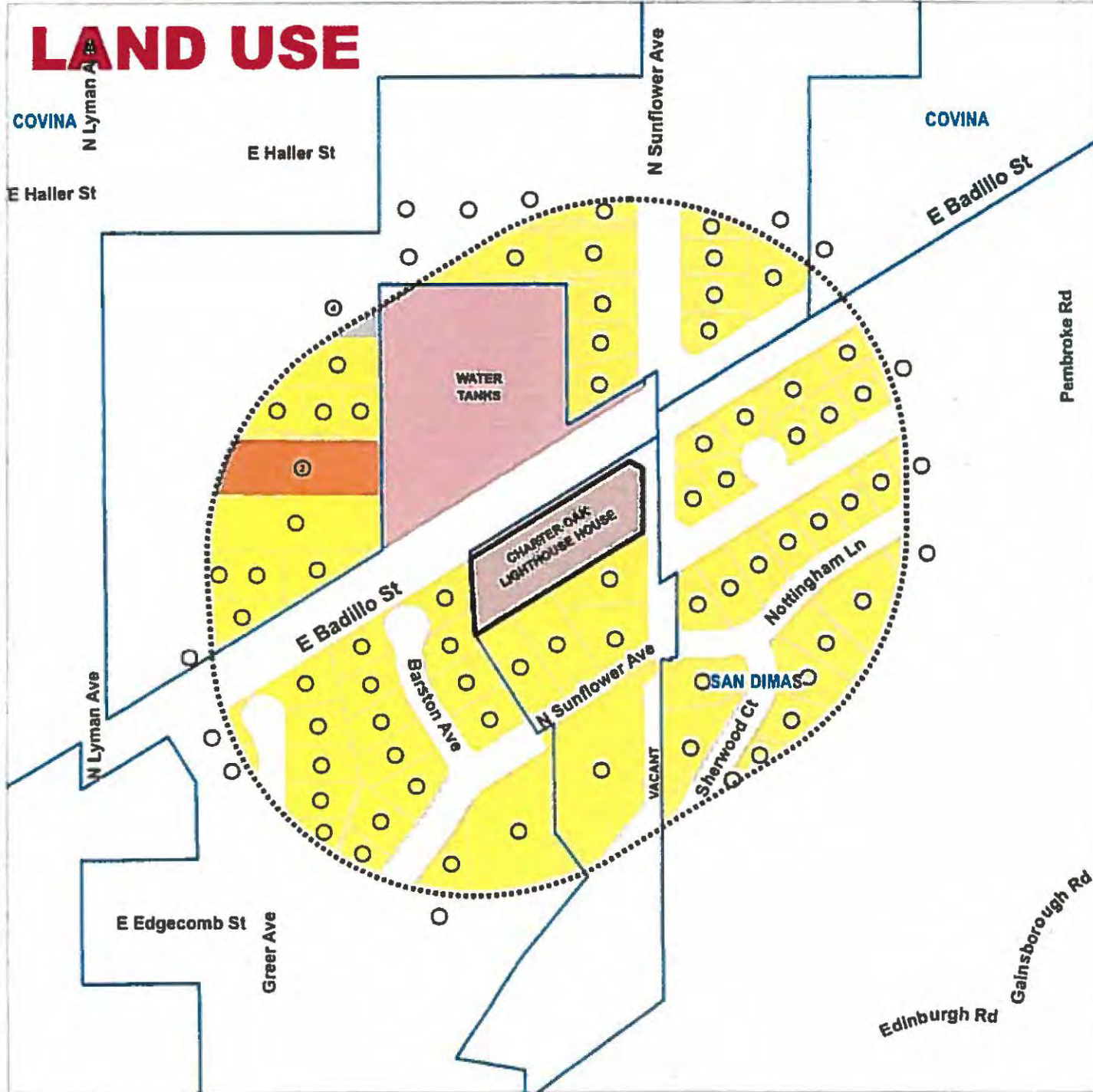
Proj. R2014-02565 (5)
RCUP 2014-00121

- Legend**
- R-1 - SINGLE-FAMILY RESIDENCE
 - A-1 - LIGHT AGRICULTURE

VICINITY MAP



LAND USE



LAND USE 500 FOOT RADIUS MAP

Proj. R2014-02565 (5)
RCUP 2014-00121

Legend

- SINGLE-FAMILY RESIDENCE
- ⊙ MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION (NON-PROFIT)
- PUBLIC UTILITY
- VACANT

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
350 W Temple St
Los Angeles, CA 90017



10411 Newport Avenue
 Torrance, California 90503-2770
 Tel: (310) 552-8881
 Fax: (310) 552-8881

APPROVED BY:
ESSEX
 437 N SUNFLOWER AVE
 COVINA, CA 91724
 (949) 315-1000

verizon wireless

10599 Blue Canyon Avenue
 Irvine, California 92618
 (949) 315-1000

ESSEX

437 N SUNFLOWER AVE
 COVINA, CA 91724

APPROVED BY:

DATE	APPROVED BY
03/27/14	[Signature]

CONSTRUCTION REVIEW

NO.	DATE	REVISIONS
1	03/27/14	ISSUED FOR REVIEW ONLY
2	03/27/14	AS PER TITLE SHEET
3	03/27/14	REVISED PER COMMENTS

TOPOGRAPHIC SURVEY

LS-1

BASE OF SURVEY:
 THE CONTINENTAL SHORES OF CALIFORNIA, BEING SUCH CORNER STATION AS MAY BE FOUND IN THE RECORDS OF THE COUNTY OF LOS ANGELES.

ASSUMPTIONS:
 LOS ANGELES COUNTY APN 8402-08-000

AREA:
 1.231 ACRES PER LOS ANGELES COUNTY RECORDS

BOUNDARY INFORMATION:
 U.S. SURVEY MARK 74 11'

USING PLUMB BUBBLES:
 ALL SURVEY POINTS WERE CHECKED BY PLUMB BUBBLES AND FOUND TO BE WITHIN THE ALLOWED TOLERANCE.

TITLE REPORT INFORMATION:
 CONTRACTORS: LINDA W. CHAMBERS, INCORPORATED
 10411 NEPTUNE BLVD. #100, TORRANCE, CA 90503

EXHIBIT NOTES:
 1. THIS SURVEY WAS CONDUCTED FOR THE PROJECT OF THE CONSTRUCTION OF A COMMERCIAL BUILDING AND PARKING LOT AT THE CORNER OF SUNFLOWER AVE AND BARTON AVE, COVINA, CA.

LEGAL DESCRIPTION:
 THAT PORTION OF THE UNDIVIDED TRACT NO. 26826, M.B. 690 / 21-23, LOT 27, APN 8402-08-024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
 THAT PORTION OF THE UNDIVIDED TRACT NO. 26826, M.B. 690 / 21-23, LOT 27, APN 8402-08-024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
 THAT PORTION OF THE UNDIVIDED TRACT NO. 26826, M.B. 690 / 21-23, LOT 27, APN 8402-08-024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



SEE SHEET LS-2 FOR SITE DETAILS



12441 Broadway Avenue
 Tustin, California 92680-3774
 Tel: (714) 834-8881
 Fax: (714) 834-8881

DESIGNED BY:
BERT HANU
 ARCHITECTS
 1400 SERRANO & LINDEN ST
 COSTA MESA, CALIFORNIA 92626
 TEL: 714-941-1111 FAX: 714-941-1112

verizon wireless
 9550 Sand Canyon Avenue
 Irvine, California 92618
 949-254-7000

ESSEX
 4327 N SHELLOWAY AVE
 COVINA, CA 91724

DATE: 11/28/07
 01/07/08
 Construction Review

Description	Date
1. SUBMITTED FOR REVIEW LAM	01/07/08
2. APPROVED TITLE MAPS LAM	01/07/08
3. REVISED CORRECT PERMITS	01/07/08

PROJECT NO: N 728315
 DRAWN BY: J.A.
 CHECKED BY: CMW
 SURVEY NO: 1121315

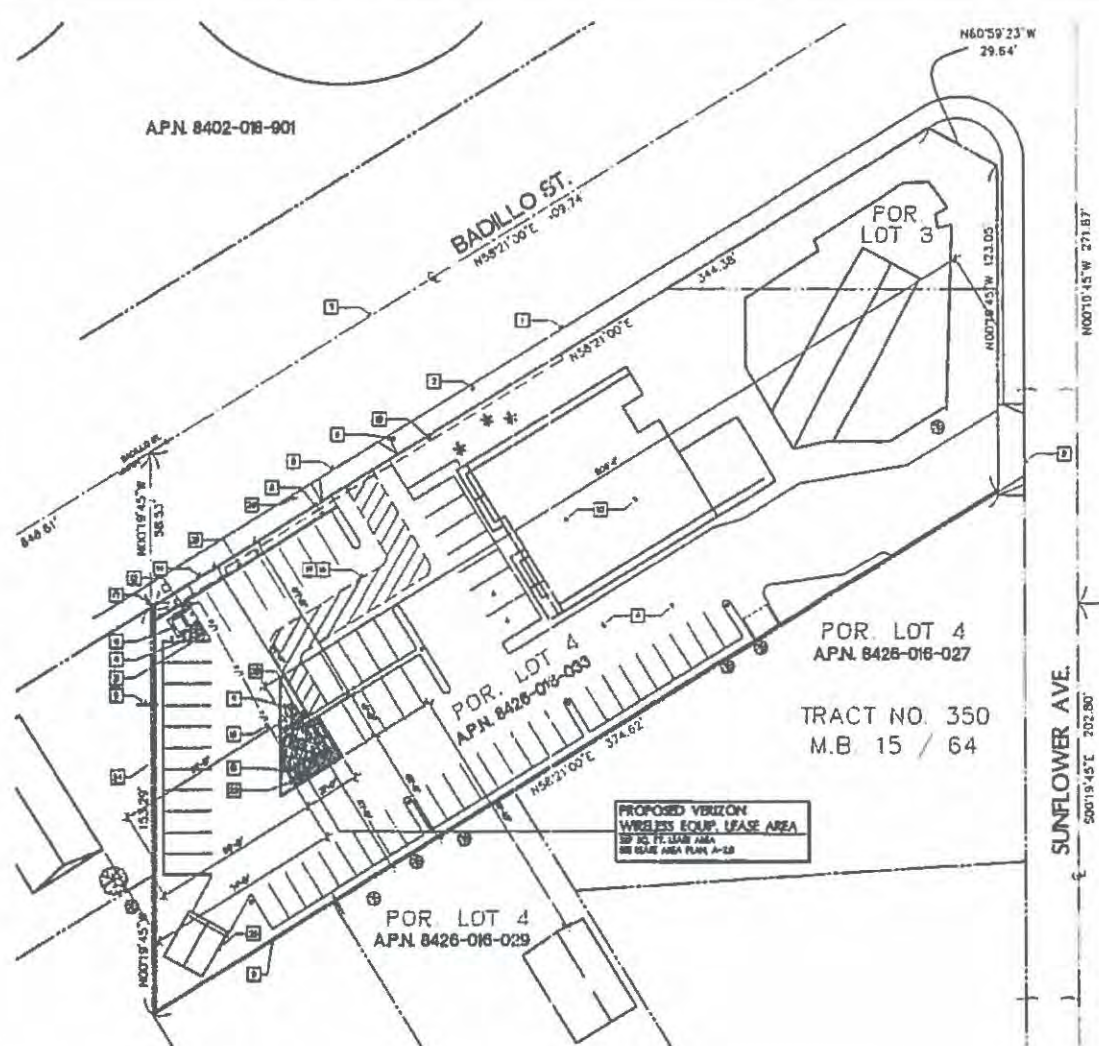
TOPOGRAPHIC SURVEY
 LS-2



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

- LEGEND:**
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 - 15216" DIA. IRON PEG
 - 15264" DIA. IRON PEG
 - 15312" DIA. IRON PEG
 - 15360" DIA. IRON PEG
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APN 8402-018-901



PROPOSED VERIZON
WIRELESS EQUIP. LEASE AREA
SEE REF. LEASE AREA
SEE LEASE AREA PLAN A-10

KEY NOTES:

1. EXISTING CURB
2. EXISTING CONCRETE SIDEWALK
3. EXISTING CURB OF IMPAVMENT
4. EXISTING ASPHALT PAVED PARKING LOT
5. EXISTING UTILITY POLE
6. EXISTING UTILITY
7. EXISTING STREET CENTERLINE
8. EXISTING 4"-1" TALL CHALK BLOCK WALL
9. EXISTING TREE TYP.
10. EXISTING SIGNAGE
11. EXISTING TRANSPORTATION ENGINEERING POINT OF CONNECTION FOR POWER
12. PROPOSED WIRELESS EQUIP. LEASE AREA
13. EXISTING SIGNAGE, SEE TOPOGRAPHIC SURVEY LM 1 10-3
14. EXISTING PROPERTY LINE
15. EXISTING SIGN TO BE REMOVED, SEE # A-10
16. EXISTING ASPHALT DRIVE
17. EXISTING UTILITY POLE AND/OR POINT OF CONNECTION FOR TELCO
18. PROPOSED OVERHEAD POWER AND TELCO TRUCK
19. PROPOSED VERIZON WIRELESS NON-EXCLUSIVE OF OTHER WIRELESS PATH OF ACCESS AND PARKING SPACE
20. EXISTING FIRE HYDRANT
21. EXISTING BOLLARDS
22. PROPOSED VERIZON WIRELESS LEASE AREA
23. PROPOSED VERIZON WIRELESS 8' WIDE PEDESTRIAN PATH OF ACCESS TO LEASE AREA
24. EXISTING 4"-1" TALL CHALK BLOCK WALL
25. EXISTING 2"-1" TALL CHALK BLOCK WALL
26. EXISTING 2' TALL STORAGE COCKHOUSES

SITE PLAN
SCALE 1" = 20'-0"
DATE 02/27/14



C. CARNEY ARCHITECTS
12541 Newport Avenue
Tustin, California 92790-3771
Tel: 714 846-8200
Fax: 714 846-9581



verizon wireless
15500 Bond Street
Building 2, 1st Floor
Irvine, California 92618
(949) 254-7000

ESSEX
4137 N Sunflower Avenue
Covina, CA 91724

APPROVALS

DEPARTMENT	OFFICIAL	DATE
LANDING		
ENGINEER		
UTILITY		
TELECOM		
WIRELESS		
OTHER		

REVISIONS

No.	Description	By	Date
0	Client Review - 100% 2D		4/03/14
1	Client Review - 100% 2D		5/13/14
2	Client Review - 100% 2D		4/29/14
3	REV A-10 - 100% 2D		4/27/14
4	Client Comments - 100% 2D		4/27/14
5	County Comments		3/6/15

Prepared by	ELSGH	Drawn by	M.A.
Check by	02/27/14	Reviewed by	U.C.

SHEET TITLE
SITE PLAN
A-10



12541 Broadway Avenue
Fremont, California 94720-2771
Tel: (510) 884-1861
Fax: (510) 884-1861

DATE: 07/27/14



16025 Sand Canyon Avenue
San Diego, CA 92128
Tel: (619) 592-1000
Fax: (619) 592-1000

ESSEX

4137 N. Sudbower Avenue
Corona, CA 92724

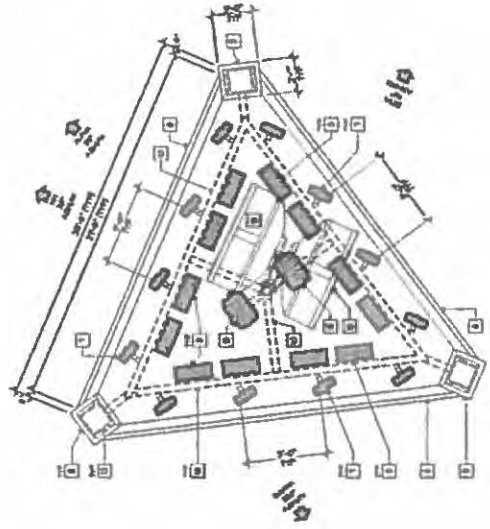
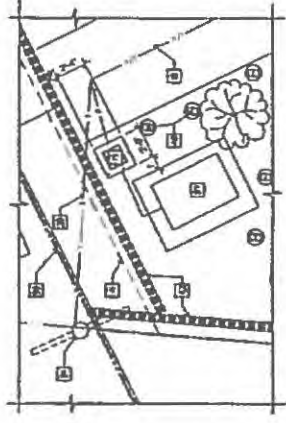
REVISION	DATE	DESCRIPTION
1	07/27/14	ISSUE FOR PERMITS
2	07/27/14	ISSUE FOR PERMITS
3	07/27/14	ISSUE FOR PERMITS
4	07/27/14	ISSUE FOR PERMITS
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Project No.	1556H
Client	Verizon Wireless
Contract No.	07/27/14
Contract Name	ESSEX
Contract Address	4137 N. Sudbower Avenue, Corona, CA 92724
Contract Date	07/27/14
Contract Status	ISSUE FOR PERMITS
Contract Value	
Contract Type	
Contract Description	
Contract Notes	

LEASE AREA PLAN & ANTENNA PLAN

A-2.0

- KEY NOTES:**
1. REMOVE ALL EXISTING WALLS, CEILING, FLOORING, PARTITION WALLS, AND ALL OTHER PARTS OF THE EXISTING BUILDING TO BE DEMOLISHED TO EXPOSE THE CONCRETE FRAME.
 2. PROVIDE ALL NEW CONCRETE WORK TO BE CAST IN PLACE AND CURED FOR A MINIMUM OF 28 DAYS BEFORE FINISHING.
 3. PROVIDE ALL NEW CONCRETE WORK TO BE CAST IN PLACE AND CURED FOR A MINIMUM OF 28 DAYS BEFORE FINISHING.
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ENLARGED PLANS



Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

March 20, 2014

**Subject: Verizon Wireless' proposed telecommunications facility
named "Essex" 4337 N Sunflower Ave, Covina, CA 91724.**

Verizon Wireless' Network Engineering Department conducts radio frequency (RF) emission studies on all sites in Southern California. All cellular transmit and receive equipment is manufactured to meet strict FCC requirements. Prior to use in a cellular system, the equipment must have FCC approval as to design, use and technical parameters. Upon turn up, Verizon Wireless will utilize 746-757 Mhz, 776-787 Mhz, 880-894 Mhz, 835-848 Mhz, 1965-1970 Mhz, 1885-1890 Mhz and 1715-1730, 2115-2130 Mhz spectrum. Verizon Wireless' telecommunications equipment will not interfere with any frequencies used by emergency personnel in the frequency range of HF, UHF, VHF, 800 MHz or with any system operating outside of Verizon Wireless' FCC licensed frequency band or with.

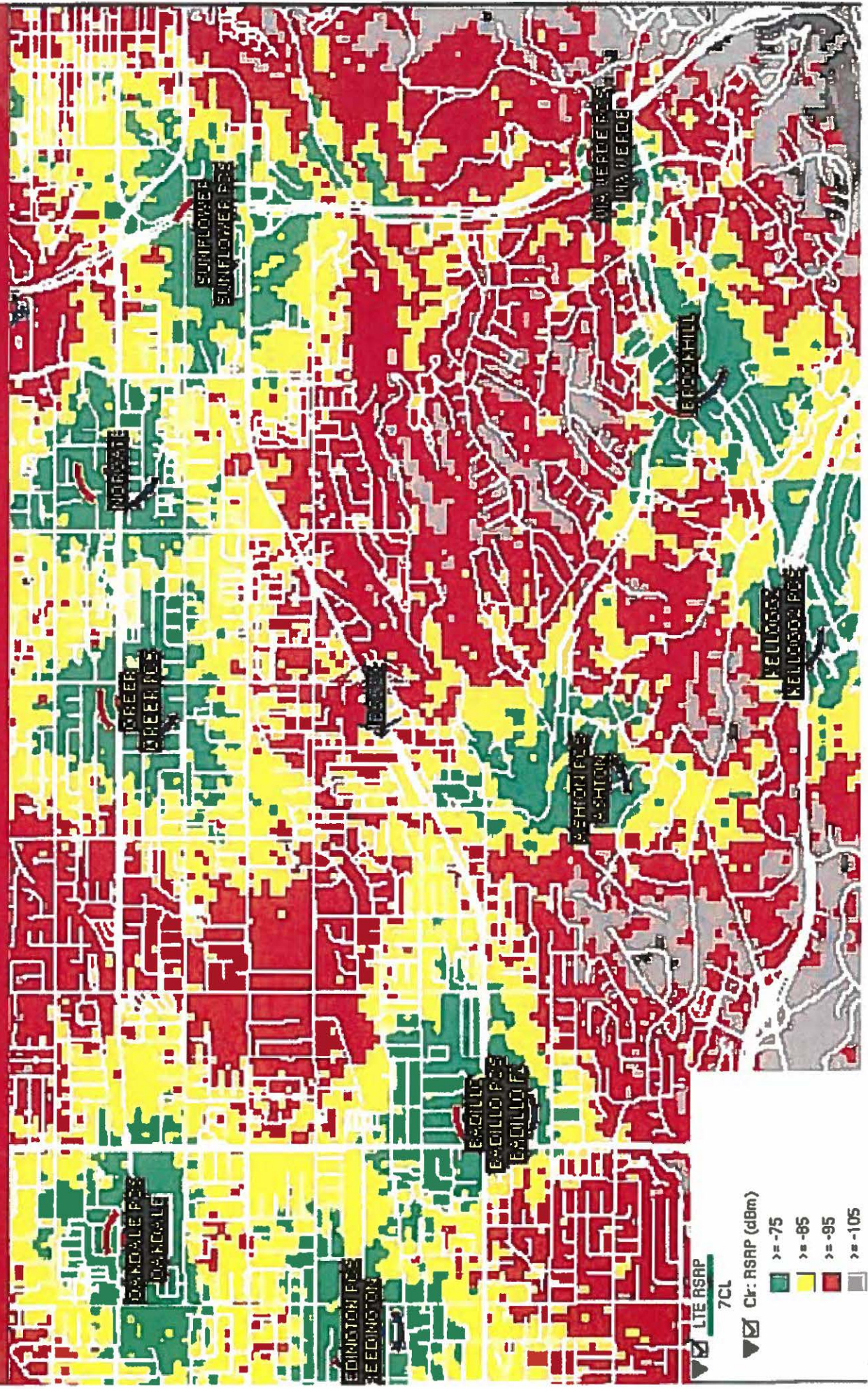
In the event that Verizon Wireless' installation does cause interference, please contact Network Operations Control Center (NOCC) at (800)-264-6620.

Please let us know if you have any additional concerns.

Scott Lee
RF Design Engineer
RF Engineering Department
Verizon Wireless

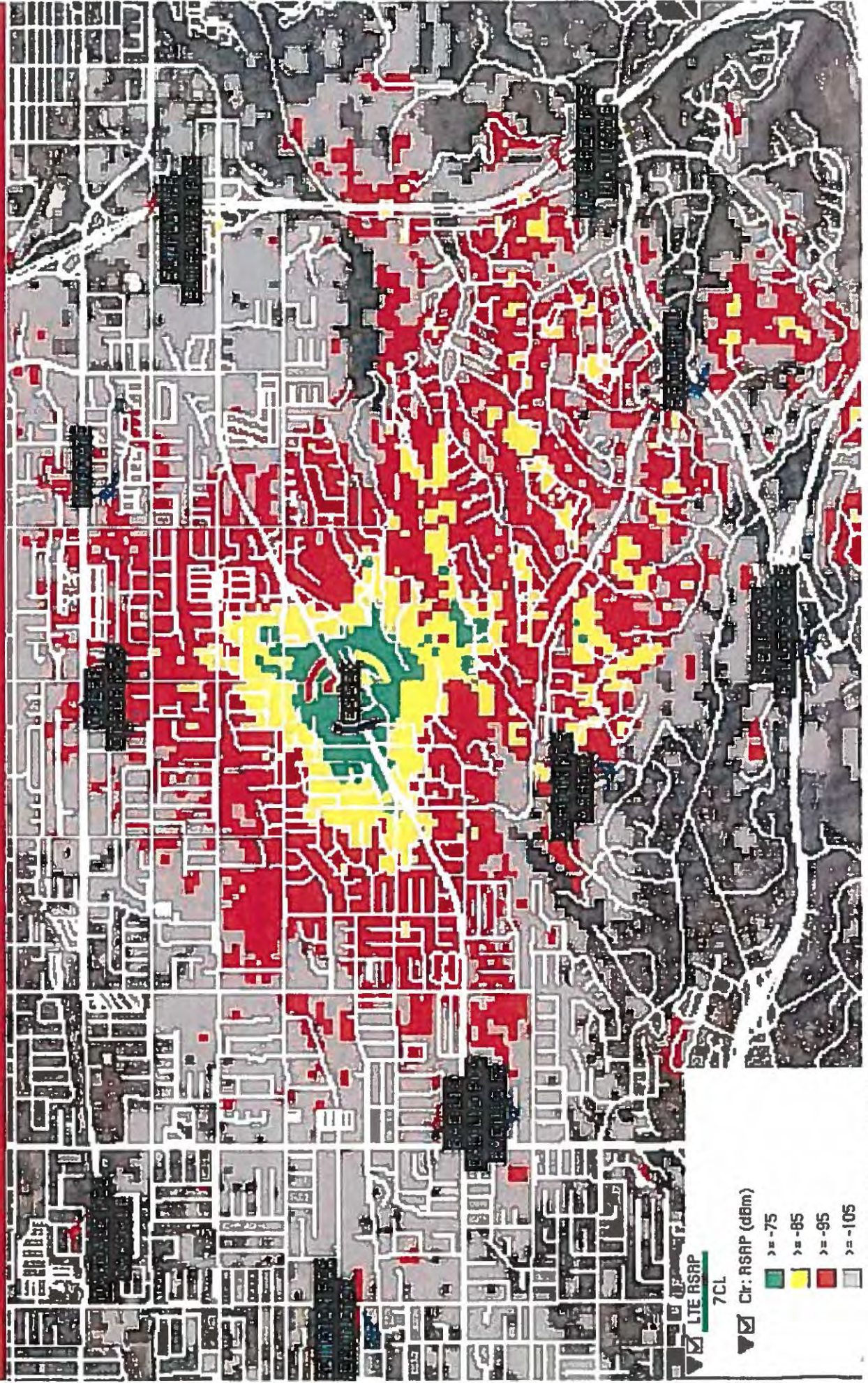


Without Essex





Essex Coverage – Site by itself

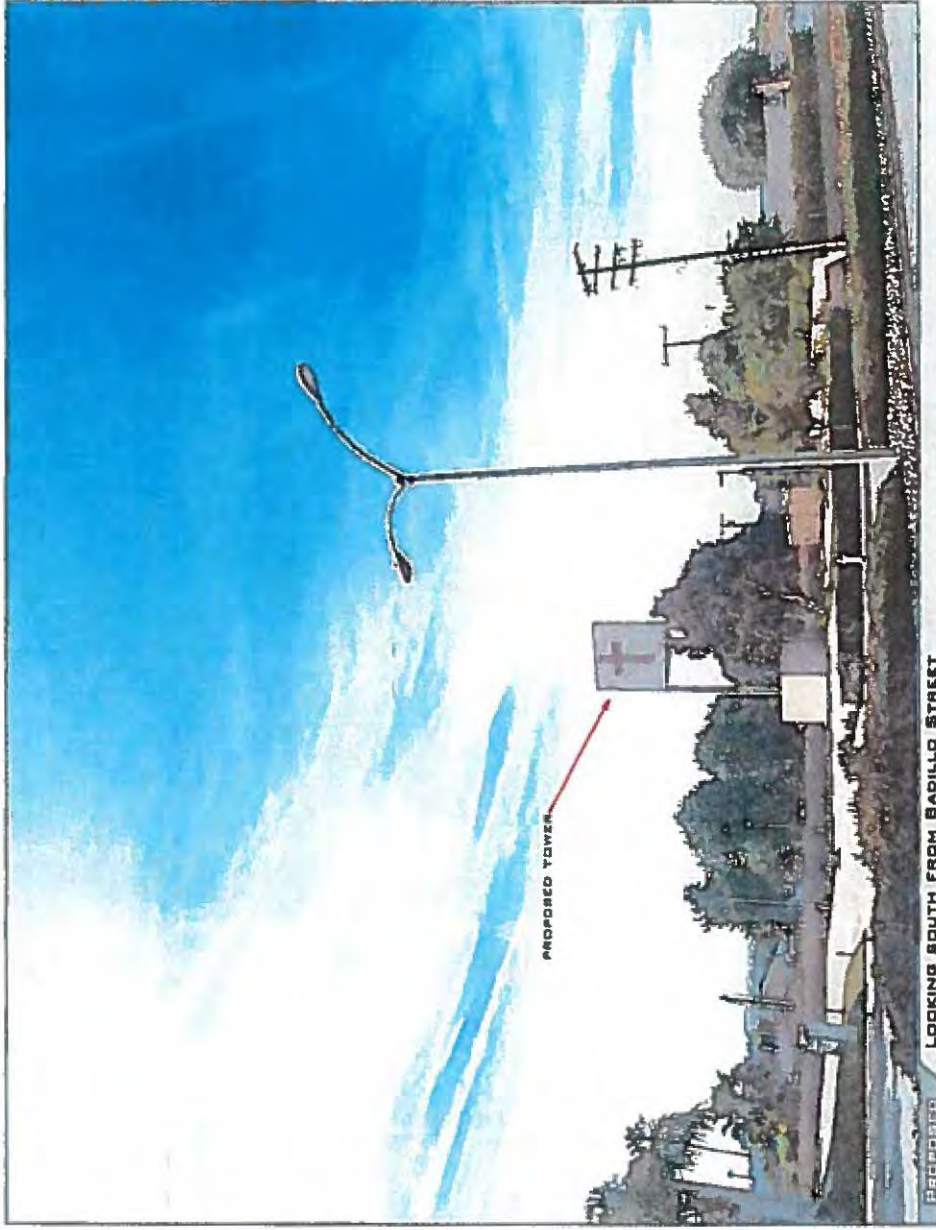


ESSEX

4337 NORTH SUNFLOWER AVENUE COVINA CA 91724



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

ESSEX

4337 NORTH SUNFLOWER AVENUE COVINA CA 91724



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



ESSEX

4337 NORTH SUNFLOWER AVENUE COVINA CA 91724



VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



June 16, 2015

Richard J. Bruckner
Director

Verizon Wireless
2749 Saturn Street
Brea CA 92821
Attn: Ross Miletich

**REGARDING: PROJECT NO. R2014-02565-(5)
CONDITIONAL USE PERMIT NO. 201400121
4337 N. SUNFLOWER AVENUE (APN: 8426-016-033)**

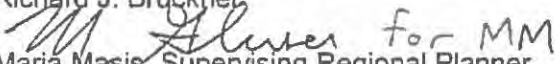
Hearing Officer Pat Hachiya, by her action of **June 16, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **June 30, 2015**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at jnazar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: DPW (Building and Safety); Zoning Enforcement;
MM:JN

CC 060412

**FINAL FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565 - (5)
CONDITONAL USE PERMIT NO. 201400121**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400121 ("CUP") on June 16, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize construction, operation, and maintenance of a wireless telecommunications facility (WTF) ("Project") on a property located at 4337 N Sunflower Avenue in the unincorporated community of Charter Oak ("Project Site") in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) zone County Code ("County Code") Section 22.24.100.
3. The Project Site lease area is 378 square feet in size located on the southwestern portion of the property within a 1.25 acre lot developed with a church. The proposed Project will not interfere with the existing use. The Project Site is irregular in shape with generally flat topography.
4. The Project Site is located in the Charter Oak Zoned District and is currently zoned A-1-10,000 (Light Agricultural with 10,000 Square Feet Minimum Lot Required Area).
5. The Project Site is located within the Low Density Residential land use category of the County General Plan.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-10,000 and City of San Dimas
 - South: A-1-10,000
 - East: City of San Dimas
 - West: City of San Dimas
7. Surrounding land uses within a 500-foot radius include:
 - North: Water tanks and single-family residences
 - South: Single-family-residences
 - East: Single-family residences
 - West: Single-family residences
8. CUP 85-152 approved in 1986 allowed the construction, operation and maintenance of a church. This permit indicates that there is one oak tree on the southeast portion of the property. Assessor's records show that a total of more than 88,000 square feet in area of building improvements were built in 1989. REA201000132 allowed second floor additions for Sunday school classrooms.

television stations and towers” as a comparable use. Radio and television stations and towers are permitted uses in zone A-1, provided that a CUP is first obtained.

23. The Hearing Officer finds that the Project is accessed from Badillo Street through a non-exclusive vehicular path of 12 feet wide and from Sunflower Avenue. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 15 years.
25. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Charter Oak community. On May 5, 2015, a total of 293 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties. The applicant has provided the Certificate of Posting indicating that the property was posted on May 15, 2015.
26. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.
- C. 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.

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

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit No 201400121, subject to the attached conditions.

MG:JN

06/16/2015

c: Zoning Enforcement, Building and Safety

**FINAL CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565-(5)
CONDITIONAL USE PERMIT NO. 201400121**

PROJECT DESCRIPTION

The project is a conditional use permit request for the construction, operation, and maintenance of a wireless telecommunication facility (WTF) disguised as a decorative steel frame and the installation of a new backup power generator and equipment cabinets within the lease area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 Los Angeles County ("County") Department of Regional Planning ("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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee; or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on June 16, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **Eight (8) biennial (one every other year)** 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **Three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 16, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility

is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

25. The construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 46 feet above finished grade line.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
30. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
31. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
32. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
33. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
34. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible

from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

35. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

PROJECT SITE SPECIFIC CONDITIONS

36. The lease area shall be enclosed within an 8-foot-high CMU wall.
37. Appurtenant equipment boxes shall be screened or camouflaged.
38. The noise from the proposed diesel powered emergency generator shall not exceed 60 dBA at the nearest residential property line during non-emergency operations.
39. The permittee shall adhere to the proposed generator plans and specifications as cleared by Public Health.
40. The emergency generator maintenance test runs should be restricted to the hours between 9:00 a.m. to 9:00 p.m. and prohibited on Sundays.
41. Construction activities shall be limited to the hours of 7am to 7pm Monday through Saturday. No construction work on Sundays and Holidays. The permittee shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, section 12.08 Part 3.
42. The permittee shall adhere to the requirements of the Los Angeles County noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

Attachement:
Public Health Department Letter dated June 9, 2015



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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June 9, 2015

TO: Jeantine Nazar
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA MT
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-02565
Wireless Telecommunications Facility
4337 Sunflower, Covina

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is for a wireless telecommunications facility consisting of a proposed 46-foot high tower with antennas and related equipment. The applicant is proposing a standby SD generator located inside an 8-foot CMU wall in the parking area.

The Department recommends approval of the CUP.

Toxics-Epidemiology Program

Staff from Toxics Epidemiology Program reviewed the documents and plans provided by the applicant of the subject project located at 4337 Sunflower, Covina, CA.

Based on the information provided and site visit, we recommend the following conditions as conditions of the permit:

- The noise from the proposed diesel powered emergency generator shall not exceed 60 dBA (L25) at the nearest residential property line during non-emergency operations (i.e. generator maintenance run test for less than 15 min). (Based on the technical information provided, we do not anticipate that the generator would exceed the day time exterior noise standard. The noise attenuation provided by the proposed 8ft. CMU wall, distance to

residential property line, generator housing, and existing 6ft CMU wall would maintain noise levels below exterior noise standards.)

- The applicant shall adhere to the proposed specifications for noise control presented in the application.
- The emergency generator maintenance test run shall be restricted to the hours between 9am – 9 pm.
- Construction activities shall be limited to the hours of 7am to 7pm. Monday through Saturday. No construction work on Sundays and Holidays. The applicant shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, section 12.08 Part 3.
- The applicant shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

The noise impacts associated with the project should be less than significant with adherence to the conditions above.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

REGIONAL PLANNING COMMISSION
APPEAL FORM

DATE: June 30, 2015

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012

RECEIVED
JUN 30 2015

BY: Alexander Glasser
Nazar
Niccolitta

FROM: DAVID MUMFORD
Name

SUBJECT: Project Number(s): R-2014-02585-5
Case Number(s): CUP 2014 00121
Case Planner: Ms. Nazar
Address: 4337 N. Sunflower Ave.,ovina, CA
Assessors Parcel Number:
Zoned District: Chatter Oak Zoned District

Entitlement Requested:

Unmanned Wireless Telecommunication Facilities

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR or Oak Tree No.	
Change of Zone Case No.	
Other	

(Reverse)

I am appealing the decision of (check one and fill in the underlying information):

Decision Date: Director

Hearing Officer
Public Hearing Date: June 16, 2015
Hearing Officer's Name: Ms. Hachiya
Agenda Item Number: 11

The following decision is being appealed (check all that apply):

- The Denial of this request
- The Approval of this request
- The following conditions of approval:

List conditions here

The reason for this appeal is as follows:

See Attached 14 justifications.

Are you the applicant for the subject case(s) (check one)? YES NO

Submitted herewith is a check or money order for the amount due, as indicated on the Fee Schedule on the Los Angeles County Department of Regional Planning's website.

[Signature]
Appellant (Signature)

DAVID LUMINELLO
Print Name

1883 NEWCASTLE LANE SAN DIMAS, CA 91773
Address

828-274-3229 (cell) 828-441-1426 (work)
Day Time Telephone No.

*Fee subject to change

Reasons for Appeal are as follows:

1. **Proper Notification**-by Verizon was not supplied to local residents within 1000 square feet from proposed project. Addresses and names supplied to Jeantine Nazar.
2. **Aesthetics**-of Proposed Cell Tower Project is not pleasing to Residents and Community. It is a nuisance and does not blend in with community. This Cell Tower will be an eye sore in the area. It will tower over the church and is not approved by the Local Residents.
3. **Health Concerns**- We believe through personal Experience and Worldwide studies and Research that Cell Towers will negatively affect the health of the residents and community within the 1 mile radius plus from project. Studies and recent denials locally will back up our claims. FCC requirements are too lenient and favor studies by Cell companies. Independent and Worldwide studies contradict FCC and Cell company findings. There are no Studies Proving Cell Towers do not cause Health issues and Cancer. No Studies on Children are conducted and they are the most greatly affected. Because of this reason, we ask the Board to Deny this project.
4. **County of LA Board of Supervisors**-Stop Construction of cell towers at Fire stations. (Read Articles supplied) March 2015.
5. **Property Values will Drop**- Realtors agree that living next to a Cell Tower or Proposed Cell tower creates a devaluation of Home Owner Property Values. Ask yourself, if given a choice to live by a cell tower or not, which would you choose? We choose not to live by a Cell Tower in a Residential neighborhood and by local schools with 1 block.
6. **Residents Moving**- We would like to prevent residents from moving, leaving too much supply and values in area will drop. New home owners surveyed say if they knew about this cell tower, they would have not moved into area or asked for lower sale price.
7. **Zoning**- It has come to our attention that this project is being viewed or zoned as in an Agricultural area. This is not agricultural but residential. Please review zoning and deny based upon new information about zoning.
8. **Cell Coverage is Sufficient**- Local Verizon users in area polled believe and have stated that Cell Coverage in the area is more than sufficient. Please deny based upon these findings.
9. **Interference**- We believe that this Cell Tower does have interference with other existing services. Directv, Time Warner, and Sirius Satellite radio. Retired Sheriff, and local resident, will provide a letter of opinion based upon his experience.
10. **Local Meeting**- We feel a local meeting needs to be established to help with input on this proposed project. Delay or deny project until local meeting completed in neighborhood.

- ✓ 11. **Local Approval=More Cell Tower Approvals**- 1=3 then here comes #4. Verizon today, AT&T, Sprint. Then T-Mobile to follow. We do not want any more Cell Towers in residential communities. Deny this approval.
- ✓ 12. **Camouflage**- If this tower is safe, why camouflage from community and residence. If it's bad, expose it and keep it as a reminder of what is really there. Deny this approval.
- ✓ 13. **School**- local Principal, parents and school officials we polled and talked to oppose this cell tower within 1-block of school. A denial of a school from alternative site is reason why this approval should be denied.
- ✓ 14. **Duel Cul-de-sac**-sharing Street to residents and church. This constant exposure to residents within a few feet from project is a high concern. This means we'd pass by 2-4 times daily on average. Please deny this project.

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6401
Norman Murdoch
Planning Director

CERTIFIED-RECEIPT
REQUESTED



December 29, 1986

Charter Oak Church of Abundant Life
1267 North Sunflower Avenue
Covina, California 91724

Attention: Mr. Phillip Rather

Dear Sirs:

RE: CONDITIONAL USE PERMIT CASE NO. 85-152-(1)
To construct and operate a church.
4337 Sunflower Avenue; Charter Oak Zoned
District, Zone A-1-10,000

The Regional Planning Commission, by its action of December 3, 1986, GRANTED the above described permit. Documents pertaining to this grant are enclosed.

Your attention is called to the following:

1. Condition No. 2, that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that they are aware of, and accept all the conditions of this permit;
2. The Commission's decision may be appealed to the Board of Supervisors at the office of Mr. Larry J. Monteilh, Executive Officer, Room 383 Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, telephone (213) 974-1442. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless that period has passed without an appeal.

Charter Oak Church of Abundant Life
December 29, 1986
Page 2

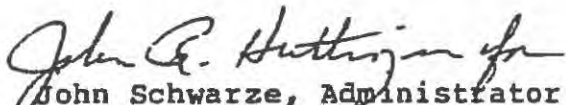
3. The Commission's grant affects the following described property:

(See attached legal description)

If you have any questions regarding this matter, please contact Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning


John Schwarze, Administrator
Zoning Administration Branch

JS:RF:eh

Enclosures: Affidavit; Findings and Conditions

cc: Building and Safety; Board of Supervisors; Zoning Enforcement; Laurance Blanchard, 1267 North Sunflower Avenue, Covina, CA 91724; Irwin & Associates, Inc., 16400 Pacific Coast Highway, #205, Huntington Beach, CA 92649; E. V. Jennings, Planning Director, City of Covina, 125 East College Street, Covina, CA 91723; Alan Carter, Planning Director, City of San Dimas, 245 East Bonita Avenue, San Dimas, CA 91773

CERTIFIED PROPERTY OWNER'S LIST
AFFIDAVIT

ZONING CASE NO. CP 85-152

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, Carl Irwin, declare under penalty of perjury, pursuant to Section 2015.5 of the Code of Civil Procedure, that the attached list contains the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owning property within a distance of five hundred (500) feet from the exterior boundaries of property legally described as:

SAID LAND IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 3 AND 4 OF TRACT 350, AS PER MAP RECORDED IN BOOK 15 PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION AT THE CENTER LINE OF SUNFLOWER AVENUE, WITH THE SOUTHERLY RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY AS SAID POINT IS SHOWN ON COUNTY SURVEYOR MAP NO. C.S.B. 944 ON FILE IN THE OFFICE OF THE COUNTY SURVEYER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 16' 55" EAST ALONG SAID CENTER LINE, 165 FEET; THENCE SOUTH 58 DEGREES 23' 30" WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY OF SAID PACIFIC ELECTRIC RAILWAY COMPANY, 409.75 FEET; THENCE NORTH 00 DEGREES 16' 55" WEST PARELLEL WITH THE EASTERLY BOUNDARY OF LOTS 3 AND 4 AFOREMENTIONED, 165 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID PACIFIC ELECTRIC RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 58 DEGREES 23' 30" EAST 409.75 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LINE OF THE EAST 20 FEET OF SAID LOTS.

EXCEPTING THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLAIM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

Executed at _____, California, this _____

16th day of September, 19 85



Signature

CONDITIONAL USE PERMIT CASE NO. 85152-(1)

REGIONAL PLANNING COMMISSION HEARING DATES: November 5 and 19,
1986

PROCEDURE BEFORE THE COMMISSION:

First Hearing: November 5, 1986

The applicant's representative testified in favor of a request to construct and operate a church in the Charter Oak community. The Commission continued the hearing to inspect the site and to allow the applicant to consider means to relate the occupancy of the proposed fellowship hall to required parking.

There was no opposition testimony.

Field Meeting: November 18, 1986

The Commission conducted an inspection of the site with all members present.

Second Hearing: November 19, 1986

The applicant agreed to adjust the occupancy for the fellowship hall to the amount of parking provided. There being no further testimony, the Commission closed the public hearing.

FINDINGS:

1. The request is to construct and operate a church facility located at 4337 Sunflower Avenue, Charter Oak.
2. The subject property is 52,560 square feet in area, shaped as a parallelogram, of level topography, and vacant. One native California Oak tree is located near the southeasterly corner of the site and is to remain in place.
3. The site is located at the southwesterly corner of Badillo Street and Sunflower Avenue. The former is a partially improved major County highway and the latter is a partially improved County local service street. The Department of Public Works requests dedication of 30 feet from centerline on Sunflower, 50 feet from centerline on Badillo, construction of base and pavement curb, gutter and sidewalk on Sunflower, and street lights and street tree installation along Badillo.
4. The property is bounded on the south, west and east by single family residences and on the north by a water storage tank facility.

5. The subject property is located within the A-1-10,000 Zone (Light Agriculture, 10,000 square foot lots) of the Charter Oak Zoned District. That zone requires approval of a Conditional Use Permit for churches.
6. The site is also located within the "Urban 1" land use category of the Los Angeles County General Plan (1 to 6 dwellings per acre density average). Churches are permitted within that category as a local service use, subject to a showing of compatibility with the surrounding area.
7. The plan, Exhibits "A-1 and A-2", shows a complex consisting of 2 structures with a connecting roofline over a central patio area. The sanctuary structure, which would seat 294 persons, would be located near the corner frontage of the 2 streets. The fellowship hall would be located near the center of the site. Seventy parking spaces would be located along the southwest and westerly property boundaries and within the site next to the fellowship hall. Landscaping would be installed along the front setbacks of both frontages as well as within the parking lots. Two driveways would be provided, one each to the 2 street frontages.

The buildings under this plan slightly exceed the required parking by virtue of their occupancy. The applicant has agreed to adjust the occupancy and/or increase parking to meet minimum requirements.

8. An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental or service factor and, as a result, will not have a significant effect on the physical environment.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. The proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area.
- B. With the attached restrictions and conditions, the requested use, at the location proposed, will not adversely affect the health, peace, comfort or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, and 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 or general welfare.

- C. 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 the Zoning Ordinance, and as is otherwise required in order to integrate the use requested with the uses in the surrounding area.
- D. The proposed site has adequate traffic access and said site is adequately served by other public and private service facilities which it requires.

And, therefore, the information submitted by applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Title 22 of the Los Angeles County Code, the Zoning Ordinance.

COMMISSION ACTION:

1. The Regional Planning Commission approves the negative declaration for the project, certifies that it has reviewed and considered the environmental information contained in the Initial Study, and determines that the proposed project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit No. 85152-(1) is GRANTED with the attached conditions.
3. The road acquisitions required by this grant are determined to be consistent (pursuant to Section 65402 of the Government Code) with the County of Los Angeles General Plan.

1. 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.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (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.
3. The permittee shall reimburse the County for any court and attorney's fees which the County may be required to pay as a result of any claim or action brought against the County because of this grant. Although the permittee is the real party in interest in an action, the County may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
4. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, 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.
7. 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 may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
8. This grant allows the construction, use and operation of a church facility, subject to the following restrictions as to use:
 - a. The occupancy of the maximum number of persons within the largest assembly area and/or the amount of parking provided shall be adjusted as necessary to comply with the requirements of the Zoning Ordinance.

- b. Parking lot lighting shall be shielded and directed away from adjacent residences and shall be restricted to the minimum necessary to safely traverse the lot. Such lighting shall be turned off no later than 10:30 p.m.
 - c. The use of bells, chimes or amplified sound intended to be audible outside of the church buildings is prohibited.
 - d. Commercial use of the facilities is prohibited.
 - e. An Oak Tree Permit must be approved prior to any trimming or excavation work around the dripline of the oak tree on the subject property.
9. Three copies of a revised plot plan, similar to Exhibit "A-1" and "A-2" as presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning:
- a. Show floor plan details and occupancy determinations as specified in Conditions 8a.
 - b. Show details of all perimeter screen walls.
 - c. Show the location details, heights, and intensity of any parking lot lighting.

The property shall be developed and maintained in substantial conformance with the approved plan. All revised plot plans must be accompanied by the written authorization of the property owner.

10. Provide details of measures to be taken to protect the native oak tree including trimming, dripline and root crown work as approved by the County Forester in conjunction with the Oak Tree Permit.

Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Planning Director before issuance of a building permit. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

11. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
12. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
13. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Water mains, fire hydrants, and fire flow shall be provided as may be required by said Department.
14. Dedicate (if not already dedicated) to the County of Los Angeles that portion of the subject property within 50 and 30 feet of the centerlines of Badillo Street and Sunflower Avenue respectively, and the 13 foot corner radius at the intersection of those streets.
15. Dedicate to the County of Los Angeles the right to restrict access to Badillo Street.
16. The permittee shall install curb, gutter, and sidewalk improvements along the frontage of the subject property on Sunflower Avenue, and street trees and street lights along Sunflower Avenue and Badillo Street to the satisfaction of the Los Angeles County Department of Public Works.
17. Complete or guarantee completion of all requirements of Conditions 14, 15, and 16 to the satisfaction of the Department of Public Works before obtaining building permits.
18. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

RF:JS:meg
11/21/86

Hearing Officer Transmittal Checklist

Hearing Date
June 16, 2015

Agenda Item No.
11

Project Number: R2014-02565-(5)
Case(s): Conditional Use Permit Case No. 201400121
Environmental Assessment Case No. 201400208
Planner: Jeantine Nazar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Project Description
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Coverage Analysis
- Photo Simulations
- CUP 85-152 Approval

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
 R2014-02565-(5) June 16, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. R201400121
 Environmental Assessment No. 201400208

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless.

MAP/EXHIBIT DATE

2/6/15

PROJECT OVERVIEW

The applicant is requesting a conditional use permit for the construction, operation and maintenance of a wireless telecommunications facility (WTF) disguised in a 46 feet high decorative steel frame and the installation of a backup power generator within the lease area.

LOCATION

4337 N Sunflower Avenue

ACCESS

Sunflower Avenue

ASSESSORS PARCEL NUMBER(S)

8426-016-033

SITE AREA

0.01 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Charter Oak

LAND USE DESIGNATION

1-Low Density Residential

ZONE

A-1-10,000-(Light Agricultural with minimum 10,000 square feet area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.100 (A-1 Zone Development Standards)

CASE PLANNER:

Jeantine Nazar

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

jnazar@planning.lacounty.gov



©1994 Thomas Bros. Maps

VICINITY MAP

Project Site: 4337 Sunflower Ave. - "Essex"

L.A. MAPPING SERVICE
 71 DEER CREEK ROAD
 POMONA, CA 91766
 (909) 595-0903

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the construction, operation and maintenance of a wireless telecommunications facility (WTF) disguised in a decorative steel frame in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) zone, pursuant to County Code Section 22.24.100

PROJECT DESCRIPTION

Verizon Wireless is seeking a CUP to allow the construction, operation, and maintenance of a WTF disguised in a decorative steel trellis frame (27'-6"x15'-0") mounted on three posts 46 feet in height. The WTF lease area is on the southwestern portion of the property behind the existing church building in the parking area and will not interfere with the existing use. The access to the lease area is from Badillo Street through a non-exclusive vehicular path of 12 feet wide as well as from Sunflower Avenue.

SITE PLAN DESCRIPTION

The site plan depicts 12 panel antennas, eight feet high each, mounted on three arms, four on each arm, 12 Remote Radio Units, four on each arm mounted behind the panel antennas, two parabolic antenna dishes and two RAYSCAPS mounted on the steel frame. The elevation plans depict the height of the antennas at 45 feet at the top and camouflaged with the steel trellis frame. The applicant is proposing to install equipment cabinets and a backup generator within a 378 (18'x21') square-foot lease area enclosed in an eight-foot-high CMU wall.

LOCATION

The WTF is located at 4337 N Sunflower Avenue within the unincorporated community of Charter Oak.

EXISTING ZONING

The subject property is located within the A-1-10,000 Zone in the Fifth Supervisorial District.

Surrounding properties are zoned as follows:

North: A-1-10,000 and City of San Dimas

South: A-1-10,000

East: City of San Dimas

West: City of San Dimas

EXISTING LAND USES

The subject property is developed with a church. Surrounding properties are developed as follows:

North: Water tanks and single-family residences

South: Single-family-residences

East: Single-family residences

West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

CUP 85-152 approved in 1986 allowed the construction, operation and maintenance of a church. This permit indicates that there is one oak tree on the southeast portion of the property.

Assessor's records show that a total of more than 88,000 square feet in area of building improvements were built in 1989.

REA201000132 allowed second floor additions for Sunday school classrooms.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction and Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The entitlement request is a new construction and includes a lease area of less than 400 square feet in size. The proposed WTF is disguised within a decorative frame with a cross design, which blends in well with the existing church building characteristics with negligible visual impact on the environment. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Low Density Residential land use category of the County General Plan. This designation is intended for single-family residences of 1 to 6 dwelling units per acre, schools, churches, local parks and other community-serving public facilities. The WTF serves the residential and commercial communities as well as the nearby schools by providing cellular phone services to the neighborhood, and is a suitable use; and therefore, consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

Policy D.63-"Maintain high quality emergency response service."

The proposed antennas and associated equipment will provide emergency service by connecting to close emergency dispatchers and assist the local residents and church goers in emergency situations.

Further, the following Goals of the General Plan, Land Use Section, Part D, are applicable to the subject property and serve as guidelines for development:

"To provide for land use arrangements that take full advantage of existing public service and facility capacities:"

The wireless facility will improve the communication network for the residents and the church by providing service networks.

Zoning Ordinance and Development Standards Compliance

The proposed wireless facility is located in the A-1 zone. A wireless telecommunications facility is not a defined use in the Zoning Ordinance, however, staff 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 a CUP pursuant to Code Section 22.24.100.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified and requires that parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, typically once a month.

Site Visit

Staff visited the site and found that the site is clean and adequate. A WTF at this location with the proposed design would be appropriate.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any agency comments for this WTF Project.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received an email from a concerned citizen regarding the new WTF at this location. The resident is concerned about possible interference of the new WTF with the other communication devices such as TV and cable.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

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 Number R2014-02565-(5), Conditional Use Permit Number 201400121, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT 201400121 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Jeantine Nazar, RPAII,
Reviewed by Mitch Glaser, AICP

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MM:JN
June 7, 2015

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565 - (5)
CONDITONAL USE PERMIT NO. 201400121**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400121 ("CUP") on June 16, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize construction, operation, and maintenance of a wireless telecommunications facility (WTF) ("Project") on a property located at 4337 N Sunflower Avenue in the unincorporated community of Charter Oak ("Project Site") in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) zone County Code ("County Code") Section 22.24.100.
3. The Project Site lease area is 378 square feet in size located on the southwestern portion of the property within a 1.25 acre lot developed with a church. The proposed Project will not interfere with the existing use. The Project Site is irregular in shape with generally flat topography.
4. The Project Site is located in the Charter Oak Zoned District and is currently zoned A-1-10,000 (Light Agricultural with 10,000 Square Feet Minimum Lot Required Area).
5. The Project Site is located within the Low Density Residential land use category of the County General Plan.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-10,000 and City of San Dimas
 - South: A-1-10,000
 - East: City of San Dimas
 - West: City of San Dimas
7. Surrounding land uses within a 500-foot radius include:
 - North: Water tanks and single-family residences
 - South: Single-family-residences
 - East: Single-family residences
 - West: Single-family residences
8. CUP 85-152 approved in 1986 allowed the construction, operation and maintenance of a church. This permit indicates that there is one oak tree on the southeast portion of the property. Assessor's records show that a total of more than 88,000 square feet in area of building improvements were built in 1989. REA201000132 allowed second floor additions for Sunday school classrooms.

9. The site plan for the Project depicts 12 panel antennas, eight feet high each, mounted on three arms, four on each arm, 12 Remote Radio Units, four on each arm mounted behind the antennas, two parabolic antenna dishes and two RAYSCAPS mounted on the steel frame.
10. The elevation plans depict the height of the antennas at 45 feet at the top camouflaged with the steel trellis frame (27'-6"x15'-0") with a cross design mounted on three posts (3'-0"x2'-7") 46 feet in height. The applicant is proposing to install equipment cabinets and a backup generator within a 378 (18'-0"x21'-0") square-foot lease area enclosed in an eight-foot-high CMU wall.
11. The Project Site primary access is via Badillo Street through a non-exclusive vehicular path of 12 feet wide. The secondary access to the Project Site is via Sunflower Avenue.
12. The Project Site will not provide any dedicated parking and will rely on the existing church parking areas to accommodate the required parking spaces for maintenance vehicles.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the construction of a WTF and includes a lease area of less than 400 square feet in area. The proposed WTF is disguised within a decorative frame with a cross design, which blends in well into the existing church building characteristics with negligible impact on the environment.
14. The Federal Communications Commission (FCC) sets standards for safe human exposure to non-ionizing electromagnetic radiation. The conditions of approval require 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.
15. Pursuant to the 1996 Telecommunications Act, local jurisdictions are preempted from considering radio frequency emissions, when regulating WTF's, as long as such facilities comply with FCC regulations,
16. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received one email regarding this Project. The concerns addressed are related to the possibility that the proposed WTF would interfere with the reception of other types of communication devices.
17. *To be inserted after the public hearing to reflect hearing proceedings.*

18. The Hearing Officer finds that the Project is consistent with the goals and policies of the Countywide General Plan. The WTF and associated equipment will provide emergency service by connecting to close emergency dispatchers and assist the local residents and businesses in emergency situations. The WTF will improve the communication network for the residents in the area.
19. The Hearing Officer finds that the Project is compliant with the applicable development standards of Subdivision and Zoning Ordinance Policy No 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010 ("WTF Policy Memo"). The proposed tower is 46 feet high and complies with the maximum height requirement of 75 feet. The Project proposes camouflaging techniques to minimize the visual impacts and provides appropriate screening. The WTF is disguised within a decorative frame and includes good camouflaging techniques with less than significant visual impact.
20. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare. The proposed WTF will operate within the FCC mandated parameters for radio frequency emissions and will comply with Regional Planning guidelines for reducing a coverage gap area.
21. The Hearing Officer finds 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 WTF meets the development standards for setback, height and parking requirements. The lease area is within the 20 feet front setback, 15 feet rear setback, and 5 feet side setbacks. The Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified and requires that parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, typically once a month. The Project will rely on the existing church parking.
22. The Hearing Officer finds that the Project is consistent with the A-1 zoning classification. Although, Title 22 of the County Code does not explicitly specify WTF as a use, the use most consistent with WTF specified in Title 22 is "radio and television stations and towers" as a comparable use. Radio and television stations and towers are permitted uses in zone A-1, provided that a CUP is first obtained.
23. The Hearing Officer finds that the Project is accessed from Badillo Street through a non-exclusive vehicular path of 12 feet wide and from Sunflower Avenue. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 15 years.
25. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Charter Oak community. On May 5, 2015, a total of 293 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
26. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.
- C. 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.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and

2. Approves Conditional Use Permit No 201400121, subject to the attached conditions.

MG:JN

06/07/2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565-(5)
CONDITIONAL USE PERMIT NO. 201400121**

PROJECT DESCRIPTION

The project is a conditional use permit request for the construction, operation, and maintenance of a wireless telecommunication facility (WTF) disguised as a decorative steel frame and the installation of a new backup power generator and equipment cabinets within the lease area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 Los Angeles County ("County") Department of Regional Planning ("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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on June 16, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **Eight (8) biennial (one every other year)** 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **Three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 16, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility

is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.

25. The construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 46 feet above finished grade line.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
30. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
31. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
32. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
33. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
34. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible

from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.

35. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

PROJECT SITE SPECIFIC CONDITIONS

36. The lease area shall be enclosed within an 8-foot-high CMU wall.
37. Appurtenant equipment boxes shall be screened or camouflaged.
38. The noise from the proposed diesel powered emergency generator shall not exceed 55 dBA at the nearest residential property line during non-emergency operations.
39. The permittee shall adhere to the proposed generator plans and specifications as cleared by Public Health.
40. The emergency generator maintenance test runs should be restricted to the hours between 9:00 a.m. to 9:00 p.m. and prohibited on Sundays.
41. Construction activities shall be limited to the hours of 7am to 7pm Monday through Saturday. No construction work on Sundays and Holidays. The permittee shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, section 12.08 Part 3.
42. The permittee shall adhere to the requirements of the Los Angeles County noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

Verizon Wireless facilities are regulated by the FCC. The facility will be disguised as a tower with a cross design element. Associated equipment will be placed at the foot of the tower.

It will not create any hazardous materials, fumes, odors, light, glare, traffic or noise. The facility will be fully secured by an enclosure and will provide needed voice, data, and E911 services to the area.

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 project site is adequate in size and shape to accommodate all the development features prescribed in Title 22. The proposed facility will not impact any required yards/setbacks, parking or loading facilities, fencing or landscaping. The location on the property is unobtrusive, the antennas will be enclosed within the tower, and the associated equipment will be enclosed within a CMU wall.

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 facility will be unmanned. It will only be visited occasionally (about once a month) for maintenance purposes. The existing highways, streets and driveways will adequately provide access to the facility. The facility will be properly connected to all utilities such as power, telco and fiber utilities.

SUPPLEMENTAL INFORMATION FOR A WTF

Introduction/Purpose

Verizon Wireless (VZW) is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, VZW is licensed by the FCC to provide wireless communication services throughout California. VZW is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. VZW is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

Background

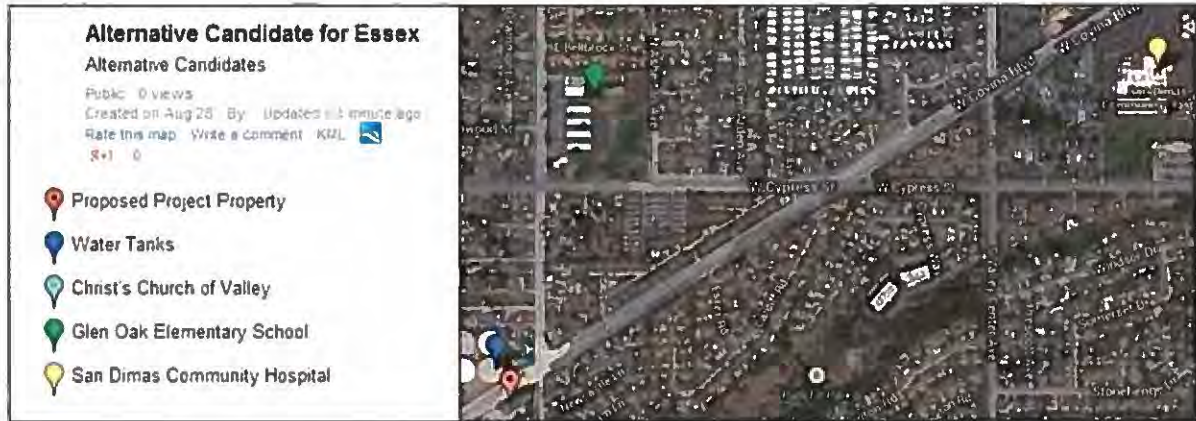
VZW is the nation's largest digital voice and data network covering 290 million people and growing. With superior spectrum availability allotted in the nation's top 100 markets, VZW provides a fully digital GSM/GPRS with high speed EDGE wireless data network infrastructure. Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, e-mail and Internet access capabilities for customer's communications needs virtually anywhere and at any time. The wireless network being developed by VZW differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs.

Project Narrative & Coverage Analysis

Efforts are currently underway in the County of Los Angeles to establish the required infrastructure for VZW. VZW has retained the services of Core Development Services (Core) to facilitate the land use entitlement process. Core is currently seeking approval of a Conditional Use permit for the installation and operation of an unmanned Wireless Telecommunications Facility (WTF) at the subject property which is currently zoned A-1 – Light Agricultural. This project will install a 46-foot wireless facility disguised as a tower that has twelve panel antennas, two parabolic antenna dishes, and 12 RRU's. The generator and all associated equipment will be enclosed within an eight-foot tall CMU wall with connection to nearby existing electrical and telephone utilities to service the site. This facility will operate 24/7 except for the generator, which will operate once a week for maintenance, for about 15 minutes unless power is disconnected from the facility. Regular maintenance of the facility will be conducted by a technician about once a month. All associated antennae and equipment will be screened and hidden from the public right-of-way. Therefore, this site design and proposal adheres to the developments guidelines (Ord. Policy No. 01-2010).

The intent of this facility is to meet capacity demands to the expanding community's needs for cell phone coverage in and around the Covina area of Los Angeles County. This new facility will provide improved coverage for those individuals who live, work and visit the surrounding community. As shown in the coverage maps, there is a gap in coverage along West Covina Boulevard, between North Reeder Avenue and South Valley Center Avenue. Specifically, this project will offload capacity that surrounding area while also improving coverage in residential neighborhood. The specific location and design of the proposed project is illustrated in further detail on the provided drawings and photo simulations.

Alternative Candidates for WTF



Alternative Project Site | Location | Reason for Elimination -

- **Water Tanks** | Northwest of Sunflower Ave. & Badillo St. | City Code prohibits ground-build facilities in the property's zone.
- **Christ's Church of Valley** | 1404 W. Covina Blvd, San Dimas, CA | This candidate did not meet RF requirements and standards.
- **Glen Oaks Elementary School** | Northeast of Sunflower Ave. & Cypress St. | Verizon Wireless does not engage in development on elementary school properties.
- **San Dimas Community Hospital** | 1350 W. Covina Blvd, San Dimas, CA | The property owner rejected the project proposal.

Ultimately, the proposed project site at **4337 Sunflower Avenue** was chosen above the other candidates because:

- 1) The location would allow the Radio Frequency engineer to achieve the height needed for the WTF.
- 2) The ample space lease available can accommodate the WTF's particular stealth tower design, height and associated equipment.
- 3) The zoning of the property is compatible with the proposed project use.

ESSEX | Project Narrative

I. Current & Proposed Use

The proposed project site is actively used as a church facility, located in the northeastern corner of the property, which occupies approximately ¼ of the total property. The remainder of the property is used for parking. We propose to incorporate an unmanned wireless telecommunications facility (WTF), in the southwestern zone of the property, that will not interfere with the existing use.

II. Operations

The proposed unmanned WTF will be located in the southwestern zone of the property where it will operate 24 hours per day and seven days per week. A WTF technician will visit the site approximately once a month. Due to the low maintenance design of the project, it is unlikely for the WTF to generate any significant changes to the surrounding traffic patterns.

III. Consistency with General Plan

The proposed project's general plan land use designation is H9 (residential). The proposed wireless facility will be consistent with LA County's 2012 General Plan, which has the following two goals that encourage the further establishment of wireless facilities:

- Goal PS/F 6: A County with adequate public utilities.
 - Policy 2: Improve existing wired and wireless telecommunications infrastructure
 - Policy 3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.
- Goal ED 3: An expanded and improved infrastructure system to support economic growth and development.
 - Policy 3: Support the expansion of business communication networks, such as telecommunications and wireless technologies.

IV. Consistency with Zoning Development Standards

The proposed project property is zoned as light agricultural (A-1-10000). Per municipal code section 22.24.100, property zoned as A-1, that obtains the appropriate permit, may be used for communication equipment buildings and radio and television stations and towers, but not including studios. Therefore, our proposed WTF project would be compatible with the property's zoning. Per municipal code section 22.21.110, the front, side and rear yards shall be provided as required in Zone R-1. According to R-1, the front yard should not be less than 20-feet in depth, the corner side yard should not be less than 10-feet, the interior side yard should not be less than five-feet, and the rear yard should not be less than 15-feet in depth. The proposed project would have an approximate front setback of 50-feet, from the sidewalk along East Badillo Street, which would be more 2.5 times longer than the required minimum front depth of 20-feet required for the R-1 zone. The proposed project's side yard setback is also approximately 50-feet, which more than meets the required five-foot side setback for R-1. The proposed project would have an approximate 40-foot rear setback, which also exceeds R-1's corresponding rear setback. The municipal code does not subject A-1 to a height limit, but in consideration of the 35-foot height limit for R-1, our project will exceed that height restriction by 11-feet.

Jeantine Nazar

From: Dr. Clifford F. Maass [traumadr@verizon.net]
Sent: Friday, May 08, 2015 1:52 PM
To: Jeantine Nazar
Subject: PROJECT NUMBER: R2014-02565-(5) Conditional Use Permit No. R201400121
Environmental Assessment 201400208

To: Jeantine Nazar
Los Angeles Department of Regional Planning (DRP)
320 W. Temple Street
Los Angeles, CA. 90012

May 8, 2015

Dear Jeantine Nazar,

We live at 1963 East Haller Street, Charter Oak, CA. 91724. We have some questions regarding this 46 foot tower.

1. Will there be any signal interference with our television/radio antenna reception if this tower is constructed?
2. Will there be any signal interference with our Directv Satellite reception?
3. If there is the possibility of any interference, Will Verizon Wireless and or facilitator of said communication tower be responsible in correcting the situation so that we have the same uninterrupted service we have now?
4. If there is a problem, whom should we contact and what is their contact information?

We are disabled and unable to make the meeting June 16, 2015 in Los Angeles.

Thank you in advance for your quick and accurate response. Should you need to contact us, please see below.

Best Regards,

Clifford F. Maass
William W. McConnell
1963 East Haller Street
Charter Oak, Ca. 91724-2210

email: traumadr@verizon.net
Phone: 626-966-4763

ESSEX | 4337 N. Sunflower Avenue, Covina, CA 91724 | APN: 8426-016-033



PHOTO KEY MAP:

- VIEW 1:** Northeast Corner of the Property (View from Badillo St.)
- VIEW 2:** Northwest Corner of the Property
- VIEW 3:** Southeast & Northeast Corners of the Property (View from Sunflower Ave.)
- VIEW 4:** Project property parking lot (View from Badillo St./ Northwest project property corner)
- VIEW 5:** Northeast Corner of the Property (View from Sunflower Ave.)
- VIEW 6:** Driveway & Front of Property (View from Sunflower Ave.)

View 1: Northeast Corner of the Property (View from Badillo St.)



View 2: Northwest Corner of the Property



View 3: Southeast & Northeast Corners of the Property (*View from Sunflower Ave.*)



View 4: Project property parking lot (View from Badillo St./ Northwest project property corner)



View 5: Northeast Corner of the Property (View from Sunflower Ave.)



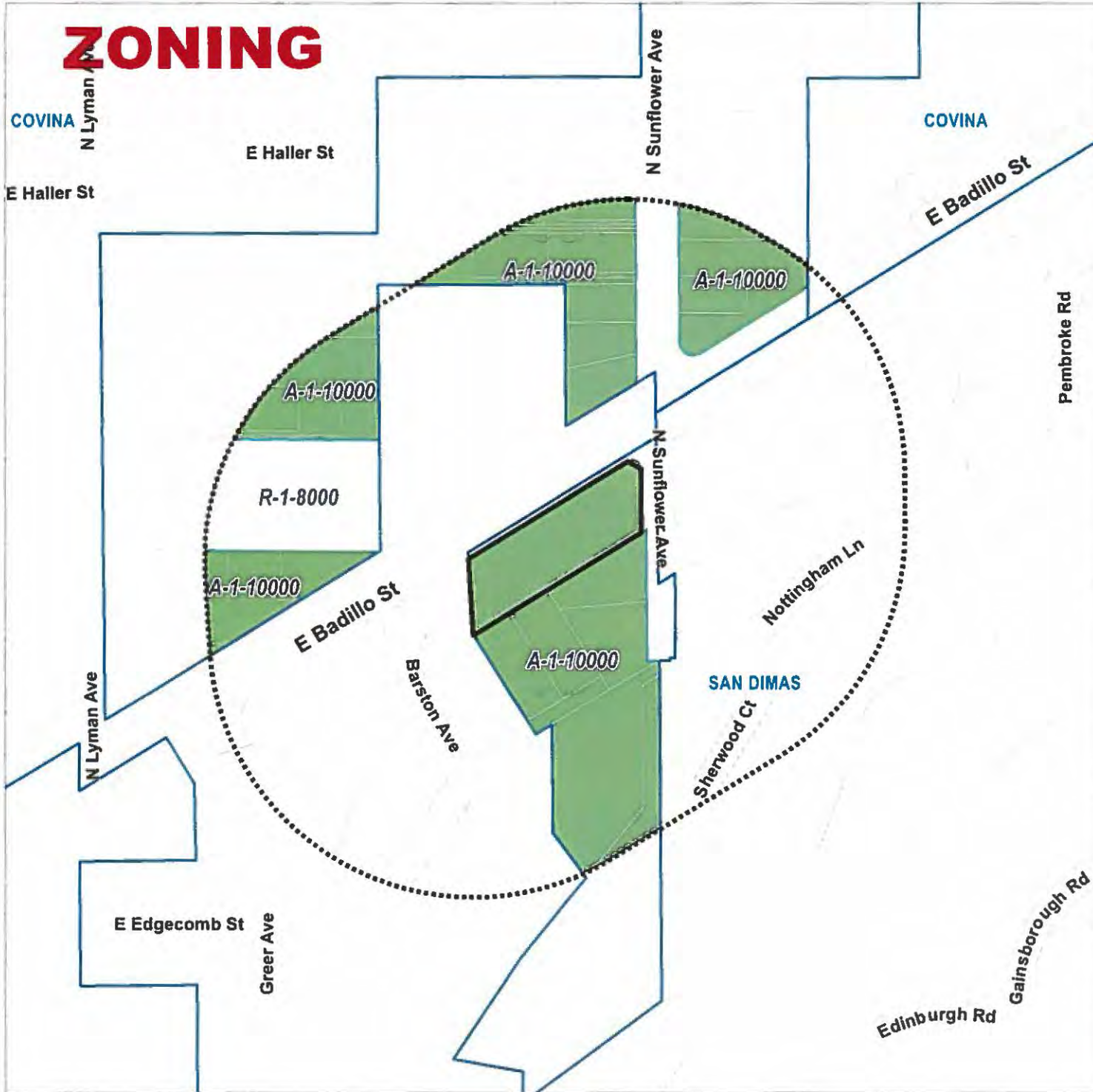
View 6: Driveway & Front of Property (View from Sunflower Ave.)



Christ's Church of Valley



ZONING



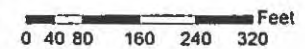
ZONING 500 FOOT RADIUS MAP

Proj. R2014-02565 (5)
RCUP 2014-00121

Legend

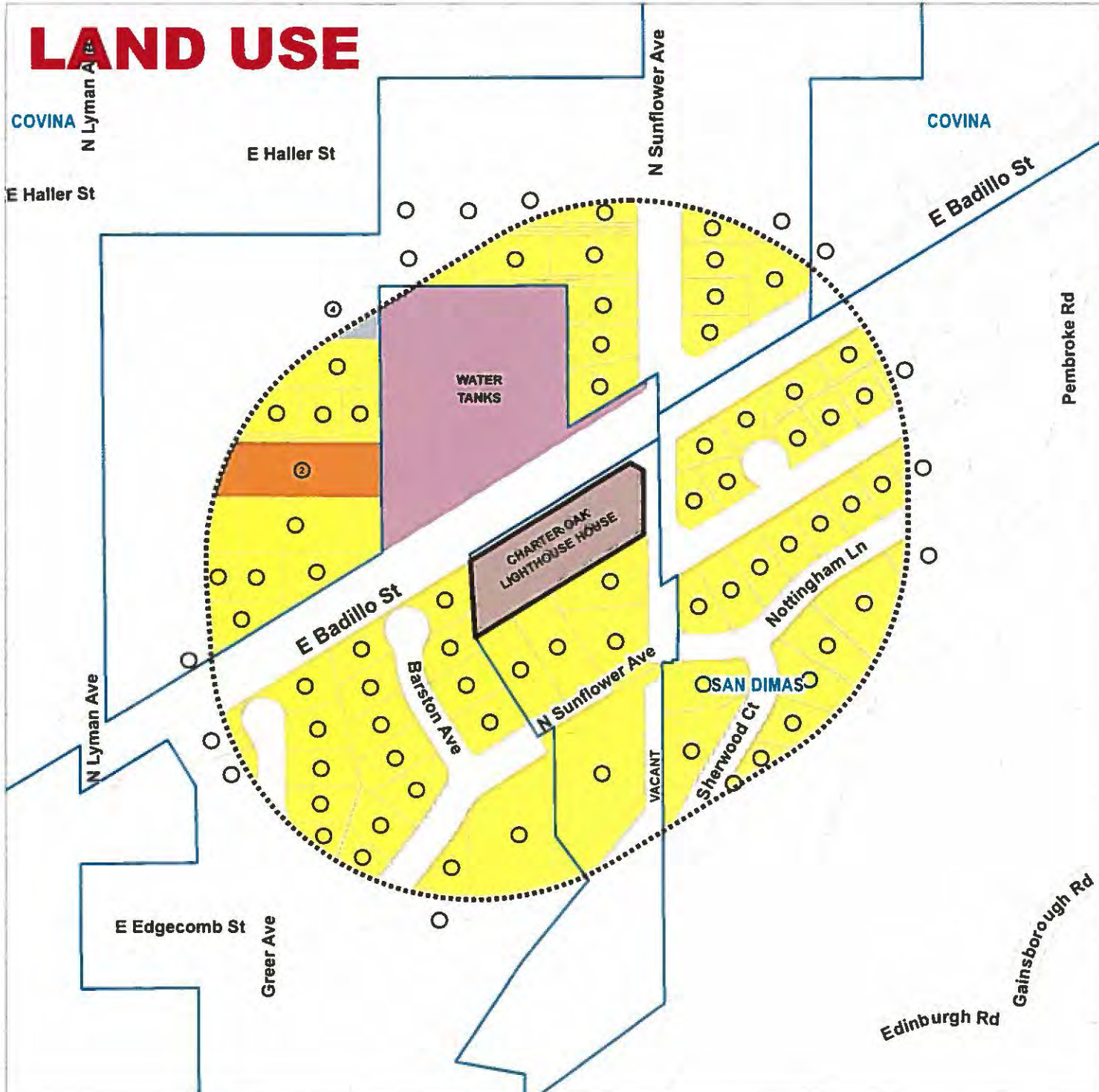
- R-1 - SINGLE-FAMILY RESIDENCE
- A-1 - LIGHT AGRICULTURE

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

LAND USE



LAND USE 500 FOOT RADIUS MAP

Proj. R2014-02565 (5)
RCUP 2014-00121

Legend

- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION (NON-PROFIT)
- PUBLIC UTILITY
- VACANT

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

March 20, 2014

**Subject: Verizon Wireless' proposed telecommunications facility
named "Essex" 4337 N Sunflower Ave, Covina, CA 91724.**

Verizon Wireless' Network Engineering Department conducts radio frequency (RF) emission studies on all sites in Southern California. All cellular transmit and receive equipment is manufactured to meet strict FCC requirements. Prior to use in a cellular system, the equipment must have FCC approval as to design, use and technical parameters. Upon turn up, Verizon Wireless will utilize 746-757 Mhz, 776-787 Mhz, 880-894 Mhz, 835-848 Mhz, 1965-1970 Mhz, 1885-1890 Mhz and 1715-1730, 2115-2130 Mhz spectrum. Verizon Wireless' telecommunications equipment will not interfere with any frequencies used by emergency personnel in the frequency range of HF, UHF, VHF, 800 MHz or with any system operating outside of Verizon Wireless' FCC licensed frequency band or with.

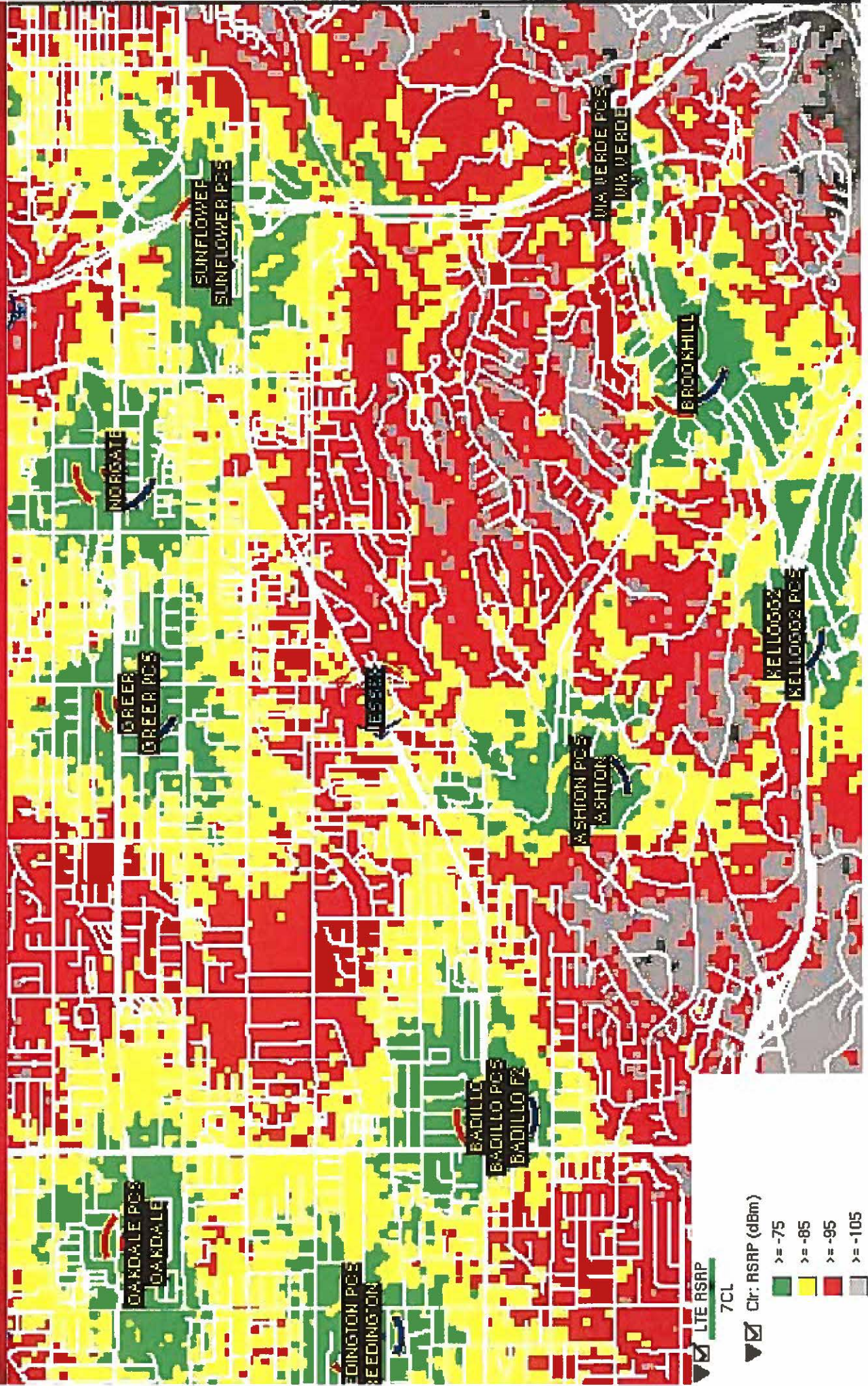
In the event that Verizon Wireless' installation does cause interference, please contact Network Operations Control Center (NOCC) at (800)-264-6620.

Please let us know if you have any additional concerns.

Scott Lee
RF Design Engineer
RF Engineering Department
Verizon Wireless

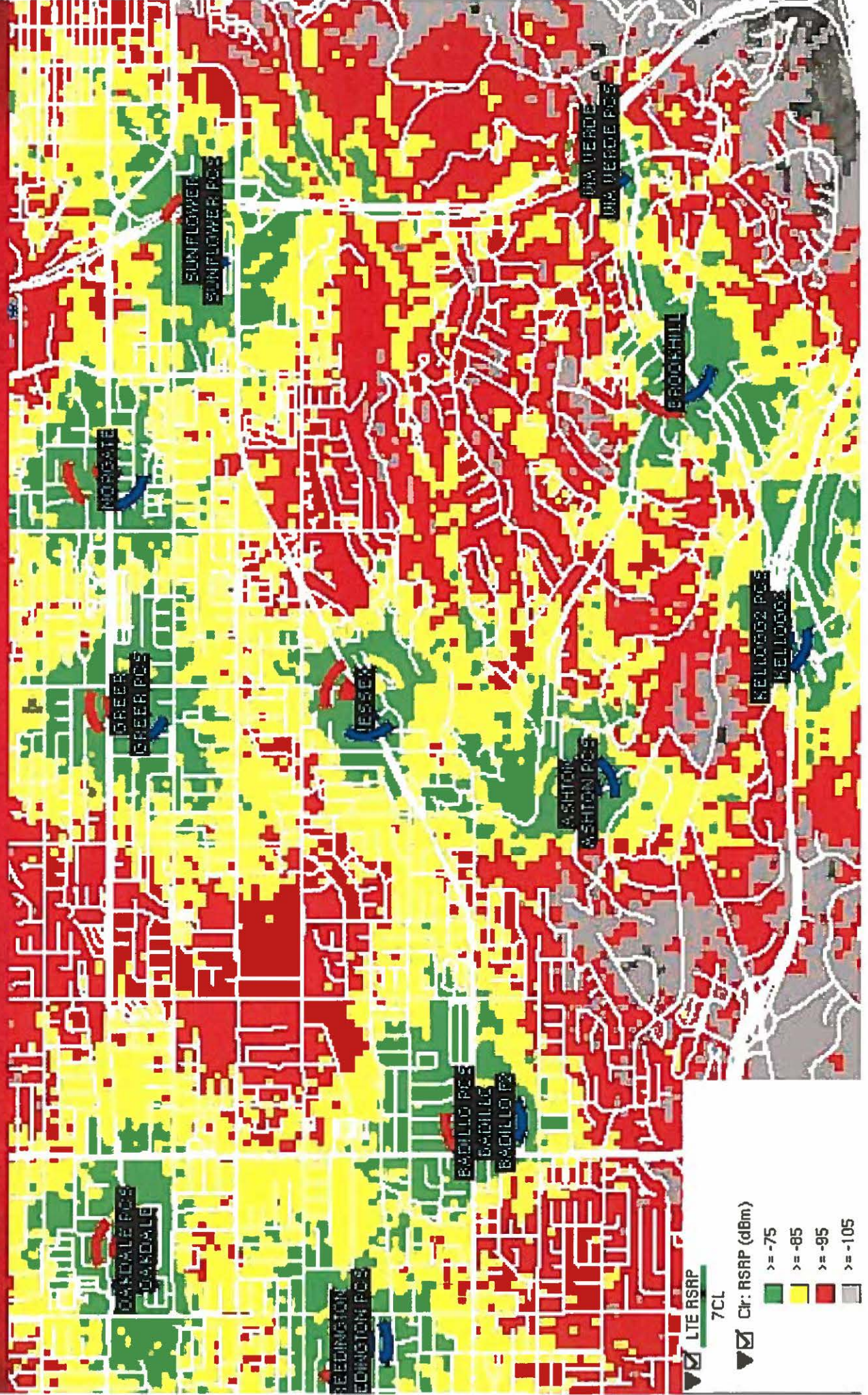


Without Essex

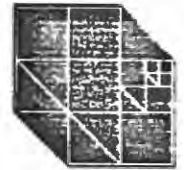




With Essex & Neighboring Sites



CERTIFIED-RECEIPT
REQUESTED



December 29, 1986

Charter Oak Church of Abundant Life
1267 North Sunflower Avenue
Covina, California 91724

Attention: Mr. Phillip Rather

Dear Sirs:

RE: CONDITIONAL USE PERMIT CASE NO. 85-152-(1)
To construct and operate a church.
4337 Sunflower Avenue; Charter Oak Zoned
District, Zone A-1-10,000

The Regional Planning Commission, by its action of December 3, 1986, GRANTED the above described permit. Documents pertaining to this grant are enclosed.

Your attention is called to the following:

1. Condition No. 2, that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that they are aware of, and accept all the conditions of this permit;
2. The Commission's decision may be appealed to the Board of Supervisors at the office of Mr. Larry J. Monteilh, Executive Officer, Room 383 Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, telephone (213) 974-1442. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless that period has passed without an appeal.

Charter Oak Church of Abundant Life
December 29, 1986
Page 2

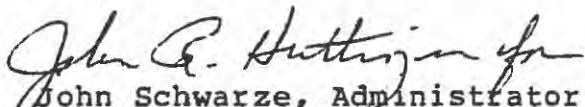
3. The Commission's grant affects the following described property:

(See attached legal description)

If you have any questions regarding this matter, please contact Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning


John Schwarze, Administrator
Zoning Administration Branch

JS:RF:eh

Enclosures: Affidavit; Findings and Conditions

cc: Building and Safety; Board of Supervisors; Zoning Enforcement; Laurance Blanchard, 1267 North Sunflower Avenue, Covina, CA 91724; Irwin & Associates, Inc., 16400 Pacific Coast Highway, #205, Huntington Beach, CA 92649; E. V. Jennings, Planning Director, City of Covina, 125 East College Street, Covina, CA 91723; Alan Carter, Planning Director, City of San Dimas, 245 East Bonita Avenue, San Dimas, CA 91773

CERTIFIED PROPERTY OWNER'S LIST
AFFIDAVIT

ZONING CASE NO. CP 85-152

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, Carl Irwin, declare under penalty of perjury, pursuant to Section 2015.5 of the Code of Civil Procedure, that the attached list contains the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owning property within a distance of five hundred (500) feet from the exterior boundaries of property legally described as:

SAID LAND IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 3 AND 4 OF TRACT 350, AS PER MAP RECORDED IN BOOK 15 PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION AT THE CENTER LINE OF SUNFLOWER AVENUE, WITH THE SOUTHERLY RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY AS SAID POINT IS SHOWN ON COUNTY SURVEYOR MAP NO. C.S.B. 944 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTH 00 DEGREES 16' 55" EAST ALONG SAID CENTER LINE, 165 FEET; THENCE SOUTH 58 DEGREES 23' 30" WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY OF SAID PACIFIC ELECTRIC RAILWAY COMPANY, 409.75 FEET; THENCE NORTH 00 DEGREES 16' 55" WEST PARELLEL WITH THE EASTERLY BOUNDARY OF LOTS 3 AND 4 AFOREMENTIONED, 165 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID PACIFIC ELECTRIC RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 58 DEGREES 23' 30" EAST 409.75 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LINE OF THE EAST 20 FEET OF SAID LOTS.

EXCEPTING THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLAIM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

Executed at _____, California, this _____

16th day of September, 19 85


Signature

CONDITIONAL USE PERMIT CASE NO. 85152-(1)

REGIONAL PLANNING COMMISSION HEARING DATES: November 5 and 19,
1986

PROCEDURE BEFORE THE COMMISSION:

First Hearing: November 5, 1986

The applicant's representative testified in favor of a request to construct and operate a church in the Charter Oak community. The Commission continued the hearing to inspect the site and to allow the applicant to consider means to relate the occupancy of the proposed fellowship hall to required parking.

There was no opposition testimony.

Field Meeting: November 18, 1986

The Commission conducted an inspection of the site with all members present.

Second Hearing: November 19, 1986

The applicant agreed to adjust the occupancy for the fellowship hall to the amount of parking provided. There being no further testimony, the Commission closed the public hearing.

FINDINGS:

1. The request is to construct and operate a church facility located at 4337 Sunflower Avenue, Charter Oak.
2. The subject property is 52,560 square feet in area, shaped as a parallelogram, of level topography, and vacant. One native California Oak tree is located near the southeasterly corner of the site and is to remain in place.
3. The site is located at the southwesterly corner of Badillo Street and Sunflower Avenue. The former is a partially improved major County highway and the latter is a partially improved County local service street. The Department of Public Works requests dedication of 30 feet from centerline on Sunflower, 50 feet from centerline on Badillo, construction of base and pavement curb, gutter and sidewalk on Sunflower, and street lights and street tree installation along Badillo.
4. The property is bounded on the south, west and east by single family residences and on the north by a water storage tank facility.

5. The subject property is located within the A-1-10,000 Zone (Light Agriculture, 10,000 square foot lots) of the Charter Oak Zoned District. That zone requires approval of a Conditional Use Permit for churches.
6. The site is also located within the "Urban 1" land use category of the Los Angeles County General Plan (1 to 6 dwellings per acre density average). Churches are permitted within that category as a local service use, subject to a showing of compatibility with the surrounding area.
7. The plan, Exhibits "A-1 and A-2", shows a complex consisting of 2 structures with a connecting roofline over a central patio area. The sanctuary structure, which would seat 294 persons, would be located near the corner frontage of the 2 streets. The fellowship hall would be located near the center of the site. Seventy parking spaces would be located along the southwest and westerly property boundaries and within the site next to the fellowship hall. Landscaping would be installed along the front setbacks of both frontages as well as within the parking lots. Two driveways would be provided, one each to the 2 street frontages.

The buildings under this plan slightly exceed the required parking by virtue of their occupancy. The applicant has agreed to adjust the occupancy and/or increase parking to meet minimum requirements.

8. An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental or service factor and, as a result, will not have a significant effect on the physical environment.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. The proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area.
- B. With the attached restrictions and conditions, the requested use, at the location proposed, will not adversely affect the health, peace, comfort or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, and 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 or general welfare.

- C. 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 the Zoning Ordinance, and as is otherwise required in order to integrate the use requested with the uses in the surrounding area.
- D. The proposed site has adequate traffic access and said site is adequately served by other public and private service facilities which it requires.

And, therefore, the information submitted by applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Title 22 of the Los Angeles County Code, the Zoning Ordinance.

COMMISSION ACTION:

1. The Regional Planning Commission approves the negative declaration for the project, certifies that it has reviewed and considered the environmental information contained in the Initial Study, and determines that the proposed project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit No. 85152-(1) is GRANTED with the attached conditions.
3. The road acquisitions required by this grant are determined to be consistent (pursuant to Section 65402 of the Government Code) with the County of Los Angeles General Plan.

1. 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.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (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.
3. The permittee shall reimburse the County for any court and attorney's fees which the County may be required to pay as a result of any claim or action brought against the County because of this grant. Although the permittee is the real party in interest in an action, the County may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
4. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, 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.
7. 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 may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
8. This grant allows the construction, use and operation of a church facility, subject to the following restrictions as to use:
 - a. The occupancy of the maximum number of persons within the largest assembly area and/or the amount of parking provided shall be adjusted as necessary to comply with the requirements of the Zoning Ordinance.

- b. Parking lot lighting shall be shielded and directed away from adjacent residences and shall be restricted to the minimum necessary to safely traverse the lot. Such lighting shall be turned off no later than 10:30 p.m.
 - c. The use of bells, chimes or amplified sound intended to be audible outside of the church buildings is prohibited.
 - d. Commercial use of the facilities is prohibited.
 - e. An Oak Tree Permit must be approved prior to any trimming or excavation work around the dripline of the oak tree on the subject property.
9. Three copies of a revised plot plan, similar to Exhibit "A-1" and "A-2" as presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning:
- a. Show floor plan details and occupancy determinations as specified in Conditions 8a.
 - b. Show details of all perimeter screen walls.
 - c. Show the location details, heights, and intensity of any parking lot lighting.

The property shall be developed and maintained in substantial conformance with the approved plan. All revised plot plans must be accompanied by the written authorization of the property owner.

10. Provide details of measures to be taken to protect the native oak tree including trimming, dripline and root crown work as approved by the County Forester in conjunction with the Oak Tree Permit.



Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Planning Director before issuance of a building permit. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

11. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
12. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
13. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Water mains, fire hydrants, and fire flow shall be provided as may be required by said Department.
14. Dedicate (if not already dedicated) to the County of Los Angeles that portion of the subject property within 50 and 30 feet of the centerlines of Badillo Street and Sunflower Avenue respectively, and the 13 foot corner radius at the intersection of those streets.
15. Dedicate to the County of Los Angeles the right to restrict access to Badillo Street.
16. The permittee shall install curb, gutter, and sidewalk improvements along the frontage of the subject property on Sunflower Avenue, and street trees and street lights along Sunflower Avenue and Badillo Street to the satisfaction of the Los Angeles County Department of Public Works.
17. Complete or guarantee completion of all requirements of Conditions 14, 15, and 16 to the satisfaction of the Department of Public Works before obtaining building permits.
18. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

RF:JS:meg
11/21/86

Retraction of RF Statements

"After doing a lot of research and after discussing this with my group we have come to the conclusion that we no longer believe in the negative health effects from RF emissions, radiation and EMF from cell towers and wireless facilities. As the representative of this group and as agreed to by all the members of the community group opposing the Verizon cell tower we would like to formally retract and strike from the public record any mention of negative health effects from RF emissions, radiation and EMF from cell towers and wireless facilities. Again we retract any and all mention on the public record of negative health effects in our verbal testimony during public hearings, in writing, and in correspondence."

 DAVID LUMSDEN 8/17/2015
 CHANG WEISBERG 8/17/15



Points of Interest within 1 mile of Proposed Site

- | | |
|---|---|
| 1. Charter Oak Light House Church (PS) | 11. Bousman Family Day Care (SA) |
| 2. City of Covina Water Towers | 12. Mike Antonovich Trail (SA) |
| 3. CCV Church Christ Valley (AS) | 13. Royal Oak Middle School (SA) (882 Students) |
| 4. San Dimas Hospital (AS) | 14. Charter Oak High School (SA) (1,891 Students) |
| 5. 2 WTFs at Jiffy Lube | 15. San Dimas High School (SA) (1,330 Students) |
| 6. 1 WTF at Big Lots | 16. Walnut Creek Park (SA) |
| 7. 1 WTF at U-Haul | 17. Cinnamon Canyon (SA) |
| 8. 2 WTFs at Vons | 18. Lone Hill Middle School (SA) (927 Students) |
| 9. Glen Oak Elementary School (SA) (572 Students) | 19. Palm View Elementary School (SA) (658 Students) |
| 10. Badillo Elementary School (SA) (548 Students) | 20. Sunrise Christian School |

SA = Sensitive Area PS = Proposed Site AS = Alternative Site

Dear Los Angeles County Department of Regional Planning,

Please reject Verizon's application R2014-02565-(5) for a cell tower at 4337 N. Sunflower Ave. based on the fact that the application is still incomplete and does not prove the existence of a "significant gap". WE need to reject it at this time here is the list of evidence.

1. Coverage in the proposed area is already good. Burden of proof has NOT been met by the applicant that a truly "significant" gap in coverage actually exists. Acquisition of Verizon's towers by American Tower is most likely driver for this cell tower application to gain more sites for American Tower to lease.
2. E911 services currently in place meet all needs of the community and are not in need of improvement.
3. The proposed Verizon wireless tower facility location is a prohibited use per the existing conditional use permit governing use of this plot.
4. The proposed Verizon wireless tower facility would place charter oaks lighthouse in violation of the occupancy parking requirements placed upon it per Conditional use permit.
5. Application is INCOMPLETE: Site Justification/ Alternative Sites Analysis is STILL MISSING. Verizon has not proven that they have found the LEAST INTRUSIVE SITE, because of its proximity to schools, a day care, the Mike Antonovich multi use trail and in an R-1 single family residential zone.
6. Tower should be limited to 35' to fit in with building codes for R-1 zoning (section 22.20.110).
7. 46' tower and potential future growth up to 66' tower would not fit in aesthetically into the area.
8. Property Values decline for homes around a cell tower.
9. Fire Hazard and earthquake concern to surrounding homes, schools, day care, and the Mike Antonovich multi use trail.

Now we will review the evidence in detail:

- 1) **Coverage in the proposed area is already good. Burden of proof has not been met by the applicant that a truly "significant" gap in coverage actually exists.**

How is Significant Gap Defined? How should it be filled if there is one?

According to The Third Circuit Court of Appeals in APT v. Penn Township: First, the provider must show that its facility will fill an existing significant gap in the ability of remote users to access the national telephone network.

(The Supreme Court upheld the Third Circuit's definition of "significant gap" when it refused to hear the appeal by Omnipoint in Omnipoint v. Newtown (Pennsylvania). Omnipoint's key objection was the court's definition of "significant gap." The Supreme Court refused to hear that appeal, thereby letting the Third Circuit's decision stand.)

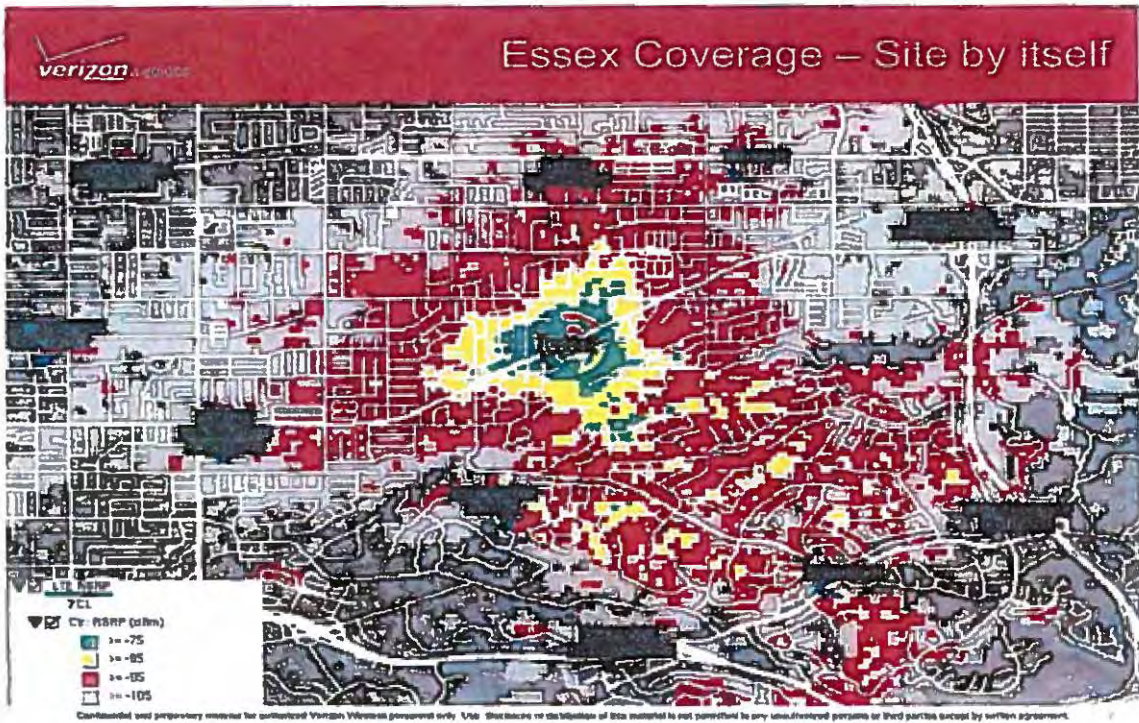
Second, the provider applicant must also show that the manner in which it proposes to fill the significant gap in service is the least intrusive. This will require showing that a good faith effort has been made to) identify and evaluate less intrusive alternatives, e.g: that the provider has considered less sensitive sites, alternative tower designs. Placement of antennas on existing structures, etc.

According to the Ninth Circuit Court of Appeals in Metro PCS vs. San Francisco, 2005: "the

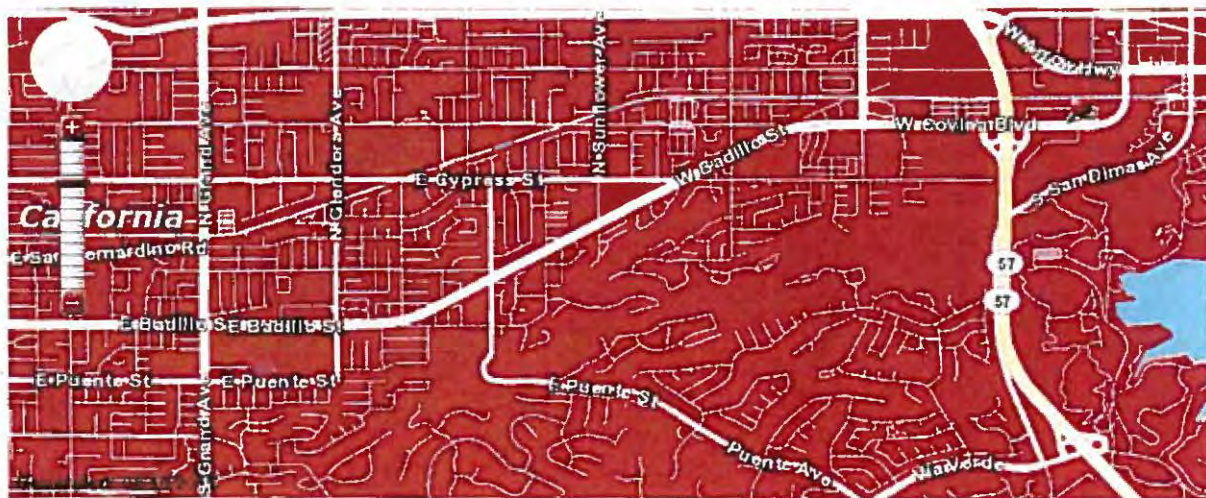
Telecommunications Act does not assure every wireless carrier a right to seamless coverage in every area it serves," and that the inability to cover 'a few blocks in a large city' is, as a matter of law, not a 'significant gap'."

Cities and the County can deny applications if cell coverage is already good, and cities do NOT have to grant access to increase capacity. According to the 1996 Telecom Act, if a significant gap is proven, then local governments must grant access. If a significant gap is not proven, then the cell tower is non-essential, and local governments do not have to grant access. Improving gaps in coverage and increasing capacity are NOT the same thing. At the July hearing, the Verizon's CORE representative admitted that the cell tower site was proposed to INCREASE capacity, not to fill in a "significant gap."

- a. In *Sprint vs. Palos Verdes*, Ninth Circuit Court found Sprint's projected coverage maps unclear in defining "significant gap", and found that drive test (actual test) results more valid. The reason is because they are theoretical maps and many factors are taken into account that are theoretical (path loss, diffraction, reflections etc.) and based on assumptions made by the person who generate the maps. What are the assumptions that Verizon used in generating their map? They are not listed. Verizon's projected coverage map (see "Essex coverage – site by itself from Verizon's application package) shows large Green weak signal areas in a small area extending less than 2 miles along Badillo, in contradiction to the coverage map on their website. According to Verizon's coverage maps from their website, good coverage is shown in the area of the new proposed tower and beyond, in all of the surrounding areas. Good coverage is shown in green- areas with a problem with coverage would be marked in white. But there is no white! Conclusion: there is no true "gap" in coverage.



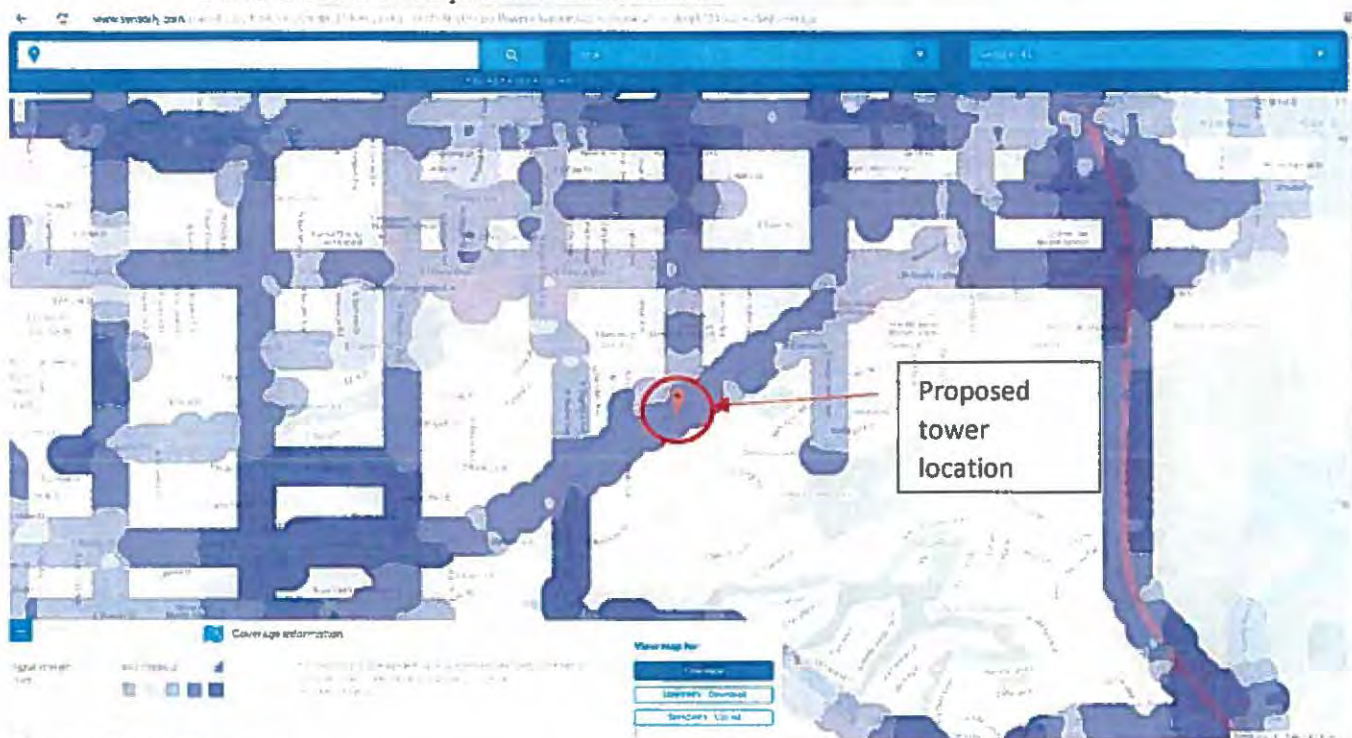
Source: Conditional use permit application project number R2014-02565-(5)



These Coverage Locator depictions apply to the following calling plans:
 National Calling Plans, Mobile Broadband and Prepaid.

Source: Verizonwireless.com

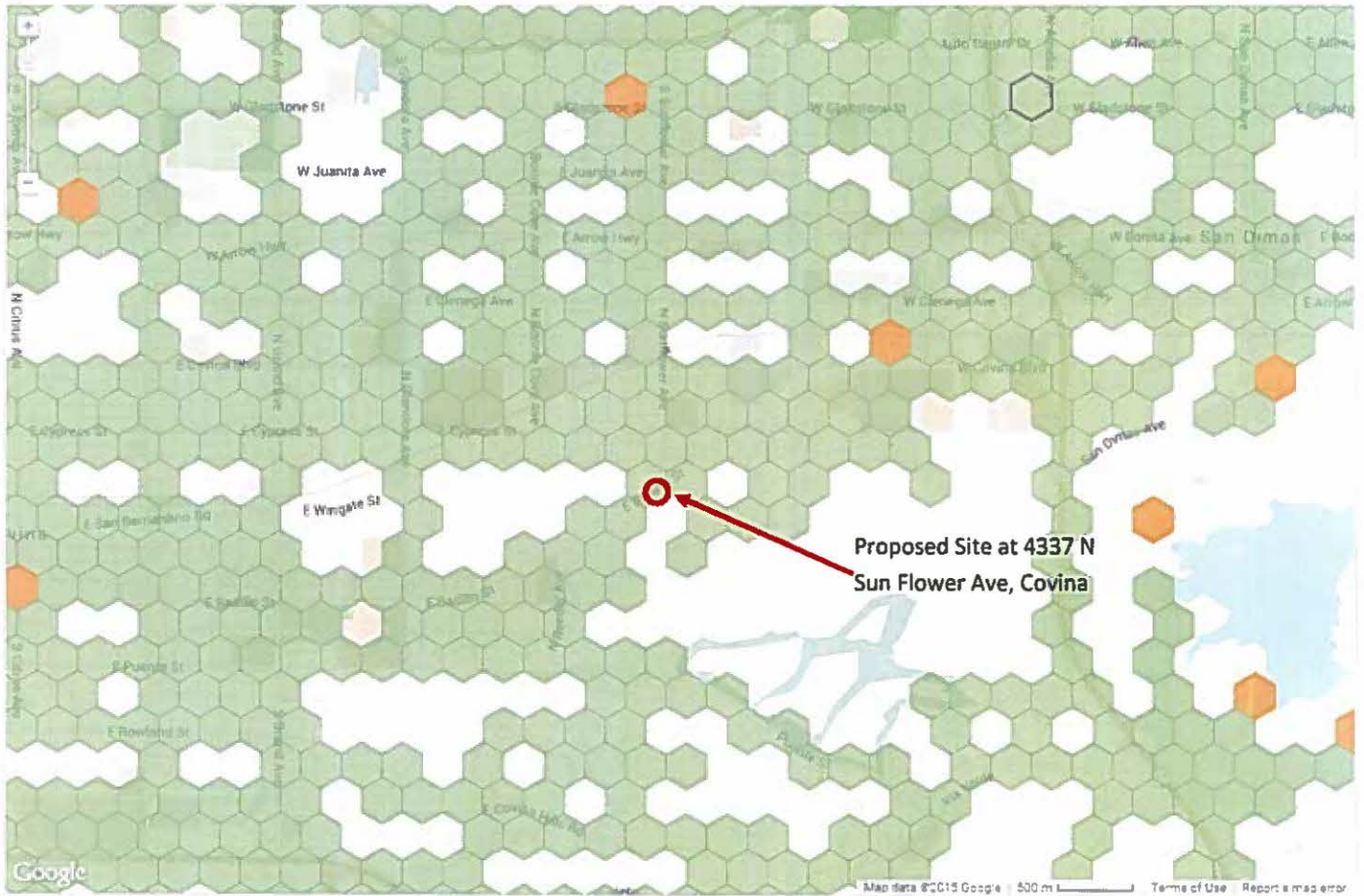
- b. Testimonials from 15 Verizon cell customers below say that their coverage is good in the proposed cell tower location, along Badillo, between Sunflower and Lyman, at Charter Oaks Light House Church: Are attached hereto accompanied by sworn affidavits.
- c. According to sensorly.com, a 3rd party crowd sourced website that collects unbiased signal information from customers, there is no significant gap either for Badillo area between Sunflower and Lyman. Customers use sources such as these to help make decisions on the best providers for their area.



Source: Sensorly.com

- d. Here is another unbiased 3rd party source RF map from Opensignal.com. The area in the circle is right around 4337 N Sunflower Ave Covina, CA 91724. Notice that the area is colored in orange and red, which indicates strong signal. There is no significant gap there, and putting a cell tower in the middle of an area with strong signal makes no sense.

Also notice that in this same area, Verizon's Site by itself map shows green areas which mean weak signals.



Untested Bad Poor Fair Good ?

Compare coverage

1137 N Sunflower Ave, Irvine, CA 92724, United States

1

Verizon

Verizon is ranked #1 for coverage

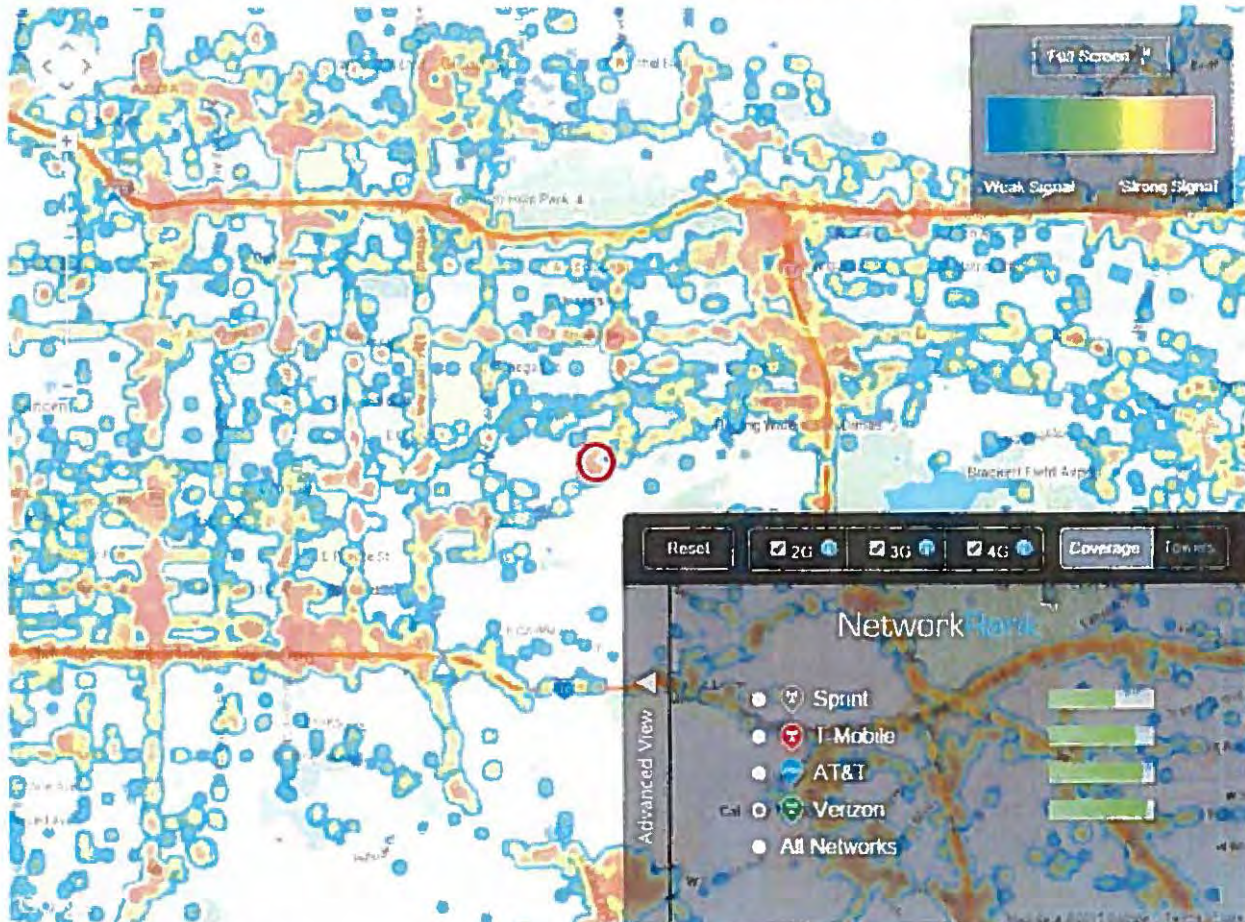
AT&T
T-Mobile
Sprint

+15%

Better than the USA average

+73%

Better than the worldwide average



Source: Opensignal.com

- e. In February 2015, American Tower paid \$5 billion to acquire the lease rights to all of Verizon's 11,000+ cell towers for 28 years. In this deal, Verizon will sublease tower space from American at \$1900/month per site, for a minimum of 10 years, with 2% annual rent escalators. <http://www.fiercewireless.com/story/verizon-offloads-towers-american-tower-Sb/2015-02-05> The total rent paid by Verizon to American Tower for all of its towers for 10 years amounts to -\$3billion that is guaranteed. To recoup their \$5 billion investment, American Tower would need another minimum total rent revenue of \$2 billion from other sources. Even though Verizon submitted this application prior to the acquisition, if approved, this site would be controlled by American Tower, which is in the business of leasing tower space to cell carriers. Please understand that this is no longer an application made only by Verizon, but an application made by American Tower, who is not a cell carrier and is the largest owner of cell tower sites in the US, with rights to 40,000 cell towers. Here is an ad on their website advertising availability on 11,500

Verizon cell tower sites for co-location. <http://ligo.pardot.com/l/25692/2015-04-10/3qgw47>

We believe American Tower wants this site to build a tower that it can lease to multiple carriers. Which is how American Tower will recoup \$2 billion rent revenue needed from other carriers. Verizon also sold 165 towers to American Tower for \$0.1 billion, which equates to a sale price of \$600,000 per tower. After the leases expire, American Tower will have the ability to purchase the towers. See p. 12 of Verizon 2014 Annual Report, Tower Monetization Transaction

http://www.verizon.com/about/sites/default/files/2014_vz_annual_report.pdf

The total cost in siting and constructing a cell tower is \$250-\$300K, so by selling a tower for \$600K, Verizon is also making \$300K+ off each tower. Verizon is already the highest ranked network for coverage in Covina according to opensignal.com (see map above), and shows strong signal around 4337 N Sunflower Ave Covina, CA 91724 so why would they need more towers?

Because there is no significant gap according to Verizon's own website, 3rd party signal maps, actual signal maps, and customer's testimonials, the City does not have to grant access. This cell tower is mainly for CAPACITY and to give American Tower more sites to lease. CAPACITY gives Verizon the ability to sell more phone numbers and provide faster speeds for data {4GLTE}, which has NO impact on voice calls or 911 calls. The 1996 Telecommunications Act says NOTHING about requiring cities to grant access to increase a carrier's CAPACITY. If the County chooses to give Verizon more CAPACITY, which is not the same as satisfying a "significant gap", it should be on terms that are acceptable to and will benefit the city and its citizens, and it should be the LEAST intrusive means, not the MOST intrusive.

Also, "roaming" enables Verizon's customers to use another carrier's network (Sprint uses CDMA like Verizon) in case Verizon does not have a good signal in a spot. This is another factor that prevents a "significant gap".

- 2) Emergency 911 services currently in place meet all needs of the community and are not in need of improvement.

Are the Emergency 911 services in the area currently meeting all of the needs of the community?

According to FCC Ruling FCC ruling (CC Docket 94-102) it is required that any carrier connect an E911 call from ANY cell phone, even an unsubscribed cell phone. There is a shared responsibility amongst all carriers to connect to E911. (See attachment) In an emergency you are better off using a landline vs 911. When you call 911 from a landline a dispatcher will know your exact location address and phone number. As demonstrated by the below map total coverage from all providers in the area show a more than adequate support coverage for all of the areas Emergency 911 needs.

Compare coverage

4337 N Sunflower Ave Covina CA 91724 United States

1 Verizon

AT&T
T-Mobile
Sprint

+16%

Better than the USA average

+74%

Better than the worldwide average



Source: Opensignal.com

- 3) The proposed Verizon wireless tower facility location is a **prohibited use** per the existing conditional use permit governing use of this plot.

The proposed site for the Verizon Wireless tower is located on a lot with an existing conditional use permit. The site in question is the Charter Oaks Light House Church located at 4337 N Sunflower Ave Covina, CA 91724. This site is already governed by Conditional use permit #85152-(1) where in under section 8 subsection d "Commercial use of the facilities is prohibited."

The installation, operation, leasing, and any other action pertaining to the proposed wireless tower is unquestionably a commercial use.

- a. The 1996 Telecom Act contains many references to "commercial" and "competitive free market", making cell towers a commercial endeavor. In *AT&T vs. City Council of Virginia Beach*, US Court of Appeals for 4th District ruled that placing a cell tower is a commercial endeavor, and that the city has a right to reject it on a church property within a residential zoned area, and that the city has ultimate authority over aesthetics which is subjective. Read full court decision here <http://www.ca4.uscourts.gov/Opinions/Published/972389.P.pdf> The church's Conditional Use Permit doesn't say anything about use for a public utility or commercial use, which is what a cell tower is, and goes against the original specified use in the CUP.
- b. The nature of the relationship between Verizon Wireless and American Towers further emphasizes this commercial use.

In February 2015, American Tower paid \$5 billion to acquire the lease rights to all of Verizon's 11,000+ cell towers for 28 years. In this deal, Verizon will sublease tower space from American at \$1900/month per site, for a minimum of 10 years, with 2% annual rent escalators. <http://www.fiercewireless.com/story/verizon-offloads-towers-american-tower-Sb/2015-02-05> The total rent paid by Verizon to American Tower for all of its towers for 10 years amounts to -\$3 billion that is guaranteed. To recoup their \$5 billion investment, American Tower would need another minimum total rent revenue of \$2 billion from other sources. Even though Verizon submitted this application prior to the acquisition, if approved, this site would be controlled by American Tower, which is in the business of leasing tower space to cell carriers. Please understand that this is no longer an application made only by Verizon, but an application made by American Tower, who is not a cell carrier and is the largest owner of cell tower sites in the US, with rights to 40,000 cell towers. Here is an ad on their website advertising availability on 11,500 Verizon cell tower sites for co-location. <http://lgo.pardot.com/l/25692/2015-04-10/3qgw47>

We believe American Tower wants this site to build a tower that it can lease to multiple carriers. Which is how American Tower will recoup \$2 billion rent revenue needed from other carriers. Verizon also sold 165 towers to American Tower for \$0.1 billion, which equates to a sale price of \$600,000 per tower. After the leases expire, American Tower will have the ability to purchase the towers. See p. 12 of Verizon 2014 Annual Report, Tower Monetization Transaction http://www.verizon.com/about/sites/default/files/2014_vz_annual_report.pdf

The total cost in siting and constructing a cell tower is \$250-\$300K, so by selling a tower for \$600K, Verizon is also making \$300K+ off each tower. Given the nature of the towers as well as the potential financial gains for Verizon, American Towers as well as the income to Charter Oaks Light House Church how could this tower be anything but a commercial use?

- c. The California Board of Equalization issued an opinion pertaining to Cell Towers located on properties owned by religious organizations on September 16 2008 citing: "a churches exemption applies to property used exclusively for religious worship..." later stating that "...it would be difficult to conclude that leasing property for the installation of a cell tower is incidental or reasonably necessary for religious worship or religious purposes." Though the presence of the tower does not disqualify the property from exemption the tower itself is not exempt as it is not being operated for an exempt purpose IE: Commercial use. Please see the attached full text.
- d. When considering the application of the statute, it is important to know the intended use of a proposed facility because the only types of wireless facilities covered by Section 332(c)(7),

are those that are “for the provision of personal wireless services.” The term “personal wireless services” is defined in the statute to mean “commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.”

5. Definitions

“Personal wireless services” include commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services. 47 U.S.C. §332(c)(7)(C)(i).

“Commercial mobile services” are defined in Section 332 of the Communications Act and the FCC’s rules, and include cellular telephone services regulated under Part 22 of the FCC’s rules, SMR services regulated under Part 90 of the FCC’s rules, and PCS regulated under Part 24 of the FCC’s rules. 47 C.F.R. §20.9.

“(C) DEFINITIONS- For purposes of this paragraph--

“(i) the term ‘personal wireless services’ means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

Source: Fact Sheet – Wireless Telecommunications Bureau – FCC [Http://wireless.fcc.gov/fact1.pdf](http://wireless.fcc.gov/fact1.pdf)

The Proposed tower fails to meet the conditional use permit burden of proof pursuant to Zoning Code Section 22.56.040 that the applicant must substantiate the following:

- a. That the requested use at the location will not:
 - i. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - ii. Be materially detrimental to the use, enjoyment or valuation of property of the other persons located in the vicinity of the site, or
 - iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The installation of cellular towers are unquestionably detrimental to the use, enjoyment or valuation of property of the other persons located in the vicinity of the site.

- a. Property Values decline around a cell tower.

A 46' tower looks like a cell tower and is hard to disguise- it is obtrusive because it is taller than any of the surrounding trees, and looks like a cell tower. The tallest tree around the church is a pine that measures 30', so a 46' tower will be obvious and stick out. With ever increasing negative media coverage on cell towers, people are becoming more concerned about living close to cell towers. Stories on popular shows like Dr. Oz and Dr. San jay Gupta and on news programs warning about the potential

hazards of cell tower radiation have appeared and seem to be airing more often. It is impossible to camouflage the antennas completely, and prospective homebuyers will notice a cell tower in the neighborhood and will not want to buy in the area because of what they've heard on the news. Dr. Sandy Bond, in the Fall 2007 Appraisal Journal, said that property values drop 2-20% for homes near a cell tower. The July 25, 2014 issue of Realtor Mag reported that an overwhelming 94 percent of home buyers surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna. 79 percent said that under no circumstances would they ever purchase within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood.

<http://realtormag.realtor.org/dailynews/2014/07/25/cell-towers-antennas-problematic-for-buyers> Is Verizon/American Tower going to compensate us for our loss in home values? A \$1million house would drop between \$20,000-\$200,000 per house for a 2-20% drop in home value.

This affects people's opinions of school safety as well. Covina has been able to maintain high property values due to its desirable location and quality schools. If people see that there are cell towers close to schools, neighborhoods, daycares and hiking trails they may not want their children enrolled at these schools because of the negative media coverage regarding potential cell tower dangers.

The tower represents a potential hazard may jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- a. Cell towers do catch on fire from routine maintenance welding, and the proposed location is less than 100 ft from the nearest home
 - i. June 2015- a cell tower caught fire in Virginia during maintenance welding, <http://fwtkr.com/2015/06/16/cell-phone-tower-near-heritage-high-school-catches-fire/>
 - ii. In 2014 in Grandview (Columbus) Ohio, a ball field light pole cell tower in the football field of a high school I caught fire <http://dispatch.com/content/stories/local/2014/07/15/0715-grandview-cellphone-tower-fire.html>
 - iii. In 2014 in Thurston, Oregon, a ball field light pole cell tower located close to a high school caught fire. <http://www.kval.com/news/local/Cell-tower-fire-near-Thurston-High-sends-up-smoky-plume-275018241.html>
 - iv. Prince George, MD in 2006, a ball field light pole cell tower caught fire during welding <http://www.firehouse.com/news/10500668/maryland-cell-tower-destroyed-by-fire>
 - v. In Rancho Cucamonga, CA, in 2014 a ball field light pole cell tower caught fire during welding <http://www.dailybulletin.com/20110113/cell-tower-catches-fire-nearby-buildingsevacuated> ;
 - vi. in Lilburn, GA in 2011, a ball field light pole cell tower caught fire during welding causing evacuation of day care nearby <http://www.gwinnettdailypost.com/news/2011/12/02/fire-closes-rockbridge-road/>

- vii. and in Las Vegas along US 95 in 2013, a light pole cell tower caught fire during welding

<http://www.fox5vegas.com/story/20959950/cell-phone-tower-catches-fire-near-us-95>

For all of these reasons the proposed tower violates the existing conditional use permit in place with Charter Oaks Church prohibiting commercial activity and the project fails to meet the conditional use permit burden of proof pursuant to Zoning Code Section 22.56.040 in such that it will have unknown and potentially serious health consequence, it's presence will detrimental to the property values of the surrounding homes, and it poses a direct and well documented hazard to the surrounding homes. For all of these reasons WE should deny Verizon's Application.

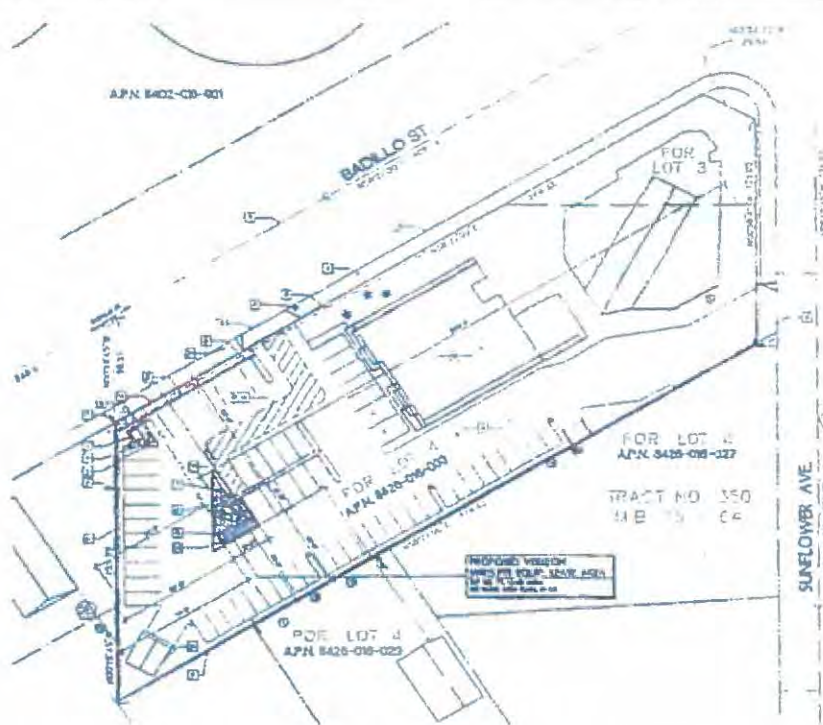
4) The proposed Verizon wireless tower facility would place charter oaks lighthouse in violation of the occupancy parking requirements placed upon it per Conditional use permit.

Within the existing conditional use permit for Charter Oaks Lighthouse it is required that the church maintain a specific number of available parking. Under the current Conditional use permit "Seventy spaces will be located along the south west and westerly property boundaries and within the site next to the fellowship hall..." (Findings paragraph 7) This parking is being provided by the areas that the proposed tower is supposed to be occupying. The parking capacity at current is insufficient to accommodate the church as the attendees of the church already regularly park on the streets surrounding the church as well as in the neighborhoods adjacent. Parking was already an issue when the CUP was approved in 1986 since then attendance has likely increased and no additional parking has been added.

The plan, Exhibits "A-1 and A-2", shows a complex consisting of 2 structures with a connecting roofline over a central patio area. The sanctuary structure, which would seat 294 persons, would be located near the corner frontage of the 2 streets. The fellowship hall would be located near the center of the site. Seventy parking spaces would be located along the southwest and westerly property boundaries and within the site next to the fellowship hall. Landscaping would be installed along the front setbacks of both frontages as well as within the parking lots. Two driveways would be provided, one each to the 2 street frontages.

The buildings under this plan slightly exceed the required parking by virtue of their occupancy. The applicant has agreed to adjust the occupancy and/or increase parking to meet minimum requirements.

The reduction of spaces is expressed in the map provided in Verizon's application wherein they are removing 2 parking spaces to accommodate the Tower.



- PROPOSED VERSION**
1. Antenna tower
 2. Antenna tower
 3. Antenna tower
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 48. Antenna tower
 49. Antenna tower
 50. Antenna tower

Verizon Wireless

2009 Good Street, Suite 200, San Jose, CA 95128

ESSEX

400 N. Redwood Avenue, Ukiah, CA 95524

Item	Amount	Unit
1.00	1.00	sq ft
2.00	2.00	sq ft
3.00	3.00	sq ft
4.00	4.00	sq ft
5.00	5.00	sq ft
6.00	6.00	sq ft
7.00	7.00	sq ft
8.00	8.00	sq ft
9.00	9.00	sq ft
10.00	10.00	sq ft
11.00	11.00	sq ft
12.00	12.00	sq ft
13.00	13.00	sq ft
14.00	14.00	sq ft
15.00	15.00	sq ft
16.00	16.00	sq ft
17.00	17.00	sq ft
18.00	18.00	sq ft
19.00	19.00	sq ft
20.00	20.00	sq ft
21.00	21.00	sq ft
22.00	22.00	sq ft
23.00	23.00	sq ft
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25.00	25.00	sq ft
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27.00	27.00	sq ft
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33.00	33.00	sq ft
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35.00	35.00	sq ft
36.00	36.00	sq ft
37.00	37.00	sq ft
38.00	38.00	sq ft
39.00	39.00	sq ft
40.00	40.00	sq ft
41.00	41.00	sq ft
42.00	42.00	sq ft
43.00	43.00	sq ft
44.00	44.00	sq ft
45.00	45.00	sq ft
46.00	46.00	sq ft
47.00	47.00	sq ft
48.00	48.00	sq ft
49.00	49.00	sq ft
50.00	50.00	sq ft

SITE PLAN

A-1.0



Additionally the number of available spaces are further limited due to the presence of temporary storage facilities that have been on the property for years as well as the inadequate maintenance of the parking facilities located at Charter Oaks Facility limiting the availability of some of the parking spaces.

Reducing the number of available parking spaces on the church's property will escalate the issue and cause a significant inconvenience to the neighborhoods surrounding the church. For these reasons WE should deny Version's application.

5) Application is INCOMPLETE: Site Justification/ Alternative Sites Analysis is STILL MISSING.

If there is a significant gap, then the least intrusive means of filling the gap should be identified. Which includes alternative sites and technologies. The proposed location is in a residential area surrounded by homes, with the closest house less than 100ft away. Verizon has not proven that they have found the **LEAST INTRUSIVE SITE** to fill their alleged **COVERAGE GAP** because of its proximity to a school, a day care, hiking trails and an R-1 zone

Fire Hazards and tower collapses are real risks and should be taken into account for identifying the least intrusive means when homes and schools are that close.

At a minimum, the search area is supposed to cover the entire service area with the alleged gap.. They need to broaden where they can go to cover the service area. Where are the other possible locations that Verizon can site the cell tower? That is the question that would be answered by an Alternative Sites Analysis, which is incomplete.

Verizon is obligated to PROVE that the proposed site is the LEAST INTRUSIVE SITE to fill their alleged GAP.

Since Verizon still has not done a proper alternative sites analysis or identified the least intrusive means to fill their alleged gap, we will provide some. In T-Mobile v the City of Anacortes, the Ninth Circuit Court of Appeals ruled that a locality is not compelled to accept the provider's representations. However, when a locality rejects a prima facie showing, it must show that there are some potentially available and technologically feasible alternatives.



Alternative technologies that are less intrusive exist besides large cell towers. Small cells were not mentioned in the application. They would be the least intrusive means to increase capacity, and they don't have the same risk of fires and collapses. Verizon states that they are looking to improve coverage along Badillo. This situation is perfect for microcells to increase capacity. One type of small cell has a range of ~600' radius that can sit on top of a light pole. (See picture of NextG small cell below) You could put 3 – 6 of them along Badillo to take the place of the proposed tower, which would improve capacity.

Jeantine Nazar

From: Newcastlelane1883 [newcastlelane1883@yahoo.com]
Sent: Wednesday, August 19, 2015 1:06 PM
To: Jeantine Nazar
Cc: Chang Dano Weisberg; Rachele Rodriguez; newcastlelane1883@yahoo.com
Subject: Re: Alternative Sites Not Alternative Sites but Rejected

Jeanitne,
Chang will follow up with Photos and addresses:

Here are the reasons that we see as issues with Alternative Sites listed on Petition and Package:

1. **Water Tanks/Northwest of Sunflower Ave. and Badillo St./City Code prohibits ground build-based facilities in the property's zone. (On Package/Petition)**

According to Verizon representatives at the Verizon Meeting held on July 27, 2015 it was mentioned that the Water Tanks were reviewed and since the facilities were not able to build on the ground, city of Covina said Verizon could review to put on the Top of the Water Tanks. Verizon and Core decided it wasn't going to work because it wasn't high enough for what they wanted for this project. **(Not an Alternative Site available)**

2. **Christ's Church of Valley/1404 W. Covina Blvd, San Dimas, CA/ This candidate did not meet RF requirements and standards.**

According to Greg Lindsey 909-592-2282 x137 at CCV head of operations on July 23, 2015. (Voicemail was listened to at meeting August 17, 2015) Verizon proposed to put a tower on the ground, CCV said No. Gave option to put on the roof, said Verizon didn't want to absorb the cost of this project and didn't pursue this option any further. **(Not an Alternative Site Available)**

3. **Glen Oaks Elementary School/Northeast of Sunflower Ave. and Cypress St./Verizon Wireless does not engage in development on elementary school properties.**

At Verizon meeting July 27, 2015, it was disclosed that this is what they consider a Sensitive Area or Location. **(Not an Alternative Site Available)**

4. **San Dimas Community Hospital/1350 W. Covina Blvd, San Dimas, CA/The Property Owner rejected the project proposal.**

At Verizon meeting July 27, 2015, it was disclosed that this is what they consider a Sensitive Area or Location. **(Not an Alternative Site Available)**

Ultimately, the proposed project site at **4337 Sunflower Avenue** was chosen above the other candidates because:

- 1) The Location would allow the Radio Frequency engineer to achieve the height needed for the WTF.
- 2) The ample space lease available can accommodate the WTF's particular stealth tower design, height an associated equipment.

3) The zoning of the property is compatible with the proposed project.

Our argument against this final location site, is that they do not have any **Alternative sites** other than the Charter Oak Lighthouse Church in a Residential Neighborhood and community. **We need 4 Alternative Locations, Not locations that were rejected or not pursued by Core and Verizon.** We believe that even though the Church is zoned A-1 (Light Agricultural) there is no Agricultural or Animals at this specific location and it's like an Island amongst the Sea of Residential R-1 zoned properties North, South, East and West of site. Only non-residential property is the Water Tanks. 99% of the area is Residential. The Tower does not fit into the Aesthetics and look of homes and Church's locally. It will be an eye-sore and nuisance in this Community of residential homes. 229 Letters from residents signed is a real concern and must be taken into consideration according to Board of Supervisors field deputy Brian Mejia representing Mike Antonovich and the 5th District.

David Lumiqued

<Alternative Sites not Alternative Rejected or Not Pursued.pdf>



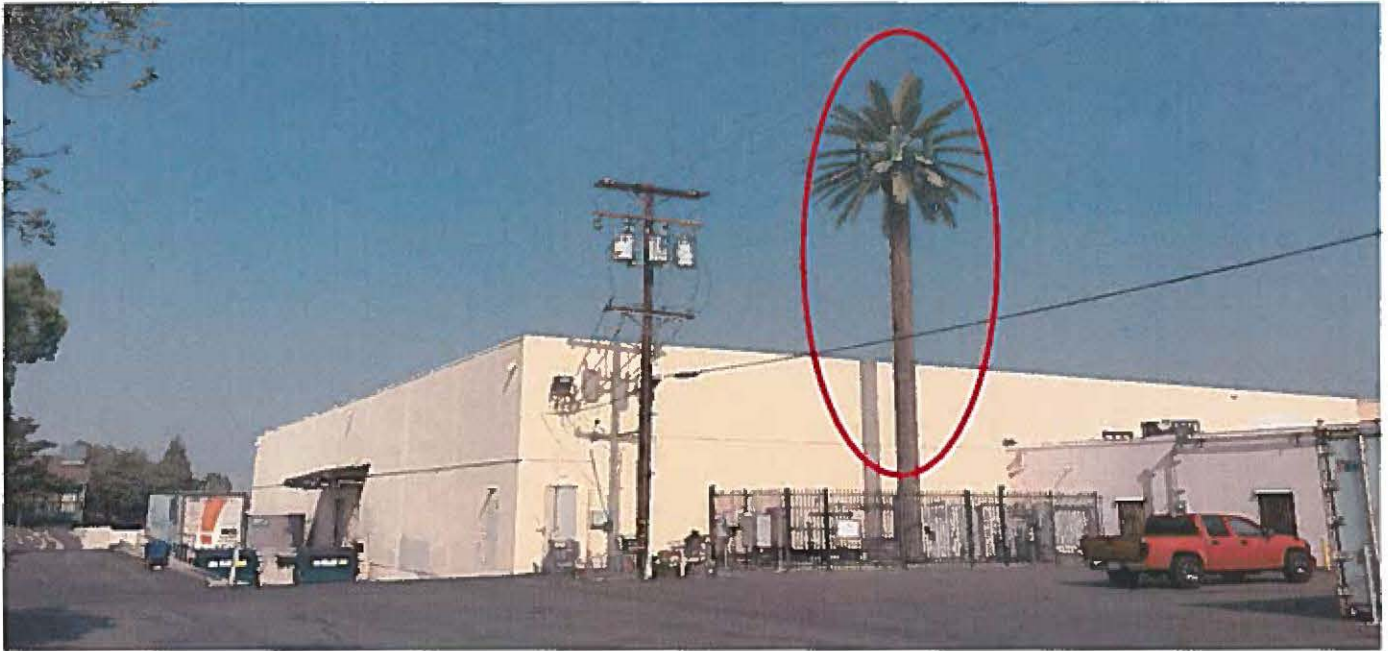
2 WTF Palm Monopines at Vons / Royal Oaks

932 E. Badillo, Berkeley Square Shopping Center, Covina, CA 91724



2 WTF Palm Monopine Located at Jiffy Lube

21008 E Arrow Hwy, Covina, CA 91724



1 WTF Palm Monopine at Big Lots

20808 E Arrow Hwy, Covina, CA 91724



1 WTF Palm Monopine at U-Haul

1961 E Covina Blvd, Covina, CA 91724

- 6) Tower should be limited to 35' to fit in with building codes for R-1 zoning (section 22.20.110).



The property that the proposed tower would be located on is zoned as A-1 but this is an anomaly in the area and could be described as an Island of A-1 in an ocean of R-1 zoning please see the zoning map. As such the tower should be limited to the height restrictions of the R-1 Zoning of the majority of the effected properties.

a. Under Los Angeles County Zoning Code 22.20.110 the maximum height limit of any structure is "35 feet from the existing or excavated grade"

This application to erect a tower at 46' should be denied as it exceeds the maximum height restriction on the surrounding R-1 Structures.

- 7) 46' tower and potential future growth up to 66' tower would not fit in aesthetically into the area.

a. The federal Ninth Circuit Court of Appeals has ruled that neither California law nor the federal Telecommunications Act prevent local governments "from taking into account aesthetic considerations in deciding whether to permit" the development of wireless telecommunications facilities, such as cell towers.

(Sprint PCS Assets, L.L.C. v. City of Palos Verdes Estates, et al., 9th Cir. No. 05-56106, October 14, 2009.)

b. When an architect applies for a CUP for a remodel or new home often the City will require a photo board that shows the surrounding homes and street. This is used to prove COMPATIBILITY with the surrounding neighborhood.

Here are a number of samples of the homes adjacent to the church and the proposed cell tower. As you can clearly see a cell tower would not aesthetically fit in with this picturesque neighborhood.

Community Aesthetics and Character Sample



1847 Newcastle Ln, San Dimas



1841 Newcastle Ln, San Dimas



1823 Newcastle Ln, San Dimas



906 Essex Rd, San Dimas



973 Pembroke Rd, San Dimas



2084 E Cypress St, Covina



1150 Edinburgh Rd, San Dimas



1723 Gainsborough Rd, San Dimas



- c. A cell tower would loom over the neighborhood and **STIGMATIZE THE SURROUNDING PROPERTIES**. It would ruin the views for the surrounding homes. Please see the following excerpt from the **STIGMATIZED PROPERTY SURVAY**. The complete survey is attached hereto.

5 Cell Tower View

House A and House B are identical. House A overlooks a field with a 225'-tall cell tower. House B overlooks a similar field, but with no cell tower. Neither house is in the fall line of the tower.

Is the presence of the cell tower likely to make house A sell for less than house B?

Answer Options	Response Percent	Response Count	
Yes	83.4%	34	
No	11.6%	11	
			85
			39

If yes, by how much?

Answer Options	Response Percent	Response Count	
Up to 5%	31.4%	27	
5 to 10%	33.7%	29	
10 to 20%	27.9%	24	
More than 20%	7.0%	6	
			86
			48

If yes, how long will the cell tower affect house A's sale price?

Answer Options	Response Percent	Response Count	
1 year	0.0%	0	
Up to 5 years	3.5%	3	
5 to 10 years	0.0%	0	
10 to 15 years	1.2%	1	
Permanently	95.3%	82	
Comments		10	
			86
			48

- d. The tower renderings provided by Verizon are not compatible with the surrounding community. Especially, with the local churches. No other church in the community has a detached bell tower or steeple. Allowing Verizon to place a detached WTF disguised with a decorative cross is ugly and inconsistent with the community. The tower would be at least one and a half times larger than any surrounding trees and the church itself. It would be double at the 66' height which the tower is assured to grow to.

See balloon height tests and local churches and the above pictured surrounding neighborhood homes for reference.



N Barston Ave East View



North Barston Ave East View



Badillo Ave South View



Sunflower Ave View



Covina Community Church



The Bridge Church



Church Christ of the Valley



Church of Nazarene

8) Property Values decline for homes around a cell tower.

- a. A 46' tower looks like a cell tower and is hard to disguise- it is obtrusive because it is taller than any of the surrounding trees, and looks like a cell tower. The tallest tree around the church is a pine that measures 30', so a 46' tower will be obvious and stick out. With ever increasing negative media coverage on cell towers, people are becoming more concerned about living close to cell towers. Stories on popular shows like Dr. Oz and Dr.

San jay Gupta and on news programs warning about the potential hazards of cell tower radiation have appeared and seem to be airing more often. It is impossible to camouflage the antennas completely, and prospective homebuyers will notice a cell tower in the neighborhood and will not want to buy in the area because of what they've heard on the news. Dr. Sandy Bond, in the Fall 2007 Appraisal Journal, said that property values drop 2-20% for homes near a cell tower. The July 25, 2014 issue of Realtor Mag reported that an overwhelming 94 percent of home buyers surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna. 79 percent said that under no circumstances would they ever purchase within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood.

<http://realtormag.realtor.org/dailynews/2014/07/25/cell-towers-antennas-problematic-for-buyers> Is Verizon/American Tower going to compensate us for our loss in home values? A \$1 million house would drop between \$20,000-\$200,000 per house for a 2-20% drop in home value.

9) Fire Hazard and earthquake concern to surrounding homes, schools, day care, and the Mike Antonovich multi use trail.

- a. Cell towers do catch on fire from routine maintenance welding, and the proposed location is less than 100 ft from the nearest home and close to schools, day care and the Mike Antonovich multi use trail.
 - i. June 2015- a cell tower caught fire in Virginia during maintenance welding, <http://fwtkr.com/2015/06/16/cell-phone-tower-near-heritage-high-school-catches-fire/>
 - ii. In 2014 in Grandview (Columbus) Ohio, a ball field light pole cell tower in the football field of a high school I caught fire <http://dispatch.com/content/stories/local/2014/07/15/0715-grandview-cellphone-tower-fire.html>
 - iii. In 2014 in Thurston, Oregon, a ball field light pole cell tower located close to a high school caught fire. <http://www.kval.com/news/local/Cell-tower-fire-near-Thurston-High-sends-up-smoky-plume-275018241.html>
 - iv. Prince George, MD in 2006, a ball field light pole cell tower caught fire during welding <http://www.firehouse.com/news/10500668/maryland-cell-tower-destroyed-by-fire>
 - v. In Rancho Cucamonga, CA, in 2014 a ball field light pole cell tower caught fire during welding <http://www.dailybulletin.com/20110113/cell-tower-catches-fire-nearby-buildingsevacuated> ;
 - vi. in Lilburn, GA in 2011, a ball field light pole cell tower caught fire during welding causing evacuation of day care nearby <http://www.gwinnettdailypost.com/news/2011/dec/02/fire-closes-rockbridge-road/> ;
 - vii. and in Las Vegas along US 95 in 2013, a light pole cell tower caught fire during welding

<http://www.fox5vegas.com/story/20959950/cell-phone-tower-catches-fire-near-us-95>

- b. Per section 6409 (a) of the Middle Class Tax Relief and Job Creation Act of 2012, the applicant has the right to make a 20' addition to the height of the tower, which the city cannot deny. The proposed 46' tower will grow to a 66' tower. Would a 66' tower meet city codes? 4337 N Sunflower Ave Covina, CA 91724 is in an earthquake area, so the structure of the tower should be supported accordingly. No mention of earthquakes has been made in the application. There are serious safety consequences if the cell tower does not have deep enough footings in a earthquake zone. Kid pass through the church's property and there will be a risk of the heavy tower falling during a moderate earthquake.

CONSLUSION

There is no "significant gap." It has not been proven by the applicant. Third party website maps from sensorly.com and opensignal.com do not show any gaps. Our actual signal map of the area also did not show any "significant gaps." Testimonials and affidavit from 15 Verizon customers showing no "significant gaps." Even Verizon's own coverage maps on their website show no gaps, let alone a "significant gap." Even though Verizon has the BEST coverage in the city according to opensignal.com, Verizon is expediting a number of new cell tower applications in various areas since American Tower acquired rights to all of Verizon's towers in February 2015. This must be considered a driver for Verizon's application because American Tower needs to make a minimum of \$2 billion in rent from other sources to recoup their \$5 billion investment. When you consider all these FACTS, is there really a "significant gap?" it is out contention that alternative sites and alternative solutions do exist, but Verizon, perhaps due to cost considerations, will not consider them? Is data on dropped calls low in the area? We have also provided other technologically feasible alternatives and solutions, such as the use of small cells and increasing the capacity at existing sites in industrial/commercial areas.

The proposed cell facility at the proposed location is the MOST intrusive means to fill Verizon's alleged significant gap. We have cited relevant case law regarding significant gap, least intrusive means to fill a gap, alternative site analysis, and city's right to enforce aesthetic considerations in cell tower citings, and section 704a of the 1996 Telecom Act which outlines the city's rights to decide "where," "how high," and "aesthetics". In addition there are serious safety considerations with a 46' tower and that the proposed site is located within an earthquake liquefaction zone. The aesthetics of a 46' tower does not fit in with the area. Its proposed location is also within 100 ft. of residential houses, and this location goes against the wishes of 700 residents who signed a petition against this cell tower installation as well as more than 150 letters from residents against the cell tower. .

Reject their application now. If you grant Verizon a continuance, Verizon will do the same thing again in a couple months without the requested items and waste everybody's time at a planning commission hearing. You do not have to allow the placement of cell towers near R1 zones just because you have received an application for one, and a deficient one at that. We have provided sufficient evidence to reject this application that would stand up in court based on legal precedents. Enforce our County's telecom codes and stand up for your citizens, and reject Verizon's proposal unanimously.

Recipient	Address	CityStZip	ApnList
A H AND W R JOERGER TRS	2060 E CYPRESS ST	COVINA CA 91724	8402017058
ABRAHAM AND ITZEL VACA	443 N GREER AVE	COVINA CA 91724	8426016007
ADRIAN D AND CLAUDIA L HALL	412 N LYMAN AVE	COVINA CA 91724	8426016001
AJAY K AND MONICA MEHTA	937 S PEMBROKE RD	SAN DIMAS CA 91773	8426037015
ALBERT A CENDEJAS ET AL	1823 NEWCASTLE LN	SAN DIMAS CA 91773	8426040011
ALFRED Y AND MARTHA P MONTANO	2026 E CYPRESS ST	COVINA CA 91724	8402017056
ALLEN Y PAN ET AL	2204 E CYPRESS ST	COVINA CA 91724	8402016060
ALVARO AND MARIA STARBIRD	4225 N LYMAN AVE	COVINA CA 91724	8426013047
ALVIN N AND JACQUELINE DEL BANCO	2214 E CYPRESS ST	COVINA CA 91724	8402016066
AMIR H GOLSORKHI ET AL	1823 W CARDIFF RD	SAN DIMAS CA 91773	8426037006
ANA VARTABEDIAN	4447 N SUNFLOWER AVE	COVINA CA 91724	8402017031
ANGIE XU	21004 E CYPRESS ST	COVINA CA 91724	8402016026
ANTHONY FOUX	PO BOX 60	PACIFIC GROVE CA 93950	8426016025
ANTONIO R AND REBECCA LINGAO	1871 NEWCASTLE LN	SAN DIMAS CA 91773	8426040003
ANTONIO SUAREZ ET AL	4434 N LYMAN AVE	COVINA CA 91724	8402018034
ARDEN S AND NANCY C LAW TRS	1804 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036011
ARMONDO AND DENISE M GARCIA	1026 SHERWOOD CT	SAN DIMAS CA 91773	8426036018
ARNULFO AND DELFINA F GUTIERREZ	1841 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036005
AURELIO AND MARIA R MEJORADO	1817 NEWCASTLE LN	SAN DIMAS CA 91773	8426040012
BARRY AND LISA GUSTAFERRO	715 N LYMAN AVE	COVINA CA 91724	8402024003
BENJAMIN HILL ET AL	4438 N LYMAN AVE	COVINA CA 91724	8402018036
BERNARDO UY	4504 N SUNFLOWER AVE	COVINA CA 91724	8402016030
BETTE J LEE TR	851 N SUNFLOWER AVE	COVINA CA 91724	8402017064
BILLY C AND KELLIE E HAARBAUER	2212 E CYPRESS ST	COVINA CA 91724	8402016067
BOBBIE R DIMMITT	661 N LYMAN AVE	COVINA CA 91724	8402024007
BRENTON ESTRADA	2187 E BADILLO ST	COVINA CA 91724	8402015054
BRETT E AND MARY A NORTH	460 N BARSTON AVE	COVINA CA 91724	8426016024
BRIAN K AND SONDR A J LEE	4432 N LYMAN AVE	COVINA CA 91724	8402018033
BRUCE D ADAM	35598 KOLO CT	WILDOMAR CA 92595	8426036006
BRUCE R AND MARY A BURLEW	1002 SHERWOOD CT	SAN DIMAS CA 91773	8426036015
BRUCE T AND TAMMY S REIGNER	2153 E BADILLO ST	COVINA CA 91724	8402015020
CANDACE LOWRY TR	2014 E EDGECOMB ST	COVINA CA 91724	8426018023
CARMELO AND MARIA CASCARANO	1841 NEWCASTLE LN	SAN DIMAS CA 91773	8426040008

CATHERINE DELVA	4423 N SUNFLOWER AVE	COVINA CA 91724	8402018029
CECILIA CORDER	1015 SHERWOOD CT	SAN DIMAS CA 91773	8426036028
CHANG D AND PILAR M WEISBERG	1853 NEWCASTLE LN	SAN DIMAS CA 91773	8426040006
CHARLES AND TEENA NESS	619 N LYMAN AVE	COVINA CA 91724	8402024011
CHARLES EDWARDS	970 S PEMBROKE RD	SAN DIMAS CA 91773	8426037009
CHARLES I KINNE	728 N CHARTER DR	COVINA CA 91724	8402024020
CHARLES O GRAHAM	1874 W CARDIFF RD	SAN DIMAS CA 91773	8426037022
CHARTER OAK LIGHTHOUSE	4337 N SUNFLOWER AVE	COVINA CA 91724	8426016033
CHENXIANG JIA ET AL	2180 E CYPRESS ST	COVINA CA 91724	8402016049
CHERIN HANES ET AL	1980 E HALLER ST	COVINA CA 91724	8402018004
CHERYL OKAMURA	2175 E BADILLO ST	COVINA CA 91724	8402015031
CHRISTEL MODER TR	604 N CHARTER DR	COVINA CA 91724	8402024012
CHRISTOPHER A AND MARIA D CASTRO	648 N CHARTER DR	COVINA CA 91724	8402024016
CHRISTOPHER AND AMANDA LOCKWOOD	2203 E BADILLO ST	COVINA CA 91724	8402015046
CHRISTOPHER R GUNTENSPERGEN ET AL	4148 N LYMAN AVE	COVINA CA 91724	8426017007
CLAIRE OSTRAND TR	1721 GAINSBOROUGH RD	SAN DIMAS CA 91773	8426035018
CLIFFORD F MAASS ET AL	1963 E HALLER ST	COVINA CA 91724	8402017003
COLLEEN M BOURLAND TR	4316 N LYMAN AVE	COVINA CA 91724	8402018045
COVINA CITY	125 E COLLEGE ST	COVINA CA 91723	8426016900
CRAIG E SMITH	4443 N SUNFLOWER AVE	COVINA CA 91724	8402017063
CYPRESS PLACE HOMEOWNERS ASSN	PO BOX 3057	SAN DIMAS CA 91773	8402015094
CYPRESS VANTAGE ESTATE LLC	2275 HUNTINGTON DR UNIT 559	SAN MARINO CA 91108	8402016027
DANIEL AND MARY H CEBALLOS	4300 N LYMAN AVE	COVINA CA 91724	8402018047
DANIEL G ARMENDARIZ ET AL	946 S PEMBROKE RD	SAN DIMAS CA 91773	8426037011
DANIEL G MCMEEKIN ET AL	482 N BARSTON AVE	COVINA CA 91724	8426016022
DANIEL K SCHMIDT	4402 N LYMAN AVE	COVINA CA 91724	8402018014
DAVID A AND MARIA WEBER	433 N GREER AVE	COVINA CA 91724	8426016006
DAVID A LUMIQUED CO TR	1883 NEWCASTLE LN	SAN DIMAS CA 91773	8426040001
DAVID ALFARO	459 N BARSTON AVE	COVINA CA 91724	8426016019
DAVID AND AURORA ESPARZA	1878 E EDGECOMB ST	COVINA CA 91724	8402025029
DAVID H AND MELINDA M YAMASHITA	1886 W CARDIFF RD	SAN DIMAS CA 91773	8426037021
DAVID L AND FAITH M SWANSON	1852 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036014
DAVID V AND GUADALUPE A PORCO	2025 E EDGECOMB ST	COVINA CA 91724	8426016015
DELBERT AND SHIRLEY G MORGAN TRS	4528 N SUNFLOWER AVE	COVINA CA 91724	8402016042

DELBERT K HORINE	443 N BARSTON AVE	COVINA CA 91724	8426016017
DELIA S JERVIS	2172 E CYPRESS ST	COVINA CA 91724	8402016045
DIANNE L SHUBIN TR	1448 E NAVILLA PL	COVINA CA 91724	8402018005
DON AND DAWN FRAZER	1913 E RUDDOCK ST	COVINA CA 91724	8402025003
DONALD K WALLACE	477 N BARSTON AVE	COVINA CA 91724	8426016021
DUANE A AND CYNTHIA J WALSBERG	1988 E HALLER ST	COVINA CA 91724	8402018003
DUANE F AND ALICIA CARLSON TRS	806 N LYMAN AVE	COVINA CA 91724	8402017001
EDMOND AND MARY A AUZENNE TRS	4215 N LYMAN AVE	COVINA CA 91724	8426013049
EDMUNDO R AND PEGGY J CID TRS	4236 N LYMAN AVE	COVINA CA 91724	8426016003
EFRAIN O GONZALEZ TR	737 N LYMAN AVE	COVINA CA 91724	8402024001
EH MAX DEVELOPMENT LLC	1839 9TH AVE	MONROVIA CA 91016	8426033015
ELSIE SILVERSTEIN ET AL	2177 E BADILLO ST	COVINA CA 91724	8402015032
EMILIO AND ARGELIA C RUIZ	1805 NEWCASTLE LN	SAN DIMAS CA 91773	8426040014
ESTHER SOLIS TR	2151 E BADILLO ST	COVINA CA 91724	8402015019
FELICITO JR AND MARIA A GONZALES	727 N LYMAN AVE	COVINA CA 91724	8402024002
FELIX P JR AND ISABEL VEIGA	15454 GALE AVE	HACIENDA HEIGHTS CA 91745	8426033009
FLORENCE J CHING TR	4348 N LYMAN AVE	COVINA CA 91724	8402018019
FRANCISCO DE ANDA	131 N RIMHURST AVE	COVINA CA 91724	8402017036
FRANK A BROWN ET AL	638 N CHARTER DR	COVINA CA 91724	8402024015
FRANK A LUISI ET AL	641 N LYMAN AVE	COVINA CA 91724	8402024009
FRANK AND SIGRID RIOS	2157 E BADILLO ST	COVINA CA 91724	8402015022
FRANK AND SUSAN L ROSELI	626 N CHARTER DR	COVINA CA 91724	8402024014
FRANK E AND KATHRYN M FOSTER	961 S PEMBROKE RD	SAN DIMAS CA 91773	8426037017
GABRIEL G AND CORINNA R MUNOZ	1187 EDINBURGH RD	SAN DIMAS CA 91773	8426033005
GARY AND KATHY WARTH	4439 N SUNFLOWER AVE	COVINA CA 91724	8402018044
GELNA AND JUAN AQUININGOC	2186 E CYPRESS ST	COVINA CA 91724	8402016052
GEORGE A AND BECKY SERRANO	2014 E FARLAND ST	COVINA CA 91724	8402017048
GEORGE AND LINDA SAKELLARIOU	2209 1/2 CRARY ST	PASADENA CA 91104	8402017062
GEORGE AND MERLYN E RIVERA	4305 N SUNFLOWER AVE	COVINA CA 91724	8426018001
GEORGE AND PATRICIA ZELLMANN TRS	651 N LYMAN AVE	COVINA CA 91724	8402024008
GREG L AND GABRIELLE A MOORE	837 N SUNFLOWER AVE	COVINA CA 91724	8402017066
GREGORIO AND ALLYSON ASUNCION	452 N GREER AVE	COVINA CA 91724	8426016010
GREGORY L PAYNE ET AL	424 N GREER AVE	COVINA CA 91724	8426016013
GUSTAVO IBARRA	746 N LYMAN AVE	COVINA CA 91724	8402018007

HAROLD B AND ELAINE M STADLER	934 S PEMBROKE RD	SAN DIMAS CA 91773	8426037012
HAROLD BUTTERBAUGH CO TR	330 N GREER AVE	COVINA CA 91724	8426018014
HAROLD M BREEDLOVE TR	309 E PUENTE ST	COVINA CA 91723	8402018012
HARRY AND MARILYN MCINTOSH TRS	413 N GREER AVE	COVINA CA 91724	8426016004
HARVINDER KAUR	109 GIBBS CT	TUSCUMBIA AL 35674	8402016056
HASMU KH AND NIRMALA JOSHI TRS	1745 GAINSBOROUGH RD	SAN DIMAS CA 91773	8426033011
HEMANT AND SURBHI UDESHI	1801 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036010
HOWARD MEI ET AL	2184 E CYPRESS ST	COVINA CA 91724	8402016051
HUGO R AND AURA Y GALVEZ	4417 N SUNFLOWER AVE	COVINA CA 91724	8402018048
HUI M CHEN ET AL	1877 NEWCASTLE LN	SAN DIMAS CA 91773	8426040002
INGEBORG ALBER TR	1737 GAINSBOROUGH RD	SAN DIMAS CA 91773	8426035002
IYAD M AND HENE B SARSOUR	PO BOX 2922	COVINA CA 91722	8426040009
JACK R AND TWILA C SNEED TRS	4311 N SUNFLOWER AVE	COVINA CA 91724	8426016029
JACKIE AND SUZANNE EMMERT TRS	4518 N SUNFLOWER AVE	COVINA CA 91724	8402016013
JAGADISH AND TRUPTI J PATEL ET AL	949 S PEMBROKE RD	SAN DIMAS CA 91773	8426037016
JAIME R ALEMAN	4408 1/2 N LYMAN AVE	COVINA CA 91724	8402018018
JAMES AND BARBARA RICHARDS TRS	201 W F ST	ONTARIO CA 91762	8402015053
JAMES AND CATHERINE HOWARTH TRS	4503 N SUNFLOWER AVE	COVINA CA 91724	8402017027
JAMES AND CHERYL MOORE TRS	372 N LYMAN AVE	COVINA CA 91724	8426017008
JAMES AND JUDY YANG	958 S PEMBROKE RD	SAN DIMAS CA 91773	8426037010
JAMES D MC MASTER CO TR	4516 N SUNFLOWER AVE	COVINA CA 91724	8402016028
JAMES E AND CECILIA HAMILTON	847 N SUNFLOWER AVE	COVINA CA 91724	8402017060
JAMES FISHELLA TR	1862 W CARDIFF RD	SAN DIMAS CA 91773	8426037023
JAMES G LACSON	4425 N SUNFLOWER AVE	COVINA CA 91724	8402018031
JAMES P ROSS	1018 SHERWOOD CT	SAN DIMAS CA 91773	8426036017
JANE A NOLASCO	2170 E CYPRESS ST	COVINA CA 91724	8402016044
JARED W AND NYON H KIM	2206 E CYPRESS ST	COVINA CA 91724	8402016061
JAY D GATFIELD	1820 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036012
JEANETTE M REED	1811 NEWCASTLE LN	SAN DIMAS CA 91773	8426040013
JEANNE L ROUP	4437 N SUNFLOWER AVE	COVINA CA 91724	8402018043
JEFF W VELASCO ET AL	4505 N SUNFLOWER AVE	COVINA CA 91724	8402017028
JEFFREY G AND DONNA J KRUGER TRS	1865 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036002
JEFFREY W AND CAROL A BALDWIN	982 S PEMBROKE RD	SAN DIMAS CA 91773	8426037036
JENNIFER MAZZARELLE	2199 E BADILLO ST	COVINA CA 91724	8402015048

JEREMIAH J STEELE	2002 E FARLAND ST	COVINA CA 91724	8402017047
JERRY C CUMMINS	1835 W CARDIFF RD	SAN DIMAS CA 91773	8426037034
JERRY L AND BONNIE D SNODGRASS	922 S PEMBROKE RD	SAN DIMAS CA 91773	8426037013
JESSIE AND VIVIAN A JIM	2194 E CYPRESS ST	COVINA CA 91724	8402016054
JESUS M AND LOURDES CHACON TRS	3148 ANGELUS AVE	ROSEMEAD CA 91770	8426013048
JO ANN MADDALENA TR	2193 E BADILLO ST	COVINA CA 91724	8402015051
JOANN MILLER TR	1981 E HALLER ST	COVINA CA 91724	8402017005
JOANN MORRISSEY ET AL	4330 N LYMAN AVE	COVINA CA 91724	8402018023
JOHN C AND KAREN L BOUSMAN	4233 N LYMAN AVE	COVINA CA 91724	8426013046
JOHN C HYBARGER	20747 E BADILLO ST	COVINA CA 91724	8402018040
JOHN H OESER	236 S VALLEY CENTER AVE	SAN DIMAS CA 91773	8402017029
JOHN W AND PATRICIA H BURNS TRS	614 CHARTER DR	COVINA CA 91724	8402024013
JOHN W YAO	2196 E CYPRESS ST	COVINA CA 91724	8402016053
JONATHAN M TRUSTRNELIUS CO	605 N LYMAN AVE	COVINA CA 91724	8402025001
JORGE L CARRILLO ET AL	21025 E BADILLO ST	COVINA CA 91724	8402016036
JOSE AND VANESSA SANCHEZ	4404 N LYMAN AVE	COVINA CA 91724	8402018015
JOSE L AND CHRISTINE L DIAZ	442 N GREER AVE	COVINA CA 91724	8426016011
JOSEPH AND CELINA ARCENEUX TRS	1873 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036001
JOSEPH RENTERIA TR	2191 E BADILLO ST	COVINA CA 91724	8402015052
JOSHUA B AND LISA E VEATER	2161 E BADILLO ST	COVINA CA 91724	8402015024
JUAN AND GELNA AQUININGOC	2218 E CYPRESS ST	COVINA CA 91724	8402016064
JUAN E GARCIA ET AL	2034 E CYPRESS ST	COVINA CA 91724	8402017061
JUAN SANTOS ET AL	4309 N SUNFLOWER AVE	COVINA CA 91724	8426016030
JUFANG ZHANG	721 BLUESTONE CIR	FOLSOM CA 95630	8402016055
JULIAN J JR AND MARIBEL E AYON	1042 SHERWOOD CT	SAN DIMAS CA 91773	8426036021
JUSUF AND LALAIN NASIR	412 N GREER AVE	COVINA CA 91724	8426016014
KATHY VAN PHU	815 E BARBERRY WAY	AZUSA CA 91702	8402016068
KEMPTON S AND TERESA A LOCKWOOD	1809 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036009
KEN J AND MARY H PHO	2188 E CYPRESS ST	COVINA CA 91724	8402016057
KENNETH D AND AMANDA L LITWAK	2179 E BADILLO ST	COVINA CA 91724	8402015033
KENT A AND JILL M DOHY	331 N GREER AVE	COVINA CA 91724	8426017013
KIM K PHUNG	2084 E CYPRESS ST	COVINA CA 91724	8402017069
KRISTINA A AND JUAN M ANGULO	1923 E RUDDOCK ST	COVINA CA 91724	8402025002
LAI EN ZHOU CO TR	1233 S 8TH AVE	ARCADIA CA 91006	8402015050

LANA K LESTICK TR	342 N GREER AVE	COVINA CA 91724	8426018013
LANCE J HASERJIAN TR	1175 EDINBURGH RD	SAN DIMAS CA 91773	8426033014
LARRY H AND MARJORIE E REYLES	4409 N SUNFLOWER AVE	COVINA CA 91724	8402018050
LARRY J AND GEORGIANN KOSTKA TRS	2003 E HALLER ST	COVINA CA 91724	8402017007
LAURA O AND THOMAS E GALLEN0	2173 E BADILLO ST	COVINA CA 91724	8402015030
LEO E AND FUMIKO SCHADE TRS	1039 SHERWOOD CT	SAN DIMAS CA 91773	8426036023
LESTER D AND SHEILA M ZOLA TRS	363 N GREER AVE	COVINA CA 91724	8426017016
LI LI	1115 N HIGHLAND OAKS DR UNIT 12	ARCADIA CA 91006	8402016035
LINDA D LA FERR TR	1729 GAINSBOROUGH RD	SAN DIMAS CA 91773	8426035019
LIZETT A OLIVARES	470 N BARSTON AVE	COVINA CA 91724	8426016023
LOIS M GRABER TR	2028 E EDGECOMB ST	COVINA CA 91724	8426018021
LONNIE G STEPHENSON TR	1874 E EDGECOMB ST	COVINA CA 91724	8402025028
LORETTE M HANKS TR	4421 N SUNFLOWER AVE	COVINA CA 91724	8402018030
LUIS ALFONSO ET AL	2197 E BADILLO ST	COVINA CA 91724	8402015049
LUIS AND CLAUDIA ALVA	4433 N SUNFLOWER AVE	COVINA CA 91724	8402018041
MANUEL GARCIA	1905 E RUDDOCK ST	COVINA CA 91724	8402025004
MARCELO A AND MARGARITA A RASPE	2169 E BADILLO ST	COVINA CA 91724	8402015028
MARGARET WALSH	2174 E CYPRESS ST	COVINA CA 91724	8402016046
MARIA A QUINONEZ	4325 N SUNFLOWER AVE	COVINA CA 91724	8426016027
MARIA C DOMINGO	1989 E HALLER ST	COVINA CA 91724	8402017006
MARJORIE S HOLLAND TR	2185 E BADILLO ST	COVINA CA 91724	8402015055
MARK A AND PAULINE TARIN	451 N GREER AVE	COVINA CA 91724	8426016008
MARK AND SANDRA R LOPEZ	1857 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036003
MARK T AND BARBARA M PARSLOW	818 N LYMAN AVE	COVINA CA 91724	8402017002
MARTIN H GOMEZ ET AL	2171 E BADILLO ST	COVINA CA 91724	8402015029
MARTINDALE COMMERCIAL	216 N GLENDORA AVE NO 200	GLENDORA CA 91741	8402018013
MARY P BREAUX TR	716 N CHARTER DR	COVINA CA 91724	8402024019
MATTHEW M PILARZ ET AL	451 N BARSTON AVE	COVINA CA 91724	8426016018
MAURICIO MEDINA ET AL	4203 N LYMAN AVE	COVINA CA 91724	8426013019
MAURO T AND ALICIA M ESPINO	4211 N LYMAN AVE	COVINA CA 91724	8426013051
MAYRA E GUTIERREZ	4411 N SUNFLOWER AVE	COVINA CA 91724	8402018049
MEI CHUEN HONG WU ET AL	4436 N LYMAN AVE	COVINA CA 91724	8402018035
MEI YI LAU ET AL	4230 N LYMAN AVE	COVINA CA 91724	8426016002
MELVIN H CAVANAUGH	1849 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036004

MICHAEL AND AMY PINO	2009 SCARBOROUGH LN	SAN DIMAS CA 91773	8426032013
MICHAEL B MORANO ET AL	1010 SHERWOOD CT	SAN DIMAS CA 91773	8426036016
MICHAEL L AND PAMELA R WESSEL	467 N BARSTON AVE	COVINA CA 91724	8426016020
MIGUEL AND SYLVIA RAMOS	4440 N SUNFLOWER AVE	COVINA CA 91724	8402016033
MIYUKI WADA	2181 E BADILLO ST	COVINA CA 91724	8402015034
NACIONALE STAFOYA ROBERT M ET AL	4215 N SUNFLOWER AVE	COVINA CA 91724	8426018004
NANCY L RUSSELL	1759 RUSSELL PL	POMONA CA 91767	8426018002
NANCY L RUSSELL TR	409 N CEDAR DR	COVINA CA 91723	8402016029
NELSON J JOYAL	55544 LAUREL VLY	LA QUINTA CA 92253	8402017059
NICHOLAS AND ALEKSANDRA CEKO	1621 W GARVEY AVE	ALHAMBRA CA 91803	8402016050
NICOLE L LUGOTOFF	2183 E BADILLO ST	COVINA CA 91724	8402015056
OALISA GUO	1163 EDINBURGH RD	SAN DIMAS CA 91773	8426033010
OFELIA B CHUATE TR	2167 E BADILLO ST	COVINA CA 91724	8402015027
PAUL AND JACKIE ENCINIAS	4328 N LYMAN AVE	COVINA CA 91724	8402018022
PAUL AND JANET E AVILA	4435 N SUNFLOWER AVE	COVINA CA 91724	8402018042
PAUL GRAHAM ET AL	1829 NEWCASTLE LN	SAN DIMAS CA 91773	8426040010
PAUL V AND AIMEE L KAING	2159 E BADILLO ST	COVINA CA 91724	8402015023
PAULA J BROWNLEE TR	2012 E HALLER ST	COVINA CA 91724	8402018001
PEGGIE L CASWELL	4449 N SUNFLOWER AVE	COVINA CA 91724	8402017030
PHILIP J AND CAROL SPILOTRO TRS	2002 E HALLER ST	COVINA CA 91724	8402018002
PHILLIP AND LESLIE LOLLAR TRS	2208 E CYPRESS ST	COVINA CA 91724	8402016062
PIERO J AND VALERIE YARBROUGH	2202 E CYPRESS ST	COVINA CA 91724	8402016059
RACHELLE N RODRIGUEZ	1859 NEWCASTLE LN	SAN DIMAS CA 91773	8426040005
RAMIRO OCHOA	673 N LYMAN AVE	COVINA CA 91724	8402024006
RASHA H MAHLI	4408 N LYMAN AVE	COVINA CA 91724	8402018017
RAUL G MUNOZ	2022 E FARLAND ST	COVINA CA 91724	8402017049
RAUL G RAMIREZ TR	352 N GREER AVE	COVINA CA 91724	8426018012
RAYMOND AND SUSAN ALGORRI TRS	2044 E FARLAND ST	COVINA CA 91724	8402017052
RAYMOND W TSANG ET AL	2155 E BADILLO ST	COVINA CA 91724	8402015021
RICARDO A HERNANDEZ ET AL	658 N CHARTER DR	COVINA CA 91724	8402024017
RICARDO AND GUADALUPE CHAVIRA	362 N GREER AVE	COVINA CA 91724	8426018011
RICHARD D AND LUCY LEON	2000 E FARLAND ST	COVINA CA 91724	8402017054
RICHARD D AND TERRY L LONGACRE	1850 W CARDIFF RD	SAN DIMAS CA 91773	8426037024
RICHARD DASSALENAUX	1836 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036013

RICHARD M AND VERA FLORES TRS	2008 PETALUMA AVE	LONG BEACH CA 90815	8426036008
RICHARD S AND LINDA EDWARDS TRS	1973 E HALLER ST	COVINA CA 91724	8402017004
RICHARD S MADDALENA TR	1034 SHERWOOD CT	SAN DIMAS CA 91773	8426036031
ROBERT D AND DORIS J DAHLSTROM	4424 N SUNFLOWER AVE	COVINA CA 91724	8402016037
ROBERT J AND TRACY L SHUBIN	4326 N LYMAN AVE	COVINA CA 91724	8402018021
ROBERT J AVILA	4209 N LYMAN AVE	COVINA CA 91724	8426013050
ROBERT L AND KATHLEEN R CUSHMAN	2035 E EDGEComb ST	COVINA CA 91724	8426016016
ROBERT M NACIONALES TAPOYA ET AL	4215 N SUNFLOWER AVE	COVINA CA 91724	8426018003
ROBERT T AND CAROLYN R SKEIE TRS	466 N GREER AVE	COVINA CA 91724	8426016009
RODERICK E LOWELL CO TR	10822 SAINT LOUIS DR	EL MONTE CA 91731	8426018006
ROGER AND JO E GIBISER	371 N GREER AVE	COVINA CA 91724	8426017017
ROMAN T PATTUGALAN JR ET AL	2176 E CYPRESS ST	COVINA CA 91724	8402016047
RONALD D AND ANDREA L SCHWEITZER	4138 N LYMAN AVE	COVINA CA 91724	8426017006
RONALD J WHITE TR	1749 HAMPSHIRE CT	SAN DIMAS CA 91773	8426035004
RONALD M AND CELESTE MERCEY TRS	925 S PEMBROKE RD	SAN DIMAS CA 91773	8426037014
RUDY AND APRIL ARMENDARIZ	631 N LYMAN AVE	COVINA CA 91724	8402024010
RYAN J AND BRIANNE L EDENS	4445 N SUNFLOWER AVE	COVINA CA 91724	8402017032
SAN DIMAS ESTATE SERIES	17601 17TH ST RM 218	TUSTIN CA 92780	8426037032
SANDEE C REPP TR	353 N GREER AVE	COVINA CA 91724	8426017015
SAUL AND KIMBERLY A PEREZ	705 N LYMAN AVE	COVINA CA 91724	8402024004
SHARON SHIH JUAN HOU	1825 NOTTINGHAM LN	SAN DIMAS CA 91773	8426036007
SHIRLEY K JONES TR	2163 E BADILLO ST	COVINA CA 91724	8402015025
SOEDHARSONO AND TERESITA J JUDO	2042 E FARLAND ST	COVINA CA 91724	8402017051
SOLOMON TAYE ABEBE ET AL	1865 NEWCASTLE LN	SAN DIMAS CA 91773	8426040004
STELLA K MAZZARELLE TR	1312 STONEHENGE DR	SAN DIMAS CA 91773	8402015047
STEVE AND JULIE LINGER	2022 E EDGEComb ST	COVINA CA 91724	8426018022
STEVEN G AND JEANNIE GWIN	706 N CHARTER DR	COVINA CA 91724	8402024018
STEVEN M AND LINDA S SIMMONS TRS	2200 E CYPRESS ST	COVINA CA 91724	8402016058
STEVEN M ELLITHORPE	1757 HAMPSHIRE CT	SAN DIMAS CA 91773	8426035003
STEVEN M LEMASTER ET AL	1898 W CARDIFF RD	SAN DIMAS CA 91773	8426037020
STEVEN W AND TRACEY K FIGUEROA	2165 E BADILLO ST	COVINA CA 91724	8402015026
SUZANNA LUJAN	4412 N SUNFLOWER AVE	COVINA CA 91724	8402016039
SYLVIA HAMMOND	2216 E CYPRESS ST	COVINA CA 91724	8402016065
TABOR K AND SHARON L NELSON TRS	1551 LONGHORN WAY	NORCO CA 92860	8402024005

TERESA ALEGRIA VIDAURRE	865 N SUNFLOWER AVE	COVINA CA 91724	8402017070
TERESA RUSSO TR	1847 NEWCASTLE LN	SAN DIMAS CA 91773	8426040007
THOMAS H TIEU CO TR	20422 E COVINA HILLS RD	COVINA CA 91724	8402016032
THOMAS M AND CHERYL SEVOLD	1001 SHERWOOD CT	SAN DIMAS CA 91773	8426036027
TIMOTHY AND KI SUNG KWON TRS	973 S PEMBROKE RD	SAN DIMAS CA 91773	8426037018
TING REAL ESTATE LLC	372 N GREER AVE	COVINA CA 91724	8426018010
TRISTAN AND SHEREE PEREZ	2220 E CYPRESS ST	COVINA CA 91724	8402016063
VELMA M GREER TR	PO BOX 4455	COVINA CA 91723	8402018038
VERONICA CASTRO TR	4308 N LYMAN AVE	COVINA CA 91724	8402018046
VICKI ROWLAND TR	423 N GREER AVE	COVINA CA 91724	8426016005
VICTORIA ORELLANA	4406 N LYMAN AVE	COVINA CA 91724	8402018016
VINA QUITORIANO	2072 E CYPRESS ST	COVINA CA 91724	8402017068
VINCENT W CAI ET AL	2034 E FARLAND ST	COVINA CA 91724	8402017050
WANPEN DOUNGNETRE	985 S PEMBROKE RD	SAN DIMAS CA 91773	8426037019
WILLIAM C AND CHERYL A LANE	941 S ESSEX RD	SAN DIMAS CA 91773	8426037004
WILLIAM C BANDOW ET AL	2178 E CYPRESS ST	COVINA CA 91724	8402016048
WILLIAM H MCGINNIS CO TR	341 N GREER AVE	COVINA CA 91724	8426017014
WILLIAM K AND RITA D SWANSON TRS	320 N GREER AVE	COVINA CA 91724	8426018017
WILLIAM T CAVANAUGH CO TR	134 N HENTON AVE	COVINA CA 91724	8402017008
WILSON S BALDELOMAR ET AL	432 N GREER AVE	COVINA CA 91724	8426016012
YOLANDA SEGURA TR	1962 E HALLER ST	COVINA CA 91724	8402018006

Attached Picture of view
from my backyard patio!
Looking at water towers now
+ the proposed cell
tower will be installed
between 2 trees right in
my site line plus trees
lose leaves in winter. This
is a residential area, feel the
towers should be placed in
commercial areas.

Jack + Twila Sneed



Affidavit of Chang Weisberg

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, CHANG WEISBERG, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of August, 20 15.


Chang Weisberg

Affidavit of Pilar Weisberg

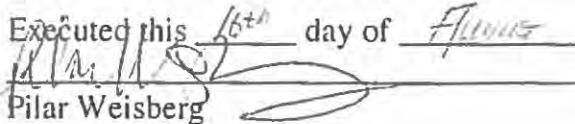
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, PILAR WEISBERG, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of February, 2015.


Pilar Weisberg

Affidavit of Joaquin Garcia

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Joaquin Garcia, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of August, 2015.

Joaquin S. Garcia
Joaquin Garcia

Affidavit of Linda Garcia

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Linda Garcia, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of AUGUST, 2015.



Linda Garcia

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 5/11/2015 before me, DAVID LUMIQUE,
personally appeared EMMA GARCIA, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is are subscribed to the
within instrument and acknowledged to me that he she / they executed the same in
his her / their authorized capacity (ies), and that by his her / their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,



(Notary Seal)

Signature of Notary Public



Affidavit of Pamela Silverstein

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Pamela Silverstein, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16 day of August, 2015.

Pamela Silverstein
Signature

Pamela Silverstein
Print

Affidavit of FHSIE SILBERSTEIN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Elise Silverstein, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16 day of August, 2015.

Elise Silverstein

Signature

FHSIE SILBERSTEIN

Print

Affidavit of Mark Aguilera

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Mark Aguilera, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16 day of August, 2015.


Signature

Mark Aguilera
Print

Affidavit of Carla Garcia

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Carla Garcia, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of AUGUST, 20 15.



Carla Garcia

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On AUGUST 16 2015 before me, DAVID LUMIQUED NOTARY PUBLIC, personally appeared CARLOS GARCIA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument and acknowledged to me that he (she/they) executed the same in his (her/their) authorized capacity(ies), and that by his (her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,



Signature of Notary Public

(Notary Seal)



Affidavit of Brian D'Annunzio

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Brian D'Annunzio, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of August, 2015.

Brian D'Annunzio
Signature

BRIAN D'ANNUNZIO
Print

Affidavit of TERIA D'ANNUNZIO

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, TERIA D'ANNUNZIO, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of AUG-15, 20 15.


Signature

TERIA D'ANNUNZIO
Print

NOTARY ACKNOWLEDGEMENT


A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 8/16/15 before me, DAVID A. LUMIQUED, Notary Public, personally appeared ARND O. DRILLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~(she)~~ ~~they~~ executed the same in his/~~her~~ ~~their~~ authorized capacity(ies), and that by his/~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

 (Notary Seal)
Signature of Notary Public



Affidavit of DANIEL D. DOMONICZAK


STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, DANIEL D. DOMONICZAK, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 14th day of AUGUST, 20 15.


Signature

Daniel D. Domoniczak
Print

Affidavit of Joseph Moncada

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Joseph Moncada, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of AUGUST, 2015.



Joseph Moncada

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 8/16/2015 before me, DAVID LUMIQUED, NOTARY PUBLIC, personally appeared JOSEPH LUMIQUED, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

[Signature] (Notary Seal)
Signature of Notary Public



Affidavit of Margaret Melendrez

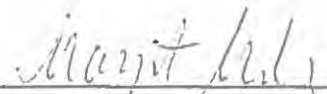
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Margaret Melendrez, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of CA. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 16th day of August, 20 15.



Margaret Melendrez

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the instrument.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

[Handwritten signature]

On 8/16/2015 before me,
personally appeared ARACELI HERNANDEZ
satisfactory evidence to be the person(s) w
within instrument and acknowledged to me
his/~~her~~/their authorized capacity(ies), and that
instrument the person(s), or the entity upon beh.
executed the instrument.

DAVID A. LUMIQUED,
to me on the basis of
scribed to the
xecuted the same in
eir signature(s) on the
which the person(s) acted,

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

[Handwritten signature]

(Notary Seal)

Signature of Notary Public



Affidavit of Ken Lockwood

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Ken Lockwood, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California . I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have not called Verizon to complain about my wireless cell coverage for many years.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 17th day of August , 2015.



Signature

Ken Lockwood

Print

Affidavit of Patrick Lopez

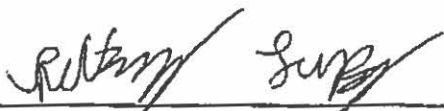
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Patrick Lopez, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home and around Charter Oak community. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this _____ day of 08/17/2015.


Signature

Patrick Lopez
Print

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 8/17/15 before me, DAVID A. LUMIQUED, NOTARY PUBLIC, personally appeared PATRIK ROBER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,



(Notary Seal)

Signature of Notary Public



Affidavit of Raul Lopez

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Raul Lopez, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home and around Charter Oak community. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 17 day of August, 2015.



Signature

Raul Lopez

Print

Affidavit of Jackie Lopez

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Jackie Lopez, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home and around Charter Oak community. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 17 day of August, 2015.

Jackie W Lopez
Signature

Jacqueline W. Lopez
Print

Affidavit of Dylan Lopez

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned, Dylan Lopez, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I am a Verizon Wireless mobile customer. I live in Los Angeles County and have very good to excellent voice call coverage especially within a mile of my home and around Charter Oak community. I have not had any dropped calls or bad connections. I use my phone inside and outside my home, while I drive to and from work, and while communicating with friends and family daily in my community including but not limited to at school, church, shopping, and at recreational parks and trails. I have never called Verizon to complain about my wireless cell coverage.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed this 17 day of August, 20 15.

Dylan Lopez
Signature

Dylan Lopez
Print

NOTARY ACKNOWLEDGEMENT

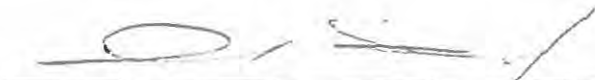
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 8/12/15 before me, DAVID A. LUMIQUED, Notary Public, personally appeared Dylan Lopez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,



(Notary Seal)

Signature of Notary Public



ne 24, 2015

Attn: Jeanine Nazar
Los Angeles County
Department of Regional Planning (DPR)
320 W Temple Street
Los Angeles, CA 90012

RE: PROJECT NO: R2014-02565-(5)
CONDITIONAL USE PERMITS CASE NO: 201400121
PROJECT LOCATION: 4337 N SUNFLOWER AVENUE

To Whom It May Concern:

We, the undersigned concerned residents of Oak Crest, and elsewhere attest that we are in opposition to the installation of Verizon wireless telecommunications facility on the property located at 4337 N Sunflower Avenue and call on the city Planning Department, as well as the Zoning Board to deny this application.

Residents see this project as not aesthetically pleasing and a nuisance in the community. It does not fit in to reflect of the community and the residents do not approve this eye sore locally. The installation of the cellular antenna is inconsistent with the character of the neighborhoods surrounding the location. We would hope the City of Covina would discourage antenna or tower proliferation and protect against visual blight and damage to our community aesthetics.

In addition, residents are justifiably concerned about proposed cell towers reducing the value of their homes and properties. Whether or not there is a clear "proof". Many potential home buyers don't want to buy homes near, or within view of, cell towers. How does Verizon have the right to decrease the value of our homes? We don't think they do.

This area already has adequate cell service. We believe Verizon wireless telecommunications should be required to find more appropriate locations in nearby commercial and industrial zones away from residential neighborhoods, far away from schools and and that all alternative scenarios must be exhausted to make a more appropriate selection on industrial or commercial land.

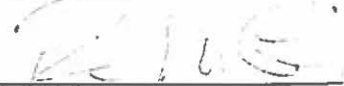
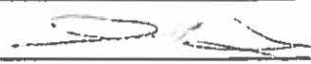

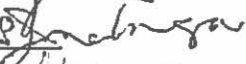
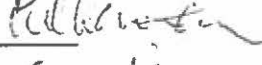


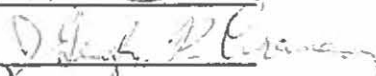
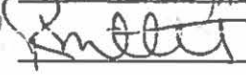
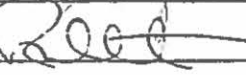
We request you to respect the wishes of the concerned residents and deny the proposed project at this location.

Thank you very much,

Name

Address

Signature

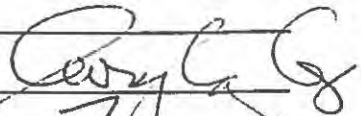
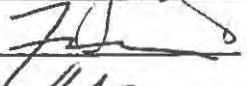





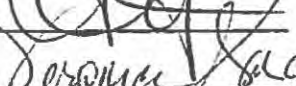
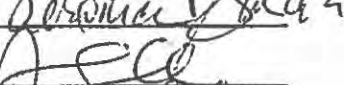
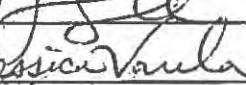
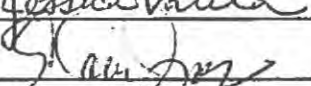
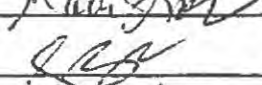
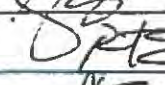
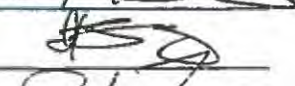
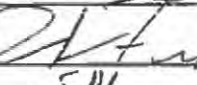
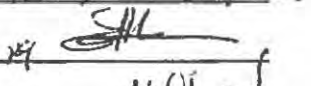
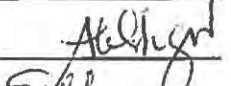
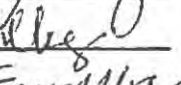
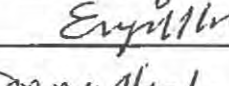

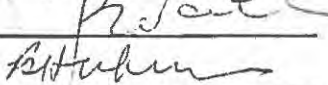

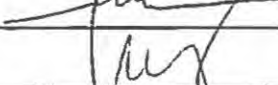
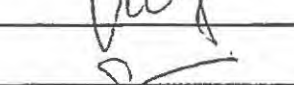

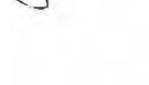
1. Rose Huet-Lumiguel 1883 Newcastle Ln. San Dimas 
2. DAVID LUMIGUEL 1883 Newcastle Lane, San Dimas, CA 91773 
3. Maria Mejorado 1817 Newcastle Ln. San Dimas
4. Tura Russ 1847 Newcastle, S Dimas
5. IYAD SARRAUR 1835 NEWCASTLE SAN DIMAS
6. REBECCA LINGAO 1871 NEWCASTLE LN SAN DIMAS 
7. ANTONIO LINGAO 1871 NEWCASTLE LN SAN DIMAS
8. JOHN PAUL LINGAO 1871 NEWCASTLE LN SAN DIMAS
9. JOSE LINGAO 1871 NEWCASTLE LN SAN DIMAS 
10. William Chen 1877 Newcastle Ln San Dimas 
11. Grace Ying 1877 Newcastle Ln San Dimas Grace Ying
12. Solomon TAYE Abebe 1865 Newcastle Ln, San Dimas, 91773 
13. Yawenebeba Argaw 1865 Newcastle Ln, San Dimas, 91773
14. Alyssa Arzaga 1883 Newcastle Lane, San Dimas, CA 
15. Nicolas Henke 1883 Newcastle Lane, San Dimas, CA Nicolas Henke
16. Jose Gregorio P. Curanang 645 E. Fickson St Pasadena CA 91104 
17.  645 Fair Oaks Ave Pasadena, CA 91030 
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Name	Address	Signature	
18	Carmelo Cascarami 841 Newcastle Ln	<i>Carmelo Cascarami</i>	
19	Maria Cascarami 841 Newcastle Ln	<i>Maria Cascarami</i>	
20	Rima Sarsour 1835 Newcastle Ln	<i>Rima Sarsour</i>	
21	Hene Bahsous 1835 Newcastle Ln	<i>Hene Bahsous</i>	
22	Robert Hughes 4505 N Sunflower Ave	<i>Robert Hughes</i>	
23	JUNE C. SIMPSON 4505 N. SUNFLOWER AVE	<i>June C. Simpson</i>	
24	Jeff W. Kelasco 4505 N. Sunflower Ave	<i>Jeff W. Kelasco</i>	
25	Alicia Rosales 805 N. SUNFLOWER AVE	<i>Alicia Rosales</i>	
26	Karen Rosales 805 N. SUNFLOWER AVE	<i>Karen Rosales</i>	
27	Adrianna Rosales 805 N. SUNFLOWER AVE	<i>Adrianna Rosales</i>	
28	Yvonne Rosales 805 N. SUNFLOWER AVE	<i>Yvonne Rosales</i>	
29	Esiberto Padua 919 N. Sunflower Ave	<i>Esiberto Padua</i>	
30	Lucia P. Padua 919 N. Sunflower Ave	<i>Lucia Padua</i>	
31	Nia Padua 919 N. Sunflower Ave	<i>Nia Padua</i>	
32	Khrystianit Padua 919 N. Sunflower Ave	<i>Khrystianit Padua</i>	
33	Stephen Ford 2160 E. Bellbrook St	<i>Stephen Ford</i>	
34	Gunny Ford 2160 E. Bellbrook St	<i>Gunny Ford</i>	
35	Amber Albury 2180 EXPRESS	<i>Amber Albury</i>	
36	Laura HERNANDEZ 2175 E BROOKPORT ST	<i>Laura Hernandez</i>	
37	Robert HERNANDEZ " " " "	<i>Robert Hernandez</i>	
38	Ben Santos 2185 E Brookport St	<i>Ben Santos</i>	B.I
39	Chanti Santos " " " "	<i>Chanti Santos</i>	ES
40	Antonio Cordova " " " "	<i>Antonio Cordova</i>	HC
41	CHRIS PORTER 2176 E. BROOKPORT ST.	<i>Chris Porter</i>	
42	Rossanne Egbert 2152 BROOKPORT ST	<i>Rossanne Egbert</i>	
43	Steve Egbert 2152 Brookport St	<i>Steve Egbert</i>	SE
44	ABRAHAM T. DEMISSE 1206 N. Lyman Ave	<i>Abraham T. Demisse</i>	Covina 91724 AET
45	Bethelheim Wolde 1206 N. Lyman Ave	<i>Bethelheim Wolde</i>	Covina 91724

Name

Address

Signature

46	LARRY REYLES	4409 N SUNFLOWER AVE	
47	FABIAN BAUTISTA	4411 N. SUNFLOWER	
48	Mayra Gutierrez	4411 N. Sunflower	
49	Kimberly Diaz-Gutierrez	4411 N. Sunflower	
50	Maricela Prieto	4411 N. Sunflower	
51	BRISIA PORTUGAL	4411 N. SUNFLOWER	
52	Manang Mkhitarayan	58 Glenflow	
53	Anna Lopez	4411 Sunflower	
54	Yanira Garcia	4411 Sunflower	
55	Juan SANDOVAL	4411 Sunflower	
56	Jessica Varela	4409 N Sunflower	
57	Elaine Mabalot	1039 N Barista	
58	Josiah Mabalot	"	
59	Robert Sanchez	974 N Barista	
60	Itzel Sanchez	974 N Barista	
61	Ros Francis	975 N Barista	
62	Eric Lingao	1871 New Castle Lane S. Dine	
63	Alii Lingao	1871 New Castle Lane S Dine	
64	Eatli Lingao	"	
65	Emyl Lingao	"	
66	Maria Hernandez	"	
67	Rosemarie Macatangay	"	
68	Bulma H. Cuber	"	
69	CESTA CABRELA	"	
70	WENONA A. VERGARA	"	
71	CHARLIE VERGARA	"	

Name

Address

Signature

- 72 CASSIE VERGARA 4433 N. Sunflower Ave Cassie Vergara
- 73 CINDY VERGARA 4433 N. Sunflower Ave Cindy Vergara
- 74 Claudio Alva 4433 N. Sunflower Ave Claudio Alva
- 75 Akriana Alva 4433 N. Sunflower Ave Akriana Alva
- 76 Arman Alva 4433 N. Sunflower Ave Arman Alva
- 77 Janet Avila 4435 N. Sunflower Ave Janet Avila
- 78 Sara Avila 4435 N. Sunflower Ave Sara Avila
- 79 Paul Avila 4435 N. Sunflower Ave Paul Avila
- 80 GARY WARTH 4439 N. Sunflower Ave Gary Warth
- 81 Kathy Warth 4439 N. Sunflower Ave Kathy Warth
- 82 MISO ALVA 4433 N. Sunflower Ave Miso Alva
- 83 Miguel RAMOS 4440 N. Sunflower Ave Miguel Ramos
- 84 JAMES G LACSON 4425 N. Sunflower Ave James Lacson
- 85 Emilia G Lacson 4425 N. Sunflower Ave Emilia Lacson
- 86 Jimma DePa 4425 Sunflower Ave Jimma DePa
- 87 Lorita Hanks 4431 N. Sunflower Ave Lorita Hanks
- 88 Suzu Sincay 4439 N. Sunflower Ave Suzu Sincay
- 89 JUDY RAILO 4449 N. Sunflower Ave Judy Rallo
- 90 Jeanne Roup 4437 N. Sunflower Ave Jeanne Roup
- 91 Tom CASWELL 4449 N. Sunflower Ave Tom Caswell
- 92 Ronald Caswell 4449 N. Sunflower Ave Ronald Caswell
- 93 Leskolonah 4501 N. SUNFLOWER AVE Leskolonah
- 94 JAMES HAWKTH 4505 N. SUNFLOWER AVE James Hawkth
- 95 Col. Howard 4513 N. Sunflower Ave Col. Howard
- 96 NOMER BERNARDO 837 N. SUNFLOWER AVE Covina CA
- 97 ROMAN JAVIER 837 N. SUNFLOWER AVE Covina CA
- 98 Kim Thanh Phung 2054 E. CYPRESS ST Covina CA

Kim Thanh

Name

Address





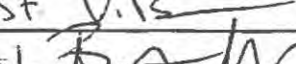
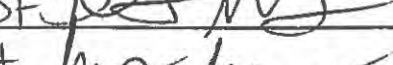


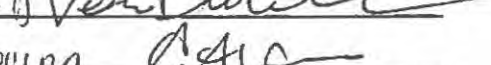
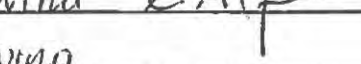





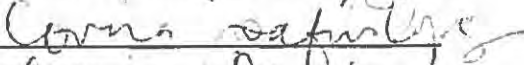
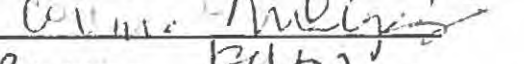
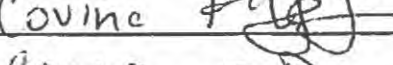


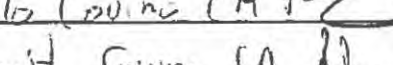
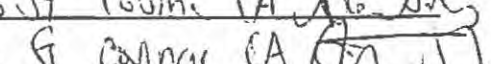
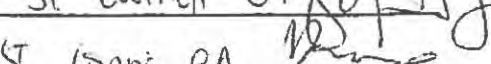

Signature

- 79. ~~Hong Tran 2084 E Cypress St Hong~~
- 80. ~~Hoang Tang 2084 E Cypress St Hung~~
- 81. ~~Justin Tang 2084 E Cypress St Justin~~
- 82. ~~Dustin Tang 2084 E Cypress St Dustin~~
- 83. ~~VINH & VICTORIANO 2072 E. CYPRESS ST. VINH~~
- 84. ~~CRISTINA & VICTORIANO 2072 E. CYPRESS ST. VINH~~
- 85. ~~DOMINIC & VICTORIANO 2072 E. CYPRESS ST. DOMINIC~~
- 86. ~~VINH & VICTORIANO 2072 E. CYPRESS ST. VINH~~
- 87. ~~Rebecca Valenzuela 2049 E Bellbrook St Rebecca~~
- 88. ~~YANUO SONG 2112 E. BELLBROOK ST. COVINA CA 91724 YANUO~~
- 89. ~~Wilton Miller 2120 Bellbrook St Wilton Miller~~
- 90. ~~Leticia Miller " " Leticia Miller~~
- 91. ~~* NASTEN ALLEN 2107 E. BELLBROOK ST. COVINA, CA 91724 NASTEN~~
- 92. ~~IREME MEZA 2175 E. BELLBROOK ST 91724 IREME~~
- 93. ~~MARCELA MEZA 2175 E. BELLBROOK ST 91724 MARCELA~~
- 94. ~~MICHAEL C. MEZA 2175 E. BELLBROOK ST 91724 MICHAEL~~
- 95. ~~CARLOS AGUILAR 2121 E. BROOKPORT ST. COVINA CA 91724 CARLOS~~
- 96. ~~WILLIAM KIM 2121 E. BROOKPORT ST. COVINA CA 91724 WILLIAM~~
- 97. ~~Muhammad 4518 Sunflower Way 91724 Muhammad~~
- 98. ~~GERHARD RODRIGUEZ 2189 E CYPRESS ST COVINA, 91724 GERHARD~~
- 99. ~~MARCUS, 2187 E CYPRESS ST, COVINA, CA 91724 MARCUS~~
- 100. ~~SIDEIA 2182 E CYPRESS ST, COVINA CA 91724 SIDEIA~~
- 101. ~~NILX NGO, 2182 E CYPRESS, COVINA, CA 91724 NILX~~
- 102. ~~SHEREE PEREZ 2220 E. CYPRESS ST., COVINA CA 91724 SHEREE~~
- 103. ~~TRISTAN PEREZ 2220 E. CYPRESS ST COVINA, CA 91724 TRISTAN~~
- 104. ~~FRAUCESCO PEREZ 2220 E. CYPRESS ST. COVINA, CA 91724 FRAUCESCO~~
- 105. ~~CARMEN PEREZ 2220 E. CYPRESS ST. COVINA, CA 91724 CARMEN~~

Name

Address

Signature

- 126 MATTHEW LEON 2251 BADILLO ST. 
- 127 MARISA MARTINEZ 2251 BADILLO ST. 
- 128 Neidi Sanders 2265 E Badillo St. Ukiah 
- 129 Brian Sanders 2265 E Badillo St. Ukiah 
- 130 Victoria Brown 2265 E Badillo St. V.R. 
- 131 Zornadette Martinez 2251 E. Badillo St. 
- 132 Michael Martinez 2251 E. Badillo St. 
- 133 Joseph C. Sanchez 917 S Essex Rd. 
- 134 Venencia Mullan 917 S Essex Rd. 
- 135 Claudia Alfonso 2171 E. Badillo St. Covina 
- 136 Martin Gomez 2171 E. Badillo St Covina
- 137 Pamela Gomez 2171 E. Badillo St. Covina
- 138 Andres Gomez 2171 E. Badillo St. Covina
- 139 EREN CHARIEZ 2195 E Badillo St Covina 
- 140 HERNAN LOPEZ 2195 E Badillo St Covina 
- 141 Roman Hussey 2195 E Badillo St Covina 
- 142 Jaob Hussey 2195 E Badillo St Covina 
- 143 Joe Lopez 2195 E Badillo St Covina 
- 144 Joaquin Lopez 2195 E Badillo St Covina 
- 145 Mia Lopez 2195 E Badillo St Covina 
- 146 Yuan Hussey ~~Yuan Hussey~~ 1564 E Level St Covina 
- 147 JOE RENTERIA 2191 E BADILLO ST COVINA 
- 148 DIANE BAPTISTA 2191 E BADILLO ST COVINA 
- 149 Brent Estrada 2187 E Badillo Covina CA 
- 150 Alicia Solis 2151 E Badillo St Covina CA 
- 151 Stephanie Tsang 2155 E. Badillo St Covina CA 
- 152 Roy Tsang 2155 E. Badillo St Covina CA 

Name

Address

Signature

53 Diana Baylor 1502 Greenwich rd Buja Bae
San Dimas, CA 91773

54 Bryan BAYLOR 1502 Greenwich Road Buja Bae
SAN DIMAS, CA 91773

55 JULIAN AYON 1042 SHERWOOD CT John Ayon

156 ~~Margaret Paspe~~ SAN DIMAS CA 91773

157 Margarita Paspe 2169 E. Badillo St

158 THOMAS GALLAGHER Covina Ca. 91724

159 Pam Silverstein 2177 E Badillo St Covina Pam Silverstein

160 Elise Silverstein S S SS

161 Elise Silverstein S S S S

162 Eric Brindstoff S S S S S

163 George Wil 2181 E. Badillo G.W. Wil

164 LIZA KATIGBAN 4640 N. GLEN ARDEN AVE Liza Katigban

165 PAZ CARINGAL 4640 N. GLEN ARDEN AVE Paz Caringal

166 MIKE KATIGBAN 4640 N. GLEN ARDEN AVE. Mike Katigban

167 MICHAEL CONSTANTINE KATIGBAN 4640 N. GLEN ARDEN AVE

168 PATTY KATIGBAN 1009 CHEWEGA AVE SAN DIMAS Patty Katigban

169 Pedro CARINGAL 4640 N. GLEN ARDEN AVE Pedro Caringal

170 Cristina Roldan 4657 Glen Arden Ave Covina, CA 91724

171 Jones R. Roldan 4657 GLEN ARDEN AVE. COVINA CA. 91724



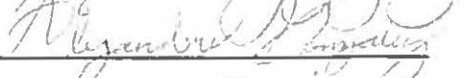
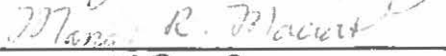
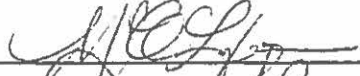
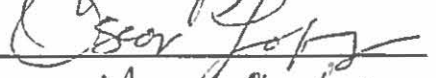
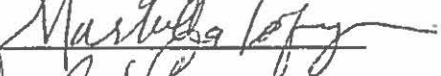
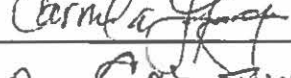



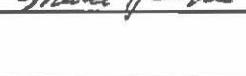
172 KEVIN ROLDAN 4657 GLEN ARDEN AVE. COVINA CA. 91724

173 JONATHAN ROLDAN 4657 GLEN ARDEN AVE. COVINA CA 91724

174 CHRISTOPHER ROLDAN 4657 GLEN AVE. COVINA CA 91724

175 John Ordano 4645 Glen Arden Ave Covina CA 91724

176 Tina Ordano 4645 Glen Arden Ave Covina CA 91724

	Name	Address	Signature
77	1. Alex Gonzalez	1445 E. Dexter St.	
	2. Raquel Gonzalez	1445 E. Dexter St	
79	3. Alejandro Gonzalez	1445 E. Dexter St.	
80	4. Maria R. Macias	1445 E Dexter St.	
81	5. Maria C. Lafarga	464 Rancho Alegre Dr.	
82	6. Oscar Lafarga	464 Rancho Alegre Dr	
83	7. Marbella Lafarga	464 Rancho Alegre Dr.	
84	8. Carmela Lafarga	464 Rancho Alegre Dr.	
85	9. Cristian Ixtlahuac	2160 rancho culebra Dr	
86	10. David Gonzalez	2160 rancho culebra Dr.	
87	11. David Ixtlahuac	2160 Rancho culebra Dr.	
88	12. Monica Ixtlahuac	2160 Rancho culebra Dr	
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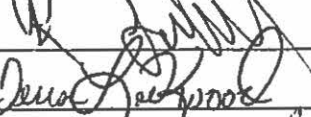
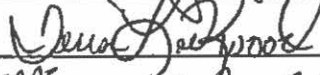
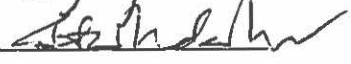
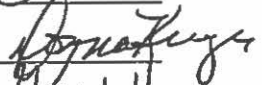
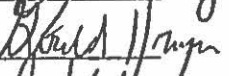
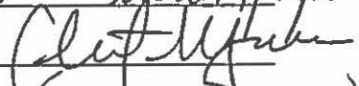
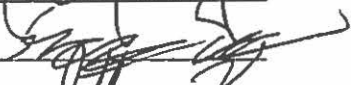
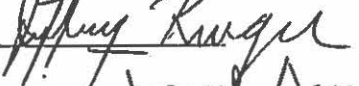

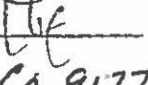






Name Address Signature

- 189 Luis RAMOS 1535 E. OLD BADOLO ST, Covington CA. Luis Ramos
- 90 Mirna Mayao 708 S. San Joaquin Rd Covington CA 95021
- 91 PAUL FRIEDMAN 510612 E. Arrow Covina 91724
- 92 Julian Castro 4909 N Rimburst Ave ~~Paul~~ ~~Paul~~
- 93 **FAUSTINO Alamo** 100 E. Badillo ST
- 94 Gina Chirino 1380 E. Badillo St
- 95 Valeska Rodriguez 515 E. Chardrey St Valeska
- 96 Jessica Santos 4309 N. Sunflower Ave J. Santos
- 97 Mark Ayres 1791 Danison ST Mark Ayres
- 98 Jacqueline Sosa 511 E. Celeste Street Jacqueline Sosa
- 99 Jerry Cisneros 3823 Gilman St #30 Jerry Cisneros
- 100 Adam Vasquez 8183 Bendover dr 91730 Adam Vasquez
- 101 Daniel Ray 3131 Watkins Dr 92507 Daniel Ray
- 102 Penny Tillman 11512 Hontecock Dr. 92356 Penny Tillman
- 103 Mike Chen 2823 G St 5B. 92405 Mike Chen
- 104 Tony Levin 931 E. Brenning 91740 Tony Levin
- 105 CHANG WEISBERG 1853 Newarth Lane 91770 Chang Weisberg
- 106 Sony Torres 11757 Mulcitt Ave Sony Torres
- 107 Kevin Martin 6130 Walnut Ave Kevin Martin

Name

Address

Signature

- 208 KEN LOCKWOOD 1809 NOTTINGHAM LANE SAN DIMAS 
- 209 Teresa Lockwood 1809 Nottingham Ln. San Dimas 
- 10 YES HEIMANT UDESHI 1801 NOTTINGHAM SAN DIMAS 
- 11 YES Surbhi Udeshi 1801 Nottingham Ln San Dimas Surbhi
- 212 Donna Kruger 1865 Nottingham Ln San Dimas 
- 213 Gertrud Kruger 1865 Nottingham Ln. San Dimas 
- 214 Christina Magnusen 1865 Nottingham Ln San Dimas 
- 215 Bejay Magnusen 1865 Nottingham Ln San Dimas 
- 216 JEFF KRUGER 1865 NOTTING SAN DIMAS 
- 217 JOSEPH ARCENEAU 1873 NOTTINGHAM SAN DIMAS 
- 218 DAVID ARCENEAU 1873 NOTTINGHAM SAN DIMAS 
- 219 Rick MADDALENA 1034 SHERWOOD CT SAN DIMAS, CA 91773 
- 220 JAY D. MATFIELD 1820 NOTTINGHAM LN SAN DIMAS CA 91773 
- 221 KURT LOCKWOOD 1909 NOTTINGHAM LN SAN DIMAS 91773 
- 222 MIKE MORANO 1610 SHERWOOD CT SAN DIMAS 91773 
- 223 PATRICIA WASHIRACI 1010 SHERWOOD CT SAN DIMAS 91773 
- 224 Katherine Morano 1010 Sherwood ct San Dimas 91773 

	Name	Address	Signature
1	Paul Weisberg	1853 Newcastle Ln	<i>Paul Weisberg</i>
2	Deborah Warr	1879 Newcastle Ln	<i>Deborah Warr</i>
3	Paul Graham	1879 Newcastle Ln	<i>Paul Graham</i>
4	Stephen Petermann	1811 Newcastle Ln	<i>Stephen Petermann</i>
29	Ernie O. Corder	1015 Sherwood Ct San Dimas, 91773	
30	Helia S. Raza	1015 Sherwood Ct San Dimas 91773	
31	Maribel Ayon	1042 Sherwood Ct. San Dimas CA 91773	
32	Denise Garcia	1026 Sherwood Ct San Dimas 91772	
33	Stephen Jones	2172 E Cypress Covina 91724	
34	Delia Jones	2172 E Cypress Covina 91724	
35	STUART GIBB	2210 E CYPRESS COVINA 91724	
	Aimee Gibb	" " "	"
6	Maria C. Ampudia	2279 E. Badillo St. Covina 91724	
7	Hermes Ampudia	" " " Covina 91724	
8	Carlee Hernandez	2245 E Badillo St. Covina 91724	
9	Laura Field	2245 E Badillo St. Covina 91724	
10	Thomas Troutner	2245 E Badillo St. Covina 91724	
11	Dolores Rivers	2275 Badillo, Covina 91724	
12	Jan Bennie	2279 Badillo Covina.	
13	John Bennie	2279 Badillo Covina.	
14	Melinda White	3263 E. Badillo Cov.	
15	Eric Kato	2263 E Badillo Cov	
16	Chikara Kato	2263 E Badillo Cov	
17	Arden Longbrun	2255 E. Badillo St. Cov	

	Name	Address	Signature
249	Jon Cowper	2217 E. Badillo	Jon Cowper
250	Rachelle Cowper	"	Rachelle Cowper
251	Romulo Penuelo	2227 E Badillo St	Romulo Penuelo
252	Anthony Chavez	2271 E. Badillo St	Anthony Chavez
253	Alberto Chavez	2271 E Badillo St.	Alberto Chavez
254	Leticia Hampton	2267 E Badillo St.	Leticia Hampton
255	Phil Hampton	2267 E Badillo St	Phil Hampton
256	ARI VASCO	2253 E Badillo St	ARI VASCO
257	Cynthia Vally	2253 E Badillo St.	Cynthia Vally
258	FLORA NAHUEL AGEN	2197 E BADILLO ST	FLORA NAHUEL AGEN
259	LUIS ALFONSO	2197 E. BADILLO ST	LUIS ALFONSO
260	JERRO ALFONSO	2197. E BADILLO ST	JERRO ALFONSO
261	Holla Savage	2189 E Badillo	Holla Savage
262	Eugene Perez	2189 E Badillo	Eugene Perez
263	Tim Venter	2161 E. Badillo	Tim Venter
264	Lisa Venter	2161 F. Badillo	Lisa Venter
265	Ruth Venter	2161 E. Badillo	Ruth Venter
266	Catalina Lopez	2169 E. Badillo	Catalina Lopez
267	Marcelo Raspe	"	Marcelo Raspe
268	Senge Rivera	4305 N. Simpforn	Senge Rivera
269	Mervyn Rivera	✓	Mervyn Rivera
270	Gregg Rivera	✓	Gregg Rivera

	Name	Address	Signature
25	Pilar Weisberg	1853 Newcastle Ln	[Signature]
6	Deborah Wain	1879 Newcastle Ln	[Signature]
7	PAUL GRAHAM	1879 Newcastle Ln	[Signature]
28	Stephen Petermann	1811 Newcastle Ln	[Signature]
129	Terlis O. Corder	1015 Sherwood Ct San Dimas 91773	
130	Lilia S. Raza	1015 Sherwood Ct San Dimas 91773	
31	Maribel Ayon	1042 Sherwood Ct. San Dimas CA 91773	
32	Jenise Garcia	1026 Sherwood Ct San Dimas 91773	
33	Stephen Jesus	2172 E Cypress Covina 91724	
34	Delia Jesus	2172 E Cypress Covina 91724	
35	STUART GIBB	2215 E CYPRESS COVINA 91724	
	AIMEE GIBB	" " "	"
36	Maria C. Ampudia	2279 E. Badillo St. Covina 91724	
37	Hermes Ampudia	" " " Covina 91724	
38	Carlee Hernandez	2245 E Badillo St. Covina 91724	
39	Laura Field	2245 E Badillo St. Covina 91724	
40	Thomas Troutman	2245 E Badillo St. Covina 91724	
41	Dolores Rivas	2275 Badillo, Covina 91724	
42	Jan Benne	2279 Badillo Covina	
43	John Benne	2279 Badillo Covina	
44	Martin Obedel Villar	2263 E. Badillo Cov.	
45	Elie Kala	2263 E. Badillo Cov	
46	Gilbert Kala	2263 E. Badillo Cov	
47	Arden Longbray	2255 E. Badillo St. Cov	

	Name	Address	Signature
249	Jon Cowper	2217 E. Badillo	
250	Rachelle Cowper	"	
251	Romario Penonino	2227 E. Badillo St.	
252	Anthony Chavez	2271 E. Badillo St	
253	Alberto Chavez	2271 E. Badillo St.	
254	Leticia Hampton	2267 E. Badillo St.	
255	Phil Hampton	2267 E. Badillo St	
256	ARI VASHO	2253 E. Badillo St	
257	Cynthia Vally	2253 E. Badillo St.	
258	FLORA NAHUEL AJEN	2197 E. BADILLO ST.	
259	LUIS ALFONSO	2197 E. BADILLO ST	
260	FERRO ALFONSO	2197. E. BADILLO ST	
261	Halla Savage	2189 E. Badillo	
262	Eugene Perez	2154 E. Badillo	
263	Yan Yut	2161 E. Badillo	
264	Lisa Venter	2161 E. Badillo	
265	Ruth Venter	2161 E. Badillo	
266	Catalina Lopez	2169 E. Badillo	
267	Marcelo Raspe	"	
268	Senge Rivera	4305 N. Sumptown	
269	Merlyn Rivera	✓	
270	Gregg Rivera	✓	



Name	Address	Signature
271 KRISTI LESTICK	Greer Av.	<i>Kristi Lestick</i>
272 CHRIS LESTICK	GREER AV	COVINA, CA
273 Jonathan Selold	1001 Sherwood Court	San Dimas
274 Wendy Avila	1945 E FALL AV. 1ST	COVINA
275 Efrén Ramos	1149 N Sunflower Ave.	COVINA
276 Tom Vartabedian	4447 N. Sunflower	T. Vartabedian
277 JOHN CHRISTIAN MYRBERGER	4326 1/2 N LYMAN AVE	COVINA
278 Jeanette Petermann	1811 Newcastle Ln	San Dimas 91773
279 Arnulfo Gutierrez	1841 Nottingham Hills	San Dimas 91773, A.G.
280 Cassin Vega	4726 N. Main Ave.	Covina 91722
281 Shawn Flu	1825 Nottingham Lane,	San Dimas 91773
282 Deanna Jacobs	1636 Collier Pl	Covina CA 91724
283 Jeremy Reynolds	478 W Front St	Covina CA
284 Linda Pineda	233 N. Delay	Covina 91723
285 Ang Garcia	1249 Adillo	Covina CA 91724
286 Floyd JACKSON	1184 KLANA DELAY AV	91773 Elmonte
287 Patty Guil	5034 N. Ivescrest Ave.	Alhambra
288 Connor Trujillo	1205 West Cypress St	Covina
289 Hedy K. Adams	801 W. Covina Blvd #175	San Dimas 91773
290 Enrique A. Flory	803 N Rinhurst Ave	Enrique Flory

Name	Address	Signature
321	Emilio Ruiz 1805 Newcastle.	Emilio Ruiz
322	Argelia Ruiz 1805 Newcastle	Argelia Ch Ruiz
323	Adrie Ruiz 1805 Newcastle	Adrie Ruiz
324	FRANK FOSTER 961 S. PEMBROKE RD	Frank Foster
325	KATHRYN FOSTER 961 S. PEMBROKE RD	Kathryn Foster
326	Veronica D. Armendariz 946 S. Pembroke Rd	Veronica D. Armendariz
327	Natalio Arias 946 S. Pembroke Rd	Natalio Arias
328	Daniel Amador 946 S. Pembroke Rd	Daniel Amador
329	Uygam Armentariz 946 S. Pembroke Rd	Uygam Armentariz
330	Clanibel Arias 946 S. Pembroke Rd.	Clanibel Arias
331	JERRY CUMMINS 1835 W. CARDIFF RD	Jerry Cummins
332	DIMA SANSOAR 1835 NEWCASTLE CAN	Dima Sansoar
333	Hene Sansoar 1835 Newcastle	Hene Sansoar
334	Jessica Sanchez 3735 ^{Playland Ave} Baldwin Park	Jessica Sanchez
335	Eric Hanch 987 Elmiras	Eric Hanch
336	Carl Dook 331 N. GLENN AVE/CAVITA	Carl Dook
337	Peter Aquila 6226 S. 53rd Street 4325 N. SUTCLIFF	Peter Aquila
338	Raymon Lim 4325 N. Sutcliff	Raymon Lim
339	Liz Barris 101 S. Topog. Cyn. Blvd. 596	Liz Barris
340	Lydin P. Cyren 1008 Old Mill ^{Elm.} Topog, CA 95290	Lydin P. Cyren
341	Moises Pedraza 6377 Harvard Pl Ontario	Moises Pedraza

PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME ADDRESS SIGNATURE

Valerie Macias 869 N Lyman Ave

Angel Macias 869 N Lyman Ave

CRISTINA DOMINGO 1989 E. HALLER ST. COVINA 91724

Wanda H. Lopez

Andrew E. Gonzalez 1400 E. Farland St Covina CA 91724

Melissa J. Schmitt 400 N. Charter Oak Light

Michelle A. ...

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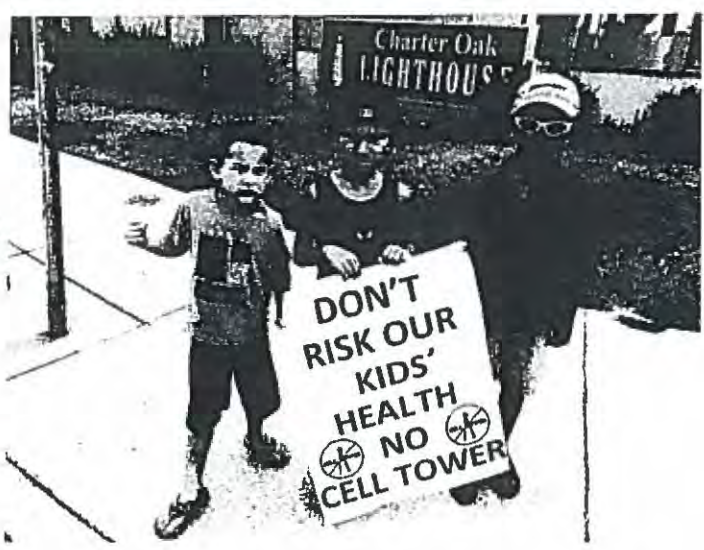
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OR ALL UPDATES & TO SIGN OUR PETITION VIA EMAIL: CELLTOWERWATCH.WORDPRESS.COM

**COMMUNITY YARD SALE
& SILENT AUCTION
SUNDAY, AUGUST 30TH
TOOLS + TOYS + CLOTHES
FREE FOOD + DRINKS
OAK CREST ESTATES
1883 NEWCASTLE LANE
SAN DIMAS 91773**



PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME	ADDRESS	SIGNATURE
Mario Uribe	523 E. Navilla Plac 91723	[Signature]
Angelica Alvarez	1677 E Sochs Pl Coving 91724	[Signature]
BROOKO TRINGALI	3055 Joy St. W. COVINA CA 91791	[Signature]
Benjamin Garza	20325 E Nubia St. 91724	[Signature]
John Brown	260 N Stephora Av 91724	[Signature]
Joe Guerrero	200 W Rowland St #116 91723	[Signature]
Kevin Lee	703 Prospero Dr W Covina 91791	[Signature]
J S Pratt	217N. Forendale Ave Covina 91723	[Signature]

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

- NAME ADDRESS SIGNATURE
1. 21119 E Bellbrook St Covina Ca 91724 *Alana Gomez*
 2. Crystal Gomez 21119 E Bellbrook St Covina CA 91724 *Crystal Gomez*
 3. Michael Katiorkal 4690 N Still Avenu 91724 *Michael Katiorkal*
 4. NICOL KATIGBAK 623 N COVINA BLVD 91773 *NK*
 5. Kevin Gargelista 1551 Kinning Ave 91740 *Kevin Gargelista*
 6. Mia Espinoza 4432 E H. Hill Covina, CA 91703 *Mia Espinoza*

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME	ADDRESS	SIGNATURE
301 Luz Orellana	372 N. Greer Ave. Covina CA 91724	Luz Orellana
302 Diego Orellana	372 N- Greer Ave. Covina CA 91724	Diego Orellana
303 Christopher Orellana	372 N- Greer Ave. Covina CA 91724	Chris Orellana
304 Oscar Orellana, JR	372 N. Greer Ave. Covina, CA 91724	Oscar Orellana
305 Oscar Orellana	372 N. Greer Ave. Covina CA 91724	Oscar Orellana

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME..... ADDRESS..... SIGNATURE.....
Kenee Lopez 21102 E Benwood St [Signature]
John Lopez 11 11 [Signature]

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME.....ADDRESS.....SIGNATURE.....

30 OSCAR G. SUQUETT 1968 E. PALM DR. COVINA

32 LINDA SUQUETT 1968 F. PALM DR COVINA

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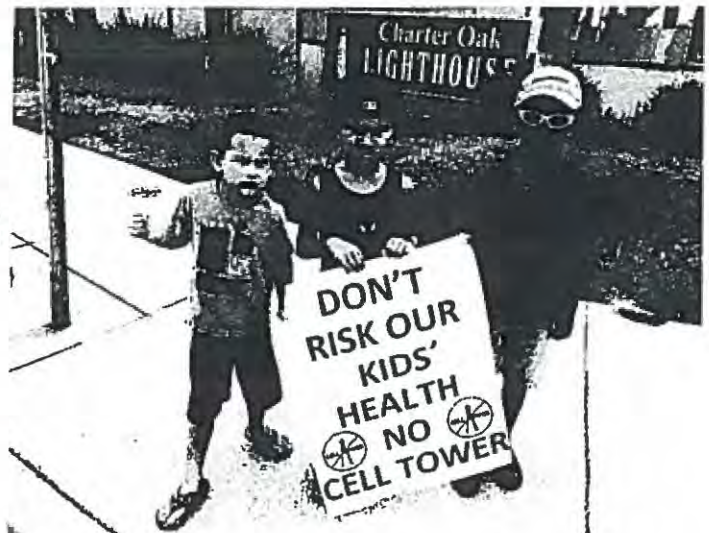


PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME Sara Martin ADDRESS 21120 E. Beauvois Corona CA 91724 SIGNATURE (Signature)

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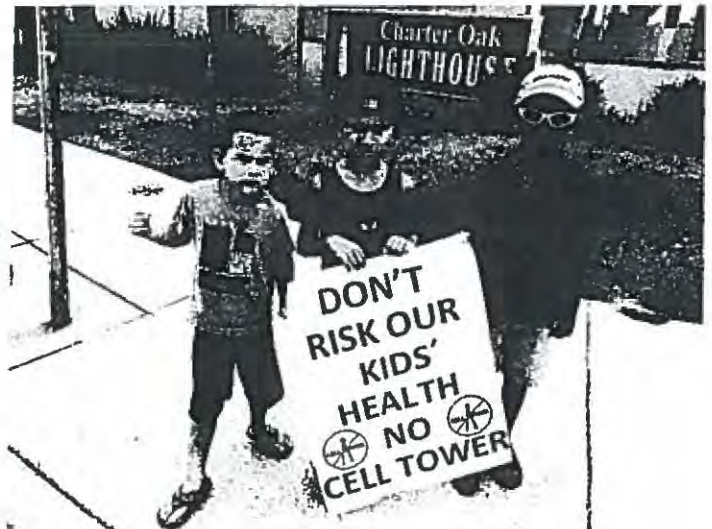


PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME Robert Bonilla ADDRESS 21115 E. BENBOW ST 91724 SIGNATURE [Signature]

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME..... ADDRESS..... SIGNATURE.....
37 Ruthann Shepherd 3703 Maryland Baldwin Park

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

372

NAME Anna Rossi ADDRESS 2021 E Faber Ave SIGNATURE [Signature]
CA 91719

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME Anthony ADDRESS 8221 E. Redillo St SIGNATURE [Signature]

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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH
NAME..... ADDRESS..... SIGNATURE.....

GABRIEL BIKUNIA

2050E .peddycamp3 court



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PETITION TO STOP THE VERIZON CELL TOWER PROJECT @ CHARTER OAK LIGHTHOUSE CHURCH

NAME..... ADDRESS..... SIGNATURE.....

- 1) Patricia Marquez 457 N. Boston Ave Covina CA 91703 [Signature]
- 2) JOSE GENGHIS P. CURAMENG 645 E. JACKSON ST PASADENA CA 91766 [Signature]
- 3) Gustavo Adolfo Nunez 2126 S. Meridian Ave Alhambra CA 91803 [Signature]
- 4) Ron Martinelli 18665 Pal Ct Santa Clarita CA 91380 [Signature]
- 5) Joshua Arwump 334 N Monterey St Alhambra CA 91801 [Signature]

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SAN DIMAS 91773**



Verizon: Stop Building Cell Towers In Residential Communities

Petition by Chang Weisberg

To be delivered to **Los Angeles County Board of Supervisors- 5th District, Mayor of Los Angeles County Board of Supervisors, Jeantine Nazar, LA County Planning, Ross Miletich, Verizon Wireless / Core Development Services, and Laurence M Blanchard, Senior Pastor**

"Can you hear me now? Good." The infamous ad campaign from Verizon that fueled the spread of their enormous telecommunication network has made them the number one service provider in the country. But, at what cost? Protect our homes and our children from cell towers being built in R-1 zoned residential communities. There are several concerns that need to be researched and addressed at the local and national level including health, environmental, and social economical concerns. The Telecommunication Act of 1996 gives overwhelming power to Verizon and its competitors to build cell towers in residential communities. After doing tons of research, It's almost impossible for local residents to stop the building of these cell towers near their homes. Don't let corporate interests trump local residents!

Please join the Home Owner's Association of Oak Crest Estates, residents of San Dimas, City of Covina, and Los Angeles County to stop the proposed Verizon cell tower at the Charter Oak Lighthouse Church located at 4337 N Sunflower Ave, Covina, CA 91724.

There are currently 303 signatures. NEW goal - We need 400 signatures!

PETITION BACKGROUND

We need to protect our local community from overwhelming corporate interests. Please support our HOA and local residents fight the proposed Verizon cell tower being built in our residential community.

CURRENT PETITION SIGNERS

- 305. **Amanda Sevold** from San Dimas, CA signed this petition on Aug 16, 2015.
- 304. **Jennifer Moreno** from Covina, CA signed this petition on Aug 13, 2015.

- 303. **Erwin Delabra** from Azusa, CA signed this petition on Aug 11, 2015.
- 302. **Joseph Ramirez** from el monte, CA signed this petition on Aug 11, 2015.
- 301. **Michael Hirun** from Monterey Park, CA signed this petition on Aug 11, 2015.
- 300. **Leon Townsend** from Alta Dena, CA signed this petition on Aug 11, 2015.
- 299. **Antoinette Chiha** from Pasadena, CA signed this petition on Aug 11, 2015.
- 298. **Shane Anderson** from Santa Clarita, CA signed this petition on Aug 11, 2015.
- 297. **Dennis Chee** from Arcadia, CA signed this petition on Aug 11, 2015.
- 296. **Bryn Rocke** from Los Angeles, CA signed this petition on Aug 11, 2015.
- 295. **Julio Kim** from Los Angeles, CA signed this petition on Aug 11, 2015.
- 294. **Dennis Delgado** from Los Angeles, CA signed this petition on Aug 11, 2015.
- 293. **Aman Morison** from Northridge, CA signed this petition on Aug 11, 2015.
- 292. **Andrew Huynh** from Arcadia, CA signed this petition on Aug 11, 2015.
- 291. **Percy Caisip** from Baldwin Park, CA signed this petition on Aug 11, 2015.

- 290. **Jenn Nova** from Rosemead, CA signed this petition on Aug 11, 2015.
- 289. **J Herbert Santos** from Pasadena, CA signed this petition on Aug 11, 2015.
- 288. **David Lisle** from San Bernardino, CA signed this petition on Aug 11, 2015.
- 287. **Lauren Obryant** from Pasadena, CA signed this petition on Aug 11, 2015.
- 286. **Fernando Perez** from El Monte, CA signed this petition on Aug 11, 2015.
- 285. **Charles Barcelona** from Pasadena, CA signed this petition on Aug 11, 2015.
- 284. **Morris Woo** from Temple City, CA signed this petition on Aug 11, 2015.
- 283. **Mo Hills** from Santa Ana, CA signed this petition on Aug 11, 2015.

- 282. **Gagik Havhann** from Glendale, CA signed this petition on Aug 11, 2015.
- 281. **Seth Sutherland** from Bloomington, CA signed this petition on Aug 7, 2015.
- 280. **Fernando Gutierrez** from Bloomington, CA signed this petition on Aug 7, 2015.
- 279. **Angela Duran** from Bloomington, CA signed this petition on Aug 7, 2015.
- 278. **Carrie Ashton** from Bloomington, CA signed this petition on Aug 7, 2015.
- 277. **Sara Anchondo** from Bloomington, CA signed this petition on Aug 7, 2015.
- 276. **Sarah Krejci** from Bloomington, CA signed this petition on Aug 7, 2015.
- 275. **Brenda Delavega** from Bloomington, CA signed this petition on Aug 7, 2015.

- 274. **Sherry Buetow** from Bloomington, CA signed this petition on Aug 7, 2015. 273. **Stephen Brown** from COVINA, CA signed this petition on Aug 5, 2015.
- 272. **Megan Brown** from COVINA, CA signed this petition on Aug 5, 2015.
- 271. **Ressell L Johnson** from San Dimas, CA signed this petition on Aug 1, 2015.
- 270. **muluneh kebede** from pearland, TX signed this petition on Jul 31, 2015.

I am against cell phone towers in a residential area and need to be stopped at any cost.

- 269. **hanna woldeyohannes** from pearland, TX signed this petition on Jul 31, 2015.

I am against cell towers in a residential area and need to be stopped at any cost.

- 268. **Daryle Schroeder** from Carson, CA signed this petition on Jul 31, 2015.
- 267. **Joan Cong** from Alhambra, CA signed this petition on Jul 30, 2015.
- 266. **Misrak kebede** from Pearland, TX signed this petition on Jul 30, 2015.

I believe it is very inconsiderate of Verizon to think of building a tower in a residential neighborhood.

- 265. **LaniViolet** from Paramount, CA signed this petition on Jul 30, 2015.
 - 264. **Lourdes Ramirez** from Pomona, CA signed this petition on Jul 29, 2015. 263. **Daniel Galindo** from El monte, CA signed this petition on Jul 29, 2015.

No cell towers plz

- 262. **Frank Hill** from North Hollywood, CA signed this petition on Jul 29, 2015.

Stop putting these things all over the world. the world.

- 261. **Cynthia Gonzalez** from Pomona, CA signed this petition on Jul 28, 2015.
- 260. **Jessica palomo** from Pomona, CA signed this petition on Jul 28, 2015.
- 259. **Tim Ellis** from North Hollywood, CA signed this petition on Jul 28, 2015.
- 258. **Thomas Rumfelt** from 91789, CA signed this petition on Jul 28, 2015.
- 257. **Luis Palomo** from San Dimas, CA signed this petition on Jul 28, 2015.
- 256. **J Nguyen** from San Dimas, CA signed this petition on Jul 28, 2015.
- 255. **John V** from San Dimas, CA signed this petition on Jul 28, 2015.
 - 254. **Margaret Melendrez** from Pomona, CA signed this petition on Jul 28, 2015.
 - 253. **Patrick lopez** from Covina, CA signed this petition on Jul 27, 2015.
- 252. **Jajaira Gonzalez** from Glendora, CA signed this petition on Jul 27, 2015.
- 251. **Lorraine Coleman** from Upland, CA signed this petition on Jul 27, 2015.
- 250. **Ernest Garcia** from Irving, TX signed this petition on Jul 27, 2015.

No Cell Towers in Residential Communities!

- 249. **Lydia Garcia** from Irving, TX signed this petition on Jul 27, 2015.

No Cell Towers! Fight Charter Oak Lighthouse and Verizon!

- 248. **Benny Tillman** from Pomona, CA signed this petition on Jul 27, 2015.

Stop Building Cell Phone Towers in Residential Communities

- 247. **DAVID LEW** from LOS ANGELES, CA signed this petition on Jul 27, 2015.

No Cell Tower !!!

- 246. **Tina Truong** from Beverly Hills, CA signed this petition on Jul 27, 2015.
- 245. **Allison Villa** from Covina, CA signed this petition on Jul 27, 2015.
 - 244. **Ruby Ann Santiago** from Hayward, CA signed this petition on Jul 27, 2015.
 - 243. **Habte-Wold Kassa** from Los Angeles, CA signed this petition on Jul 27, 2015.

Verizon. Please be mindful of our concern. Avoid getting close to residences. Be a good steward of our environment.

- 242. **Carmen Rios** from San Dimas, CA signed this petition on Jul 27, 2015.
- 241. **Ashley Manrique** from Covina, CA signed this petition on Jul 26, 2015.
- 240. **Dorrin Turner** from La Puente, CA signed this petition on Jul 26, 2015.
- 239. **Jennifer L Dominguez** from Irvine, CA signed this petition on Jul 26, 2015.
- 238. **Olivia chapman** from la Mirada, CA signed this petition on Jul 26, 2015.
- 237. **Michele Hutchins** from Van Nuys, CA signed this petition on Jul 26, 2015.

Stop all cell and communications towers in residential neighborhoods!

- 236. **Naveed Hassan** from North Hollywood, CA signed this petition on Jul 26, 2015.
- 235. **Maria Quigley** from North Hollywood, CA signed this petition on Jul 26, 2015.
- 234. **Cathy Howarth** from Covina, CA signed this petition on Jul 26, 2015.

•
233. **Rose Humphreys** from Lancaster, CA signed this petition on Jul 26, 2015.

this radiation from high voltage lines can cause severe health problems

- 232. **Valary White** from North hollywood, CA signed this petition on Jul 26, 2015.

Away from homes on public or private lands

- 231. **Crystal Sorrentino** from North Hollywood, CA signed this petition on Jul 25, 2015.

Enough is ENOUGH

- 230. **Pamela Ellis** from North Hollywood, CA signed this petition on Jul 25, 2015.
- 229. **Michael Shaknovich** from long beach, CA signed this petition on Jul 25, 2015.
- 228. **Gilda Garcia** from North Hollywood, CA signed this petition on Jul 25, 2015.

Stop building cel towers in residential communities, especially where they are not wanted by the residents.

- 227. **matthew fine** from North Hollywood, CA signed this petition on Jul 25, 2015.
- 226. **Rose Malaya** from North Hollywood, CA signed this petition on Jul 25, 2015.
- 225. **Catherine Crimins** from North Hollywood, CA signed this petition on Jul 25, 2015.
- 224. **angela cinader** from walnut, CA signed this petition on Jul 25, 2015.
- 223. **Abdul ghalambor** from Glendora, CA signed this petition on Jul 24, 2015.

- 222. **Vince De La Cruz** from Las Vegas, NV signed this petition on Jul 24, 2015.
- 221. **Eric Rafter** from Covina, CA signed this petition on Jul 23, 2015.
- 220. **Benjamin Belai** from Covina, CA signed this petition on Jul 23, 2015.
- 219. **Michelle Lumiqued** from Orange, CA signed this petition on Jul 23, 2015.
- 218. **Jeannie Burton** from Snohomish, WA signed this petition on Jul 23, 2015.
- 217. **Geoff** from San Dimas, CA signed this petition on Jul 23, 2015.
- 216. **Merete Moges** from Ontario, CA signed this petition on Jul 22, 2015.
- 215. **Eugene Kim** from Redlands, CA signed this petition on Jul 22, 2015.

- 214. **Maria Hernandez** from Covina, CA signed this petition on Jul 22, 2015. 213.
Kristine Kerby from Covina, CA signed this petition on Jul 22, 2015.
- 212. **Angelique Bianca** from Woodland Hills, CA signed this petition on Jul 22, 2015.

Protect my family from this please!!!!

- 211. **Naazneen Nawabi** from San Ramon, CA signed this petition on Jul 22, 2015.
- 210. **IP Freely** from Dothan, AL signed this petition on Jul 22, 2015.

NO CELL TOWER HERE

- 209. **Sheena Heng** from West Covina, CA signed this petition on Jul 22, 2015.
- 208. **M Nakamura** from San Marino, CA signed this petition on Jul 22, 2015.
- 207. **Rizza** from Los Angeles, CA signed this petition on Jul 21, 2015.
- 206. **Dan** from Burlingame, CA signed this petition on Jul 21, 2015.

- 205. **Geraldine** from Burlingame, CA signed this petition on Jul 21, 2015.
- 204. **Jon Arizaga** from grand Terrace, CA signed this petition on Jul 21, 2015.
- 203. **reza** from Azusa, CA signed this petition on Jul 21, 2015.

- 202. **max** from La Habra, CA signed this petition on Jul 21, 2015.
- 201. **karim** from San Dimas, CA signed this petition on Jul 21, 2015.
- 200. **Antonio** from San Dimas, CA signed this petition on Jul 21, 2015.
- 199. **Amanda Ledesma** from Duarte, CA signed this petition on Jul 21, 2015.
- 198. **Jamie López** from El Monte, CA signed this petition on Jul 21, 2015.
- 197. **Kyle Lumsden** from Rancho Cucamonga, CA signed this petition on Jul 21, 2015.
- 196. **Maricela Prieto** from El Monte, CA signed this petition on Jul 21, 2015.
- 195. **Martin aranda** from Pomona,ca, CA signed this petition on Jul 21, 2015.
- 194. **Julio Beltran** from Pomona, CA signed this petition on Jul 21, 2015.
- 193. **Jose** from Baldwin Park, CA signed this petition on Jul 21, 2015.

- 192. **Jo Aquino** from San Diego, CA signed this petition on Jul 21, 2015.
- 191. **Luis reza** from Chino hills, CA signed this petition on Jul 21, 2015.
- 190. **Salvador venegas** from West covina, CA signed this petition on Jul 21, 2015.
- 189. **Jose** from San Dimas, CA signed this petition on Jul 21, 2015.
- 188. **Anne Jojo Belisario** from Monterey Park, CA signed this petition on Jul 21, 2015.
- 187. **Dennis Estrada** from Meridian, ID signed this petition on Jul 21, 2015.
- 186. **Jeff Dominguez** from Rowland Heights, CA signed this petition on Jul 21, 2015.
- 185. **Justina** from Pomona, CA signed this petition on Jul 21, 2015.

- 184. **Jessica Burton** from Los Angeles, CA signed this petition on Jul 21, 2015. 183.
Tom Mayes from long Beach, CA signed this petition on Jul 21, 2015.
- 182. **Jorge Del Valle** from Rowland Heights, CA signed this petition on Jul 21, 2015.

No Cell Towers in Residential Neighborhoods!

- 181. **AnnaLyn Aquino** from El Sobrante, CA signed this petition on Jul 21, 2015.
- 180. **Michael Scafuto** from Allll alll, CA signed this petition on Jul 21, 2015.

Please do not allow for Verizon and their cell towers to come into our children s home and streets

- 179. **Eddie bernard** from Los Angeles, CA signed this petition on Jul 21, 2015.
- 178. **john kaufman** from woodland hills, CA signed this petition on Jul 21, 2015.

No more cell towers

- 177. **Robert A. Mattison III** from Montclair, CA signed this petition on Jul 21, 2015.
- 176. **Moises pedraza** from Ontario, CA signed this petition on Jul 21, 2015.

- 175. **Joe Emery** from Corona, CA signed this petition on Jul 21, 2015.
 - 174. **Carole Bothwell** from San Ramon, CA signed this petition on Jul 21, 2015. 173. **Nicole Hamada** from San Francisco, CA signed this petition on Jul 20, 2015.
- 172. **Charie Dionisio** from Covina, CA signed this petition on Jul 20, 2015.
- 171. **Joe De Leon** from Claremont, CA signed this petition on Jul 20, 2015.

No Cell Towers in Residential Neighborhoods!

- 170. **Patrick Hull** from Newport Beach, CA signed this petition on Jul 20, 2015.
- 169. **Jane** from Covina, CA signed this petition on Jul 20, 2015.
- 168. **sandra ruiz** from SALINAS, CA signed this petition on Jul 20, 2015.

Keep towers out of residential communities

- 167. **Michael Pollgreen** from Huntington Beach, CA signed this petition on Jul 20, 2015.

I am a Verizon wireless customer.

- 166. **Deanna Sanchez** from rosemead, CA signed this petition on Jul 20, 2015.
- 165. **Yohannes Yilm** from Shoreline, WA signed this petition on Jul 20, 2015.
 - 164. **JOCELYN BRILLANTES** from chino hills, CA signed this petition on Jul 20, 2015. 163. **Liliana Rosas** from Los Angeles, CA signed this petition on Jul 20, 2015.
- 162. **Rebeccalingao@yahoo.com** from San dimas, CA signed this petition on Jul 20, 2015.

No verizon tower our neighborhood

- 161. **Anna popez** from West covina, CA signed this petition on Jul 20, 2015.
- 160. **Brisia portugal** from Ontarii, CA signed this petition on Jul 20, 2015.
- 159. **Jessica Varela** from Los Angeles, CA signed this petition on Jul 20, 2015.
- 158. **Alex plascencia** from El Monte, CA signed this petition on Jul 20, 2015.
- 157. **Luis Alonzo** from Soith Gate, CA signed this petition on Jul 20, 2015.

NO CELL TOWERS NEAR THE COMMITTEES!

- 156. **Francis Dulnuan** from Houston, TX signed this petition on Jul 20, 2015.
- 155. **Rosario Aguirre** from Covina, CA signed this petition on Jul 20, 2015.
 - 154. **Archie Manley** from United States signed this petition on Jul 20, 2015. 153. **Dondi bueno** from Glendora, CA signed this petition on Jul 20, 2015.
- 152. **David Kotulski** from Nashville, TN signed this petition on Jul 20, 2015.
- 151. **MJ Aquino** from San Mateo, CA signed this petition on Jul 20, 2015.

- 150. **Pete Aquino** from San Mateo, CA signed this petition on Jul 20, 2015.
- 149. **Binh Dang** from Temple City, CA signed this petition on Jul 20, 2015.
- 148. **Mark Luera** from Glendora, CA signed this petition on Jul 20, 2015.

NO CELL TOWER

- 147. **Mary Ann Lumiqued** from München, Germany signed this petition on Jul 20, 2015.
- 146. **John Hernandez** from Covina, CA signed this petition on Jul 20, 2015.

Stop building towers in Residential Communities.

- 145. **Nicolas Henke** from San Ramon, CA signed this petition on Jul 20, 2015.
- 144. **enrico Maldia** from Fontana, CA signed this petition on Jul 20, 2015.

• 143. **Jason Pinhead** from San Francisco, CA signed this petition on Jul 20, 2015.

no to Verizon cell tower!

- 142. **Rachel pye** from Chino hills, CA signed this petition on Jul 20, 2015.
- 141. **Mimi edward** from Va, VA signed this petition on Jul 20, 2015.

My brother and his kids around San Dimos California, the plant should be done far away from residences and kids. Please find your plant away from children .

- 140. **Jean** from San Francisco, CA signed this petition on Jul 19, 2015.
- 139. **Debbie Ghomeshi** from Chino Hills, CA signed this petition on Jul 19, 2015.
- 138. **Sherin** from Pomona, CA signed this petition on Jul 19, 2015.
- 137. **Dina** from San Dimas, CA signed this petition on Jul 19, 2015.
- 136. **Justin Aquino** from El Sobrante, CA signed this petition on Jul 19, 2015.
- 135. **Paul** from Covina, CA signed this petition on Jul 19, 2015.
- 134. **Cristina** from Covina, CA signed this petition on Jul 19, 2015. 133. **James Thomas** from glendora, CA signed this petition on Jul 19, 2015.

Putting up that tower would effect alot of family's .

- 132. **Donna Aquino** from San Francisco, CA signed this petition on Jul 18, 2015.
- 131. **Hannah gostynski** from San dimas, CA signed this petition on Jul 18, 2015.
- 130. **Eden Teklu** from Seattle, WA signed this petition on Jul 18, 2015.

We don't want that happening.

- 129. **jiyun nam** from Glendora, CA signed this petition on Jul 18, 2015.
- 128. **Sheraz Naz** from Glendora, CA signed this petition on Jul 18, 2015.
- 127. **Tim egri** from Covina, CA signed this petition on Jul 18, 2015.
- 126. **Ernie carrasco** from Glendora, CA signed this petition on Jul 18, 2015.
- 125. **Jamie flowers** from Colton, CA signed this petition on Jul 18, 2015.
- 124. **Tom Nessman** from Covina, CA signed this petition on Jul 18, 2015. 123. **Rose Unser** from Colton, CA signed this petition on Jul 18, 2015.

No Cell Towers! Protect our Children's health!

- 122. **Raul Evangelista** from San Francisco, CA signed this petition on Jul 18, 2015.
- 121. **Lisa Emery** from La Puente, CA signed this petition on Jul 18, 2015.
- 120. **Vicky Manley** from SF, CA signed this petition on Jul 18, 2015.
- 119. **Jenn Aquino** from Tacoma, WA signed this petition on Jul 17, 2015.
- 118. **Elise** from Las Vegas, NV signed this petition on Jul 17, 2015.
- 117. **Roma Patel** from West Covina, CA signed this petition on Jul 17, 2015.
- 116. **John Ros** from Panorama City, CA signed this petition on Jul 17, 2015.
- 115. **Veronica** from Highland, CA signed this petition on Jul 17, 2015.
- 114. **Melissa Arana** from North Hollywood, CA signed this petition on Jul 17, 2015.
- 113. **Jianne** from Cerritos, CA signed this petition on Jul 17, 2015.
- 112. **Raymond** from Lynwood, CA signed this petition on Jul 17, 2015.
- 111. **Robert calderone** from Covina, CA signed this petition on Jul 17, 2015.
- 110. **Loretta Marmor** from LOS ANGELES, CA signed this petition on Jul 17, 2015.

There is only one reason for erecting or placing additional cell towers atop buildings and that's to pulse extremely low frequencies at LA residents to group harm us. Cell tower frequencies are the same used by the CIA for mind control and the same used to move the manmade clouds of nano metals & polymers. now covering us dome-like every night and most days. pimpmymyweather.com

- 109. **Daniel** from Covina, CA signed this petition on Jul 17, 2015.
- 108. **Ayrel Evans** from Fontana, CA signed this petition on Jul 17, 2015.
- 107. **Theo Minassian** from Tujunga, CA signed this petition on Jul 17, 2015.

Too harmful for the community not safe for anyone.

- 106. **Georgina Tiffany** from SAN DIMAS, CA signed this petition on Jul 17, 2015.

op this please.

- 105. **Juanita Miranda** from Long Beach, CA signed this petition on Jul 17, 2015.
 - 104. **Peter falcon** from Baldwin park, CA signed this petition on Jul 17, 2015. 103. **Adam vasquez** from Ranch Cucamonga, CA signed this petition on Jul 17, 2015.
- 102. **Garry Caswell** from San Dimas, CA signed this petition on Jul 17, 2015.
- 101. **Gustavo Nunez** from Alhambra, CA signed this petition on Jul 17, 2015.

No Cell Towers!

- 100. **Erica Lumiqued** from Rowland Heights, CA signed this petition on Jul 17, 2015.

Protect our Children's Health!

- 99. **Ariah Arizaga** from Colton, CA signed this petition on Jul 17, 2015.

No Cell Towers in Residential communities!

- 98. **Lockwood, Kempton** from San Dimas, CA signed this petition on Jul 17, 2015.

I cannot understand why a cell tower would be approved in a residential community without having a town meeting. This whole project appears to have been done in the shadows to avoid the scrutiny of the community. I find Verizon's choice of this location to be very interesting. Verizon chose a location that was next to the city of San Dimas, but located in a county strip between 3 city's borders. By locating the cell tower in this county strip they could file the project in downtown LA some 30 miles away from the community where it will be constructed. I would also like to know if this project by Verizon took into consideration the impact it will have on the wilderness park located south of our community which is within the 1000 feet of this area of the cell tower construction. Has an Environmental Impact Report been done for the project and how it will impact our neighborhoods as well as the Wilderness Park where LA Co Supervisor Mike Antonovich has dedicated a nature trail in his name? I believe that Verizon was incorrect in their filing of this application for a cell tower by indicating the area was an Agricultural Area and not a low density RESIDENTIAL AREA. I have heard that Verizon claims that this tower was needed to improve reception in the area for Verizon customers! I am a Verizon customer and I have full service from my residence (5 bars most of the time) and I am sending this from my cell phone at my residence, so that claim appears to be null and void. I am requesting that this project be scrapped until a full hearing and investigation is completed and all health hazards be evaluated as well for the long term safety of our families and children. Thank you for allowing me to share my concerns on this subject. Ken Lockwood.

- 97. **Ron Martinelli** from South Pasadena, CA signed this petition on Jul 17, 2015.

No Cell Towers!

- 96. **Joshua Awuma** from Alhambra, CA signed this petition on Jul 17, 2015.
- 95. **Robert Ayden Ellis V** from Colton, CA signed this petition on Jul 17, 2015.

No Cell Towers! Protect Children's Health!

- 94. **MINAS SIRAKIE** from BURBANK, CA signed this petition on Jul 17, 2015. 93. **Miguel Muñoz** from Walnut, CA signed this petition on Jul 17, 2015.

Helping the little people against corporate America

- 92. **Patricia Ramos** from Covina, CA signed this petition on Jul 17, 2015.
- 91. **ejike mbaruguru** from San Dimas, CA signed this petition on Jul 17, 2015.
- 90. **Mariel Aloise** from San Dimas, CA signed this petition on Jul 17, 2015.
- 89. **Cristina** from Oakland, CA signed this petition on Jul 17, 2015.
- 88. **Andrew Maldonado** from Burbank, CA signed this petition on Jul 17, 2015.
- 87. **Alyssa** from Colton, CA signed this petition on Jul 17, 2015.
- 86. **Rose Unser** from San Dimas, CA signed this petition on Jul 16, 2015.
- 85. **yewoineshet Tadele** from covina, CA signed this petition on Jul 16, 2015.

Health and safety should come first.

- 84. **Tony Chu** from La, CA signed this petition on Jul 16, 2015. 83. **zewdu belai** from Covina, CA signed this petition on Jul 16, 2015.
- 82. **David Amorim** from Los Gatos, CA signed this petition on Jul 16, 2015.
- 81. **Bruce sindel** from West Covina, CA signed this petition on Jul 16, 2015.
- 80. **William Young** from Glendora, CA signed this petition on Jul 16, 2015.
- 79. **MANNY GONZALEZ** from COVINA, CA signed this petition on Jul 16, 2015.
- 78. **Wilson torrico** from Covina, CA signed this petition on Jul 16, 2015.

Please stop building cell towers in residential communities thanks

- 77. **Mulugeta Tadele** from Inglewood, CA signed this petition on Jul 16, 2015.
- 76. **Michelle Samra** from Highland, CA signed this petition on Jul 16, 2015.
- 75. **Dj James Gabriel** from San Dimas, CA signed this petition on Jul 16, 2015.
- 74. **James G Weisberg** from San Dimas, CA signed this petition on Jul 16, 2015. 73. **Mark Aguilera** from Pomona, CA signed this petition on Jul 16, 2015.

Put your dam cell tower by your house not mine!

- 72. **U.R.A. Lunatic** from Wasamattau, CA signed this petition on Jul 16, 2015.
- 71. **Ayyde Vargas** from Cypress, CA signed this petition on Jul 16, 2015.

Stop building towers near homes.

- 70. **Demerick Fern** from North Hollywood, CA signed this petition on Jul 16, 2015.

- 69. **Solomon** from Lake Tahoe, CA signed this petition on Jul 16, 2015.

Not healthy for this tower to be around this community of children

- 68. **Michael Fleming** from Vista, CA signed this petition on Jul 16, 2015.
- 67. **Tehetena** from Covina, CA signed this petition on Jul 16, 2015.

Health first

- 66. **Daniel** from Covina, CA signed this petition on Jul 16, 2015.

Health first

- 65. **Betty Temesgen** from Covina, CA signed this petition on Jul 16, 2015.
 - 64. **Abreham Demisse** from Covina, CA signed this petition on Jul 16, 2015. 63. **Maria Bongo** from Covina, CA signed this petition on Jul 16, 2015.
- 62. **Jorge gomez** from walnut, CA signed this petition on Jul 16, 2015.
- 61. **Raquel** from Pomona, CA signed this petition on Jul 16, 2015.
- 60. **Paul graham** from San Dimas, CA signed this petition on Jul 16, 2015.
- 59. **Jonas saucedo** from Baldwin park, CA signed this petition on Jul 16, 2015.

Please don't put a tower next to Chaing's house. Thank you

- 58. **Bisrat Gebregiorgis** from Covina, CA signed this petition on Jul 16, 2015.

I disagree with such dangerous project in our neighborhood. It puts us and our kids at risk of unforeseen consequences. STOP IT!

- 57. **Samuel4mc@gmail.com** from North Hollywood, CA signed this petition on Jul 16, 2015.
- 56. **Joey** from Pomona, CA signed this petition on Jul 16, 2015.
- 55. **Moges Taye Abebe** from Covina, CA signed this petition on Jul 16, 2015.

For the sake of our community living in that neighborhood and generations to come I am against erection of Cell Phone Towers.

- 52. **John** from Los Angeles, CA signed this petition on Jul 16, 2015.

Please do not do that may harm the community.

- 51. **Bernie Juarez** from Covina, CA signed this petition on Jul 16, 2015.
- 50. **carlos peña** from Baldwin park, CA signed this petition on Jul 16, 2015.
- 49. **Nathan Nunez De Lima** from Azusa, CA signed this petition on Jul 16, 2015.

I hate cell towers..

- 48. **Greg** from Glendora, CA signed this petition on Jul 16, 2015.
- 47. **Ida Young** from West Covina, CA signed this petition on Jul 16, 2015.
- 46. **Thomas Nessman** from covina, CA signed this petition on Jul 16, 2015.
- 45. **Jerry Hernandez** from South El Monte, CA signed this petition on Jul 16, 2015.
- 44. **James Weisberg** from San Dimas, CA signed this petition on Jul 16, 2015.
- 43. **Chad Penry** from Newport Beach, CA signed this petition on Jul 16, 2015.
- 42. **Mike England** from La Verne, CA signed this petition on Jul 16, 2015.
- 41. **Solomon Abebe** from San Dimas, CA signed this petition on Jul 16, 2015.
- 40. **Yidnekachew Wubishet** from Valencia, CA signed this petition on Jul 16, 2015.

Please stop installing Cellphone towers in residential areas!

- 39. **TALIA CARVENTE** from Los Angeles, CA signed this petition on Jul 16, 2015.
- 38. **jessica davinroy** from covina, CA signed this petition on Jul 16, 2015.
- 37. **Janet Sanchez** from LA, CA signed this petition on Jul 16, 2015.
- 36. **Rachelle Rodriguez** from San Dimas, CA signed this petition on Jul 16, 2015.

STOP VERIZON NO CELL TOWER!!!

- 35. **Salvador Almaraz** from Venice, CA signed this petition on Jul 16, 2015.
 - 34. **Jesus Guzman** from Venice, CA signed this petition on Jul 16, 2015.
 - 33. **Thu-Van Nguyen** from Los Angeles, CA signed this petition on Jul 16, 2015.
- 32. **Abebaw Anbessaw** from Castaic, CA signed this petition on Jul 16, 2015.
- 31. **PRISCILLA PETRICHES** from LOS ANGELES, CA signed this petition on Jul 16, 2015.
- 30. **Annette Sanchez** from Winnetka, CA signed this petition on Jul 16, 2015.
- 29. **KATRINA** from LOS ANGELES, CA signed this petition on Jul 16, 2015.
- 28. **claudia browne** from Tarzana, CA signed this petition on Jul 16, 2015.
- 27. **Angelica Almaraz** from Venice, CA signed this petition on Jul 16, 2015.
- 26. **Alex Gonzalez** from Covina, CA signed this petition on Jul 16, 2015.
- 25. **Karl Wood** from Los Angeles, CA signed this petition on Jul 16, 2015.
- 24. **Karim Ghomeshi** from San Dimas, CA signed this petition on Jul 16, 2015.
- 23. **Yayeneabeba Argaw** from San Dimas, CA signed this petition on Jul 16, 2015.

No Cell Tower in the residential area

- 22. **Michele McClain** from LaPuente, CA signed this petition on Jul 16, 2015.
- 21. **Fabiola Escobedo** from Covina, CA signed this petition on Jul 16, 2015.
- 20. **Maricar Berry** from San Dimas, CA signed this petition on Jul 16, 2015.

Please do not place a cell tower in residential areas. It will greatly affect the home values in the area.

- 19. **Carmen Calderon** from covina, CA signed this petition on Jul 16, 2015.
- 18. **Carlos Casillas** from Highland, CA signed this petition on Jul 16, 2015.
- 17. **Carla** from Rosemead, CA signed this petition on Jul 16, 2015.

No on Charter Oak Lighthouse cell tower. Keep out scenic pollution in residential areas. Verizon stop hurting families and their communities by lowering their home values which are many peoples retirement and legacy. Find another place besides residential areas!

- 16. **Victoria Bongo** from Covina, CA signed this petition on Jul 16, 2015.
- 15. **David Iew** from San Dimas, CA signed this petition on Jul 16, 2015.

No cell tower in residential area!

- 12. **Brenda** from San Dimas, CA signed this petition on Jul 16, 2015.
- 11. **Monica Austria** from Covina, CA signed this petition on Jul 16, 2015.
- 10. **JOSE GENGHIS P CURAMENG** from SOUTH PASADENA, CA signed this petition on Jul 16, 2015.

The proximity of Cell Phone Towers in Residential Communities is an impingement on the wellness, health, safety and peace of mind of the community affected. In addition, property values would be significantly reduced. Long term risks have not been properly considered and pose a hazard that cannot be assuaged by a short term limited monetary compensation to one entity at the critical location. Furthermore, there are no issues or complaints with current subscribers of cell phone services in their business, residential and commuting area. Also, there is the issue of disruption of communication and signal between ongoing and present cell, wifi, and communication devices already present. Lastly, there was no reasonably scheduled and nearby notice to community members to consider the action and consequences of a unilateral corporate decision in addition to the mentioned payout to the nearby entity that holds a special tax status as for its religious purpose.

- 9. **Alexander Escobedo** from Covina, CA signed this petition on Jul 16, 2015.
- 8. **Joaquin Garcia** from Covina, CA signed this petition on Jul 16, 2015.

No towers in our neighborhood

- 7. **Elizabeth Bongo** from Covina, CA signed this petition on Jul 16, 2015.
- 6. **Mary Lou Koopman** from Loveland, CO signed this petition on Jul 16, 2015.

Stop building cell towers in residential areas.

- 5. **Brandon Melendez** from Corona, CA signed this petition on Jul 16, 2015.
- 4. **David Lumiqued** from San Dimas, CA signed this petition on Jul 16, 2015.

No Cell Tower in Residential Community and Neighborhood! Property Values drop 10-20%! No one wants a 45 foot Ugly Tower in this Neighborhood!

- 3. **Gabriel Gaytan** from San Bernardino, CA signed this petition on Jul 16, 2015.
- 2. **Pilar Weisberg** from San dimas, CA signed this petition on Jul 16, 2015.
- 1. **Chang Weisberg** from San Dimas, CA signed this petition on Jul 16, 2015.

Verizon and LA County Department of Regional Planning

The Oak Crest Homeowners and local Residents are wanting to file an appeal to the Cell Tower Approval at the Charter Oak Lighthouse Church on Badillo and Sunflower.

4337 N. Sunflower Ave., Covina, CA 91724 (Across from Water Tanks)

<http://planning.lacounty.gov/case/view/r...>

<http://planning.lacounty.gov/assets/upl/...>

<http://planning.lacounty.gov/assets/upl/...>

<http://planning.lacounty.gov/assets/upl/...>

We ask everyone that is concerned about the following listed issues below to help get the word out and expect someone or maybe yourselves to visit your neighbors and get Names, Addresses and Signatures to turn in for the Appeal process of this Approved project. We ask for Donations to file the \$735 appeal fee. If we can get 735 signatures and donations of \$1 per person, it will be very manageable. Please help! The Appeal is due 6/30/2015 this Tuesday in downtown L.A. We have a representative in our Community that will submit appeal. If you have information and supporting documentation to submit, in addition to what is gathered, this would be greatly appreciated to try and overturn this approval.

ISSUES for Appeal:

1. Health Issues due to increased radiation exposure to everyone within a close proximity to this cell tower. (Estimated 750 meters to 1 mile) Do we want our kids and ourselves exposed to this additional radiation in a Residential Community? It's like having a Microwave Oven running all day and night. The FCC rules are very lenient and below community standards. Potential Class Action Lawsuits in the future due to health issues.

<http://www.celltowerdangers.org>

<http://www.celltowerdangers.org/defeated...>

2. Property Values will drop roughly 10-20% on average once a Cell Tower is installed. Homes close or next to these towers have experienced a devaluation of Market Value because of the risk of exposure on a 24 hour bases.

<http://www.parjustlisted.com/cell-towers...>

3. Current Homeowners may move due to this risk of exposure thus creating high supply and

lower prices after it is disclosed that Cell Tower EMF Radiation is close by. Kids shouldn't play outside in there own neighborhoods. Remember when X-Rays were cool? Not Anymore.

4. The Look and Aesthetics of the Cell Tower is deemed Unfavorable and a Nuisance within the community. Once you know it's there, it will be an everyday reminder of how much radiation is floating around locally and within a Residential area and with schools nearby.

5. Local Interference with already established services. We don't want additional issues or disruptions from already in use services. (Directv, Time Warner, AT&T and Verizon)

6. Local Cell coverage is already good and sufficient. To overload the area and add additional Radiation and Emissions is very unhealthy.

I can go on and on, but we are running out of time and would like to get support of everyone within this community and surrounding communities that will be negatively effected for years to come.

Please get the word out and if you can help gather signatures and collect donations for the filing fee of \$735, it would be greatly appreciated.

If you are interested in submitting signatures and donations ahead of Tuesday's appeal, we plan to have a community meeting Monday evening. Reach out to us if you want or plan to participate. Let's not wait until everyone is sick to start to make a difference. Oak Crest HOA!

Thanks for your Support!

	Name	From	Comments
1.	Rachelle Rodriguez	San Dimas, CA	
2.	grace & william chen	San Dimas, CA	
3.	David Lumiqued	San Dimas, CA	
4.	Pilar Weisberg	San Dimas, CA	We are very against this cell tower, not only because we have young children and there are adverse health affects, but because it will bring our home value down.
5.	rebecca antonio lingao	San Dimas, CA	
6.	Dina Ghomeshi	San Dimas, CA	
7.	Karim Ghomeshi	San Dimas, CA	

	Name	From	Comments
8.	Ted Williams	RALLS, TX	
9.	Kathryn Irby	GULFPORT, MS	
10.	Bettina Lorenz	Rhede, Germany	
11.	Judith Downey	CHELSEA, MA	
12.	Cristal Cendejas	San Dimas, CA	
13.	Albert Cendejas	San Dimas, CA	
14.	Abel Cendejas	San dimas, CA	
15.	Howard Mei	Covina, CA	
16.	mauricio carvajal	santiago, Chile	
17.	David Lumiqued	San Dimas, CA	
18.	Hugh Smith	Barnsley, United Kingdom	
19.	Mimoun Benouda	Haute Normandie, France	
20.	Michael Mousteko	Covina, CA	
21.	Kristy Dahlstrom	Covina, CA	My parents bought this property in 1985 so I'd have a good community to be raised in. I am so thankful for having a safe and comfortable home now as I near my 30s and I have to say, when I walked out of my home this AM and saw people protesting this tower I was APPALLED that a church, someone who should be a good community member, is trying to bring this into our neighborhood.
22.	Paulo Reeson	Toronto, Canada	
23.	Chun Yue Dai	Covina, CA	
24.	Shani gann	covina, CA	
25.	Pedro Aguila	Covina, CA	I live next to the church and am appalled the church would allow this tower to be close children schools and near residences.
26.	Solomon Abebe	San Dimas, CA	The appearance of cell towers is a nuisance to the neighborhood in addition to the exposure of residents to high energy emission through Radio Frequency.


June 29, 2015

To Whom It May Concern:

The concerns of local residents opposed to a cell tower being erected in their area are justifiable. Even though they will most likely disguise the tower as a tree, it will most likely extend 30 feet above any tree in the area. This will have a negative impact on the value of surrounding homes. This decrease in value will have a trickle effect and continue to widen in time. Not only are these towers an eyesore but they may also create health concerns. With the decrease in property values, this will also affect property taxes negatively. Realtors will also have a negative impact such as decreased income and properties not moving as quickly as they should. Who wants to live by a cell tower?

Cell towers should be placed in locations other than residential areas, schools or parks.

Sincerely,


Vivian Villasenor
Realtor
BRE#01255767
Excellence Real Estate

August 5, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: DAVID LUMIQUED

Resident Address: 1883 NEWCASTLE LANE, SANDIMOS, CA 91773

Years- 6 (City) Years 43 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Rose Unser - Lumswood

Resident Address: 1883 NEWCASTLE LANE SONOMA CA 94773

Years- 6 (City) Years- 28 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 17, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Chang Weisberg

Resident Address: 1853 Newcastle Lane

Years- 1999 (City) Years- 2015 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 6, 2015

Resident Name: ALYSSA ARIZAGA

Resident Address: 1883 NEWCASTLE LANE, SANDHILLS, CA 91773

Years- 6 (City) Years- 12 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

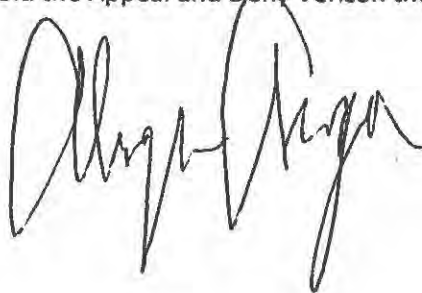
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 16, 2015

Attn: Jeanine Nazar
Los Angeles County
Department of Regional Planning (DPR)
320 W Temple Street
Los Angeles, CA 90012

RE: PROJECT NO: R2014-02565-(5)
CONDITIONAL USE PERMITS CASE NO: 201400121
PROJECT LOCATION: 4337 N SUNFLOWER AVENUE

To Whom It May Concern,

My name is Rachelle Rodriguez. My husband, 5 year old daughter, 2 small dogs Charlie and Butters, and I reside at 1859 Newcastle Lane, San Dimas, Ca 91773 in the Oak Crest Estates. I would like to state our opposition to the installation of the Verizon wireless telecommunication facility proposed on the property located at 4337 N. Sunflower Avenue, Covina, Ca 91724. First and foremost, we were not given proper notification by Verizon about this project. It is required by law to give residents proper notification with details of the proposed project and to give them ample time to accept or reject such a proposal. We were given none of those. We heard about this project from one of the residents in our community after it had already been approved. Unfortunately, not only did we not have any information about this project, but also have to pay to file an appeal so we voices can be heard. Not only do I feel that this is unfair, but an unlawful and negligible act by Verizon. We, as a community, have gone out talking to residents and informing them about this proposed project. The general consensus is not only were they not aware of such a project, but they are opposed to it.

Second, I am very concerned about the look and aesthetics of the proposed tower. We live in a very beautiful community that only has one entrance and exit. Unfortunately, the one entrance and exit is located at the corner of Sunflower Ave and Badillo St. This is the very same corner that the Verizon is proposing to construct their cell tower. Every day, when we leave and come home, we have to pass by this ugly and unnecessary cell tower and be reminded that our small and beautiful community is being overshadowed by a corporate conglomerate that is Verizon. As for Verizon trying to disguise the cell tower to look like a cross, if there is no negative connotation about a cell tower then why are they trying to disguise it. Also, as a devoted catholic, I frankly find it a bit offensive that they are using a cross to disguise a cell tower that everyone in the community seems to be opposing. In addition, we are justifiably concerned about the proposed cell tower reducing the value of our homes. Whether or not there is clear "proof" how adversely effects home values, it is a known fact that if you had a choice whether to live next to a cell tower or not, you would choose not to. I've also spoken to a very close friend that is a professional real estate broker in this community about the effects of cell towers when buying or selling a home. He stated that it always plays a negative role for both buyers and sellers. Sellers have to drop their price and buyers will either make a lower offer or simply look for a home elsewhere. How does Verizon have the right to decrease the value of our homes? I don't think they have that right.

Third, cell towers emit large amounts of radiation, endangering the health of our children, pregnant women, people with chronic illnesses, the elderly, and small animals are at highest risk for the negative

effects of this constant exposure. Studies have shown that the effect of radiation from cell towers on people living and/or working within close proximity to a cell tower begin to suffer from headaches, migraines, have sleep disorders, have learning difficulties, have low concentration ability, lowered hormone levels, and much higher risk for cancer. Who would want to gamble with their health and live next to that? I, personally, would not want to gamble with the health of my family nor the health of all the children that attend the two elementary schools that exist within close proximity of this proposed cell tower.

Fourth, I would like to request for a local venue to be scheduled for the appeal so that the voices of the residents could be heard. Unfortunately, since the proposed project is on an unincorporated Los Angeles County property, the hearings are held in downtown Los Angeles. Many in our community work daily from 9am to 5pm and/or are elderly and cannot make it to downtown Los Angeles to speak their minds and be given due process.

In conclusion, we request you to respect the wishes of the concerned residents and deny the proposed project at this location. This area already has adequate cell service. We believe that Verizon should be required to find a more appropriate location in a nearby commercial or industrial zoned property away from residential neighborhoods and as far away as possible from any schools. Not only were we not given proper notification by Verizon regarding this proposed cell tower construction, but the venue for the hearings should be changed to a more suitable location for the residents that will be directly affected by this project.

Sincerely,

Rachelle Rodriguez

Karim Ghomeshi

Dear Planning Commission Board,

My name is Pilar Weisberg. I am against the cell tower in my residential community at Charter Oak Lighthouse Church. I have lived here for over fifteen years and have never had a dropped call anywhere or at any time. I have been a Verizon customer for at least fifteen years and have never had a problem with dropped calls.

We have no gap in coverage at all so there is no need for another cell tower with in a mile from the four that are up the street.

This is a very sensitive area with a school up the block and a day care around the corner.

I definitely don't want to look at a 46-foot cell tower disguised as a cross. I feel it's very sacrilegious and awful to look at. I know for sure it will bring down the value of my home that has kept its value even in the toughest times. Please rethink your decision and repeal your permit for this awful cell tower.

A handwritten signature in black ink, appearing to read 'Pilar Weisberg', with a long, sweeping horizontal line extending to the right.

Pilar Weisberg

1853 Newcastle Ln

San Dimas, CA 91773

Dear Planning Commission Board,

My name is James Weisberg; I am a senior at Charter Oak High School. I am against the cell tower in a residential community. I am always able to call and text my friends anytime of the day anywhere in the community. Also, my friends are always able to call me.

I am now culturally corrupted because now I believe the church is hypocritical since they preach to "Love thy neighbor", but putting a cell tower is not loving your neighbor.

Please rethink your decision and deny Verizon and the church the permit for this awful cell tower.

A handwritten signature in black ink, appearing to read 'James Weisberg', written in a cursive style with large loops and flourishes.

James Weisberg

1853 Newcastle Ln

San Dimas, CA 91773

August 17, 2015

Name and Address: ANTONIO LINGAO
1871 NEWCASTLE LN
SAN DIMAS CA 91773

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 13, 2015

Name and Address:

Rebecca H. Lingard
1871 New Castle Ln
San Dimas CA 91773

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Rebecca H. Lingard

August 16, 2015

Name and Address:

17AD SARSOOR
1835 NEWCASTLE LANE
SAN DIMAS CA 91773

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

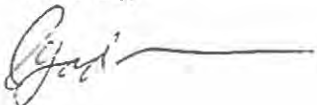
I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

A handwritten signature in black ink, appearing to be "Jeantine Nazar", followed by a horizontal line extending to the right.

August 16, 2015

Name and Address:

Rima Sansow
1535 New Castle Lane
San Dimas, Ca 91773

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Rima Sansow

Thanks,

August 15 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: HENE SANSOUR

Resident Address: 1835 Newcastle Lane San Dimas CA 91773

Years- 15 (City) Years- 32 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Hene B Sansour

August 12, 2015

Resident Name: Jack Sneed

Resident Address: 4311 N Sunflower Ave., Covina

Years- _____ (City) Years 43 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You,

Jack Sneed

August 12, 2015

Resident Name: Tilda Sneed

Resident Address: 4311 N. Sunflower Ave, Covina

Years- _____ (City) Years- 43 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You,

Tilda Sneed

August 16 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Estela Alegria

Resident Address: 815 N. Sunflower Ave.

Years- _____ (City) Years- ____ (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 16, 2015

Resident Name: ADRIANNA ROSALES

Resident Address: 605 N. SUNFLOWER AVE CIVINA CA 91724

Years- 4 (City) Years- 4 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Adrianna Rosales

August 16 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: TERESA VIDARRE

Resident Address: 4337 N. SUNFLOWER AVE COVINA CA 91724

Years- 15 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

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Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Teresa Vidarre

August 16, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: KAREN ROSALS
Resident Address: 805 N. SUNFLOWER AVE COVINA CA 91724
Years- 15 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Karen Rosals

August 16 2015

Resident Name: ALFREDO POSAVES

Resident Address: 8105 N. SUNFLOWER AVE. QUINA CA 91724

Years- 15 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

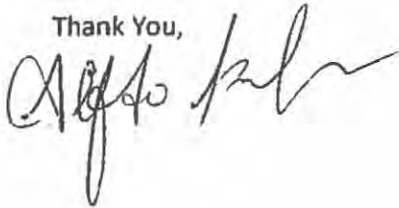
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 16, 2015

Name and Address:

Isabell Padua
919 N. Sunflower Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Isabell Padua

August 16 2015

Name and Address:

Nina Padua
919 N Sunflower Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Nina Padua

August 16 2015

Resident Name: JAVIER DIAZ

Resident Address: 985 SUNFLOWER

Years- 25 (City) Years- ~~40~~ (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August ke 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Steve Nunez
Resident Address: 1029 Glenoak Dr.
Years- 5 (City) Years- 50 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

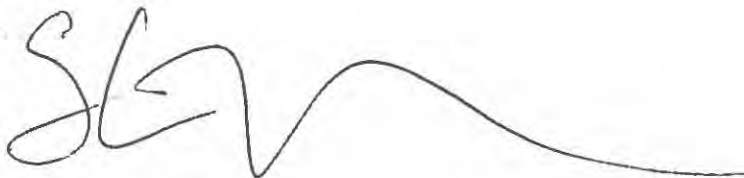
First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 16 2015

Name and Address:

Jamileth Nunez
1029 Glenoak Dr.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

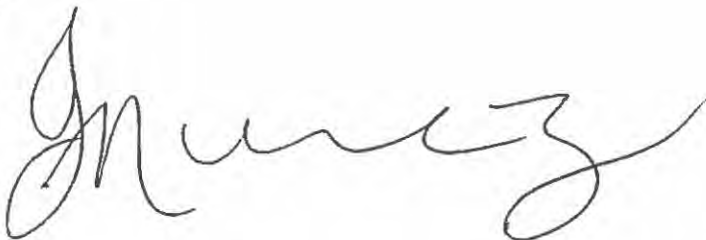
I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 16 2015

Name and Address:

SHERLY MATHEVY
2104 E. BELLBROOK ST.
COVINA CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

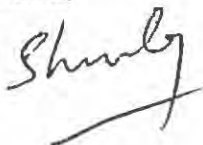
I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 16, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: SIMON JOHN

Resident Address: 2104 E. BELLBROOK ST. COVINA

Years-_____(City) Years-____(LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 16 2015

Resident Name: JUSTIN Symon JOTHU.

Resident Address: 2104 EST BELBROOK Street COVINA

Years- 20 (City) Years- (LA County)

91724.

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Justin

August 16 2015

Name and Address:

ALICIA. MATHEW.
2104 E. BELLEROSE Street
COVINA 91724.

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Alicia Mathew

August 16 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Kim Khanh Phung
Resident Address: 2084 E Cypress St Covina
Years- 00 (City) Years- 40 (LA County) CA 91724

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Kim Khanh Phung

Thank You,

August 15 2015

Name and Address:

AIMEE B STUART GIBBS
2210 E CYPRESS ST
COVINA, CA 91723

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15 2015

Resident Name: STEVE SIMMONS
Resident Address: 200 E. CYPRESS
Years- 12 (City) Years 30 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: LYNDA SIMMONS
Resident Address: 2200 E. Cypress St.
Years- 12 (City) Years- 12 (LA County)

To Jeantine Nazar and LA Planning Committee,

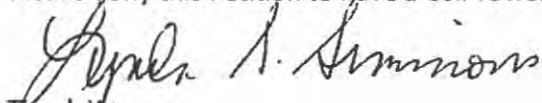
I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.


Thank You,

August ~~14~~ 2015

Name and Address:

Abraham T. Demissie
1206 N Lyman Ave #102
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

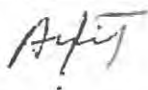
I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 15, 2015

Name and Address:

Reteheim Wolde
1206 N LYMAN AVE APT 102
COVINA CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 11, 2015

Name and Address:

DANIEL TESHOME DABA
1430 N Citrus Ave.
Covina, CA 91722

To Jeantine Nazar and LA Planning Committee,

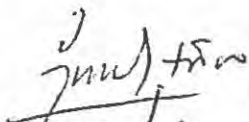
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I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.


Sincerely,

August 5, 2015

Name and Address:

Tehyena T. Wolde
1430 N CARUS AVE
Covina, CA 91722

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.



Thanks,

August 16 2015

Name and Address:

Eugene Perez II
2189 E Badillo
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

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I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Eugene Perez II

A large, stylized handwritten signature in black ink, appearing to be 'Eugene Perez II', written over a horizontal line.

August 15, 2015

Name and Address: KATHIE VOLPE
2189 E. BARDILLO
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

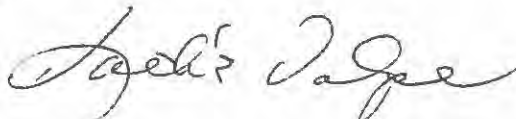
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I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15 2015

Name and Address:

Hollie Savage
2189 E Badillo
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

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I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15 2015

Name and Address:

2195 E Badillo SE
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

A handwritten signature in black ink, appearing to be 'J. Nazar', written in a cursive style.

August 15, 2015

Name and Address:

MARTIN GONZALEZ
2199 E. BADILO ST.
COVINA, CA. 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15, 2015

Name and Address:

2195 E Badillo St
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

A handwritten signature in black ink, appearing to read "Denan Lopez". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

August 16 2015

Name and Address: Janet Colburn
2211 E. Badillo St.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 16, 2015

Name and Address:

Rebecca Gonzalez
2199 E Badillo St.
Covina 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Rebecca Gonzalez

August 12, 2015

Name and Address:

2195 E Badillo St.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

A handwritten signature in black ink, appearing to read "A. M. Arroyo". The signature is written in a cursive style with a long, sweeping tail on the final letter.

August 15, 2015

Name and Address:

Amanda Litwak
2179 E. Badillo St
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Amanda Litwak

August 15 2015

Name and Address:

2187 E. Badillo St.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JN' followed by a long horizontal stroke.

August 15 2015

Name and Address:

Cheryl

2175 E Badillo St
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Cheryl Okamura

August 16, 2015

Resident Name: CARLOS MEDAL

Resident Address: 806 N. SUNFLOWER AVE

Years- 20 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Carlos Medal

August 15 2015

Name and Address:

Gina Allhusky
2081 e cypress st.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Howard Mei

Resident Address: 2184 E Cypress St Covina, CA 91724

Years-_____(City) Years-_____(LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 15, 2015

Resident Name: SOFIA ABDULMANNAN

Resident Address: 2182 E CYPRESS ST, COVINT, CA 91724

Years- 3 (City) Years- 12 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: MARCOS APOLINARIO

Resident Address: 2182 E CYPRESS ST

Years- 3 (City) Years- 12 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 15, 2015

Name and Address:

NHAN NGO
2182 E CYPRESS
COVINA, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 15, 2015

Name and Address:

BERNARD APULINARDO
2182 E CYPRESS ST
COVINA, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15, 2015

Resident Name: Drayden Quinata

Resident Address: 2218 E. CYPRESS ST, COVINA, CA 91724

Years- 10 (City) Years- 10 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Drayden Quinata

August 15, 2015

Resident Name: Dylan Quinata
Resident Address: 2218 E. CYPRESS ST, COVINA, CA 91724
Years- 7 (City) Years- 7 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Dylan Quinata

August 16, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: CHRISTOPHER QUINATA

Resident Address: 2218 E. CYPRESS ST, COVINA, CA 91724

Years- 10 (City) Years- 10 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 15, 2015

Name and Address:

Janelle Quinata
2218 E. CYPRESS ST
COVINA, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Janelle Quinata

August 15, 2015

Resident Name: JAMES HAMILTON

Resident Address: 847 SUNFLOWER AVE

Years- 18 (City) Years- 18 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

A handwritten signature in cursive script that reads "James Hamilton". The signature is written in black ink and is positioned at the bottom of the page.

August 17, 2015

Resident Name: VINA QUITORIAL

Resident Address: 2012 E CYPRESS ST. COVINA, CA 91724

Years- 3 (City) Years- 13 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

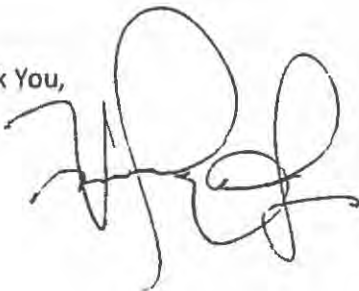
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 15, 2015

Name and Address:

VINDA QUITMAN
2072 E. GARRETT ST
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

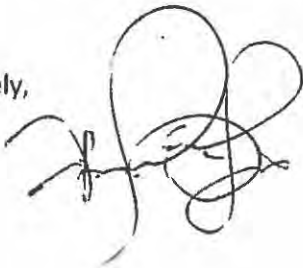
I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: VIRGIL PASDU

Resident Address: 2072 E. CYPRESS ST COVINA CA 91724

Years- 3 (City) Years- 13 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 15, 2015

Name and Address:

VIRGIL FATDI
2072 E. CYPRESS ST.
COVINA, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

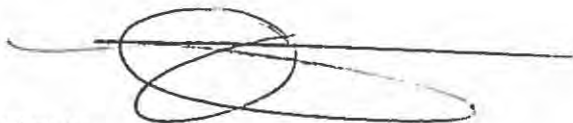
I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

August 15, 2015

Name and Address:

VIRGINO QUIROGA
2072 E CYPRESS ST.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15, 2015

Name and Address:

CRISTINA QUITORIANO
2012 E. GYRESE ST
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Cristina Quitoriano

August 15 2015

Name and Address:

Wesley J. Phlo
2188 E Cypress St
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Wesley Phlo

Thanks,

August 15, 2015

Resident Name: Mary Huynh
Resident Address: 2188 E. Cypress St
Years- 10 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You, 

August 15 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Ken J. Pho

Resident Address: 2188 E. Cypress St.

Years- 10⁺ (City) Years- 20⁺ (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

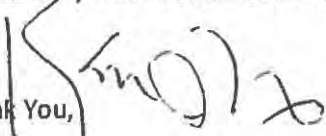
First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 13, 2015

Name and Address:

Oscar Orellana
372 N. Greer Ave.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.



Thanks,

August 13, 2015

Name and Address:

Donald Wallace
321 N GRANA AVE
COVINA, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 13 2015

Name and Address:

OSCAR G. SUQUET
1968 E. PALM DR. COVINA Ca. 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

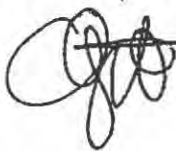
This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

The tower does not add any appeal to our community, and the church wants it for the rent they will receive from Verizon. There is

Thanks,



no public value to this tower. The community gets absolutely NO benefit.

August 13, 2015

Name and Address:

LINDA SVOUET DR.
1968 E. PALM
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

UN FAIR TO OUR HEALTH

August 13 2015

Name and Address:

Suzanne Wallace
3121 N. Green Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Suzanne Wallace

August 13, 2015

Name and Address:

Justin Wang
371 Greer Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.



Thanks,

August 13, 2015

Name and Address:

KENT DORR
331 N GLEBE AVE COVINA CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.


I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 13 2015

Name and Address:

Kyle Dolny

331 N Green Ave Covina, CA

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 13, 2015

Name and Address:

Candace Lowry
2014 Edgewood St.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Candace Lowry

August 13, 2015

Name and Address:

STEVEN LIMBOR
2022 E EDGECOMB ST
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 13, 2015

Name and Address:

JULIE LINBERG
2022 E. Edgcomb St.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Julie Linberg

August 13 2015

Name and Address:

JAKE LINCOLL
2022 E. Edgecomb St.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

JAKE LINCOLL

August 13 2015

Name and Address:

Ty LINGOR
2022 E. Edgcomb St
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Ty LINGOR

August 13, 2015

Name and Address:

NATE LIMBON
2022 E. Edgcomb St.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 12, 2015

Name and Address:

SHEILA ZOLA
313 N. GREEN AVE
COVINA, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Sheila M. Zola

August 12, 2015

Name and Address:

BARBARA ZOCA
363 N. GREER AVE
COVINA, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Barbara Zoca

August 13 2015

Name and Address:

Lester Zola
363 N. Guerd
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 12 2015

Name and Address:

Jill Dohy
331 N. GREER AVE
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

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Sincerely,

Jill Dohy

August 11, 2015

Name and Address:

331 N. Giveler Ave Covina, CA 91724

Jenna Dohy

To Jeantine Nazar and LA Planning Committee,

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Sincerely,

Jenna M Dohy

August 12, 2015

Name and Address:

Yayeneateba Argaw
1865 Newcastle Lane
San Dimas, CA 91773

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Yayeneateba Argaw

August 14, 2015

Name and Address:

Jon Cowper
2217 E. Badillo St.
Cov., CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

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Sincerely,

Jon Cowper

August 12 2015

Name and Address:

Jose H. Lingard
1871 New Castle Ln
San Dimas, CA 91773

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Sincerely,



August 14, 2015

Name and Address:

Alexander Pilarz
451 N. Barston Avenue
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

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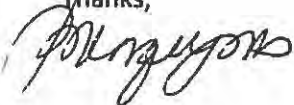
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Thanks,



August 13 2015

Name and Address:

Cindy Vergara
1871 Newester Ln.
San Dimas, CA 91773

To Jeantine Nazar and LA Planning Committee,

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Sincerely,

Cindy Vergara

August 13 2015

Name and Address:

KEVIN Roldan
4657 Elen Arden Ave
Covina CA 91724

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Sincerely,

Kevin Roldan

August 13 2015

Name and Address:

PEDRO CARINGAL
4640 N. GLEN ARDEN AVE
COVINA 91724

To Jeantine Nazar and LA Planning Committee,

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Sincerely,
Pedro Caringal

August 13, 2015

Name and Address:

PASCUALA CARINGAL
4640 N. GLEN ARDEN AVE
COVINA 91724

To Jeantine Nazar and LA Planning Committee,

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Pascuala Caringal

August 13 2015

Name and Address:

CHRISTIAN CARINGAL
4640 N. GLEN ARDEN AVE
COVINA 91724

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Sincerely,



August 13 2015

Name and Address:

MARK BRYAN TORIBIO
4640 N. GLEN ARDEN AVE
COVINA 91724

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Sincerely,

August 13 2015

Name and Address:

CORNELIANO MICHAEL KATIGBAK
4640 N. GLEN ARDEN AVE.
COVINA 91724

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August 13 2015

Name and Address:

MICHAEL CONSTANTINE PATIGBAK
4640 N. GLEN ARDEN AVE
COVINA 91724

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Sincerely,

Michael Patigbak

August 12, 2015

Name and Address:

Lisa Katigbak
4640 N Glen Arden
Covina, CA 91724

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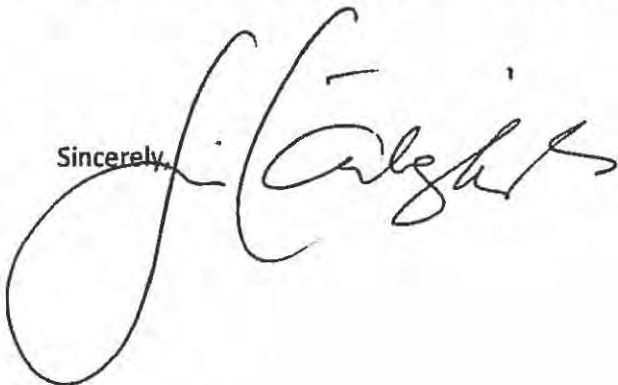
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Sincerely,



August 12, 2015

Name and Address:

ADAM ROSS ✓
2028 E EMBELDORF
COVINA CA 91724

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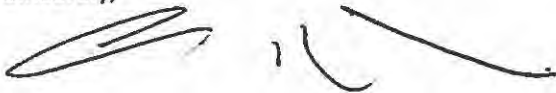
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Sincerely,



August 3, 2015

Name and Address:

JONES ROLDAN
4057 GLEN ARDEN AVE.
COVINA CA 91724

To Jeantine Nazar and LA Planning Committee,

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Sincerely,



August 15, 2015

Name and Address:

CHRISTOPHER ROLDAN
4607 Glen Arden Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

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Sincerely,

Christopher Roldan

August 13 2015

Name and Address:

CRISTINA RODAN
4657 Glen Arden Ave
Covina CA 91724

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Sincerely,

Cristina Rodan

August 13, 2015

Name and Address:

Luz Orellana
372 N. Greer Ave.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

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Luz Orellana

Thanks,

August 13, 2015

Name and Address:

Diego Orellana
372 N. Greer Ave.
Covina CA 91724

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I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Diego Orellana

Thanks,

August 13, 2015

Name and Address:

Oscar Orellana, JR

372 N Greer Ave Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 13, 2015

Name and Address:

Christopher Orellana
372 N. Greer Ave.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks, Chris Orellana

August 15 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Carmelo Cascarano

Resident Address: 1841 Newcastle Ln.

Years- 15 (City) Years- 40 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

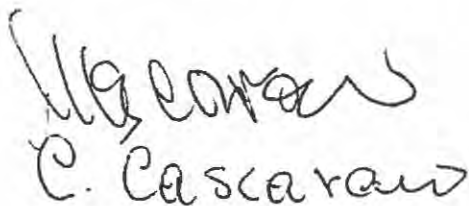
First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,


C. Cascarano

August 15, 2015

Name and Address:

Cecilia Hamilton
Andrew Hamilton
Delores Perez

847 SUNFLOWER
COVINA CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August ~~14~~ 2015

Name and Address:

Martin Gomez
2171 E. Badillo St.
Covina, CA. 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Martin Gomez

08-14-15

August 14, 2015

Name and Address:

*Elsie Silverstein
2177 E. Badello St.
Covina, Calif 91724*

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Elsie Silverstein

August 14, 2015

Name and Address:

GABRIEL BERUMEN
2050 E-EDGECOMB ST COVINA CA

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 14, 2015

Name and Address:

Patricia Marquez
451 N. Barston Ave.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

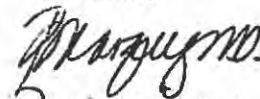
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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,


Patricia Marquez, M.D.

August 14, 2015

Name and Address:

Mark Pilarz
451 N. Barston Ave.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

A handwritten signature in black ink, appearing to read 'Mark Pilarz'. The signature is stylized and somewhat cursive, with the first name 'Mark' being more prominent than the last name 'Pilarz'.

August 14, 2015

Name and Address:

Anthony Felix
2221 E. Babillo St.
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

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Sincerely,



August 14, 2015

Name and Address:

James Pilare
451 N. Barton Avenue
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 14, 2015

Name and Address:

Isabella Pitaru
451 N. Barston Ave,
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

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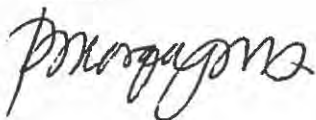
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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 14, 2015

Name and Address:

Elise Grindstaff - Silverstein
2177 E. Badillo St.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

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Sincerely,

Elise Grindstaff Silverstein

August 4 2015

Name and Address:

Pamela Silverstein
2177 E. Badillo St.
Covina, Ca 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

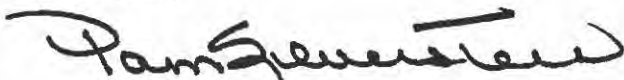
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Sincerely,



August 14, 2015

Name and Address:

Solomon T. Abebe
1865 Newcastle Ln,
San Dimas, CA 91773

To Jeantine Nazar and LA Planning Committee,

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Solomon T. Abebe

August 14, 2015

Name and Address:

Ezra Solomon

1865 Newcastle Lane, San Dimas CA 91773

To Jeantine Nazar and LA Planning Committee,

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Sincerely,

Ezra Solomon

August 13, 2015

Name and Address:

Cindy Vergara
1571 New Castle Lane
San Dimas Ca 91773

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Cindy Vergara

No cell tower PLS

August 13, 2015

Name and Address:

JOHN PAUL LINQAO
1871 NEWCASTLE LN
SAN DIMAS CA 91773

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

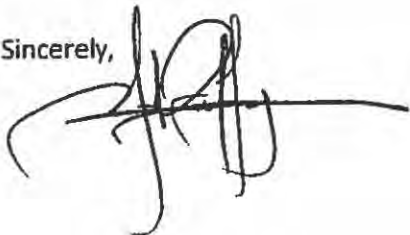
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Sincerely,



August 14 2015

Name and Address:

Cassie Vergara
1871 New Castle Lane
San Dimas, Ca 91773

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 13 2015

Name and Address:

WENONA A. VERGANA
4726 N. Midsite Ave.
Covina, CA 91788

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

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Sincerely,



August 13 2015

Name and Address:

Ma. Araceli Hernandez
4726 N. Midsite Ave.
Covina, CA 91728

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Maria Araceli Hernandez

August 14, 2015

Name and Address:

Eyob Solomon
1865 Newcastle Ln
San Dimas, CA 91773
To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Eyob Solomon

August 12 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Gregory Payne

Resident Address: 424 N. Greer Ave.

Years- 14 (City) Years- 40+ (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Gregory Payne

August 12, 2015

Resident Name: Rosa Galvan

Resident Address: 424 N. Greer Ave.

Years- 9 (City) Years- 58 (LA County) Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, it has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Rosa Galvan

August 13 2015

Name and Address:

ELIZABETH-MAY BONGO
21121 E. BENWOODS COVINA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Elizabeth May Bongo

August 13, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: MONICA AUSTRIA

Resident Address: 21121 E. BENWOOD ST.

Years- 8 (City) Years- 11 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 15, 2015

Resident Name: Alex Vasquez
Resident Address: 414 S. Farber Ave. Covina, CA 91724
Years- _____ (City) Years- 17 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 12, 2015

Resident Name: Alyssa La Valle

Resident Address: 4313 N. Sunflower Ave, Corona

Years- _____ (City) Years- 12 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You,

Alyssa La Valle

August 12, 2015

Resident Name: Gyrette LaVelle
Resident Address: 4313 N. Sunflower Ave., Covina
Years- _____ (City) Years- 12 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You,

Gyrette LaVelle

August 12, 2015

Resident Name: Juan Santos

Resident Address: 4309 N Sunflower Ave

Years- 8 (City) Years- 16 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You,



August 12, 2015

Resident Name:

Jessica Santos

Resident Address:

4309 N. Sunflower Ave

Years-

16

(City)

Years-

20

(LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You,

Jessica Santos

August 12, 2015

Resident Name: Oriana Santos

Resident Address: 4309 N Sunflower Ave

Years- 2 (City) Years- 21 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.



Thank You,

August 12, 2015

Resident Name: Juan Santos
Resident Address: 4309 N Sunflower
Years- 11 (City) Years- 25 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You,

Juan Santos

August 16 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Abel Cendejas

Resident Address: 1823 Newcastle LN.

Years- 9 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 16, 2015

Resident Name: ALBERT CENDEAS

Resident Address: 1673 NEWCASTLE LANE SANDIMAS CA. 91773

Years- 9 (City) Years- 42 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



16th
August 16, 2015

Name and Address:

Cristal Cendyza
1823 Newcastle Ln.
San Dimas CA 91773

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Cristal Cendyza

August 10 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name:

~~Christina Mejora~~ Christina Mejora

Resident Address:

1817 Newcastle Ln. San Dimas CA 91773

Years- 12

(City)

Years-

(LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Signature on the name section

August 16, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Arturo Mejorado

Resident Address: 1817 Newcastle Lane, San Dimas, CA 91773

Years- 11 (City) Years- 43 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You, 

August 16 2015

Resident Name: Maria Mejorado

Resident Address: 1817 Newcastle Ln. San Dimas, CA 91773

Years- 12 (City) Years- 42 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Maria Mejorado

August 16, 2015

Name and Address:

Stephen Peterson
1811 Newcastle Ln
San Dimas, CA 91773

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15, 2015

Name and Address:

Jeanette Petermann
1811 Newcastle Ln
San Dimas CA 91773

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Jeanette Petermann

Thanks,

August 16 2015

Resident Name: Maria Casconano

Resident Address: 1841 Newcastle Ln,

Years- 15 (City) Years- 60 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You, Maria Casconano

August 16 2015

Resident Name: Mirza Ghomeshi

Resident Address: 307 S. Grand Ave. W Covina, CA 91791

Years- 38 (City) Years- 38 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

M.H. Ghomeshi

August 16, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Raul Lopez

Resident Address: 2168 E. Bellbrook St. Covina CA 91724

Years- 12 (City) Years- (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 16, 2015

Resident Name: Jackie Lopez

Resident Address: 2168 E. Bellbrook St. Covina CA 91724

Years- 12 (City) Years- (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Jacqueline W-fy

August 16, 2015

Name and Address:

Patrick Lopez
2168 E. Bellbrook St. Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Patrick Lopez

August 12, 2015

Resident Name: Ruth Santos

Resident Address: 4309 N Sunflower Ave

Years- 11 (City) Years- 23 (LA County)

Dear Planning Commission Board,

I have lived in this area since before the church was built in the early 80's. I am adamantly opposed to the cell tower at Charter Oak Lighthouse Church. My backyard is right up against the church, so along with the water towers already in my sight line, I definitely don't want to see a cell tower as well.

I have never had a problem making or receiving calls. This cell tower will negatively affect my home value. I have been a great neighbor to the church, and they didn't have the common courtesy to talk with their immediate neighbors about this cell tower. They already have illegal storage containers on their property that invite vagrants to take shelter there, a cell tower is over and beyond what I am willing to accept. I feel like they are taking advantage of the older neighbors in the area that can't go to the meeting due to health concerns.

Please repeal your permit for this awful cell tower.

Thank You.

A handwritten signature in black ink, appearing to read "Ruth Santos", with a large, sweeping flourish underneath.

August 15, 2015

Name and Address:

ERNEST T. Garcia
920 So Euclid AVE
San GABRIEL, CAL 91776

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Ernest T. Garcia

August 15, 2015

Name and Address:

Jacob ^{Flores} 563 Concordia Court, Pasadena CA
91105

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks, Jacob Flores

August 15, 2015

Resident Name: Herman P. Flores, Jr.

Resident Address: 563 Concordia Court, Pasadena, CA 91105

Years- _____ (City) Years- 42 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

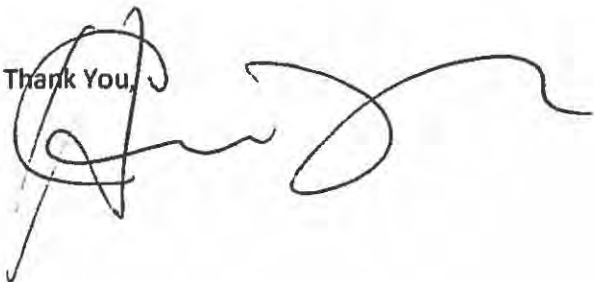
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 15 2015

Name and Address:

Lydia P. Garcia
920 So. Euclid AVE.
SAN GABRIEL, CALIF. 91776

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Lydia P. Garcia

August 5 2015

Name and Address:

Jacqueline Manangril
563 Concordia Court
Pasadena, CA 91105

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.


I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: CARLA GARCIA

Resident Address: 3407 NAR. AVE

Years- 5 (City) Years- 17 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

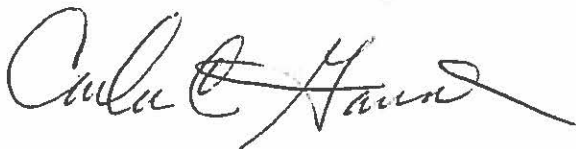
First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 15, 2015

Name and Address:

Joe DeLeon
2058 N Mills Ave 539
Claremont Ca 91711

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe DeLeon', with a horizontal line extending to the right from the end of the signature.

August 5, 2015

Resident Name: ERICA LUMIQUED

Resident Address: 2245 BOLANOS AVE, ROWLAND HEIGHTS CA 91748

Years- 17 (City) Years- 44 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Erica Lumiqued

August 15, 2015

Name and Address:

Tina Truong
8306 Wilshire Blvd. #300
Beverly Hills, CA 90211

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

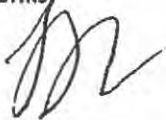
I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Teresa Russo

Resident Address: 1847 Newcastle L.V.

Years- 20 (City) Years- 30 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Teresa Russo

August 13 2015

Name and Address:

Bernadette Meza
414 S. Farber Ave.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 15 2015

Resident Name: Gilbert Vasquez

Resident Address: 414 S. Farber Ave Covina CA 91724

Years- 20 (City) Years- 46 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Gilbert Vasquez

August 3, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Gilbert Vasquez Jr.
Resident Address: 414 S. Farber Ave Covina CA 91724
Years- 18 (City) Years- 26 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Gilbert Vasquez

August 13, 2015

Name and Address:

Gabriel Vasquez
414 S. Farber Avenue
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Gabriel Vasquez

August 13 2015

Resident Name: Daniel V. Lum

Resident Address: 2236 E. Cypress St

Years- 6 (City) Years- 35 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, it has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 14, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Wethra Redam

Resident Address: 2060 2 E Arrow Hwy #12 Covina CA 91724

Years- 7 (City) Years- 13 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 14, 2015

Name and Address:

Jose L. Diaz
442 N. Greer Ave.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Jose Diaz


August 14, 2015

Name and Address:

442 N. Greer Ave
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Valentin Diaz

August ^{8/3} 2015

Name and Address:

Pauline Tarin
451 N. Greenall.
Covina, CA, 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Pauline Tarin

August 13, 2015

Name and Address:

Greg Asuncion Sr.
452 N. Green Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.



Thanks,

August 13, 2015

Name and Address:

Alison Asuncion
452 N. Brew Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 13, 2015

Name and Address:

Marlo Asuncion
452 N. Greer Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Marlo Asuncion

August 13, 2015

Name and Address:

Dion Asuncion
452 N Green Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 13, 2015

Name and Address:

Greg Asunlion Jr.
482 N. Greer Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.



Thanks,

August 13, 2015

Name and Address:

Christine Diaz
442 N. Greer Ave
Covina, Ca 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 13, 2015

Name and Address:

~~Mon~~ Patty Baldelomar
432 N. Greer Ave
Covina Ca 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

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

August 13 2015

Name and Address:

Wilson Baldelomar
432 N. Greer Ave
Covina Ca 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 13 2015

Name and Address:

Kamari Balde/omar
432 N. Greer Ave
Covina Ca 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Kamari
Balde/omat

August 13 2015

Name and Address:

Cindy Vasquez
432 N. Greer Ave
Covina Ca 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

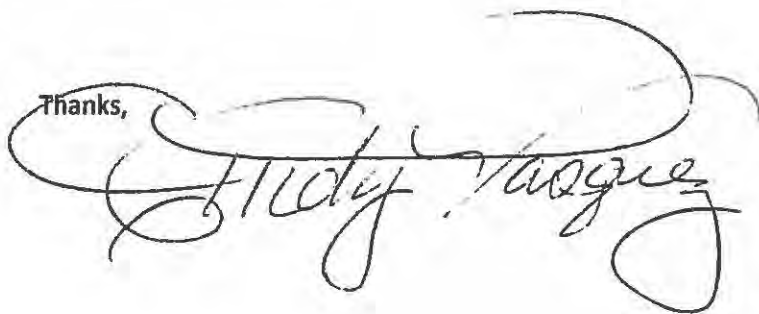
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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

A large, stylized handwritten signature in black ink that reads "Cindy Vasquez". The signature is written in a cursive, flowing style with large loops and flourishes.

August 13, 2015

Name and Address:

Manuel Orozco
432 N. Greer Ave.
Covina Ca 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 13 2015

Name and Address:

Izcalia Baldelomar
432 N. Greer Ave
Covina Ca 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Izcalia Baldelomar

August 11, 2015

Name and Address:

Abraham Villa
443 N. GREEN AVE
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 14, 2015

Name and Address:

Itzel Vaca
443 N. Graer Ave
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Itzel Vaca

August 16, 2015

Resident Name: Zahra Zafarooni

Resident Address: 307 S. Grand Ave W. Covine, CA 91791

Years- 38 (City) Years- 38 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 16, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name:

Dylan Lopez

Resident Address:

2118 E. Bellbrook St., Covina CA 91724

Years- 12

(City)

Years- _____

(LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Dylan Lopez

August 17, 2015

Name and Address: Liliiana Rosas
2902 N. Coolidge Ave
Los Angeles, CA 90039

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Janet Sanchez

Resident Address: 4508 S. Hoover St

Years- _____ (City) Years- _____ (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Janet Sanchez

August 11, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Karina Riefa

Resident Address: 219 S. Mariposa Ave LA, CA 90024

Years- 5 (City) Years- 5 (LA County)

To Jeantine Nazar and LA Planning Committee,

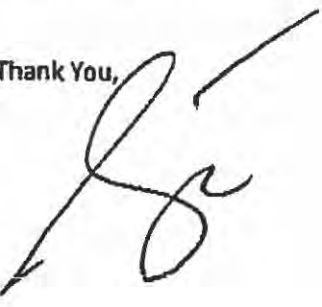
I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

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Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,


August 17 2015

Resident Name: Sal Almaraz

Resident Address: 1085 Palms Blvd Venice CA, 90291

Years- 25 (City) Years- 25 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

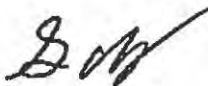
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 11, 2015

Name and Address: Wendy Gonzalez
200 E Edge Ave
LOS ANGELES CA 90003

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 17, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)
4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Talia Carvente
Resident Address: 2877 San Marino #109 LA CA 90006
Years- 8 (City) Years- 24 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

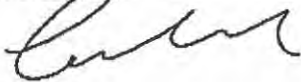
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Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You



August 17, 2015

Name and Address:

KARL WOOD
311 N. ROBERTSON #206
BEV. HILLS, CA 90211

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 17 2015

Name and Address:

FRISCUA FERICHES
219 S. MARIPOSA AVE #205
LA CA 90004

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

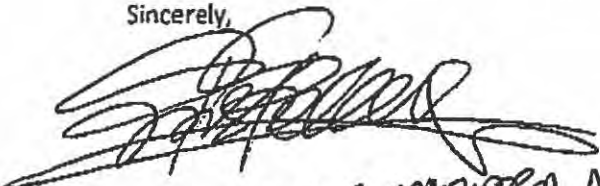
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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



219 S. MARIPOSA AVE #205
LA CA 90004

August 17 2015

Resident Name: JOSE GENGHIS P CURAMENS

Resident Address: 645 E JACKSON ST PASADENA CA 91104

Years- 15 (City) Years- 38 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

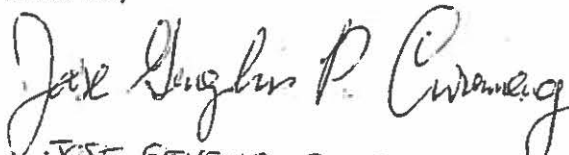
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,


JOSE GENGHIS P. CURAMENS

August 14, 2015

Resident Name: Gustavo Nunez

Resident Address: 2126 S. Meridian Ave, Alhambra, CA, 91803

Years- 9 (City) Years- 22 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, it has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Gustavo Nunez

August 14, 2015

Resident Name: Ren Martinelli

Resident Address: 18065 Paul Cr. Santa Clarita, 91380

Years- 4 (City) Years- 4 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

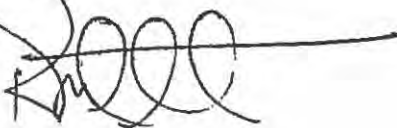
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, it has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 14, 2015

Resident Name: Joshua Awuma
Resident Address: Monterey St³³⁴ Alhambra CA
Years- 20 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.



Thank You,

August 16 2015

Name and Address: Felix Maya
2124 S. Meridian Ave #A
Alhambra Ca 91803

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August ¹⁶ 2015

Name and Address:

Tracy Herbert
18665 Paul Court
Newhall, CA 91321

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

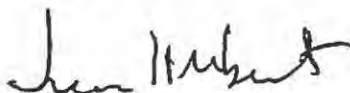
I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 6, 2015

Name and Address:

Ron Ayres
18665 Pied Court
Newhall, CA 91321

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 16 2015

Name and Address:

Graciela Nunez
2126 S. Meridian Ave.
Alhambra, CA 91803

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Graciela Nunez

August 16, 2015

Name and Address: A06LFO NUVEZ
2126 S. Meridian Ave.
Alhambra CA 91803

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 16, 2015

Name and Address:

Jonathan Nunez
2126 S. Meridian Ave
Alhambra CA, 91803

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Jonathan Nunez

August 16, 2015

Name and Address:

Joshua Nunez
2126 meridian Ave
Albambra CA ~~91803~~
91803

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks, Joshua Nunez

August 16, 2015

Name and Address: Leticia Aleman
21241 S. Meridian Ave. Apt. A.
Alhambra ca. 91803.

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely, Leticia Aleman

August 16, 2015

Name and Address: Alicia Aleman

2124 S. Meridian ave #14
Alhambra ca. 91803.

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely, Alicia Aleman

August 17, 2015

Resident Name: Nicole Javier

Resident Address: 9536 Rose St. Bellflower, CA 90706

Years- 1 (City) Years- 8 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

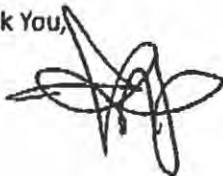
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition. .

Thank You,



August 16, 2015

Name and Address:

KARIM GHOMESTHI
1859 NEWCASTLE LANE
SAN DIMAS, CA 91773

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 16, 2015

Name and Address: Christopher Maya
2124 S Meridian Ave Apt A Alhambra, CA 91803

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely, Christopher Maya

August 16 2015

Name and Address:

Robert Ayden Ellis V
1883 NEWCASTLE LANE
SAN DIMAS, CA 91773

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

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I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Robert Ellis V

Dear Planning Commission Board,

My name is Chang Weisberg and I am in first grade at Glen Oak Elementary. I am against the cell tower all my calls to my Grandma always work and her calls to me always work. I don't want a cell tower in a residential community.

Chang Weisberg

Chang Weisberg

1853 Newcastle Ln

San Dimas, CA 91773

August 15 2015

Name and Address:

Howard Mei

~~Colum Yee Dai~~

2184 E Cypress St

Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 15, 2015

Name and Address:

Mary Huynh
2188 E. Cypress St
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.



Sincerely,

August 13 2015

Name and Address:

Bernadette Meza
414 S. Farber Ave.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,



August 12 2015

Resident Name: Gilbert Vasquez
Resident Address: 414 S. Farber Ave Covina CA 91724
Years- 20 (City) Years- 46 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

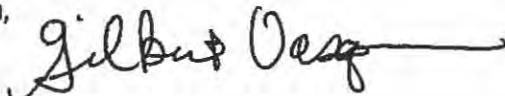
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 3 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Gilbert Vasquez Jr.

Resident Address: 414 S. Farber Ave Covina CA 91724

Years- 18 (City) Years- 26 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Gilbert Vasquez

August 13, 2015

Name and Address:

Gabriel Vasquez
414 S. Farber Avenue
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Gabriel Vasquez

August 13 2015

Resident Name: Diana V. Linn

Resident Address: 2236 E. Cypress

Years- 6 (City) Years- 35 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August ¹⁴ 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Vethra Redam

Resident Address: 2060 2 E Arrow Hwy #12 Covina CA 91724

Years- 7 (City) Years- 13 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 14, 2015

Name and Address:

Jose L. Diaz
442 N. Greer Ave.
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

I've been seeing the protesters on the street, Mon, Tues, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood. I believe the community and neighbors in Covina, San Dimas and Glendora do not want this Cell Tower.

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Jose Diaz


August 14 2015

Name and Address:

442 N. Greer Ave
Covina, CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Valentin Diaz

August ^{8/3} 2015

Name and Address:

Pauline Tarant
451 N. Greenall.
Covina, Ca. 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.

Thanks,

Pauline Tarant

August 13, 2015

Name and Address:

Greg Asuncion Sr.
452 N. Green Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

This Cell Tower will be ugly in this community of residential homes. It does not fit into this community and will have negative visual impact to my home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We understand co-location will be allowed once there is a tower at this location. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. Please stop this Cell Tower by my home.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.


Thanks,

August 13, 2015

Name and Address:

Alison Asuncion
452 N. Green Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

This Cell Tower does not fit in this community of residential homes. It will have negative visual impact to my community. Once one cell tower comes into this community, we understand that others will be allowed into this tower as well. I believe my property values will drop because of living next to a cell tower and the Aesthetics in my area will be impacted with a Market decline. We understand co-location will be allowed once there is a tower at this location. Please stop this Cell Tower by my home.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. I do not think we need any more cell antennas in this area. There are plenty in the area according to my cell carrier. Verizon is #1 according to their website.

I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 13, 2015

Name and Address:

Marlo Asuncion
452 N. Green Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

I've seen the protesters on the street, Mon, Wed, and Sundays. I do not approve of Verizon and the Church adding a cell tower in our residential neighborhood. I believe the community and neighbors in San Dimas, Covina and Glendora do not want this Cell Tower.

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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,

Marlo Asuncion

August 13, 2015

Name and Address:

Dion Asuncion
452 N. Green Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community. I love my city and area and do not want to be forced to move out of this area due to a cell tower next to my home.

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I am writing the LA Planning Committee to let you know that I do not want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

Sincerely,



August 13, 2015

Name and Address:

Greg Asumlion Jr.
482 N. Groer Ave
Covina CA 91724

To Jeantine Nazar and LA Planning Committee,

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential neighborhood. Cell coverage is really good by this proposed location.

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower at the Charter Oak Lighthouse Church. Stop Verizon from their proposed petition.

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Please uphold this appeal against Verizon and deny their petition for a Cell Tower in this Residential Neighborhood and community.



Thanks,

August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: HARRY MACINTOSH

Resident Address: 413 N. GREER AVE, COVINA

Years- 24 (City) Years- 66 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically unpleasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

August 15, 2015

Resident Name: Marilyn Mc Andrew

Resident Address: 413 N. GREED AVE, COVINA

Years-24 (City) Years-84 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

August 15, 2015

Resident Name: Maria Weber
Resident Address: 433 N. Green Av. Covina
Years- 32 (City) Years- 37 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

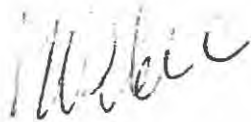
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I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 13 2015

Resident Name: DAVID A WEBER

Resident Address: 433 N GREER AV LOVING, CA

Years- 12 (City) Years- 35 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

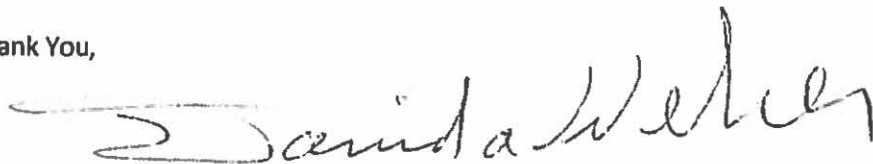
Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

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I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,



August 2, 2015

Resident Name: David W Weber

Resident Address: 433 N Greer Ave BOVINA, CA

Years- 12 (City) Years- 13 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

David W. Weber

August 13, 2015

Resident Name: Vicki Rowland

Resident Address: 423 N. Greer Ave Palmdale 91724

Years- 31 (City) Years- 64 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, It has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Vicki Rowland

August 15, 2015

Resident Name: Alejandrina Yañez

Resident Address: 1805 New castle Ln

Years- 3 (City) Years- 3 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

Recently, I've been seeing the protesters out on the street, Mon, Wed, and Sundays, it has opened my eyes to what Verizon and the Church are trying to do in our residential neighborhood.

This Cell Tower does not fit into this community of residential single family homes. It is ugly and will be an eyesore to myself and to my neighbors. A 46-66 foot Cell Tower will also reduce my home value based upon its visual negative impact to my residence and home. Once one cell tower comes into this community, we understand that others will be allowed into this cell tower as well. We do not want more antennas and electro smog in our community.

I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,

Alejandrina Yañez

August 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project

Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name:

Emilio Ruiz

Resident Address:

1805 Newcastle Cir.

Years-30 (City) Years-30 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

Secondly, this Cell Tower does not fit into this community of residential single family homes. It is ugly and will be Aesthetically displeasing to myself and to this neighborhood. A 46 foot Cell Tower will also reduce my home value based upon its visual pollution to my residence and home. I was also notified recently that they can raise it's height another 20 feet to 66 feet. Not acceptable in residential communities.

Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,

Emilio Ruiz

August 15, 2015

Letter to Uphold Appeal of Cell Tower at Charter Oak Lighthouse Church and Deny Verizon Project
Project No R2014-02565-(5)

4337 N. Sunflower Ave., Covina, CA 91724

Resident Name: Argelia Ruiz

Resident Address: 1805 Newcastle Ln.

Years- 20 (City) Years- 20 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church due to the following reasons listed below.

First, I was never notified properly of this Cell Tower Proposed at 4337 N. Sunflower, Covina, CA 91724. Recently, by seeing the protesters out on the street, Mon, Wed, Fri. and Sundays, I am now informed. Also, the Church has posted recent signage about this Cell Tower which was not there in the past.

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Lastly, I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area and neighborhood. I do not have dropped calls and the voice calls I make are not an issue.

Please deny this Petition to have a Cell Tower built in this residential neighborhood.

Thank You,



August 17, 2015

Resident Name: Adrié Ruiz

Resident Address: 1805 Newcastle Ln.

Years- 22 (City) Years- 22 (LA County)

To Jeantine Nazar and LA Planning Committee,

I am writing the LA Planning Committee to let you know that I don't want the proposed Cell Tower project at Charter Oak Lighthouse Church.

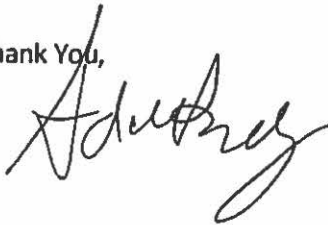
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I have good if not great cell coverage in this area and do not believe that a Cell Tower is necessary in this residential area. Cell coverage is really good by this cell tower location.

Please uphold the Appeal and Deny Verizon there petition.

Thank You,





April 23, 1996

FEDERAL COMMUNICATIONS COMMISSION

FACT SHEET

Information provided by the Wireless Telecommunications Bureau

NEW NATIONAL WIRELESS TOWER SITING POLICIES

The Telecommunications Act of 1996 contains important provisions concerning the placement of towers and other facilities for use in providing personal wireless services. Most state and local communities have worked closely with cellular and other wireless service providers on such placement plans, but this new law establishes new responsibilities for communities and for the Federal Communications Commission (FCC). The rapid expansion in the wireless industry makes these issues even more important.

This fact sheet is intended to explain the new provisions and to help state and local governments as they deal with the complex issues of facilities siting in their local communities. At the end of this fact sheet, you will find names of contacts for additional information about this area and other issues before the FCC.

Section 704 of the Telecommunications Act of 1996 (the "1996 Act") governs federal, state and local government oversight of siting of "personal wireless service" facilities. The 1996 Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as towers for cellular, personal communications service (PCS), and specialized mobile radio (SMR) transmitters:

- The new law preserves local zoning authority, but clarifies when the exercise of local zoning authority may be preempted by the FCC.
- Section 704 prohibits any action that would discriminate between different providers of personal wireless services, such as cellular, wide-area SMR and broadband PCS. It also prohibits any action that would ban altogether the construction, modification or placement of these kinds of facilities in a particular area.
- The law also specifies procedures which must be followed for acting on a request to place these kinds of facilities, and provides for review in the courts or the FCC of any decision by a zoning authority that is inconsistent with Section 704.

- Finally, Section 704 requires the federal government to take steps to help licensees in spectrum-based services, such as PCS and cellular, get access to preferred sites for their facilities. Federal agencies and departments will work directly with licensees to make federal property available for this purpose, and the FCC is directed to work with the states to find ways for states to accommodate licensees who wish to erect towers on state property, or use state easements and rights-of-way.

The attachments to this fact sheet seek to provide information concerning tower siting for personal wireless communications services. They include a summary of the provisions of Section 704 of the 1996 Act, the actual text of Section 704, and a technical information summary that describes the cellular, wide-area SMR and broadband PCS technologies that underlie the majority of requests for new tower sites.

Questions about the Telecommunications Act of 1996 generally may be addressed to Sheryl Wilkerson in the FCC's Office of Legislative and Intergovernmental Affairs, 202-418-1902 (e-mail: swilkers@fcc.gov). Questions about tower siting, licensing issues or technical matters may be addressed to Steve Markendorff, Deputy Chief, Commercial Wireless Division in the Wireless Telecommunications Bureau, 202-418-0620, (e-mail: smarkend@fcc.gov).

This Fact Sheet is available on our fax-on-demand system. The telephone number for fax-on demand is 202-418-2830. The Fact Sheet may also be found on the World Wide Web at <http://www.fcc.gov/wtb/wirehome.html>.

SUMMARY OF SECTION 704 OF THE TELECOMMUNICATIONS ACT OF 1996

The following is a summary of key provisions. The text of Section 704 is reproduced in its entirety as an attachment to this summary.

1. Local Zoning Authority Preserved

Section 704(a) of the 1996 Act amends Section 332(c) of the Communications Act ("Mobile Services") by adding a new paragraph (7). It preserves the authority of state and local governments over decisions regarding the placement, construction, and modification of personal wireless service facilities, except as provided in the new paragraph (7).

2. Exceptions**a. States and Localities May Not Take Discriminatory or Prohibiting Actions**

Section 704(a) of the 1996 Act states that the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 U.S.C. §332(c)(7)(B)(i).

Review: Any person that is adversely affected by a state or local government's action or failure to act that is inconsistent with Section 332(c)(7) may seek expedited review in the courts. 47 U.S.C. §332(c)(7)(B)(v).

b. Procedures for Ruling on Requests to Place, Construct or Modify Personal Wireless Service Facilities

Section 704(a) also requires a State or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a reasonable time. Any decision to deny a request must be made in writing and be supported by substantial evidence contained in a written record. 47 U.S.C. §332(c)(7)(B)(ii), (iii).

c. Regulations Based On Environmental Effects of RF Emissions Preempted

Section 704(a) of the 1996 Act expressly preempts state and local government regulation of 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 FCC's regulations concerning such emissions. 47 U.S.C. §332(c)(7)(B)(iv).

Review: Parties may seek relief from the FCC if they are adversely affected by a state or local government's final action or failure to act that is inconsistent with this provision. 47 U.S.C. § 332(c)(7)(B)(v).

3. Federal Guidelines Concerning RF Emissions

Section 704(b) requires the FCC to prescribe and make effective new rules regarding the environmental effects of radio frequency emissions, which are under consideration in ET Docket 93-62, within 180 days of enactment of the 1996 Act.

NOTE: The pendency of this proceeding before the FCC does not affect the rules which currently are in effect governing the environmental effects of radio frequency emissions. Section 704(b) gives preemptive effect to these existing rules. See related attachments to the Fact Sheet.

4. Use of Federal or State Government Property

a. Federal Property

Section 704(c) of the 1996 Act requires the President (or his designee) to prescribe procedures by which the federal government may make available on a fair, reasonable and nondiscriminatory basis, property, rights-of-way and easements under their control, for the placement of new spectrum-based telecommunications services.

b. State Property

With respect to facilities siting on state property, Section 704(c) of the 1996 Act requires the FCC to provide technical support to States to encourage them to make property, rights-of-way and easements under their jurisdiction available for the placement of new spectrum-based telecommunications services.

NOTE: Information concerning technical support for tower siting which the FCC is making available to state and local governments is attached to the Fact Sheet.

5. Definitions

"Personal wireless services" include commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services. 47 U.S.C. §332(c)(7)(C)(i).

"Commercial mobile services" are defined in Section 332 of the Communications Act and the FCC's rules, and include cellular telephone services regulated under Part 22 of the FCC's rules, SMR services regulated under Part 90 of the FCC's rules, and PCS regulated under Part 24 of the FCC's rules. 47 C.F.R. §20.9.

"Unlicensed wireless services" are defined as the offering of telecommunications services using duly authorized devices which do not require individual licenses; direct-to-home satellite services are excluded from this definition. 47 U.S.C. §332(c)(7)(C)(iii).

COMPLETE TEXT OF SEC. 704 OF THE TELECOMMUNICATIONS ACT OF 1996**SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.**

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY- Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

`(7) PRESERVATION OF LOCAL ZONING AUTHORITY-

`(A) GENERAL AUTHORITY- Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

`(B) LIMITATIONS-

`(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

`(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

`(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

`(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

`(iii) Any decision by a State or local government or place,

construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

`(iv) 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.

`(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any

court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) DEFINITIONS- For purposes of this paragraph--

(i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term 'personal wireless service facilities' means facilities for the provision of personal wireless services; and

(iii) the term 'unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).'

(b) RADIO FREQUENCY EMISSIONS- Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93-62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY- Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

TECHNICAL INFORMATION CONCERNING CELLULAR, SPECIALIZED MOBILE RADIO AND PERSONAL COMMUNICATIONS SERVICES

April 1996

Cellular Information

The FCC established rules and procedures for licensing cellular systems in the United States and its Possessions and Territories. These rules designated 306 Metropolitan Statistical Areas and 428 Rural Service Areas for a total of 734 cellular markets and spectrum was allocated to license 2 systems in each market. Cellular is allocated spectrum in the 824-849 and 869-894 MHz ranges. Cellular licensees are generally required to license only the tower locations that make up their outer service contour. Licensees desiring to add or modify any tower locations that are within an already approved and licensed service area do not have to submit an application for that location to be added to their cellular license, although they may need FCC approval if the antenna would constitute a major environmental action (See question 2, below) or would exceed the criteria specified in Part 17 of the FCC's Rules ("Construction, Marking and Lighting of Antenna Structures"). Part 17 includes criteria for determining when construction or placement of a tower would require prior notification to the Federal Aviation Administration (FAA). (See question 3, below.)

A cellular system operates by dividing a large geographical service area into cells and assigning the same frequencies to multiple, non-adjacent cells. This is known in the industry as frequency reuse. As a subscriber travels across the service area the call is transferred (handed-off) from one cell to another without noticeable interruption. All the cells in a cellular system are connected to a Mobile Telephone Switching Office (MTSO) by landline or microwave links. The MTSO controls the switching between the Public Switched Telephone Network (PSTN) and the cell site for all wireline-to-mobile and mobile-to-wireline calls.

Specialized Mobile Radio (SMR) Information

Specialized Mobile Radio (SMR) service licensees provide land mobile communications on a commercial (*i.e.*, for profit) or private basis. A traditional SMR system consists of one or more base station transmitters, one or more antennas and end user radio equipment which often consists of a mobile radio unit either provided by the end user or obtained from the SMR operator. The base station receives either telephone transmissions from end users or low power signals from end user mobile radios.

SMR systems operate in two distinct frequency ranges: 806-821/851-866 MHz (800 MHz) and 896-901/935-940 MHz (900 MHz). 800 MHz SMR services have been licensed by the FCC on a site-by-site basis, so that the SMR provider must approach the FCC and receive a license for each and every tower/base site. In the future the FCC will license this band on a wide-area market approach. 900 MHz SMR was originally licensed in 46 Designated Filing Areas (DFAs) comprised of only the top 50 markets in the country. The Commission is in the process of auctioning the remainder of the United States and its Possessions and Territories in the Rand McNally defined 51 Major Trading Areas.

PCS Information

Broadband PCS systems are very similar to the cellular systems but operate in a higher frequency band, in the 1850-1990 MHz range. One other difference is that the FCC used different market areas for licensing purposes. The FCC used the Rand McNally definitions for 51 Major Trading Areas (MTAs) and 493 Basic Trading Areas (BTAs). PCS was allocated spectrum for six Broadband PCS systems and 26 Narrowband systems. The six Broadband PCS systems will be licensed as follows: two Broadband PCS licenses will be issued for each of the 51 MTAs and four for each of the 493 BTAs. The 26 Narrowband systems will be licensed as follows: eleven Narrowband PCS licenses will be issued for nationwide systems, six for each of five regional areas, seven for each of the 51 MTAs and two for each of the 493 BTAs.

PCS licensees are issued a blanket license for their entire market area and are not required to submit applications to license individual cell sites unless construction of the facility would be a major environmental action or would require FAA notification. Major environmental actions are defined by the National Environmental Policy Act of 1969 that is discussed in question 2, below. Therefore, the FCC has no technical information on file concerning PCS base stations.

Frequently asked questions concerning tower siting for personal wireless services.

1. Do local zoning authorities have any authority to deny a request for tower siting?

Answer: Yes. The Telecommunications Act of 1996 specifically leaves in place the authority that local zoning authorities have over the placement of personal wireless facilities. It does prohibit the denial of facilities siting based on RF emissions if the licensee has complied with the FCC's regulations concerning RF emissions. It also requires that denials be based on a reasoned approach, and prohibits discrimination and outright bans on construction, placement and modification of personal wireless facilities.

2. What requirements do personal wireless communications licensees have to determine whether a site is in a flood plain? A historical sites must also comply with the National Environmental Policy Act of 1969 (NEPA), as well as other mandatory federal environmental statutes. The FCC's rules that implement the federal environmental statutory provisions are contained in sections 1.1301-1.1319. The FCC's environmental rules place the responsibility on each applicant to investigate all the potential environmental effects, and disclose any significant effects on the environment in an Environmental Assessment (EA), as outlined in section 1.1311, prior to constructing a tower. The applicant is required to consult section 1.1307 to determine if its proposed antenna structure will fall under any of the listed categories that may significantly affect the environment. If it does, the applicant must provide an EA prior to proceeding with the tower construction and, under section 1.1312, must await FCC approval before commencing any such construction even if FCC approval is not otherwise required for such construction. The FCC places all proposals that may significantly impact the environment on public notice for a period of 30 days, seeking any public comments on the proposed structures.

The categories set forth in section 1.1307 include:

Wilderness Area
Wildlife Preserve
Endangered Species
Historical Site
Indian Religious Site
Flood Plain
Wetlands
High Intensity White Lights in Residential Neighborhoods
Excessive Radiofrequency Radiation Exposure

3. Are there any FCC regulations that govern where towers can or cannot be placed?

Answer: The FCC mandates that personal wireless companies build out their systems so that adequate service is provided to the public. In addition, all antenna structures used for communications must be approved by the FCC in accordance with Part 17 of the FCC Rules. The FCC must determine if there is a reasonable possibility that the structure may constitute a menace to air navigation. The tower height and its proximity to an airport or flight path will be considered when making this determination. If such a determination is made the FCC will specify appropriate painting and lighting requirements. Thus, the FCC does not mandate where towers must be placed, but it may prohibit the placement of a tower in a particular location without adequate lighting and marking.

4. Does the FCC maintain any records on tower sites throughout the United States? How does the public get this information (if any)?

Answer: The FCC maintains a general tower database on the following structures: (1) any towers over 200 feet, (2) any towers over 20 feet on an existing structure (such as a building, water tower, etc.) and (3) towers that are close to airports that may cause potential hazards to air navigation. The FCC's licensing databases contain some base site information for Cellular and SMR systems. The general tower database and the Cellular and SMR data that may be on file with the FCC is available in three places:

(1) Cellular licensing information is available in the Public Reference Room of the Wireless Telecommunications Bureau's Commercial Wireless Division. The Public Reference Room is located on the fifth floor of 2025 M Street, NW, Washington, DC 20554, telephone (202)418-1350. On-line database searches of cellular licensing information along with queries of the FCC's general tower database can also be accomplished at the Public Reference Room.

(2) People who would like to obtain general tower information through an on-line public access database should call or write Interactive Systems, Inc., 1601 North Kent St., Suite 1103, Arlington, VA 22209, telephone 703-812-8270.

(3) The FCC does not duplicate these records, but has contracted with International Transcription Service, Inc. to provide this service. Requests for copies of information should be addressed to International Transcription Service, Inc. (ITS, Inc.), 2100 M St., NW, Suite 140, Washington, DC 20037, telephone 202-857-3800.

5. Why do Cellular and PCS providers require so many tower sites?

Answer: Low powered transmitters are an inherent characteristic of Cellular Radio and Broadband PCS. As these systems mature and more subscribers are added, the effective radiated power of the cell site transmitters is reduced so frequencies can be reused at closer intervals thereby increasing subscriber capacity. There are over 30 million mobile/portable cellular units and more than 22 thousand cell sites operating within the United States and its Possessions and Territories. PCS is just beginning to be offered around the country. Due to the fact that Broadband PCS is located in a higher frequency range, PCS operators will require more tower sites as they build their systems to provide coverage in their service areas as compared to existing Cellular carriers. Therefore, due to the nature of frequency reuse and the consumer demand for services, Cellular and PCS providers must build numerous base sites.

6. Can Cellular, SMR and PCS providers share tower structures?

Answer: Yes, it is technologically possible for these entities to share tower structures. However, there are limits to how many base station transmitters a single tower can hold and different tower structures have different limits. Moreover, these providers are competitors in a more and more competitive marketplace and may not be willing to share tower space with each other. Local zoning authorities may wish to retain a consulting engineer to evaluate the proposals submitted by wireless communications licensees. The consulting engineer may be able to determine if there is some flexibility as to the geographic location of the tower.

7. Is the Federal government helping to find ways to accommodate multiple licensees of personal wireless services?

Answer: Yes. The FCC has designated Steve Markendorff, Chief, Broadband Branch, Commercial Wireless Division, Wireless Telecommunications Bureau, FCC to ask and respond to questions concerning tower siting issues. His telephone number is 202-418-0620. Also, President Clinton issued an Executive Memorandum on August 10, 1995 directing the Administrator of General Services (GSA), in coordination with other Government departments and agencies, to develop procedures to facilitate appropriate access to Federal property for the siting of mobile services antennas. GSA recently released "Government-Wide Procedures for Placing Commercial Antennas," 61 Fed Reg 14,100 (March 29, 1996). For further information contact James Herbert, Office of Property Acquisition and Realty Services, Public Building Service, General Services Administration, 18th & F Streets, NW, Washington, DC 20405, telephone 202-501-0376.

8. Have any studies been completed on potential hazards of locating a tower/base site close to residential communities?

Answer: In connection with its responsibilities under NEPA, the FCC considers the potential effects of radiofrequency (RF) emissions from FCC-regulated transmitters on human health and safety. Since the FCC is not the expert agency in this area, it uses standards and guidelines developed by those with the appropriate expertise. For example, in the absence of a uniform federal standard on RF exposure, the FCC has relied since 1985 on the RF exposure guidelines issued in 1982 by the American National Standards Institute (ANSI C95.1-1982). In 1991, the Institute of Electrical and Electronic Engineers (IEEE) issued guidelines designed to replace the RF ANSI exposure guidelines. These guidelines (ANSI/IEEE C95.1-1992) were adopted by ANSI. The Telecommunications Act of 1996 mandates that the FCC complete its proceeding in ET Docket 93-62, in which it is considering updating the RF exposure guidelines, no later than early August 1996. Copies of this proceeding can be obtained from the International Transcription Service, Inc. (ITS), telephone 202-857-3800. Presently, RF emission requirements are contained in Section 1.1307(b) of the FCC's rules, 47 C.F.R. §1.1307(b), for all services. PCS has service specific RF emission provisions in Section 24.52 of the FCC's rules, 47 C.F.R. § 24.52.

Additional information concerning RF emission hazards can be obtained through a variety of sources:

- (1) Information concerning RF hazards can be obtained on the World Wide Web at <http://www.fcc.gov/oet/faqs>. RF safety questions are answered and further RF documents and information are contained under the Cellular Telephony Section.
- (2) OET Bulletins 56 and 65 concerning effects and potential RF hazards can be requested through the Radiofrequency Safety Program at 202-418-2464. Additionally, any specific questions concerning RF hazards can be answered by contacting the FCC at this phone number.

The FCC maintains a Communications and Crisis Management Center which is staffed 24 hours a day, seven days a week. In the event of an emergency, such as a radiofrequency hazard threatening public safety or health, you may call 202-632-6975. The watch officer who answers at that number can contact our compliance personnel in your area and dispatch them within a matter of hours.



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RAMON J. HIRSIG
 Executive Director

September 16, 2008

No. 2008/054

TO COUNTY ASSESSORS:

CELL TOWERS ON PROPERTY OF RELIGIOUS ORGANIZATIONS

We have received an increasing number of inquiries regarding religious organizations that lease a portion of their property for wireless communication tower (cell tower) sites. The cell towers are typically installed on the roof of a main worship center, embedded in an item such as a steeple or cross, in the parking lot, or elsewhere on the grounds. The inquiries are seeking an opinion on whether religious organization property leased to telecommunication companies for the installation of cell towers still qualifies for exemption under Revenue and Taxation Code section¹ 206 (church exemption), section 207 (religious exemption), or section 214 (welfare exemption).

As explained in further detail below, the portions of the religious organization property that are leased as cell tower sites would not qualify for the church, religious, or welfare exemptions. However, disqualification of the exemption for the portion of the property leased as a cell tower site does not, by itself, jeopardize the organization's qualification for exemption on the remaining portions of the property that are used exclusively for religious worship (church exemption), for religious worship and the operation of a school of less than collegiate grade (religious exemption), or for religious purposes (welfare exemption).

Law and Analysis

There are three property tax exemptions available for property used for religious purposes:

- Church exemption
- Religious exemption
- Welfare exemption

The church exemption² applies to property used exclusively for religious worship. The only requirement that must be satisfied is that the primary use of the property is for religious worship, and that all other uses are incidental and reasonably necessary uses supportive of the primary religious worship use.

The religious exemption³ applies to property owned and operated by religious organizations that use their property exclusively for religious worship, preschools, nursery schools, kindergartens,

¹ All section references are to the Revenue and Taxation Code unless otherwise indicated.

² California Constitution, article XIII, sections 3(f) and 5; section 206.

³ Section 207.

schools of less than collegiate grade, or for both schools of collegiate grade and schools of less than collegiate grade (but excluding property used solely for schools of collegiate grade). This exemption applies when the religious organization/owner uses its property for both a place of worship and a school.

As relevant to the cell tower issue, the welfare exemption⁴ applies to property used exclusively for religious purposes by a qualifying nonprofit entity, if the property is owned and operated by a qualifying nonprofit entity.⁵ The definition of *religious purposes* as used for the welfare exemption is much broader than the definition of *religious worship* as used for either the church or religious exemptions.

The church, religious, and welfare exemptions all require that any property for which one of the exemptions is sought must be *used exclusively* for the exempt purpose; specifically for religious worship (church exemption), for religious worship and the operation of a qualifying school (religious exemption), or for religious purposes (welfare exemption). Therefore, the first step in any analysis of a property's qualification for one of the exemptions is a determination as to whether the organization's exempt purpose is the *exclusive use* made of that property. Clearly, leasing a portion of a religious organization's property for the installation of a cell tower does not fall within its exempt purpose, regardless of whether the organization holds a church, religious, or welfare exemption on its property.

The next step in determining qualification for exemption pertains to property that is used for a purpose that is not within the organization's primary exempt purpose. For such property, it must be determined whether that use is incidental to and reasonably necessary for the organization's exempt purpose. The courts have consistently approved exemption for property that, while not used solely for the organization's primary purpose, is incidental to and reasonably necessary for the accomplishment of that primary exempt purpose. In *Cedars of Lebanon Hospital v. County of Los Angeles*,⁶ the California Supreme Court held:

It thus appears that under the rule of strict but reasonable construction, the phrase "property used exclusively for...hospital...purposes" should be held to include any property which is used exclusively for any facility which is incidental to and reasonable necessary for...the fulfillment of a generally recognized function of a complete modern hospital.

Although the *Cedars* court interpreted the term *used exclusively* to include uses that are incidental to and reasonably necessary for an organization's exempt purpose in the context of a hospital under the welfare exemption, that holding and analysis apply equally to both the church and religious exemptions.⁷ Again, it would be difficult to conclude that leasing property for the installation of a cell tower is incidental to and reasonably necessary for religious worship or religious purposes. Therefore, that portion of the property so leased does not qualify for the

⁴ Section 214(a).

⁵ This letter discusses only how the welfare exemption relates to property owned by religious organizations. The exemption is also available for property owned by other non-profit organizations and used exclusively for charitable, scientific, or hospital purposes.

⁶ (1950) 35 Cal.2d 729.

⁷ See Assessors' Handbook Section 267, *Welfare, Church, and Religious Exemptions*, Part II, at pp. 3, 12-13. All Assessors' Handbook Sections are posted on the Board's website at www.boe.ca.gov/proptaxes/ahcont.htm.

church, religious, or welfare exemptions. However, if a religious organization that qualifies for the church, religious, or welfare exemption leases space for the installation of a cell tower site, the organization may continue to qualify for the exemption on all of its property that previously qualified for the exemption; only the leased portion of the property would be disqualified from exemption.

With respect to the welfare exemption, courts' holdings indicate that disqualification of a portion of property from the welfare exemption does not disqualify the entire property from the welfare exemption. In fact, in *Cedars*, the court held that certain portions of the taxpayer's property qualified and certain other portions did not qualify for the welfare exemption.

We are unaware of any constitutional provision, statute, or judicial precedent that would require a different result when considering the effect of cell tower leases on property qualifying for the church or religious exemptions. Therefore, while the portion of property leased for the placement of a cell tower does not qualify for the church or religious exemptions, it does not disqualify the entire property from exemption. This is especially true since the amount of the property used is, in most cases, minimal. Additionally, and most importantly, the leasing of space on the exterior of a religious organization's building or on its grounds is distinguishable from allowing third party organizations the regular use of the interior of a main building for its own purposes unrelated to a religious purpose.

Assessors' Handbook Section 267, *Welfare, Church, and Religious Exemptions* (AH 267), supports this view. AH 267 states that if religious worship is found to be the primary use of a building and all other uses are incidental to religious worship, the church exemption is applicable to the entire building. It goes on to state:

If, however, another organization uses all or part of the facility for charitable purposes on a fixed rental basis, the welfare exemption must be claimed by both the church and the other organization *for the extent of that use, in addition to the church exemption for the remaining portion; or the church could claim the welfare exemption for the entire property and the other organization could claim the welfare exemption for the extent of that use.*⁸ (Emphasis added.)

AH 267 contemplates that an organization that uses a portion of a building for purposes that are not incidental to religious worship but qualifying for the welfare exemption on that portion must qualify that portion under the welfare exemption; however, the church exemption is not lost on the portion of the building used for religious worship. By extension, if the use of the non-qualifying portion of the building qualifies for neither the church exemption nor the welfare exemption, that portion of the property will not be exempt. However, the remaining portions of the building that are used for religious worship should still qualify for the church exemption. This example applies equally to the religious exemption.

AH 267 also contemplates this treatment when separate structures are involved. It states that the church exemption applies to the place of worship and other areas or rooms in separate structures used for incidental or non-interfering purposes, while the welfare or religious exemption, *or no*

⁸ AH 267, Part II, p. 6.

exemption, applies to other structures based on their individual use.⁹ This contemplates that there may be other structures on a religious organization's property that do not qualify for the church exemption without jeopardizing the church exemption on the structures used exclusively for religious worship. This example applies equally to the religious exemption.

While possibly difficult for county assessors to measure the actual square footage of the disqualified space because of the varying ways in which cell towers could be placed, it is necessary since the exemption is lost only for that portion of the property leased for the cell tower site. The county assessor must determine a valuation methodology that satisfactorily estimates the value of the leased property. For instance, if leased space is separated from the main worship center on the grounds or in a portion of the parking lot, the leased space square footage may easily be measured. In many cases, however, religious organizations lease and allow the installation of the towers on the main worship center roof or in an item such as a steeple or cross. In those cases, an estimate of square footage leased must be determined, or it may be appropriate for the county assessor to use the income approach to determine the value of the leased site.

For assessment purposes, that portion of the property attributable to the lease may not be assessed as if it had undergone a change in ownership since the loss of an exemption does not trigger a change in ownership.¹⁰ Rather, the value upon which property tax must be paid is equivalent to that portion of the existing factored base year value that no longer qualifies for exemption.

If you have questions regarding these issues, you may contact Mrs. Ladeena Ford at 916-445-0208 or at ladeena.ford@boe.ca.gov.

Sincerely,

/s/ David J. Gau

David J. Gau
Deputy Director
Property and Special Taxes Department

DJG:lf

⁹ AH 267, Part II, pp. 6-7.

¹⁰ Unless the lease is for 35 years or more; section 61(c).

VERIZON CUSTOMER CELL SERVICE TESTIMONIALS

1. I am a Verizon Wireless customer and I have excellent voice call coverage. I have never had a dropped call and the connection always sounds great inside my home and outside. I receive great coverage within my local community. I can send and receive calls while I drive in my car, go grocery shopping, and when I pick up and drop off my children at school.

Elsie Silverstein

2. I have been a Verizon Wireless customer for years. I receive excellent wireless coverage in my community where I live and work. I drive on Badillo and Sunflower Ave everyday. I use my phone to connect with my friends, family, and work. The calls are always clear and my connections are fast. I have always had great reception even inside Walmart and Costco shopping and especially when I walk to and from the local schools and parks in the San Dimas and Covina communities. I have never complained to Verizon about dropped calls and usually have 4-5 bars on my smartphone device.

Joaquin Garcia

3. I am an active grandparent and satisfied Verizon Wireless customer. I enjoy great reception in the Covina and San Dimas communities. I make at least a dozen calls a day to my children and grandchildren without any dropped calls. I use my phone daily to connect with my family and friends. My Verizon Wireless service and connection is fast, clear, and reliable. I also have great confidence in my emergency wireless service. It's important that my coverage is excellent in and around my home so my family and I can have peace of mind in the event of an emergency.

Linda Garcia

4. I am a longtime resident of the Charter Oak community. I am also a loyal Verizon Wireless customer. There is no gap in my wireless coverage. I get wonderful service in and outside my home and while Driving to and from work. I have excellent signal strength and a fast reliable connection especially in San Dimas and Covina. I have never complained to Verizon about dropped calls or bad reception. I use my phone everyday, at night, and on the weekends to make calls from local schools, stores, and events. I use my smartphone all the time and my Verizon Wireless service is terrific.

Joseph Moncada

5. I have lived in Los Angeles County my entire life. I currently reside in San Dimas, CA and I am a Verizon Wireless customer. My entire family has Verizon Wireless service. We have excellent coverage and enjoy fast and reliable calls daily. I can make calls inside and outside of my home on Newcastle Lane and have never experienced a significant gap in our coverage. I can enjoy texting and emailing all around the Charter Oak community. I use my phone at LA Fitness where I work out everyday and organize racquetball tournaments. I send and receive calls with clear reception and have never had a dropped call. I use my phone in my car and drive past the church twice daily on my way to and from work. We have been protesting the proposed tower because Verizon claims we have a significant gap. I just don't recognize that. My cellular service has always been great. I have never had to call 911, but I have the utmost confidence that my Verizon Wireless service is strong and reliable.

Chang Weisberg

6. I walk around the neighborhood everyday while walking my dog. I live in Covina and walk east on Badillo and walk past the Charter Oak Lighthouse Church everyday. I am a Verizon customer and enjoy strong service on my smartphone with excellent voice calls. I can send and receive calls on my way to San Dimas High School with no dropped calls and a very clear connection. I can send texts and emails with four solid signal bars. I also drive to Vons off Badillo and Grand Ave weekly and enjoy great reception in and outside of my car. I have never had a dropped call and have never called Verizon to complain about my wireless service. I don't understand Verizon's claim that there is a gap in their coverage? There is no gap in coverage. I can also send and receive calls from the Mike Antonovich Multi-Use Trail that is located just south of the church. I visit Bonelli Park frequently and enjoy great cell service there as well.

Brian D' Annunzio

7. I have lived in San Dimas since 1999. I am a Verizon Wireless customer. I have always enjoyed great cellular reception in and around the Charter Oak community. I can send and receive calls inside and outside of my house. I don't ever have dropped calls and my reception is crystal clear. I get really good coverage while I drive in my car. I drive up and down Sunflower Ave on my way to work everyday. There is no gap in our wireless coverage from Verizon. I was really surprised to find out that Verizon claims that there is a gap in our wireless coverage near San Dimas Community Hospital. I drive by the hospital, CCV, and San Dimas High School a few times every week and always have great reception day or night. I originally signed up with Verizon because they claimed that we have 100% wireless coverage in the Charter Oak area. I would agree that Verizon service is better than AT&T, T Mobile, and Sprint especially in San Dimas and Covina. I don't understand why we need another tower in our residential area. There are at least five cell towers within a mile of my house. There are two at the Vons shopping center off Badillo and Grand. There is another at the U Haul off Covina Ave. I also witness the installation of another tower next to the Jiffy Lube off Arrow Highway and Sunflower. There are two palm tree towers there now. There is also another tower across the street from Jiffy Lube at the Big Lots Shopping Center on the corner of Sunflower and Arrow Highway. I assume that is another reason we have such a strong network in our community. There is no way there is any gap in our coverage. My signal strength is always 3/4 bars and I have never complained to Verizon about dropped calls.

Pam Silverstein

8. I visit my friends and family in San Dimas on a weekly basis. I am a Verizon Wireless customer. I always have a strong signal on my smartphone and enjoy reliable service everyday. All my calls are very clear and I have never dropped a call at my friend's house on Newcastle Lane. There is no gap in coverage. In fact, I believe the wireless network has only gotten better over the years. I can send and receive call from my car and also inside and outside my friend's home. We usually BBQ once a week and the reception is good outside near his pool and even upstairs in his house. We usually go to the AMC movie theatre in Glendora and our reception is great inside and outside the theatre. We also get very good signal while we wait in line at the In N Out drive thru. We drive up and down Sunflower and Badillio on our way to the 210 and 57 freeways. The reception in my car is always great.

Margaret Melendrez

9. I am a Verizon Wireless customer. I live in Covina and use my phone everyday. I have very good voice calls that are always fast and reliable. I walk up and down Bonnie Cove daily on my way to and from St. Louise De Marillac Church. I always have good reception and never drop calls. I am very satisfied with my signal strength and service.

I drive to shop and eat locally and get great reception in my car. When I am at home, I use my phone to communicate with friends and family all the time with no cell phone service problems. There is no significant gap in coverage. I don't understand why Verizon claims there is a significant gap? Their service has always been the fastest and most reliable. I am very satisfied with our wireless coverage.
Daniel D'Annunzio

10. I am an active parent of two children in our local community. I am also a Verizon Wireless customer. I have great cellular service. I can send and receive calls inside and outside my home. I drive everyday to Glen Oak Elementary and Charter Oak High School to drop off and pick up my children daily. I get solid reception in my car. I don't have any dropped calls and the reception is very good in my car. The same goes for calls in and around my home. There is no gap in my cellular service. I feel that Verizon is the best service provider in San Dimas. I always have at least three bars on my smartphone and often have an even stronger signal. I can email and text with no problems. I also drive to and from karate class, gym workouts, grocery stores, and the local parks. I am very familiar with the local area. I have never noticed a gap in coverage and my phone reception has always been very good.
Pilar Weisberg

VERIZON Customer Testimonials August 16, 2015

I am a Verizon Wireless customer and I have excellent voice call coverage. I have never had a dropped call and the connection always sounds great inside my home and outside. I receive great coverage within my local community. I can send and receive calls while I drive in my car, grocery shopping, and when I pick up and drop off my children at school.

Elise Silverstein

I have been a Verizon Wireless customers for years. I receive excellent wireless coverage in my community where I live and work. I drive on Badillo and Sunflower Ave every day. I use my phone to connect with my friends, family, and work. The calls are always clear and my connections are fast. I have always had great reception even inside Walmart and Costco shopping and especially when I walk to and from the local schools and parks in the San Dimas and Covina communities. I have never complained to Verizon about dropped calls and usually have 4-5 bars on my smartphone device.

Joaquin Garcia

I am an active grandparent and satisfied Verizon Wireless customer. I enjoy great reception in the Covina and San Dimas communities. I make at least a dozen calls a day to my children and grandchildren without any dropped calls. I use my phone daily to connect with my family and friends. My Verizon Wireless service and connection is fast, clear, and reliable. I also have great confidence in my emergency wireless service. It's important that my coverage is excellent in and around my home so my family and I can have peace of mind in the event of an emergency.

Linda Garcia

I am a longtime resident of the Charter Oak community. I am also a loyal Verizon Wireless customer. There is no gap in my wireless coverage. I get wonderful service in and outside my home and while Driving to and from work. I have excellent signal strength and a fast reliable connection especially in San Dimas and Covina. I have never complained to Verizon about dropped calls or bad reception. I use my phone every day, at night, and on the weekends to make calls from local schools, stores, and events. I use my smartphone all the time and my Verizon Wireless service is terrific.

Joseph Moncada

I have lived in Los Angeles County my entire life. I currently reside in San Dimas, CA and I am a Verizon Wireless customer. My entire family has Verizon Wireless service. We have excellent coverage and enjoy fast and reliable calls daily. I can make calls inside and outside of my home on Newcastle Lane and have never experienced a significant gap in our coverage. I can enjoy texting and emailing all around the Charter Oak community. I use my phone at LA Fitness where I work out every day and organize racketball tournaments. I send and receive calls with clear reception and have never had a dropped call. I use my phone in my car and drive past the church twice daily on my way to and from work. We have been protesting the proposed tower because Verizon claims we have a significant gap. I just don't

recognize that. My cellular service has always been great. I have never had to call 911, but I have the utmost confidence that my Verizon Wireless service is strong and reliable.

Chang Weisberg

I walk around the neighborhood everyday while walking my dog. I live in Covina and walk east on Badillo and walk past the Charter Oak Lighthouse Church every day. I am a Verizon customer and enjoy strong service on my smartphone with excellent voice calls. I can send and receive calls on my way to San Dimas High School with no dropped calls and a very clear connection. I can send texts and emails with four solid signal bars. I also drive to Von's off Badillo and Grand Ave weekly and enjoy great reception in and outside of my car. I have never had a dropped call and have never called Verizon to complain about my wireless service. I don't understand Verizon's claim that there is a gap in their coverage? There is no gap in coverage. I can also send and receive calls from the Mike Antonovich Multi-Use Trail that is located just south of the church. I visit Bonelli Park frequently and enjoy great cell service there as well.

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operating system based on comfort, security, customizability, and apps, but don't worry too much about modem performance.

T-Mo Says "Oh, No" In Ohio

We were very impressed with T-Mobile's LTE speeds in most of the country's largest cities, but the carrier still has some pinches and gaps. When you drive outside major metro areas, for instance, T-Mobile's LTE network falls away more often than we'd like. The carrier also appears to be pinched in Ohio and Indiana. When we compared our crowdsourced tests in Cincinnati and Dayton with the nation's three largest cities, we saw the difference. T-Mobile says it's working on it.

Atlanta, GA

Winner: Verizon Wireless LTE

Verizon's new XLTE spectrum really made the difference in Atlanta, giving Big Red the fastest upload and download speeds by a long shot. It's pretty evenly distributed throughout the city, too; we saw stunning upload speeds in the 30+ Mbps range downtown, in Buckhead, Little Five Points, and at Turner Field. Verizon's LTE network also had the best overall availability of the four LTE networks across our 11 test sites.

T-Mobile, Sprint, and AT&T all have their pros and cons here. T-Mobile was the second-fastest network, but AT&T offered slightly better availability. Sprint, meanwhile, was even more impressively reliable, but quite slow for an LTE network.

Austin, TX

Winner: T-Mobile LTE

T-Mobile's LTE network won every single speed measure in Austin, making it the clear choice. Our phone briefly dropped to 3G along Lime Creek Road and in Manor, but T-Mobile's 3G network is still pretty fast, so we didn't mind. Verizon's LTE network offered somewhat better LTE coverage at somewhat slower speeds, but when it drops down to 3G, it drops a lot farther down than T-Mobile does.

AT&T had a bit of a capacity problem with individual cell sites in Austin. At E 7th and Navasota, for instance, we got solid LTE signal but a chunk of slow speeds that ramped up at the end of our test, showing that AT&T's connection there was saturated for part of our test period. We saw the same thing by one corner of the Dell Children's Medical Center, but speeds increased as soon as we traveled a block down Barbara Jordan Blvd.

Baltimore, MD

Winner: Verizon Wireless LTE

Do you know about Baltimore's proud wireless history? For years, Baltimore was where carriers would test new technologies because of its complex mix of hills, water, and high-rise and low-rise neighborhoods. That makes Baltimore a tough town for wireless, and we saw that in wobbly networks across the board.

Baltimore was the first place Sprint launched its 4G WiMAX network, which is one reason I'm sad to see Sprint's slow

performance here. We only got bonafide Spark speeds at three of our test locations: at Monument and Howard, Druid Lake, and out in the Baltimore County suburbs.

Verizon, on the other hand, delivered blazing XLTE speeds more consistently. It still had its ups and downs—North Avenue and Howard was a slow spot, for instance—but they were balanced out by crazy speeds elsewhere, like a run of 50Mbps downloads at Union Square Park in West Baltimore. Overall, Verizon had the best LTE experience in a difficult city for network design.

Boston, MA

Winner: Verizon Wireless LTE

This one was tight. T-Mobile has been pouring money into ex-MetroPCS cities in the Northeast, with the result of pretty consistent LTE coverage across Boston at solid speeds over our 5Mbps "good" threshold. But Verizon's coverage is even better, and though its speeds varied more widely, it was faster more often. That makes Verizon our overall (narrow) pick for Boston.

AT&T saw a precipitous drop in Boston speeds between 2013 and 2014, a natural outcome of adding a lot of LTE devices but no new LTE spectrum. This is one city where carrier aggregation will make a positive difference for AT&T subscribers in 2015.

Charlotte, NC

Winner: AT&T LTE

AT&T dominated both of our North Carolina cities. In both Raleigh and Charlotte, AT&T offered the best upload and download speeds with excellent reliability, making it our overall North Carolina choice.

Charlotte was more competitive than Raleigh, with both AT&T and Verizon turning in perfect Web completion scores and Sprint Spark finally showing up to play. AT&T performed especially well in the Myers Park and South Park neighborhoods, with speeds in the 50-60Mbps range.

If you're looking for a low-cost carrier in North Carolina, consider Cricket; now owned by AT&T, it's using the excellent AT&T LTE network and should have the same winning performance.

Chicago, IL

Winner: Verizon Wireless LTE

Consistently fast speeds and just plain terrific LTE coverage make Verizon Wireless our winner in Chicago this year.

T-Mobile also performed very well, delivering LTE speeds over our minimum threshold even more consistently (Verizon had one slow spot by Midway Airport). But Verizon turned in absolutely crazy peak speeds, such as 80Mbps down on the Illinois Institute of Technology campus.

AT&T's Chicago speeds are slower than last year's, but they're still pretty solid. The big blue carrier fell behind scrappy T-Mobile with the reliability of its 3G network, though, as we saw scattered stalled Web page downloads all over the city.

Hey, where's that Sprint Spark? As we saw in other cities, Sprint was dragged down by very inconsistent Spark coverage. Navy Pier? Sparky. Wrigley Field? Sparky. Irving Park by the cemeteries? Sparky. Elsewhere? Not so sparky. That's Sprint's challenge right now.

Dallas, TX

Winner: T-Mobile LTE

Dallas is MetroPCS's old home city, so T-Mobile has more spectrum here than it does almost anywhere else. It has used that spectrum to good effect, delivering speeds that dominate the other major wireless carriers. T-Mobile gets extra points for consistently delivering download speeds over 5Mbps on its LTE network more often than its competitors do.

I was surprised to find that overall, though, Dallas is a much slower city than it was last year. We saw declines in speeds across the board, with the exception of Sprint's LTE network; AT&T showed the most precipitous drop, struggling especially with a capacity issue downtown at Pioneer Plaza. That's made Dallas one of our slower cities across all networks this year, a major shift from 2012 and 2013.

Denver, CO

Winner: T-Mobile LTE

Denver is the only city we tested this year without four official LTE networks. Sprint hasn't launched LTE in Denver yet, although we saw a few towers turned on as we drove around town.

AT&T and Verizon weren't noticeably slower this year than they were last year. The big news is T-Mobile's brand-new LTE network, which launched last July and has just been going gangbusters all around the Denver metro area. It's really fast—as long as you don't travel further out than Longmont or Boulder.

This year, we drove up I-25, through Fort Collins, and then into Wyoming on our way to Salt Lake City. T-Mobile coverage in Denver was excellent, but it was much poorer in the more rural areas. If you tend to drive farther afield, take a closer look at Verizon Wireless.

Detroit, MI

Winner: T-Mobile LTE

Consistency won the day for T-Mobile's LTE network in Detroit. It outpaced Verizon by delivering 93 percent of its downloads over 12Mbps, a stellar result for people looking for true 4G

performance from their 4G network. That said, it did drop to 3G in Grosse Pointe.

Verizon did pretty well here, too—you can see the XLTE effect as Big Red's speeds increased 50 percent from 2013, and Verizon's LTE network never dropped, although it slowed down sometimes. The fastest spot in town? We saw over 70Mbps on Verizon on Warren Ave. off Schaefer Rd.

Sprint's 4G network in Detroit shows how badly the company needs its Spark upgrade. It wasn't actually noticeably slower than last year; it had lousy performance both years.

Houston, TX

Winner: Verizon Wireless LTE

XLTE ruled the day in Houston, with Verizon's new spectrum allowing for average speeds much faster than any competing network's. That makes Verizon Wireless the winner this year in Houston by a landslide.

AT&T also did well, topping last year's speeds—just not to the extent that Verizon Wireless did. In fact, with solid results from Verizon, AT&T, and T-Mobile, Houston has a good selection of fast wireless networks to choose from.

Houston is a Sprint Spark city, and the good news is that we did see some Spark in Memorial, at the Houston Arboretum, and even out in Prairie View. But we saw slower LTE speeds

elsewhere, and our Sprint LTE phone bounced between 3G and LTE several times in Houston.

Indianapolis, IN

Winner: AT&T LTE

AT&T's speeds in Indy improved from 2013, and consistently fast speeds with solid reliability make it our winner in Indiana. Verizon Wireless came a close second with higher peak speeds and even better reliability, but its average speed was docked a bit for a slow spot northwest of downtown. Both networks are good choices.

T-Mobile is having a tough time in Indianapolis because the carrier is spectrum-constrained in Indiana and Ohio, so it can't deliver the broad lanes we see in its ex-MetroPCS cities. Our Sprint LTE phone, meanwhile, kept bouncing between LTE and 3G all over town, leading to those lower Web completion results.

Jacksonville, FL

Winner: T-Mobile LTE

Another near-tie. T-Mobile brought slightly higher speeds, and Verizon LTE delivered considerably better reliability; our 70/30 balance between speed and reliability threw the prize to T-Mobile, which also has a faster 3G backup network than Verizon does.

Jacksonville was a fast city all around, with Sprint turning in one of its better Spark performances (although it still struggled with coverage) and AT&T LTE also offering a solid balance of speed and reliability. While we didn't see the crazy peak speeds in Jacksonville that we saw elsewhere, the carriers had consistently fast connections across the metro area.

Kansas City, MO-KS

Winner: Verizon Wireless LTE

People in Sprint's hometown are used to fast connections: Kansas City was the first place to get Google Fiber, making it one of the few places in the country with true competition for high-speed home Internet service.

Sprint's LTE speeds have held their own in Kansas City, but they've been massively outpaced by Verizon's new XLTE network. Average download speeds on Verizon vaulted from 15 to 24 Mbps thanks to Verizon's new AWS spectrum, with solid reliability across the metro area.

AT&T saw a major speed drop in Kansas City this year, so I'm pretty sure that the company will focus on KC for carrier aggregation in 2015. Local residents clearly demand no less.

Las Vegas, NV

Winner: T-Mobile LTE

Think of T-Mobile as the Selfie Network. T-Mobile and Verizon both have a lot of spectrum in Las Vegas, and they've both been upgrading to broad 20MHz channels. T-Mobile won in large part because of much faster upload speeds—that's the time it takes for your high-res selfie to make it to Instagram.

Download-wise, T-Mobile's speed advantage came and went across our 10 test sites. T-Mobile did better along the Strip, while Verizon showed better performance in neighborhoods west of I-15. Within big hotel-casinos, of course, anything goes: Reception there is entirely dependent on whether that casino has made a deal with your carrier of choice for an in-building coverage system. I've seen mixed results in dozens of trips to Las Vegas over the past decade.

Las Vegas is not a Spark market for Sprint yet, so we saw slow Sprint LTE speeds there. And while AT&T had some strong peak speeds, low download speeds in our Strip and Downtown tests held back its overall results.

Los Angeles, CA

Winner: Tie (T-Mobile and Verizon)

Are you into uploads or downloads? T-Mobile and Verizon tied on our weighted score in Los Angeles, but you still have to decide. Verizon delivered faster peak and average download speeds; T-Mobile LTE had somewhat faster uploads.

The networks broke dramatically differently across neighborhoods. We saw stronger T-Mobile and AT&T results

than Verizon downtown. Just a few miles away, Verizon dominated around USC, and T-Mobile performed very well in Westwood and Santa Monica. T-Mobile delivered admirable speeds up in Pasadena and Pomona, while Verizon had better LTE reliability in parts of Orange County.

Notably, nobody had perfect network reliability in Los Angeles—in most other cities, at least one network had a Web completion score above 90 percent. With such imperfect networks, it's important to try out new phones during their return period before you commit to a carrier choice.

Memphis, TN

Winner: T-Mobile LTE

T-Mobile used to have a really hard time in Memphis. Not any more; although its LTE network isn't quite as reliable as AT&T's or Verizon's yet, it's safely faster. That's a big shift from last year, when T-Mobile was really spectrum-pinched in Memphis; scooping up some old U.S. Cellular spectrum in a deal last year made the difference for Magenta.

That said, everybody's a bit of a winner here, even Sprint. Verizon saw its average speeds skyrocket from 11 to 18Mbps over the past year thanks to XLTE. Sprint's average speeds vaulted up, too. AT&T's speeds declined, but not by as much as we've seen in other cities. (That said, AT&T also provided our single fastest set of results, with speeds at the Eastgate Shopping Center hitting 60Mbps.)

T-Mobile's greatest strength in Memphis was Web download speeds, so surfing on that network should be a pleasure.

Miami-Fort Lauderdale, FL

Winner: Verizon Wireless LTE

This year we had an extra day in South Florida, so we spent it tooling around Broward County and a day in Dade. I know. It's a tough job. You should see driver Angela Moscaritolo's tan.

Verizon dominated in South Florida, and if you can afford it, it should be your choice. Fastest downloads, fastest uploads, best reliability. It'll serve you well.

But I have to call out Sprint Spark here, because in South Florida we finally started to see the speeds we're expecting from Sprint's new higher-speed system. Sprint outpaced AT&T and pulled wicked 50Mbps speeds at a site near S Miami Ave and SE 15th Rd. If we see those kinds of speeds from Sprint nationwide next year, it'll be a whole new ballgame.

T-Mobile still took second place thanks to better reliability and better upload performance than Sprint, though.

New Orleans, LA

Winner: Verizon Wireless LTE

It's Verizon XLTE for the win again in New Orleans. Verizon's

LTE network saw a 70 percent speed jump from last year to this year, and it scored the best of any network on uploads, downloads, and reliability.

Sprint's and T-Mobile's performance both improved between last year and this, but AT&T's declined because of extreme network variability. AT&T would show flashes of great speeds while we were driving through town—43-56Mbps in the Treme, for instance—but speeds would settle down when we stopped for our stationary testing, which is the opposite of what's supposed to happen. That left previously dominant AT&T in a near-tie with T-Mobile for second place.

New York, NY

Winner: Verizon Wireless LTE

New York has slain many a phone company. First AT&T's 3G system crumpled under the weight of all those iPhones; then Verizon's network nearly collapsed in 2012 when it got the LTE iPhone 5. There's good news this year, though: AT&T, T-Mobile, and Verizon all showed solid consistency across Manhattan, Brooklyn, and Queens, showing that the days of dropped connections are ending in the nation's biggest city.

New York is Verizon's hometown, and it appears to have taken its troubles there seriously: Average download speeds *tripled* between last year and this year. If you don't have an XLTE-capable phone, go get one right now.

This is a prestige market for T-Mobile and Verizon, both of whom have a lot of spectrum to play with, so both delivered impressive speeds. Verizon's LTE network only dropped once during our tests. Hang out at Spring and Varick downtown if you want to try to duplicate our 80Mbps Verizon maximum result.

The low Sprint Web completion results showed how our phone was wagging between 3G and LTE for our entire test run, with some of those LTE test results at 3G speeds. We only saw solid Spark speeds in our Greenwich Village test. Turning to our crowdsourced results, we also found some Spark speeds along Tremont Avenue in the Bronx, but not down by Yankee Stadium where our drive testers went.

Philadelphia, PA

Winner: Verizon Wireless LTE

Verizon wins Philadelphia largely on the back of the fastest average and peak download speeds. The company's XLTE upgrade boosted average download speeds from 10.3 to 19.6Mbps, outpacing the other carriers' efforts.

We were impressed by the reliability results we saw from Verizon, AT&T, and T-Mobile, though, all of which covered Philadelphia without dropping LTE signal. Our fastest result was a 65Mbps down on Verizon in South Philly by the Eagles stadium—stadiums tend to have pretty powerful systems set up, and we got lucky stopping there on a non-game day.

While AT&T, T-Mobile, and Verizon all delivered speeds that could probably beat your home Comcast connection, that's still no reason for the Philadelphia giant to be able to merge with Time Warner—remember that as soon as you hook up an actual PC, all of the wireless carriers slap down restrictive data caps.

Phoenix, AZ

Winner: T-Mobile LTE

I remember when we drove past a lone T-Mobile LTE tower in Phoenix last year and said, "This thing looks fast." Well, they put up the rest of the towers, and it's indeed fast. T-Mobile won Phoenix over Verizon by providing more consistently speedy downloads and considerably faster uploads; the carrier's 4G network is also paired with a 3G network that's better at picking up the slack than Verizon's 3G system.

AT&T delivered fast speeds, but hit a couple of saturated choke points in town. If you regularly drive between Phoenix and Tucson, meanwhile, look more closely at Verizon; it did the best job maintaining consistent LTE coverage down to Casa Grande and beyond.

Portland, OR

Winner: T-Mobile LTE

AT&T, T-Mobile, and Verizon all did well in Portland, but consistently high speeds ended up winning the day for T-Mobile.

The key is to look at the distribution graph below—while AT&T and Verizon each had some tests under our 5Mbps download threshold, T-Mobile had hardly any, whether on its HSPA+ or LTE networks. That means a T-Mobile connection in Portland will deliver a 4G-feeling experience more often.

Sprint's performance in Portland was terribly uneven. We saw some top-notch Spark speeds at the airport and by the University of Portland, but our device bounced between LTE and 3G more often than LTE phones on the other carriers.

Remember that T-Mobile's LTE network is still primarily urban. We saw much less T-Mobile LTE than AT&T or Verizon between Portland and Eugene, and none south of Eugene, where our T-Mobile phone fell back to 2G.

Our Sprint 3G phone malfunctioned in Portland and we didn't get valid results, but that didn't affect our winners as we rate 3G and LTE networks separately.

Raleigh, NC

Winner: AT&T LTE

AT&T dominated both of our North Carolina cities. In both Raleigh and Charlotte, AT&T offered the best upload and download speeds with excellent reliability, making it our overall North Carolina choice.

All three of the other networks acted as if they were spectrum-constrained in Raleigh. Sprint's Spark-less performance was

pretty weak, Verizon didn't look XLTE-equipped, and T-Mobile had disappointing top speeds.

If you're looking for a low-cost carrier in North Carolina, consider Cricket; now owned by AT&T, it's using the excellent AT&T LTE network and should have the same winning performance.

Salt Lake City, UT

Winner: T-Mobile LTE

T-Mobile's performance in Salt Lake City shows why it's important to look at speed distribution across a large number of tests. AT&T and Verizon had better peak download speeds, and Sprint matched T-Mobile's download peak. But look at those distribution charts down there: Almost half of AT&T's LTE download results were below the 5Mbps threshold we established for a good LTE experience. With T-Mobile, 97 percent of its tests were over 5Mbps.

As usual, Verizon also did well here. Sprint offers Spark service in Salt Lake City and Provo. We saw it at the airport and Brickyard Plaza, but not elsewhere; our crowdsourced testers also showed similarly poor results finding Spark, although it showed up pretty reliably downtown on one tester's LG G2 phone.

San Diego, CA

Verizon LTE

Superior reliability gave Verizon the crown in San Diego; while all three of the other LTE networks dropped to 3G at some point during our roaming around San Diego County, Verizon Wireless never did. Combine that with dramatically higher speeds this year compared with last year, and we found our winner.

Across southern California, Verizon looks like the Cadillac choice right now and T-Mobile the affordable alternative. AT&T needs to step up reliability here, as the network had some wobbles in Point Loma and La Jolla at locations that proved no problem for Verizon's LTE network.

San Francisco/San Jose, CA

T-Mobile LTE

T-Mobile's speed killed the competition in the Bay Area. We did five tests in San Francisco and then drove down the peninsula to San Jose, doing three tests in Silicon Valley and three in San Jose. As we've seen elsewhere, while AT&T and Verizon showed higher peak speeds than T-Mobile, T-Mobile consistently delivered download speeds over 5Mbps and upload speeds over 2Mbps more often than the competition, making it a more reliably LTE-class experience.

You'd think T-Mobile coverage would vary across the metro area, but we found surprisingly consistent high speeds all the way down the peninsula. We did see some brief drops to 3G at Stanford and on the 280, but T-Mobile's HSPA+ network is also

really fast—in fact, those speeds tended to blend right into the LTE picture. Our Sprint LTE phone spent most of its time in the Bay Area on 3G, rising to LTE for a few hour-long blocks but not offering a consistent LTE experience.

Seattle, WA

Verizon LTE

XLTE rules Seattle. Verizon's LTE network turned in amazing results in our 10 tests around the city, with excellent network availability and just stunning speeds. T-Mobile also did well, but it couldn't match the consistently dazzling speeds we saw from Verizon.

For example: In most cities, when we saw 80Mbps speeds, it was usually on a single fluke test. But settling in on the UW campus, we saw a string of 80Mbps results—pow, pow, pow. Up in Northgate, we saw a string of 70s. Lots of wow.

That'll burn up your data plan in minutes, of course. T-Mobile and Sprint offer unlimited data; of the two, T-Mobile is the better bet here. Seattle is T-Mobile's hometown, and the carrier turned in solid speeds across all of our drive tests. Of course, the fastest speeds (66Mbps down) appeared on T-Mobile's corporate campus in Bellevue.

Seattle isn't yet a Sprint Spark city, so speeds were pretty low, although we did find an active Spark tower in Lakeland North.

St. Louis, MO

T-Mobile LTE

T-Mobile eked out a win over Verizon Wireless in St. Louis thanks to consistently faster across-the-board speeds, even though Verizon and AT&T delivered better LTE reliability.

T-Mobile is the one bright spot in a tough LTE picture for St. Louis this year. AT&T's speeds declined by half in our tests, and while Verizon stayed steady, it didn't show the XLTE-powered gains we saw in other metro areas. Sprint launched LTE in St. Louis this year, but without Spark, we're seeing slow speeds. And last year, St. Louis lost a competitive option when Sprint shut down U.S. Cellular's old network.

Hopefully, next year will see better results for St. Louis.

Tucson, AZ

T-Mobile LTE

Tucson was a surprisingly slow city all around, with lower average and peak speeds than we saw in much of the rest of the country this year. T-Mobile's LTE network turned in the best performance of a bunch of so-so results, but let's note that T-Mobile's winning score here would have been a loser as close by as Phoenix.

That said, we like T-Mobile all around in Tucson because not only did it deliver the highest speeds, it did so with the least coverage drops. T-Mobile has the fastest 3G backup network of the four national carriers, as well, so even when you fall down to 3G, it doesn't hurt you too badly.

That said, if you regularly drive between Phoenix and Tucson, look more closely at Verizon; it did the best job maintaining consistent LTE coverage up to Casa Grande and beyond.

Washington, D.C.

T-Mobile LTE

T-Mobile's new LTE network won our Washington, D.C. tests by offering significantly higher upload speeds than its next competitor, Verizon Wireless LTE. And while Verizon delivered higher peak speeds, T-Mobile's speeds were more consistently above our 5Mbps download threshold for a true LTE experience.

Both Sprint and Verizon saw dramatic improvements in Washington over the past year. Even without Spark, Sprint speeds jumped from an average of around 4 to nearly 8Mbps, and the addition of XLTE spectrum helped Verizon speeds nearly double. T-Mobile's overall performance won the day, though.

Suburban/Rural Northeast

AT&T LTE

Our "suburban/rural" rating bundles together all the data we collected when driving between cities. In the Northeast, that meant driving from Boston to Worcester, MA; Hartford, CT; and Bridgeport, CT; and then down the I-95 corridor from New York City to Washington, DC.

LTE networks had a tendency to drop out between cities, so we disqualified any network with under 30 percent availability on the long drive. In the Northeast, that was only Sprint, which had particularly weak coverage in Connecticut and Maryland.

AT&T and Verizon both had admirable LTE coverage along our route. Verizon's coverage was actually the best, but AT&T's LTE speeds were slightly faster; I'm also comfortable giving AT&T the win here because its 3G fallback network is considerably faster than Verizon's.

While T-Mobile's speeds were admirable, its mainly metro build-out strategy meant big LTE gaps in western Massachusetts, northern Connecticut, and some New York suburbs.

Suburban/Rural North Central

Verizon Wireless LTE

Our "suburban/rural" rating bundles together all the data we collected when driving between cities. For our North Central region, that meant the I-94 corridor across Michigan, I-65 between Chicago and Indianapolis, I-70 across Illinois and Missouri, and a diagonal from Kansas City down to Springfield, MO.

Neither AT&T, Sprint, nor T-Mobile offered more than 30 percent Web completion on their LTE networks, so they were disqualified. Verizon, on the other hand, had almost 90 percent LTE reliability, showing that the company's promises of a nationwide LTE network are pretty solid across this region.

Verizon's LTE blows away any of its 3G competitors on speed, so let's just take a closer look at some of the other networks. T-Mobile's performance was just awful; it dropped to 2G across much of Missouri. Sprint had much better reliability, but its 3G network is painfully slow. The best second choice? AT&T, which maintained a pretty slow HSPA link across our drive, but at least it wasn't 2G.

Suburban/Rural Southeast

Verizon Wireless LTE

Our "suburban/rural" rating bundles together all the data we collected when driving between cities. For our Southeast region, that meant I-95 through Virginia and part of North Carolina, as well as I-75 and I-16 from Atlanta through Macon to Savannah, and then back on I-95 through Florida.

As we saw in other rural regions, nobody else can compete with the broad reach of Verizon Wireless's LTE network right now. Take AT&T. Yes, it had LTE in cities like Savannah, Daytona Beach, and Port St. Lucie, but our AT&T 4G phone regularly dropped to 3G in between them. And T-Mobile? Forget about it. 2G speeds left us stranded in 2002 heading south from Savannah.

If you want LTE along these corridors, Verizon's your choice.

Suburban/Rural South Central

Verizon Wireless LTE

Our "suburban/rural" rating bundles together all the data we collected when driving between cities. For our South Central region, that meant US-60 across Arkansas, I-55 through Mississippi with a stop in Jackson, a detour on US-90 through the bayous of Louisiana, I-10 to Houston, US-295 to Austin, and I-35 to Dallas.

We saw more LTE competition on this route—only T-Mobile was disqualified for lack of availability—but Verizon still dominated the competition on speed. It's the clear choice in this area.

AT&T pulled out a good showing as well, so consider Cricket if you're looking for a low-cost service. And while Sprint fell behind the big two, I was pleasantly surprised when we ran into Sprint LTE service in smaller burbs like Jonesboro, AR; Jackson, MS; Morgan City, LA; and Brenham, TX.

Suburban/Rural Northwest

Verizon Wireless LTE

The bold mountains of Wyoming and the thick forests of northern California can be hell for wireless network builders. That doesn't seem to have fazed Verizon, which delivered excellent LTE speeds with decent coverage over our northwest rural area.

Our "suburban/rural" rating bundles together all the data we collected when driving between cities. For our Northwest region, we took I-25 from Denver to Cheyenne, had lunch in Cheyenne, drove across Wyoming to stay in Rock Springs, then down into Utah from there, down I-15 through Utah, and later, up the 101

from San Francisco to Crescent City then down Redwood Highway to I-5 all the way to Seattle. It was a lot of driving.

Nobody held up the whole way. Who's going to build an LTE network in a national forest? Nobody. If you do a lot of driving out there, we suggest you get a satellite phone or satellite-based safety device like a SPOT communicator. Do not rely on your mobile phone through these very rural areas.

Verizon did a solid job building out LTE into small cities we passed, though. Vernal and St. George, UT; Ukiah, CA; and much of Wyoming were all covered in Verizon LTE. The most consistent network overall was AT&T's 3G network, but even that dropped out on the stretch of US-199 through the Rogue River National Forest.

Suburban/Rural Southwest

Verizon Wireless LTE

Our "suburban/rural" rating bundles together all the data we collected when driving between cities. For our Southwest region, we drove US-93 from Las Vegas down to Phoenix, I-10 from Phoenix to Tucson, I-8 to San Diego, and I-5 to Los Angeles and Bakersfield.

As we saw elsewhere, Verizon's LTE network and AT&T's 3G network were the two most reliable networks on this drive by far, and Verizon's LTE network beats AT&T HSPA for speed hands down. Our fastest results came in Bakersfield, which is, of course, a significantly sized city.

In this area, Sprint and T-Mobile LTE were both disqualified for being available less than 30 percent of the time.

UP NEXT

\$25 Firefox OS Smartphones Launching in India Soon

Mozilla's promise to release ultra-cheap smartphones in areas underserved by major U.S. players is taking shape: The company on Tuesday announced plans to bring its affordable

OnePlus 2 (Unlocked)

**Forget Laptops: the U.K.
Is a 'Smartphone Society'**

**Here's What the
BlackBerry-Android
Phone Reportedly Looks**

**How to Add Emergency
Info to Your Phone's
Lock Screen**

**Google to Relaunch
Android One in India**

**Xiaomi, Foxconn Team
Up to Make Cheap
Phones in India**



911 REALITY

Calling 911 from a cell phone can cause potentially dangerous delays and pose several challenges for emergency dispatchers and public safety responders.

Unlike landline calls, which give dispatchers your exact address and phone number, cell phones don't provide a specific location, said Jennifer Disburg, operations manager at Metro Communications 911 dispatch center in Sioux Falls. Plus, cell phone service can be unreliable. Calls drop. Batteries die. Conversations break up.

Many cell phone users mistakenly assume GPS technology will quickly lead responders to their exact location. The dispatcher, however, must request the caller's GPS coordinates from the wireless carrier that operates the tower.

"We receive latitude and longitude, but getting that information transferred over in the system and determining an approximate location can take a couple of minutes," Disburg said. "Furthermore, it really only narrows it down to a certain number of meters."

When emergency responders are only led to a general area, finding the caller can be complicated if they are in an apartment building, business complex or busy neighborhood, she said.

It's like playing "Marco Polo" in the pool where you're blindfolded with just sound to guide you.

While dispatchers ask the caller for an address, some residents forget where they live in a time of crisis. Other times callers might not be able to speak if they're having a stroke or are choking. If you lose your connection or drop your cell phone while fleeing from a dangerous situation, emergency personnel may not be able to find you. Non-English speakers might need to wait for a translator.

Calling from a landline clearly provides a huge advantage, but if you must call from a cell phone, first tell dispatchers your location. If you're unsure of your exact address, at least say the town or neighborhood and glance around quickly to see if there's a noticeable landmark. Also say your cell phone number so dispatchers can call you back if you get disconnected. Then quickly explain the nature of the emergency.

While this may not be as simple as just dialing 911 from a landline, it's the reality of the current cell phone and 911 technologies.

Disburg said she regularly uses her cell phone to make personal and business calls, but she still has a landline in her home for security reasons.

"I refuse to get rid of my landline because I've seen the difference it makes when dialing 911," she said.

RE: Disapproval of Verizon CUP 13-04

My friend from Covina asked me to talk tonight because I have done a lot of research on E911. I also have an upcoming Verizon CUP hearing in San Marino where Verizon has not picked the least intrusive site to fill their coverage gap because it has the biggest negative visual impact to the neighborhood.

At the prio Covina Planning Commission hearing about CUP 13-04, a speaker made an incorrect statement about E911. He stated that he would not be able to call 911 if Verizon was not able to build its cell tower at the Country Club. This is not true.

There are many misconceptions about E911 (Enhanced 911 for wireless phones) that I would like to clarify tonight.

The City Council decides on the placement of wireless antennas within the City, so they need to understand how the E911 system works when using a wireless phone and how it is different from calling 911 from a landline phone. The public also needs to be educated on the E911 system and understand its shortcomings.

All Wireless companies consistently state that E911 calls are justification for granting a cell antenna placement, claiming public safety endangerment. This argument is specious because the (Federal Communications Commission) FCC ruling (CC DOCKET 94-102) requires ANY carrier to connect an E911 call from ANY cell phone, even an unsubscribed cell phone. (See attachment #1)

Wireless carriers like to tell us that no one in our neighborhood has a landlines anymore - that we have abandoned them for cell phones. This is not true. Especially in areas where the population is older, like West Covina where 35.7% of the population is over the age of 45. Older people tend to keep their landlines.

http://en.wikipedia.org/wiki/West_Covina,_California

Verizon, AT&T, T-Mobile, Sprint and Metro PCS all operate in the City of West Covina. Any of those carriers or any of the many other wireless carriers operating in West Covina could connect a **subscribed or non-subscribed** wireless caller to E911 so there isn't always a need for a new cell antenna to be built in order to be able to connect an E911 call because ANY wireless carrier will connect an E911 call. **There is a shared responsibility amongst all carriers to connect an E911 call.**

(SEE Attachment #1)

http://transition.fcc.gov/Bureaus/Wireless/News_Releases/1997/nrw17048.txt

In an emergency you are better off using a landline to call 911.

I will discuss the differences and limitations between calling 911 from your landline phone and your cellular phone, and I am going to reveal the truth about locating 911 callers and the location accuracy of E911 calls.

When you call 911 from a landline a dispatcher will know your exact address and phone number.

When you call outdoors from a wireless phone the 911 dispatcher will only have an estimate of your location. For those calling from inside a building, often times the only information provided

on their location is the coordinates of the nearest wireless cell tower; whereas a landline phone will show the 911 dispatcher your exact address and phone number.

IN JANUARY 2011, THE FCC MANDATED NEW ACCURACY REQUIREMENTS FOR WIRELESS CALLS TO E911:

FCC Requirements for Wireless 911 Calls (Chapter 47, Part 20, Section 20.18)

Network Based Distance Accuracy:

100 meters accuracy for 67% of calls

300 meters for 95% of calls

300 meters is about 3 footballs fields minus the end zones.

<http://www.youtube.com/watch?v=OTcqpl8epmw>

These new FCC Location Accuracy rules only apply to outdoor wireless E911 calls NOT to indoor wireless E911 calls. Currently, approximately 80% of wireless traffic occurs indoors.

On August 13, 2013, CALNENA, THE California chapter of the National Emergency Number Association, filed extensive data with the FCC showing that more than **half of all California wireless 911 calls in five geographic areas were delivered to public safety answering points (PSAPs) without location information that is needed to find callers.**

<http://www.calnena.org/communications/To-FCC-08-12-2013/CALNENA-Press-Release-081213.pdf>

<http://www.calnena.org/communications/To-FCC-08-12-2013/CALNENA-Location-Data-Phase-II-to-FCC-081213.pdf>

Now that you know the truth about E911 the City Council can stop talking about it as a safety issue. This topic needs to be taken off the table for discussion regarding the Verizon cell tower. Because of the shared responsibility of the wireless carriers any available carrier will complete a 911 call whether the cell phone is subscribed or not.

The take away lesson from this is that you should always use the landline if it is available and it will guarantee that the 911 dispatcher will have your exact address and phone number so that emergency services can find you. Until the time when cell phone E911 calls can be located with the same accuracy as a landline 911 call, I am keeping my landline.

ATTACHED:

1. FCC REPORT WT 97-43: "FCC REQUIRES WIRELESS CARRIERS TO FORWARD ALL 911 CALLS" http://transition.fcc.gov/Bureaus/Wireless/News_Releases/1997/nrwl7048.txt

2. Public Service Announcement flyer from the Minnesota Department of Public Safety (4-2-13), "911 Reality, Dialing 911 From Cell Phones Can Delay Emergency Help."

<https://dps.mn.gov/divisions/ecn/programs/911/Documents/911%20Reality%20from%20Cell%20Phones.pdf>



To Jeantine Nazar,

I am writing this letter on behalf of my client David Lumiqued, at 1883 Newcastle Lane, San Dimas, CA 91773. As a Real Estate agent for many years, the presence and disclosure of Cell Towers in residential communities has caused many prospective home buyers to look at different locations, or ask for a lower than asked sellers price. These Cell Towers do cause an issue when known and viewed by Buyers. The Cell Towers do hurt sellers to get maximum value for there homes.

<http://www.pariustlisted.com/cell-towers-impact-property-values/>

Please consider this information through many of my past Real Estate experiences as well as through numerous articles and research done online.

ICM Lending
Jack Wlodkowski
251 Lockford
Irvine, CA 92602
714-713-9193 phone
949-200-4541 Efax

Jack W. Wlodkowski
6/26/2015



20199 Valley Blvd. Suite J Walnut, CA 91789
Tel. 909.895.9533 Fax 888.898.3129

June 28, 2015

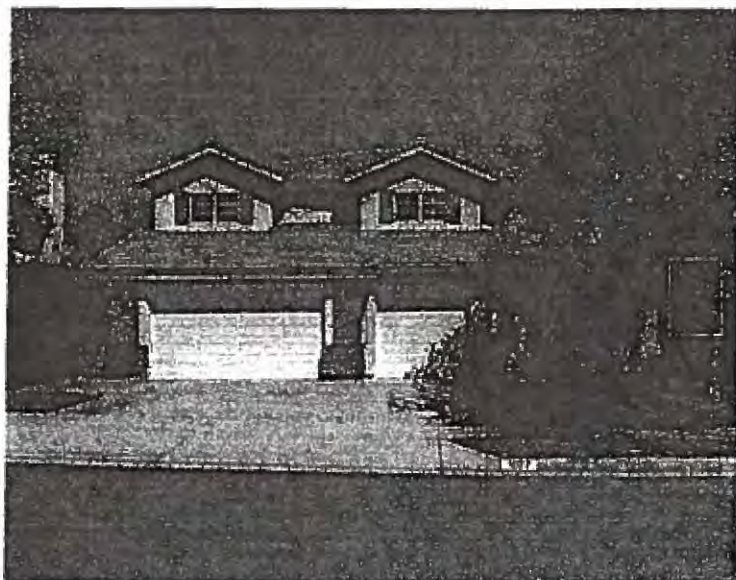
Dearest Rebecca Lingao,

In my opinion as a Realtor representing buyers and sellers, having a cell tower affect the sale of residential properties near the tower. Most buyers specially those are health conscious prefer not to buy a house near cell towers. There are times that we need to sell the property below market price just because it is near a cell site.

I hope this will help you about your query.

Respectfully yours,


Joyselyn Howard
Broker/Realtor
BRE # 01430550



1877 Newcastle
Ln,
San Dimas, CA 91773

4 beds · 3 baths · 2,875 sqft [Edit](#)

[Edit home facts for a more accurate Zestimate.](#)

SOLD:
\$651,300

Sold on 10/22/14


Zestimate®:

\$692,859

[Update my](#)

Zestimate

[Est. Mortgage](#)

\$2,425/mo 

[See current rates on Zillow](#)

[Get Pre-Approved on Zillow](#)

OAKCREST ESTATES BEAUTY!
METICULOUSLY KEPT MODERN STYLE
HOME, NESTLED IN THE HEART OF SAN
DIMAS. THIS TURN KEY BEAUTY, WAS
ORIGINALLY THE "MODEL" FOR THE
ESTATES AND BOASTS ALL THE MODERN
AMENITIES, ONE WOULD EXPECT, BUILT IN
2000! FEATURING; 4 BEDROOMS AND 2
AND A HALF BATHROOMS; 2875 SQ FT OF
LIVING SPACE; CHEFS KITCHEN WITH
GRANITE CENTRE ISLAND; DRAMATIC
VAULTED CEILINGS IN THE ENTRANCE AND
LIVING ROOM; EXPANSIVE MASTER SUITE
WITH WALK-IN CLOSETS AND HARDWOOD
FLOORS; OVERSIZED...

[More](#) 



1871 Newcastle
Ln,
San Dimas, CA 91773

5 beds · 3 baths · 2,831 sqft Edit
Edit home facts for a more accurate Zestimate.

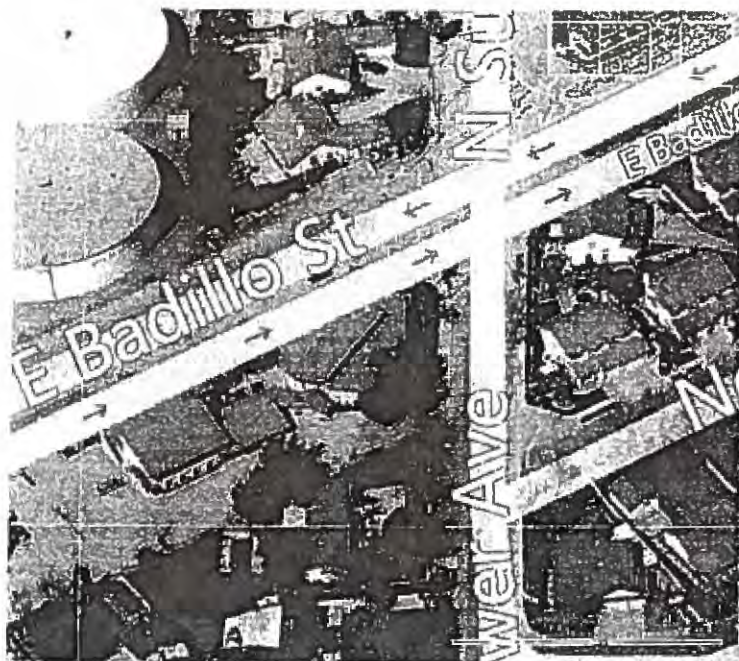
OFF MARKET

Zestimate®:
\$706,449
Update my
Zestimate
Rent Zestimate®:
\$2,872/mo
Est. Refi Payment
\$2,630/mo
See current rates on Zillow
See your 2015 Credit Score from Equifax

This 2831 square foot single family home has 5 bedrooms and 3.0 bathrooms. It is located at 1871 Newcastle Ln San Dimas, California.

FACTS

- Lot: 7,795 sqft
- Single Family
- Built in 2000
- Views: 262 all time views
- Cooling: Central
- Heating: Other
- Last sold: Aug 2003 for \$555,000



1865 Newcastle
Ln,
San Dimas, CA 91773

4 beds · 2.5 baths · 2,875 sqft Edit
Edit home facts for a more accurate Zestimate.

SOLD:
\$560,000
Sold on 03/01/13
Zestimate®:
\$701,795
Update my
Zestimate
Est. Mortgage
\$2,085/mo ▮ ▮ ▮
See current rates on Zillow
Get Pre-Approved on Zillow

PROBATE SALE NEEDS COURT APPROVAL.
ALL INTERESTED PARTIES PLEASE SEE
ADDENDUM WITH ALL DETAILS FOR COURT
HEARING 2/1/13. Brokered And Advertised
By: CAROLYN MAJORS POLITTE, BROKER
Listing Agent: CAROLYN MAJORS POLITTE

FACTS

- Lot: 7,405 sqft
- Single Family
- Built in 2000
- Views: 2,661 all time views
- Cooling: Central
- Heating: Other
- Last sold: Mar 2013 for \$560,000
- Last sale price/sqft: \$195



1859 Newcastle
Ln,
San Dimas, CA 91773

6 beds · 4 baths · 2,831 sqft [Edit](#)
 Edit home facts for a more accurate Zestimate.

OFF MARKET

Zestimate®:
 \$760,733
[Update my Zestimate](#)
 Rent Zestimate®:
 \$2,864/mo
 Est. Refi Payment
 \$2,832/mo [-](#)
 See current rates on Zillow
 See your 2015 Credit Score from Equifax

Wow! What you have been waiting for. A very hard to find Oakcrest Estates Home. This 6 bedroom, 4 bathroom home has a downstairs bedroom and bathroom. This home is truly turn key and has too many amenities to list. The home sits back and is very private in a small cul-de-sac. The long driveway leads you to a beautiful, well maintained home. There is natural light and charm through out the home. The entry and master bedroom have vaulted ceilings. The bathrooms have been recently remodeled. The...
 More



1853 Newcastle Ln,
San Dimas, CA 91773

5 beds · 3 baths · 2,831 sqft [Edit](#)

[Edit home facts for a more accurate Zestimate.](#)

OFF MARKET

Zestimate®: \$692,830

[Update my Zestimate](#)

Rent Zestimate®:

\$2,811/mo

Est. Refi Payment

\$2,579/mo ▾

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

This 2831 square foot single family home has 5 bedrooms and 3.0 bathrooms. It is located at 1853 Newcastle Ln San Dimas, California.

FACTS

- Lot: 6,832 sqft
- Single Family
- Built in 2000
- Views: 231 all time views
- Cooling: Central
- Heating: Other
- Last sold: Dec 2000 for \$458,500

FEATURES

- Pool



1847 Newcastle
Ln,
San Dimas, CA 91773

4 beds · 2 baths · 2,113 sqft Edit
Edit home facts for a more accurate Zestimate.

OFF MARKET

Zestimate®:

\$566,405


Update my

Zestimate

Rent Zestimate®:

\$2,439/mo

Est. Refi Payment

\$2,109/mo 

See current rates on Zillow

See your 2015 Credit Score from Equifax

This 2113 square foot single family home has 4 bedrooms and 2.0 bathrooms. It is located at 1847 Newcastle Ln San Dimas, California.

FACTS

- Lot: 7,261 sqft
- Single Family
- Built in 2000
- Views: 142 all time views
- Cooling: Central
- Heating: Other
- Last sold: Nov 2000 for \$327,000

FEATURES



1841 Newcastle
Ln,
San Dimas, CA 91773

4 beds • 2 baths • 2,113 sqft Edit

Edit home facts for a more accurate Zestimate.

OFF MARKET

Zestimate®:

\$566,048

Update my

Zestimate

Rent Zestimate®:

\$2,447/mo

Est. Refi Payment

\$2,107/mo

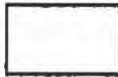
See current rates on Zillow

See your 2015 Credit Score from Equifax

This 2113 square foot single family home has 4 bedrooms and 2.0 bathrooms. It is located at 1841 Newcastle Ln San Dimas, California.

FACTS

- Lot: 7,148 sqft
- Single Family
- Built in 2000
- Views: 172 all time views
- Cooling: Central
- Heating: Other
- Last sold: Nov 2000 for \$327,000



1835 Newcastle Ln, San Dimas, CA 91773

4 beds · 3 baths · 2,875 sqft [Edit](#)
Edit home facts for a more accurate Zestimate.

OFF MARKET

Zestimate®:

\$725,885

[Update my](#)

Zestimate

Rent Zestimate®:

\$2,802/mo

Est. Refi Payment

\$2,703/mo

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

This 2875 square foot single family home has 4 bedrooms and 3.0 bathrooms. It is located at 1835 Newcastle Ln San Dimas, California.

FACTS

- Lot: 7,375 sqft
- Single Family
- Built in 2000
- Views: 108 all time views
- Cooling: Central
- Heating: Other
- Last sold: Dec 2000 for \$370,000



1823 Newcastle
Ln,
San Dimas, CA 91773

4 beds · 3 baths · 2,875 sqft Edit
Edit home facts for a more accurate Zestimate.

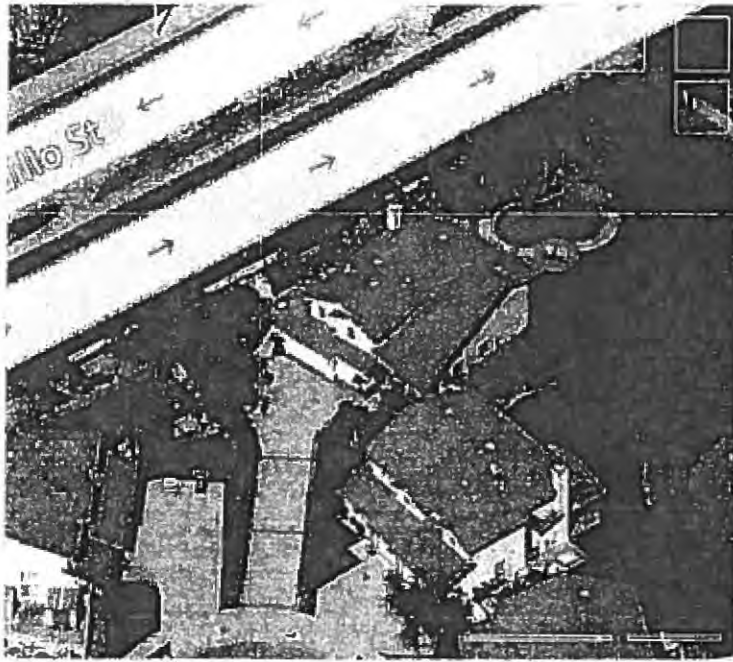
OFF MARKET

Zestimate®:
\$749,091
Update my
Zestimate
Rent Zestimate®:
\$2,930/mo
Est. Refi Payment
\$2,789/mo 🏠 -
See current rates on Zillow
See your 2015 Credit Score from Equifax

This 2875 square foot single family home has 4 bedrooms and 3.0 bathrooms. It is located at 1823 Newcastle Ln San Dimas, California.

FACTS

- Lot: 8,231 sqft
- Single Family
- Built in 2000
- Views: 520 all time views
- Cooling: Central
- Heating: Other
- Last sold: Jun 2006 for \$765,000



1817 Newcastle Ln, San Dimas, CA 91773

5 beds · 3 baths · 2,831 sqft [Edit](#)
Edit home facts for a more accurate Zestimate.

OFF MARKET

Zestimate®:
\$767,620
[Update my Zestimate](#)
Rent Zestimate®:
\$2,966/mo
Est. Refi Payment
\$2,858/mo 🏠 ▾

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

This 2831 square foot single family home has 5 bedrooms and 3.0 bathrooms. It is located at 1817 Newcastle Ln San Dimas, California.

FACTS

- Lot: 10,182 sqft
- Single Family
- Built in 2000
- Views: 169 all time views
- Cooling: Central
- Heating: Other
- Last sold: Oct 2003 for \$610,000

FEATURES



1811 Newcastle
Ln,
San Dimas, CA 91773

4 beds · 3 baths · 2,875 sqft [Edit](#)
 Edit home facts for a more accurate Zestimate.

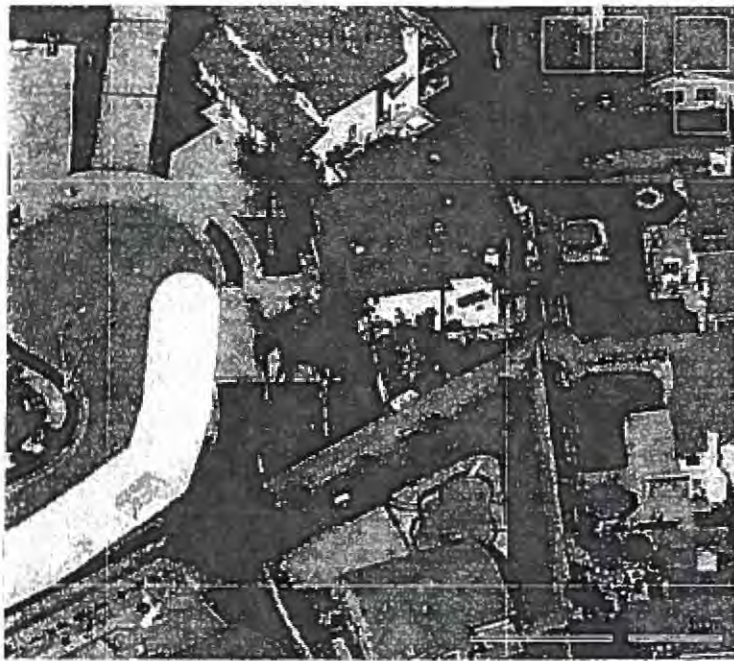
OFF MARKET

Zestimate®:
 \$743,408
[Update my Zestimate](#)
 Rent Zestimate®:
 \$2,844/mo
 Est. Refi Payment
\$2,768/mo [-](#)
 See current rates on Zillow
 See your 2015 Credit Score from Equifax

This 2875 square foot single family home has 4 bedrooms and 3.0 bathrooms. It is located at 1811 Newcastle Ln San Dimas, California.

FACTS

- Lot: 7,356 sqft
- Single Family
- Built in 2000
- Views: 109 all time views
- Cooling: Central
- Heating: Other
- Last sold: Nov 2000 for \$375,000



1805 Newcastle Ln, San Dimas, CA 91773

4 beds · 3 baths · 2,875 sqft [Edit](#)
Edit home facts for a more accurate Zestimate.

OFF MARKET

Zestimate®:

\$743,241

[Update my](#)

Zestimate

Rent Zestimate®:

\$2,853/mo

Est. Refi Payment

\$2,767/mo 🏠 -

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

This 2875 square foot single family home has 4 bedrooms and 3.0 bathrooms. It is located at 1805 Newcastle Ln San Dimas, California.

FACTS

- Lot: 6,602 sqft
- Single Family
- Built in 2000
- Views: 98 all time views
- Cooling: Central
- Heating: Other
- Last sold: Nov 2000 for \$377,954

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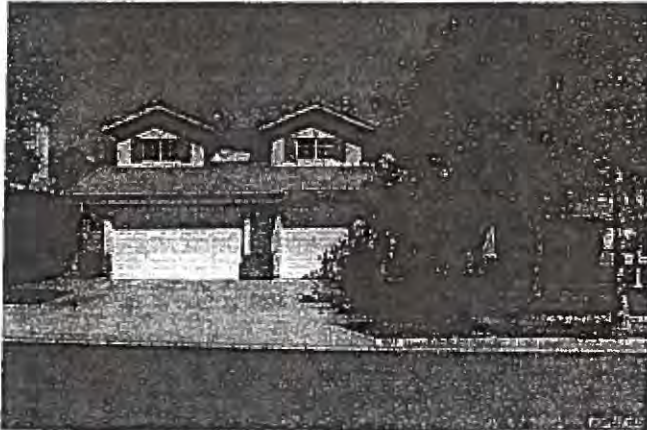
MENU

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CORRECT HOME FACTS SAVE GET UPDATES SHARE MORE

City, State, or Zip

California Covina 91773 1877 Newcastle Ln



1877 Newcastle Ln,
San Dimas, CA 91773

4 beds · 3 baths · 2,875 sqft Edit

Edit home facts for a more accurate Zestimate.

SOLD: \$651,300

Sold on 10/22/14

Zestimate®: \$694,383

Update my Zestimate

Est. Mortgage

\$2,423/mo

See current rates on Zillow

Moving? iRea can help w/ design advice

CONTACT A LOCAL AGENT

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Marty Rodriguez
★★★★★ (119)
Recent sales
(620) 914-6637

PREMIER AGENT
- 

Teri Garcia & Gloria Aparicio
★★★★★ (5)
Recent sales
(909) 766-1965

PREMIER AGENT
- 

Leslie Wilson - Wilson Group
★★★★★ (61)
Recent sales
(626) 532-4455

PREMIER AGENT

Your Name

Phone

Email

I would like advice about selling a home similar to 1877 Newcastle Ln, San Dimas CA 91773

Contact Agent

Learn how to appear as the agent above

OAKCREST ESTATES BEAUTY! METICULOUSLY KEPT MODERN STYLE HOME, NESTLED IN THE HEART OF SAN DIMAS. THIS TURN KEY BEAUTY, WAS ORIGINALLY THE "MODEL" FOR THE ESTATES AND BOASTS ALL THE MODERN AMENITIES, ONE WOULD EXPECT, BUILT IN 2000! FEATURING: 4 BEDROOMS AND 2 AND A HALF BATHROOMS; 2875 SQ FT OF LIVING SPACE; CHEFS KITCHEN WITH GRANITE CENTRE ISLAND; DRAMATIC VAULTED CEILINGS IN THE ENTRANCE AND LIVING ROOM; EXPANSIVE MASTER SUITE WITH WALK-IN CLOSETS AND HARDWOOD FLOORS; OVERSIZED...

More

FACTS

- Lot: 7,100 sqft
- Single Family
- Built in 2000
- Views: 2,188 all time views
- HOA Fee: \$132/mo
- Cooling: Central, Other
- Heating: Other
- Last sold: Oct 2014 for \$651,300
- Last sale price/sqft: \$227

FEATURES

- Ceiling Fan
- Fireplace
- Flooring: Carpet, Hardwood, Tile, Other
- Lawn
- Parking: Garage - Detached
- Security System
- Vaulted Ceiling
- Wet Bar

More

County website See data sources

Similar Homes for Sale

2104 E Bellbrook St, Covina, CA 91724

FOR SALE
\$750,000

4 beds, 3.0 baths, 2521 sq ft
2104 E Bellbrook St, Covina

4225 N Lyman Ave, Covina

FOR SALE

Zestimate Details

Add owner estimate

Zestimate

\$694,383

+\$10,973 Last 30 days

\$660K - \$729K

Zestimate range

Rent Zestimate

\$2,749/mo

+\$50 Last 30 days

\$2.3K - \$3.3K

Zestimate range

Zestimate forecast

\$XXXX,XXX forecast

Create a free account

0

One year

CA 91724

\$590,000

4 beds, 3.0 baths, 2102 sqft

4225 N Lynton Ave, Covina, CA 91724

FOR SALE

\$950,000

5 beds, 3.0 baths, 3247 sqft

4632 N Asherton Ave, Covina, CA 91724

Zestimate ▾

1 year 5 years 10 years

See listings near 1877 Newcastle Ln

This home --
91773 --
Covina --



Improve This Home's Value

The right home project can make a significant impact to your home value! Compare average project costs in your area with estimated increases to your home value.

Mid-Range Major Kitchen Remodel

Mid-Range Major Kitchen Remodel

+ 55.1K VALUE
Project cost: \$62,441

See kitchen ideas

Deck Addition

Deck Addition

+ 7.7K VALUE
Project cost: \$11,685

See deck ideas

Mid-Range Bathroom Remodel

Mid-Range Bathroom Remodel

+ 10.1K VALUE
Project cost: \$19,436

See bathroom ideas

Popularity on Zillow

If this home is listed on Zillow, it will reach the largest real estate network on the web. *

2,188 all-time views of this home (chart)

171 forecasted views of this home in the first 7 days after listing for sale

Interested in selling this home?

Nearby Similar Sales

SOLD: \$459,000
Sold on 9/16/2014
4 beds, 2.0 baths, 1944 sqft
1031 N Barston Ave, Covina, CA 91724

SOLD: \$495,000
Sold on 5/22/2015
3 beds, 2.0 baths, 1170 sqft
1902 E Benbow St, Covina, CA 91724

SOLD: \$499,000
Sold on 3/2/2015
4 beds, 2.0 baths, 1539 sqft
1978 E Palm Dr, Covina, CA 91724

See sales similar to 1877 Newcastle Ln

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Check Your 2015 Equifax® Credit Score - \$0 7 Day Free Trial!

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Zillow.com/pre-approval
Be ready to buy with a pre-approval letter from a local lender.

Aceson Powerstick 2600mah Por	Aceson Powerstick 2600mah Por	Aceson Powerstick 2600mah Por
\$6.99	\$6.99	\$6.99

Post your home as Make Me Move, for sale, for rent, or contact an agent.

Comparable Homes

Homes like this sold for \$459-668K.



FOR SALE
Comparable homes >

RECENTLY SOLD
Comparable homes >

Mortgages

Mortgage payment breakdown for the home price of \$651,300

Percent down:
20% (\$130,260)

Program: ●
30yr fixed 3.784%

Credit Score:
760 and above

ESTIMATED PAYMENT	\$3,141
● Principal & Interest	\$2,423
● Taxes	\$651
● Homeowners Insurance	\$67
● Mortgage Insurance	\$0
See personalized rates	



Sign Up Today: Free Equifax Credit Score

Neighborhood: 91773

Zillow predicts 91773 home values will increase 7.1% next year, compared to a 7.5% increase for Covina as a whole. Among 91773 homes, this home is valued 38.6% more than the midpoint (median) home, but is valued 25.2% less per...
read more v

NEARBY

Home Values Listings

[View larger map](#)

Nearby Schools in Covina

SCHOOL RATING

GRADES DISTANCE

5 Badillo Elementary (assigned)
out of 10

K-6 0.7 mi

5 Royal Oak Middle (assigned)
out of 10

7-8 1.3 mi

7 Charter Oak High (assigned)
out of 10

9-12 1.0 mi

Data by GreatSchools.org

[More schools in Covina](#)

Contact a Local Agent

Marty Rodriguez
 ★★★★★ (119)
 Recent sales
 (626) 914-4637
 PREMIER AGENT

Teri Garcia & Gloria Aparicio
 ★★★★★ (5)
 Recent sales
 (909) 766-1965
 PREMIER AGENT

Leslie Wilson - Wilson Group
 ★★★★★ (61)
 Recent sales
 (626) 532-4455
 PREMIER AGENT

Your Name
 Phone
 Email

I would like advice about selling a home similar to 1877 Newcastle Ln, San

Contact Agent

Learn how to appear as the agent above

Ask these lenders about financing

Norma Morales
 (909) 821-3388
 NMLS #457606

Thomas Cychner
 (626) 653-1800
 NMLS #241987

Manuel Corral
 (909) 598-7800
 NMLS #153224

NEARBY CITIES

- Homes For Sale in Glendale
- Homes For Sale in Inglewood
- Homes For Sale in Lancaster
- Homes For Sale in Long Beach
- Homes For Sale in Los Angeles
- More

NEARBY ZIP CODES

- Homes For Sale in 90022
- Homes For Sale in 90221
- Homes For Sale in 90810
- Homes For Sale in 91042
- Homes For Sale in 91107
- More

OTHER SAN DIMAS TOPICS

- Apartments for Rent in 91773
- Houses for Sale in 91773
- Houses for Rent in 91773
- 91773 Real Estate
- Covina Condos
- More

*comScore Media Matrix Real Estate Category Ranking by Unique Visitors, July 2014, US Data.

1877 Newcastle Ln, San Dimas, CA, 91773 is a single family home of 2,875 sqft on a lot of 7,100 sqft (or 0.16 acres). Zillow's Zestimate® for 1877 Newcastle Ln is \$694,383 and the Rent Zestimate® is \$2,740/mo. This single family home has 4 bedrooms, 3 baths, and was built in 2000. The 4 bed single family home at 2104 E Bellbrook St in Covina is comparable and for sale for \$750,000. This home is located in Covina in zip code 91724. Nearby ZIP codes include 91107 and 90022. Pomona, Falling Springs, and East Pasadena are nearby cities.

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Legal News

Rights-of-Way Ruling in Ninth Circuit: Siting Permits May Consider Aesthetics

Sprint PCS Assets, L.L.C. v. City of Palos Verdes Estates, et al.
by [Walter W. Hansell](#)

[Send to a Colleague](#)

Tuesday, October 20, 2009

The federal Ninth Circuit Court of Appeals has ruled that neither California law nor the federal Telecommunications Act prevent local governments "from taking into account aesthetic considerations in deciding whether to permit" the development of wireless telecommunications facilities, such as cell towers. (*Sprint PCS Assets, L.L.C. v. City of Palos Verdes Estates, et al.*, 9th Cir. No. 05-58108, October 14, 2009.) The court also applied its own recent change of the law under Section 253(a) of the federal Telecommunications Act, that "a plaintiff suing a municipality . . . must show actual or effective prohibition, rather than the mere possibility of prohibition" of the deployment of competitive wireless services (*Sprint Telephony PCS, L.P. v. County of San Diego*, 543 F.2d 571, 578 (9th Cir. 2008).)

Of perhaps even greater significance, the Ninth Circuit adopted its own interpretation of California state law that at least in federal court, state-certificated communications providers authorized to use private easements and rights-of-way by virtue of state franchises, and thus subject to local "time, place and manner" ROW regulation under Public Utilities Code Sections 7901 and 7901.1, may be subject to aesthetic review in local permitting because aesthetics are an aspect of "manner." The Ninth Circuit's opinion is dismissive of concerns that localities will simply block or torment communications service providers, quoting an Austrian city planner's 1889 paean to "picturesque" cities threatened by technology, and using dictionary definitions to stretch ROW access "manner" regulation to consider the "distress" and "discomfort" of traveling down the street past a wireless facility. Returning to conventional legal analysis, the court offers the finite assurance that "a city that invokes aesthetics as a basis for [wireless] permit denial is required to produce substantial evidence to support its decision, and, even if it makes that showing, its decision is nevertheless invalid if it operates as a prohibition on the provision of wireless service in violation of 47 U.S.C. Section 332(c)(7)(B) (i)(II)." In the same opinion, the court finds that the city's denial of wireless permits was adequately grounded in substantial evidence, quoting approvingly for example the letter from a local resident urging the city to deny the permits on aesthetic grounds, consistent with the wisdom of existing city aesthetic policies prohibiting both sidewalks and streetlights.

Last week's *Palos Verdes Estates* decision involved only wireless telecommunications facilities (such as cell sites), and therefore may be distinguishable for other public right-of-way users under PUC Sections 7901 and 7901.1, such as telephone corporations, other wireline telecommunications providers, and state cable television franchisees. However it is to be expected that local cities, counties and agencies may find new occasions to emphasize aesthetic considerations in local permits for

street, easement and right-of-way access such as for vaults, pedestals, poles and other above-ground facilities. This may require more coordination and local community relations efforts in response, as well as greater legal scrutiny of the "substantial evidence" supporting a permit denial, and challenges to arbitrary and capricious permit decisions based on aesthetic criteria. Since wireline phone and cable television facilities lack the "effective prohibition" protection that wireless enjoys, the *Palos Verdes Estates* interpretation of state ROW access may also be distinguishable on that basis among others.

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Stigma Survey

1 Fuel Oil Spill

A fuel oil spill from a neighboring property washes across a portion of land at the rear of adjoining Farm A. The initial spill damages trees and leaves a patch of dead vegetation approximately 50'-wide by 400'-long. The neighbor takes steps to cleanup the spill and the Department of Environmental Protection ("DEP") and Board of Health investigate. Some of Farm A's fencing and the grounds are further damaged in the cleanup effort. The spill becomes public knowledge, and an article on the spill is published in a local newspaper and online. More than a year later, the DEP has found that the spill did not initially contaminate the ground water, but has not issued a final report as to whether the spill has been fully and effectively cleaned up, and damage to the fencing, grounds and vegetation has not been repaired. The owner of Farm A wants to sell the property, but local brokers say that title cannot be insured until the DEP issues its final report.

If Farm A was on the market when the spill first occurred, would the spill have caused its sale price to be reduced?

Answer Options	Response Percent	Response Count	
Yes	98.4%	125	
No	1.6%	2	
	<i>answered question</i>		127
	<i>skipped question</i>		7

If yes, by how much would Farm A's sale price have been reduced because of the spill?

Answer Options	Response Percent	Response Count	
Up to 10%	10.6%	12	
10 to 20%	32.7%	37	
20 to 40%	41.6%	47	
40 to 60%	8.0%	9	
More than 60%	7.1%	8	
	<i>answered question</i>		113
	<i>skipped question</i>		21

If Farm A is on the market currently, will its sale price be reduced because of the spill?

Answer Options	Response Percent	Response Count	
Yes	96.7%	119	
No	3.3%	4	
	<i>answered question</i>		123
	<i>skipped question</i>		11

If yes, by how much will its sale price be reduced because of the spill?

Answer Options	Response Percent	Response Count	
Up to 10%	14.7%	16	
10 to 20%	38.5%	42	
20 to 40%	34.9%	38	
40 to 60%	6.4%	7	
More than 60%	5.5%	6	
	<i>answered question</i>		109
	<i>skipped question</i>		25

How long will Farm A's sale price be reduced because of the spill?

Answer Options	Response Percent	Response Count	
Farm A's sale price is not currently reduced because of the spill	1.7%	2	
Until the DEP issues its final report that the spill has been cleaned up	22.3%	27	
Until the DEP issues its final report, and all physical evidence is gone	48.8%	59	
Up to 5 years after the DEP issues its report and all physical evidence is gone	19.8%	24	
More than 5 years after the DEP issues its report and all physical evidence is gone	7.4%	9	
Comments:		32	
	<i>answered question</i>		121
	<i>skipped question</i>		13

2 The Basement Oil Spill

House A and House B are side-by-side, semi-detached homes identical in all respects except for their heating systems. House B's old furnace and oil tank have been removed and replaced with a gas-fired heater. The oil company, unaware of the conversion, used the old filler pipe and pumped 250 gallons of heating oil onto House B's basement floor. The oil company's insurance paid for an extensive cleanup. After the cleanup, the only remaining trace of the accident is the paper trail to be disclosed in the event of a sale.

If both properties were sold immediately after the cleanup, how much would House B sell for compared to House A?

Answer Options	Response Percent	Response Count	
About the same price	48.2%	55	
Up to 5% less	25.4%	29	
5 to 10% less	12.3%	14	
10 to 15% less	7.0%	8	
More than 15% less	7.0%	8	
	<i>answered question</i>		114
	<i>skipped question</i>		20

How long will it take before House B's sale price is no longer reduced by the spill?

Answer Options	Response Percent	Response Count	
The spill never reduced House B's sale price	23.0%	26	
The sale price will no longer be reduced after the cleanup	36.3%	41	
1 year after the cleanup	24.8%	28	
Up to 5 years after the cleanup	13.3%	15	
5 to 10 years after the cleanup	0.9%	1	
More than 10 years after the cleanup	1.8%	2	
Comments:		22	
	<i>answered question</i>		113
	<i>skipped question</i>		21

3 Underground Contamination

House A and House B are identical, detached homes located side-by-side. Both are for sale at the same time, for the same price. The home inspector for House B discovers a small underground plume of gasoline emanating from a neighboring property onto House B's lot. The subdivision is on a public water system, but the DEP insists on the installation of an unobtrusive ground water monitoring system for House B. House A next door is not affected in any way.

How much does the home inspector's discovery diminish House B's sale price as compared to House A next door?

Answer Options	Response Percent	Response Count	
Not at all	14.4%	15	
Up to 10 %	41.3%	43	
10 to 20%	27.9%	29	
20 to 30%	3.8%	4	
More than 30%	12.5%	13	
	<i>answered question</i>		104
	<i>skipped question</i>		30

How long will it take before House B's sale price is not negatively affected by the home inspector's discovery?

Answer Options	Response Percent	Response Count	
House B's sale price is not currently affected by the home inspector's	15.4%	16	
1 year	15.4%	16	
Up to 5 years	17.3%	18	
5 to 10 years	0.0%	0	
More than 10 years	1.9%	2	
Until the monitoring system is removed.	50.0%	52	
Comments:		16	
	<i>answered question</i>		104
	<i>skipped question</i>		30

4 Ground Water Contamination

Property A and Property B are neighboring commercial properties. Property B's well water has been contaminated with fecal coliform, E. coli and other bacteria coming from Property A. Property B's owner installed a special water filtration system, but the contamination could not be fully removed. Some Property B employees have been hospitalized after drinking the water. The DEP and local authorities investigated Property A and uncovered a history of waste spills for which Property A was fined. Property A says it has taken steps to avoid further contamination, but ongoing monitoring shows monthly fluctuations in Property B's water quality.

Is Property B's sale price diminished by these conditions?

Answer Options

- Yes
- No

Response Percent	Response Count	
99.0%	101	
1.0%	1	
		<i>answered question</i> 102
		<i>skipped question</i> 32

If yes, by how much is the sale price diminished?

Answer Options

- Up to 10%
- 10 to 25%
- 25 to 50%
- 50 to 75%
- 75 to 100%

Response Percent	Response Count	
4.2%	4	
29.2%	28	
31.3%	30	
21.9%	21	
13.5%	13	
		<i>answered question</i> 96
		<i>skipped question</i> 38

If yes, how long will Property B's sale price be negatively affected by these conditions?

Answer Options

- As long as Property B's water quality continues to fluctuate
- As long as Property B uses well water instead of public water
- As long as Property A continues to discharge pollutants
- As long as Property A continues to operate
- Permanently
- Comments:

Response Percent	Response Count	
23.0%	23	
28.0%	28	
19.0%	19	
14.0%	14	
16.0%	16	
		<i>answered question</i> 100
		<i>skipped question</i> 34

5 Cell Tower View

House A and House B are identical. House A overlooks a field with a 225'-tall cell tower. House B overlooks a similar field, but with no cell tower. Neither house is in the fall line of the tower.

Is the presence of the cell tower likely to make house A sell for less than house B?

Answer Options	Response Percent	Response Count	
Yes	88.4%	84	
No	11.6%	11	
	<i>answered question</i>		95
	<i>skipped question</i>		39

If yes, by how much?

Answer Options	Response Percent	Response Count	
Up to 5%	31.4%	27	
5 to 10%	33.7%	29	
10 to 20%	27.9%	24	
More than 20%	7.0%	6	
	<i>answered question</i>		86
	<i>skipped question</i>		48

If yes, how long will the cell tower affect house A's sale price?

Answer Options	Response Percent	Response Count	
1 year	0.0%	0	
Up to 5 years	3.5%	3	
5 to 10 years	0.0%	0	
10 to 15 years	1.2%	1	
Permanently	95.3%	82	
Comments:		10	
	<i>answered question</i>		86
	<i>skipped question</i>		48

6 Cracks in Basement Walls

House A, in a newly constructed subdivision, develops hairline cracks in the basement walls one year after construction. No other houses in the neighborhood show similar cracks. The builder hires two structural engineers who say the cracks are neither dangerous nor unusual. The builder repairs the cracks. Six months later, new cracks appear. The builder trenches the entire foundation, waterproofs and repairs the cracks inside and out, and back-fills and landscapes the outside perimeter of the foundation walls. After these repairs are completed, the owner decides to sell House A. House B, an identical house on the same street, which has had no problems with basement cracks, is listed at the same time.

Will House A's sale price be reduced because of the history of foundation cracks?

Answer Options

Yes
No

Response
Percent
57.1%
42.9%

Response Count
56
42

answered question
skipped question

98
36

If yes, for how much less will it sell compared to House B?

Answer Options

Up to 5%
5 to 10%
10 to 15%
More than 15%
House A will not sell at all

Response
Percent
41.4%
31.0%
10.3%
13.8%
3.4%

Response Count
24
18
6
8
2

answered question
skipped question

58
76

How long will it take before House A's sale price is no longer reduced because of the history of foundation cracks?

Answer Options

- House A's sale price was never reduced because of the cracks
- House A's sale price was reduced, but is not reduced now
- 1 year
- Up to 5 years
- 5 to 10 years
- More than 10 years
- Comments:

Response
Percent

Response Count

33.7%	29
18.6%	16
12.8%	11
20.9%	18
9.3%	8
4.7%	4
	19

answered question
skipped question

86
48

7 Fish Kill caused by Chemical Spill

A derailed train spills 45,000 gallons of caustic soda into a popular trout fishing creek. The spill kills all aquatic life within 7.5 miles downstream. DEP officials issue an advisory warning to avoid the creek within this 7.5-mile area. The railroad quickly cleans up the spill. Within 2 months, the DEP advisory is scaled back to 1,000 feet. The spill is the subject of more than 700 articles in various publications. The railroad agrees to settle all civil cases related to the spill. The DEP advisory for the 1,000-foot area is still in place awaiting a final site assessment report.

What current reduction in sale prices is expected for houses down stream from the original 7.5-mile advisory area, as a result of the spill?

Answer Options	Response Percent	Response Count	
No reduction	30.1%	25	
Up to 5%	8.4%	7	
5 to 10%	25.3%	21	
10 to 15%	13.3%	11	
More than 15%	22.9%	19	
<i>answered question</i>			83
<i>skipped question</i>			51

What current reduction in sale prices is expected for houses downstream from the 1,000-foot advisory area, but within the

Answer Options	Response Percent	Response Count	
No reduction	13.3%	11	
Up to 5%	26.5%	22	
5 to 10%	19.3%	16	
10 to 15%	19.3%	16	
More than 15%	21.7%	18	
<i>answered question</i>			83
<i>skipped question</i>			51

What current reduction in sale prices is expected for houses within the 1,000-foot advisory area, as a result of the spill?

Answer Options	Response Percent	Response Count	
No reduction	3.7%	3	
Up to 5%	7.3%	6	
5 to 10%	29.3%	24	
10 to 15%	13.4%	11	
More than 15%	46.3%	38	
<i>answered question</i>			82
<i>skipped question</i>			52

How long will it take for the spill to no longer affect the sale prices of homes along the creek?

Answer Options	Response Percent	Response Count	
Sale prices were never affected	3.6%	3	
Sale prices are not currently affected by the spill	1.2%	1	
Until the advisory is lifted by the DEP	22.9%	19	
Until the advisory is lifted by the DEP and negative articles in the local press	27.7%	23	
Less than 5 years after the advisory is lifted and negative articles cease	24.1%	20	
More than 5 years after the advisory is lifted and the negative articles cease	20.5%	17	
Comments:		9	
	<i>answered question</i>		83
	<i>skipped question</i>		51

8 Sound Barrier Wall along a Property's Frontage

The Department of Transportation ("DOT") installs a 14'-tall sound barrier wall along the frontage of a lot containing an existing single-family home. The home is set back 50' from the wall. The wall spans the entire front of the lot, with a break to provide driveway access. With the wall in place, the home is not visible from the roadway. The wall is easily visible from the home. The home is offered for sale immediately after the wall is installed.

Does the wall reduce the property's sale price?

Answer Options

Yes
No

	Response Percent	Response Count	
Yes	89.4%	76	
No	10.6%	9	
	<i>answered question</i>		85
	<i>skipped question</i>		49

If yes, by how much?

Answer Options

Up to 5%
5 to 10%
10 to 15%
15 to 20%
More than 20%

	Response Percent	Response Count	
Up to 5%	7.8%	6	
5 to 10%	13.0%	10	
10 to 15%	18.2%	14	
15 to 20%	29.9%	23	
More than 20%	31.2%	24	
	<i>answered question</i>		77
	<i>skipped question</i>		57

If yes, how long will the negative effect last?

Answer Options

Less than 5 years
5 to 10 years
10 to 20 years
More than 20 years
As long as the wall exists

	Response Percent	Response Count	
Less than 5 years	2.6%	2	
5 to 10 years	2.6%	2	
10 to 20 years	1.3%	1	
More than 20 years	3.9%	3	
As long as the wall exists	89.5%	68	
	<i>answered question</i>		76
	<i>skipped question</i>		58

If the wall was 25' closer to the home, what would happen to the sale price?

Answer Options

- It would increase
- It would stay the same
- It would decrease

Response Percent	Response Count
3.5%	3
10.6%	9
85.9%	73

answered question
skipped question

85
49

If the sale price would increase or decrease, by how much?

Answer Options

- Up to 5%
- 5 to 10%
- 10 to 15%
- 15 to 20%
- More than 20%

Response Percent	Response Count
8.1%	6
23.0%	17
24.3%	18
21.6%	16
23.0%	17

answered question
skipped question

74
60

If the wall was 25' farther from the home, what would happen to the sale price?

Answer Options

- It would increase
- It would stay the same
- It would decrease

Response Percent	Response Count
31.8%	27
55.3%	47
12.9%	11

answered question
skipped question

85
49

If the sale price would increase or decrease, by how much?

Answer Options

- Up to 5%
- 5 to 10%
- 10 to 15%
- 15 to 20%
- More than 20%

Comments:

Response Percent	Response Count
45.3%	24
24.5%	13
18.9%	10
3.8%	2
7.5%	4

answered question
skipped question

53
81

9 Sound Barrier Wall along a Rear Property Line

The DOT installs a 14'-tall sound barrier wall along the entire rear property line of a lot containing an existing single-family home. The home is set back 50' from the wall. With the wall in place, the home is not visible from the roadway. The wall is easily visible from the home. The home is offered for sale immediately after the wall is installed.

Does the wall reduce the property's sale price?

Answer Options

- Yes
- No

	Response Percent	Response Count	
Yes	71.8%	56	
No	28.2%	22	
	<i>answered question</i>		78
	<i>skipped question</i>		56

If yes, by how much?

Answer Options

- Up to 5%
- 5 to 10%
- 10 to 15%
- 15 to 20%
- More than 20%

	Response Percent	Response Count	
Up to 5%	21.1%	12	
5 to 10%	33.3%	19	
10 to 15%	21.1%	12	
15 to 20%	5.3%	3	
More than 20%	19.3%	11	
	<i>answered question</i>		57
	<i>skipped question</i>		77

If yes, how long will the negative effect last?

Answer Options

- Less than 5 years
- 5 to 10 years
- 10 to 20 years
- More than 20 years
- As long as the wall exists

	Response Percent	Response Count	
Less than 5 years	7.4%	4	
5 to 10 years	1.9%	1	
10 to 20 years	0.0%	0	
More than 20 years	5.6%	3	
As long as the wall exists	85.2%	46	
	<i>answered question</i>		54
	<i>skipped question</i>		80

If the wall was 25' closer to the home, what would happen to the sale price?

Answer Options

- It would increase
- It would stay the same
- It would decrease

Response Percent	Response Count
4.1%	3
16.4%	12
79.5%	58

<i>answered question</i>	73
<i>skipped question</i>	61

If the sale price would increase or decrease, by how much?

Answer Options

- Up to 5%
- 5 to 10%
- 10 to 15%
- 15 to 20%
- More than 20%

Response Percent	Response Count
26.6%	17
32.8%	21
17.2%	11
14.1%	9
9.4%	6

<i>answered question</i>	64
<i>skipped question</i>	70

If the wall was 25' farther from the home, what would happen to the sale price?

Answer Options

- It would increase
- It would stay the same
- it would decrease

Response Percent	Response Count
42.3%	30
49.3%	35
8.5%	6

<i>answered question</i>	71
<i>skipped question</i>	63

If the sale price would increase or decrease, by how much?

Answer Options

- Up to 5%
- 5 to 10%
- 10 to 15%
- 15 to 20%
- More than 20%
- Comments:

Response Percent	Response Count
54.3%	25
30.4%	14
10.9%	5
0.0%	0
4.3%	2
	7

<i>answered question</i>	46
<i>skipped question</i>	88

Real Estate Experience

How long have you been working as a real estate professional?

Answer Options

Less than 5 years
 5 to 10 years
 10 to 15 years
 15 to 20 years
 More than 20 years

Response Percent	Response Count	
12.2%	10	
26.8%	22	
12.2%	10	
7.3%	6	
41.5%	34	
<i>answered question</i>		82
<i>skipped question</i>		52

Have you ever been involved with marketing a property affected by conditions similar to any of the scenarios in this survey?

Answer Options

Yes
 No

Response Percent	Response Count	
66.7%	54	
33.3%	27	
<i>answered question</i>		81
<i>skipped question</i>		53

If yes, approximately how many times?

Answer Options

Less than 5
 5 to 10
 10 to 15
 15 to 20
 More than 20

Response Percent	Response Count	
64.2%	34	
18.9%	10	
7.5%	4	
1.9%	1	
7.5%	4	
<i>answered question</i>		53
<i>skipped question</i>		81

What type of properties were they?

Answer Options

- Mostly residential
- Mostly commercial
- Mostly industrial

Response Percent	Response Count	
91.1%	51	
8.9%	5	
0.0%	0	
<i>answered question</i>		56
<i>skipped question</i>		78

How would you characterize the location of these properties?

Answer Options

- Mostly urban
- Mostly suburban
- Mostly rural

Response Percent	Response Count	
12.5%	7	
85.7%	48	
1.8%	1	
<i>answered question</i>		56
<i>skipped question</i>		78

How often do the types of scenarios described in this report occur in your market?

Answer Options

- Frequently
- Infrequently
- Never

Response Percent	Response Count	
17.3%	13	
81.3%	61	
1.3%	1	
<i>answered question</i>		75
<i>skipped question</i>		59

How would you characterize your responses to the survey questions?

Answer Options

- They are based on my experience working with affected or stigmatized
- They are based on my experience working with properties that had some
- They are based on my general real estate experience
- They are mostly guesses based on limited personal experience

Response Percent	Response Count	
21.0%	17	
39.5%	32	
25.9%	21	
13.6%	11	
<i>answered question</i>		81
<i>skipped question</i>		53

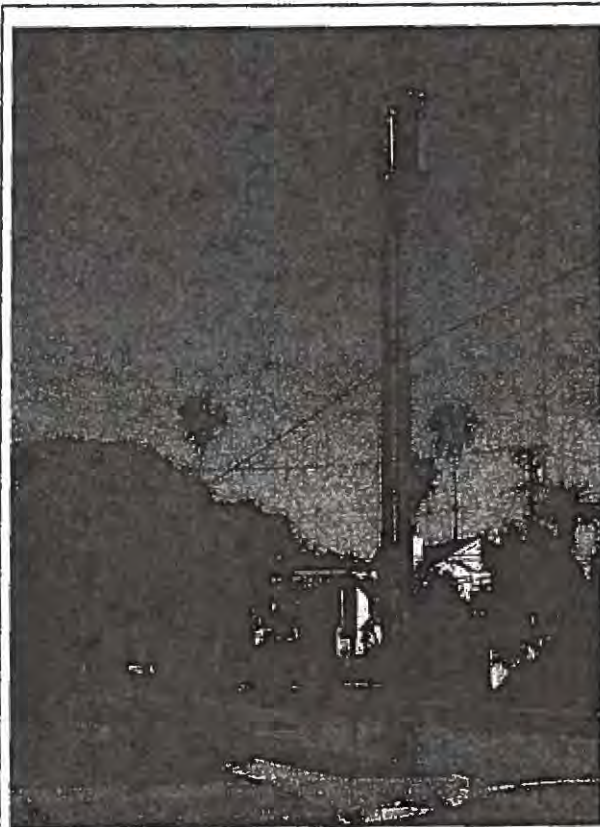
Burbank ACTION (Against Cell Towers In Our Neighborhood)

[Home >](#)

DECREASED REAL ESTATE VALUE

Note: This page is best viewed using Mozilla Firefox internet browser.

For residents in other communities opposing proposed wireless facilities in your neighborhood: in addition to the real estate studies you send and share with your local officials, talk to your local real estate professionals and inform and educate them about the negative effects on local property values that cell towers have, and ask them to submit letters of support to city officials, or



How would you like one of these ugly monsters installed on the sidewalk next to your home? This one was installed in a public right of way (PROW, aka sidewalk) on Via De La Paz in beautiful Pacific Palisades, because the City of Los Angeles currently lacks rigorous regulations concerning proposed PROW wireless installations. Why isn't the Los Angeles City Council and Attorney updating the city's ordinance like residents are asking? Photo courtesy Pacific Palisades

Menu

Burbank residents: Sign our Petition now, "Burbank Residents Oppose Smart Meters":

<http://burbankaction.wordpress.com>

Visit our Burbank ACTION blog:

<http://burbankaction.wordpress.com>

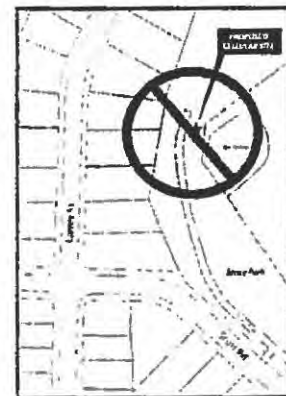
Calendar - upcoming events:

<http://burbankaction.wordpress.com>

Go to our "Smart Meter Concerns" Section:

<https://sites.google.com/site/smart-meter-concerns>

Join our facebook page - network, share and post info that's going on in your community, inform and help other communities



Click below for more info:

have them sign a petition that will be

Residents Association,
<http://pprainc.org/>

forwarded onto your city officials. See examples below. It's very important to have your local real estate professionals back up what the experts report in their studies to make your arguments real and relative to your specific community. You can also educate your local homeowners associations and neighborhood councils about the negative property value effects and have them submit letters and sign petitions, too. Check out the other pages on this website (click links in right column) for other helpful information.

Residents are justifiably concerned about proposed cell towers reducing the value of their homes and properties. Who would want to live right next to one, or under one? And imagine what it's like for people who purchase or build their dream home or neighborhood, only to later have an unwanted cell tower installed just outside their window?

This negative effect can also contribute to urban blight, and a deterioration of neighborhoods and school districts when residents want to move out or pull their children out because they don't want to live or have their children attend schools next to a cell tower.

People don't want to live next to one not just because of health concerns, but also due to aesthetics and public safety reasons, i.e., cell towers become eyesores, obstructing or tarnishing cherished views, and also can attract crime, are potential noise nuisances, and fire and fall hazards.

These points underscore why wireless facilities are commercial facilities that don't belong in residential areas, parks and schools, and find out why they should be placed in alternative, less obtrusive locations. In addition, your city officials have the power to regulate the placement and appearance of cell towers, as long as such discrimination is not unreasonable, and especially if you show them that you already have coverage in your area.

As mentioned on our Home Page, putting cell towers near residential properties is just bad business. For

Burbank UPDATES:

- **June 3-17, 2011:**
City of Burbank Planning & Transportation Division issues its draft updated wireless facility ordinance – it fails to protect our residential areas – go here to read how you can help:
<https://sites.google.com/17-2011-resident-respons-comments-to-proposed-wtf-ordinance-update>
- Read Burbank ACTION resident response to proposed Draft Update of our Wireless Telecommunications Facility Ordinance [here](#).
- Please go [here](#) for our list of "Top 20" Resident Recommendations – thanks to residents who have e-mailed these to our city officials. To read about the Dec. 1, 2010 Community Meeting, click the item under "Burbank UPDATES" in the column to your right.
- **Dec. 1, 2010:**
[Community Meeting](#)
- **August 31, 2010:**
[City Council Meeting - Interim Regulations Approved](#)
- **July 26, 2010:**
[Planning Board Meeting - Interim Regulations Approved](#)

residential owners, it means decreased property values. For local businesses (realtors and brokers) representing and listing these properties, it will create decreased income. And for city governments, it results in decreased revenue (property taxes).

Read this New York Times news story, "A Pushback Against Cell Towers," published in the paper's Real Estate section, on August 27, 2010:

http://www.nytimes.com/2010/08/29/realestate/29Lizo.html?_r=1&ref=realestate.

A number of organizations and studies have documented the detrimental effects of cell towers on property values.

1. The Appraisal Institute, the largest global professional membership organization for appraisers with 91 chapters throughout the world, spotlighted the issue of cell towers and the fair market value of a home and educated its members that a cell tower should, in fact, cause a decrease in home value.

The definitive work on this subject was done by Dr. Sandy Bond, who concluded that "media attention to the potential health hazards of [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers. Percentage decreases mentioned in the study range from 2 to 20% with the percentage moving toward the higher range the closer the property. These are a few of her studies:

a. "The effect of distance to cell phone towers on house prices" by Sandy Bond, Appraisal Journal, Fall 2007, see attached. Source, Appraisal Journal, found on the Entrepreneur website,
<http://www.entrepreneur.com/tradejournals/article>
or
http://www.prrs.net/papers/Bond_Squires_US

b. Sandy Bond, Ph.D., Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," The Appraisal Journal, Summer 2005; see attached. Source:

- [June 14, 2010 Study Session and Upcoming TBD Community Meeting](#)
- [Dec. 8, 2009 Study Session & City Hall Meetings](#)
- [Nov. 16, 2009 Planning Board and Nov. 17 City Hall Meetings](#)
- [November 12, 2009 Public Meeting](#)

City of Burbank website: Wireless ordinance updates

Burbank Leader Newspaper Stories and Editorials

Tools: Reasons To Deny A Proposed Cell Tower and/or push for stronger regulations:

- [Reasonable Discrimination Allowed](#)
- [Decrease In Property Value](#)
- [We Already Have Good Coverage: Significant Gap and 911](#)
- [Alternative Locations and Supplemental Application forms](#)

Goliath business content website,
http://goliath.ecnext.com/coms2/gi_0199-5011857/The-impact-of-cell-phone.html

c. Sandy Bond also co-authored, "Cellular Phone Towers: Perceived impact on residents and property values" University of Auckland, paper presented at the Ninth Pacific-Rim Real Estate Society Conference, Brisbane, Australia, January 19-22, 2003; see attached. Source: Pacific Rim Real Estate Society website, [http://www.prrres.net/Papers/Bond The Impact](http://www.prrres.net/Papers/Bond%20The%20Impact)

2. Industry Canada (Canadian government department promoting Canadian economy), "Report On the National Antenna Tower Policy Review, Section D – The Six Policy Questions, Question 6. What evidence exists that property values are impacted by the placement of antenna towers?"; see attached. Source: Industry Canada <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08353.html> website,

3. New Zealand Ministry for the Environment, "Appendix 5: The Impact of Cellphone Towers on Property Values"; see attached. Source: New Zealand Ministry for the Environment website, <http://www.mfe.govt.nz/publications/rma/nes-telecommunications-section32-aug08/html/page12.html>

On a local level, residents and real estate professionals have also informed city officials about the detrimental effects of cell towers on home property values.

1. **Glendale, CA:** During the January 7, 2009 Glendale City Council public hearing about a proposed T-mobile cell tower in a residential neighborhood, local real estate professional Addora Beall described how a Spanish home in the Verdugo Woodlands, listed for 1 million dollars, sold \$25,000 less because of a power pole across the street. "Perception is everything," said Ms. Beall stated. "If the public perceives it to be a problem, then it is a problem. It really does affect property values." See Glendale City Council meeting, January 7, 2009, video of Addora Beall comments @ 2:35:24:

- Aesthetics and Public Safety
- Public Right of Way Developments
- Noise and Nuisance and notes about Clearwire
- Health Effects: Science & Research
- Watch these videos - Glendale and other residents protest cell towers and ask for new ordinances - great examples: read, watch and learn how these residents and other local groups organized their effective presentations before their elected reps. What they did will inspire and may help you.

DVDs and Books:
 you can view and read

Take Action:

Read and Sign the Petition

http://glendale.granicus.com/MediaPlayer.php?view_id=12&clip_id=1227

2. Windsor Hills/View Park, CA: residents who were fighting off a T-Mobile antenna in their neighborhood received letters from real estate companies, homeowner associations and resident organizations in their community confirming that real estate values would decrease with a cell phone antenna in their neighborhood. To see copies of their letters to city officials, look at the . Report from Los Angeles County Regional Planning Commission regarding CUP Case No. 200700020-(2), from L.A. County Board of Supervisors September 16, 2009, Meeting documents, Los Angeles County website, here at:

<http://file.lacounty.gov/bos/supdocs/48444.pdf>

a. See page 295, August 31, 2008 Letter from Donna Bohanna, President/Realtor of Solstice International Realty and resident of Baldwin Hills to Los Angeles Board of Supervisors explaining negative effect of cell tower on property values of surrounding properties. "As a realtor, I must disclose to potential buyers where there are any cell towers nearby. I have found in my own experience that there is a very real stigma and cellular facilities near homes are perceived as undesirable."

b. See page 296, March 26, 2008 Letter from real estate professional Beverly Clark, "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...I believe a facility such as the one proposed will diminish the buyer pool, significantly reduce homes sales prices, alter the character of the surrounding area and impair the use of the residential properties for their primary uses."

c. See Page 298, The Appraiser Squad Comment Addendum, about the reduced value of a home of resident directly behind the proposed installation after the city had approved the CUP for a wireless

[Write and Call Our City Leaders](#)

Other Links:

- [Actions Taken](#)
- [Other Communities Saying "No"](#)
- [Important Organizations](#)
- [Burbank Neighborhoods & Districts](#)

[Search for Antennae in Your Area](#)

[Website Contact Info](#)

[Home](#)

facility there: "The property owner has listed the property...and has had a potential buyer back out of the deal once this particular information of the satellite communication center was announced....there has been a canceled potential sale therefore it is relevant and determined that this new planning decision can have some negative effect on the subject property."

d. See Page 301, PowerPower presentation by residents about real estate values: "The California Association of Realtors maintains that 'sellers and licensees must disclose material facts that affect the value or desirability of the property,' including 'known conditions outside of and surrounding' it. This includes 'nuisances' and zoning changes that allow for commercial uses."

e. See Pages 302-305 from the Baldwin Hills Estates Homeowners Association, the United Homeowners Association, and the Windsor Hills Block Club, opposing the proposed cell tower and addressing the effects on homes there: "Many 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."

f. See Pages 362-363, September 17, 2008, Letter from resident Sally Hampton, of the Windsor Hills Homeowner's Assoc., Item K, addressing effects of the proposed facility on real estate values.

3. **Santa Cruz, CA:** Also attached is a story about how a preschool closed up because of a cell tower installed on its grounds; "Santa Cruz Preschool Closes Citing Cell Tower Radiation," Santa Cruz Sentinel, May 17, 2006; Source, EMFacts website: <http://www.emfacts.com/weblog/?p=466>.

4. **Merrick, NY:** For a graphic illustration of what we don't want happening here in Burbank, just look at Merrick, NY, where NextG wireless facilities are being installed, resulting in declining home real estate values. Look at this Best Buyers Brokers Realty website ad from

this area, "Residents of Merrick, Seaford and Wantaugh Complain Over Perceived Declining Property Values: <http://www.bestbuyerbroker.com/blog/?p=86>.

5. **Burbank, CA:** As for Burbank, at a City Council public hearing on December 8, 2009, hillside resident and a California licensed real estate professional Alex Safarian informed city officials that local real estate professionals he spoke with agree about the adverse effects the proposed cell tower would have on property values:

"I've done research on the subject and as well as spoken to many real estate professionals in the area, and they all agree that there's no doubt that cell towers negatively affect real estate values. Steve Hovakimian, a resident near Brace park, and a California real estate broker, and the publisher of "Home by Design" monthly real estate magazine, stated that he has seen properties near cell towers lose up to 10% of their value due to proximity of the cell tower...So even if they try to disguise them as tacky fake metal pine trees, as a real estate professional you're required by the California Association of Realtors: that sellers and licensees must disclose material facts that affect the value or desirability of a property including conditions that are known outside and surrounding areas."

(See City of Burbank Website, Video, Alex Safarian comments @ 6:24:28, http://burbank.granicus.com/MediaPlayer.php?view_id=6&clip_id=848)

Indeed, 27 Burbank real estate professionals in December 2009, signed a petition/statement offering their professional opinion that the proposed T-Mobile cell tower at Brace Canyon Park would negatively impact the surrounding homes, stating:

"It is our professional opinion that cell towers decrease the value of homes in the area tremendously. Peer reviewed research also concurs that cell sites do indeed cause a decrease in home value. We encourage you to respect the wishes of the residents and deny the proposed T-Mobile lease

at this location. We also request that you strengthen your zoning ordinance regarding wireless facilities like the neighboring city of Glendale has done, to create preferred and non preferred zones that will protect the welfare of our residents and their properties as well as Burbank's real estate business professionals and the City of Burbank. Higher property values mean more tax revenue for the city, which helps improve our city." (Submitted to City Council, Planning Board, City Manager, City Clerk and other city officials via e-mail on June 18, 2010. To see a copy of this, scroll down to bottom of page and click "Subpages" or go here:

<http://sites.google.com/site/nocelltowerinourneighborhood/real-estate-value/burbank-real-estate-professionals-statement>)

Here is a list of additional articles on how cell towers negatively affect the property values of homes near them:

- The Observer (U.K.), "Phone masts blight house sales: Health fears are alarming buyers as masts spread across Britain to meet rising demand for mobiles," Sunday May 25, 2003 or go here: <http://www.guardian.co.uk/money/2003/may/25/hc>
- "Cell Towers Are Sprouting in Unlikely Places," The New York Times, January 9, 2000 (fears that property values could drop between 5 and 40 percent because of neighboring cell towers)
- "Quarrel over Phone Tower Now Court's Call," Chicago Tribune, January 18, 2000 (fear of lowered property values due to cell tower)
- "The Future is Here, and It's Ugly: a Spreading of Techno-blight of Wires, Cables and Towers Sparks a Revolt," New York Times, September 7, 2000
- "Tower Opponents Ring Up a Victory," by Phil Brozynski, in the *Barrington [Illinois] Courier-Review*, February 15, 1999, 5, reporting how the Cuba Township assessor reduced the value of twelve homes following the construction of a cell tower in Lake County, IL. See attached story:

<http://spot.colorado.edu/~maziara/appeal&attachme43-LoweredPropertyValuation/>

- In another case, a Houston jury awarded 1.2 million to a couple because a 100-foot-tall cell tower was determined to have lessened the value of their property and caused them mental anguish: Nissimov, R., "GTE Wireless Loses Lawsuit over Cell-Phone Tower," Houston Chronicle, February 23, 1999, Section A, page 11. (Property values depreciate by about 10 percent because of the tower.)

Read about other "Tools" on our website that may help you and your fellow residents oppose a cell tower in your neighborhood in the column to the right. These include:

- [Reasonable Discrimination Allowed](#)
- [We Already Have Good Coverage: Significant Gap and 911](#)
- [Alternative Locations and Supplemental Application forms](#)
- [Aesthetics and Safety](#)
- [Noise and Nuisance and notes about Clearwire](#)
- [Health Effects: Science & Research](#)

Also print out this helpful article on court decisions from the communications law firm of Miller & Van Eaton (with offices in D.C. and San Francisco) that you can pull and read to realize what rights you may or may not have in opposing a wireless facility in your neighborhood:

<http://www.millervaneaton.com/content.agent?>

[page_name=HT%](#)

[3A++IMLA+Article+Tower+Siting+Nov+2008](#) (click the link once you get to this page).

Other important decisions and actions taken by courts and local governments can be found in our [Actions Taken page](#).

Watch how [other resident groups](#) organized effective presentations at their public hearings so you can pick up

their techniques and methods.

You can read and find additional organizations and resident groups that have organized opposition efforts against cell towers and wireless facilities, on our [Other Communities Saying "No"](#) and [Important Organizations](#) pages.

Subpages (1): [Burbank Real Estate Professionals Statement](#)

Comments

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Thirteenth Pacific-Rim Real Estate Society Conference,
Perth, Western Australia 21-24 January 2007

**Using GIS to Measure the Impact of Distance to
Cell Phone Towers on House Prices in Florida**

Draft: December 2006

This is a draft; please do not quote or cite without permission of the authors.

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Using GIS to Measure the Impact of Distance to Cell Phone Towers on House Prices in Florida

Keywords: Cellular phone base stations – GIS - health risks – multiple regression analysis – property values – stigma

Abstract:

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 (EMFs) that these devices emit. Negative media attention to the potential health hazards has only fuelled the perception of uncertainty over the health effects. The unsightliness of these structures and fear of lowered property values are other regularly voiced concerns about the siting of these towers. However, the extent to which such attitudes are reflected in lower property values affected by tower proximity is controversial.

This paper outlines the results of a study carried out in Florida in 2004 to show the effect that 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 actual 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 reduced with distance from the tower and was almost negligible after about 200 meters (656 feet).

1. Introduction

This paper outlines the results of one of the first US-based cell-phone tower studies. The research was carried out in Florida in 2004 to show the effect that distance to a CPBS has on residential property prices. It follows on from several New Zealand (NZ) studies conducted in 2003.¹ The first of the earlier NZ studies examined residents' perceptions toward living near CPBSs, while the most recent NZ study adopted GIS to measure the impact that distance to a CPBS has on residential property prices using multiple regression analysis in a hedonic pricing framework. The current study was conducted to determine if US residents respond similarly to those in NZ towards living near CPBSs and hence, whether the results can be generally applied.

The paper commences with a brief literature review of the previous NZ studies for the readers' convenience as well as the literature relating to property value effects from other similar structures. The next section describes the research data and methodology used. The results are then discussed. The final section provides a summary and conclusion.

¹ Bond, S.G. and Wang, K. (2005). "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods", *The Appraisal Journal*, Volume LXXIII, No.3, pp.256-277, Bond, S.G., Beamish, K. (2005). "Cellular Phone Towers: Perceived Impact on Residents and Property Values", *Pacific Rim Property Research Journal*, vol. 11, no. 2, pp. 158-177 and Bond, S.G. and Xue, J. (2005). "Cell Phone Tower Proximity Impacts on House Prices: A New Zealand Case Study", *European Real Estate Society and International Real Estate Society Conference*, June 15-18, Dublin, Ireland.

2. Literature Review

2.1 Property Value Effects

First, an opinion survey by Bond and Beamish (2005) was used to investigate the current perceptions of residents towards living near CPBSs in a case study city of Christchurch, New Zealand and how this proximity might affect property values. Second, a study by Bond and Wang (2005) that analyzed property sales transactions using multiple regression analysis was conducted to help confirm the results of the initial opinion survey. It did this by measuring the impact of proximity to CPBSs on residential property prices in four case study areas. The Bond and Xue (2005) study refined the previous transaction-based study by including a more accurate variable to account for distance to a CPBS.

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 CPBSs. Two prominent court cases over the siting of CPBSs were the main cause for this attention.² In summary, the Environmental Court ruled in each case that there is no established adverse health effects arising from the emission of radio waves from CPBSs as there is no epidemiological evidence to show this. However, in the court's decisions they did concede that while there is no proven health affects that there is evidence of property values being affected by both of the above allegations.

These court cases were only the start of the negative publicity surrounding CPBSs in Christchurch. Dr. Neil Cherry, a prominent and vocal local Professor, served only to fuel the negative attention to CPBSs by regularly publishing the health hazards relating to these structures.³ This media attention had an impact on the results of the studies, outlined next.

2.2 The Opinion Survey

The Bond and Beamish (2005) 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). The five the case study suburbs were matched with five control suburbs that had similar living environments (in socio-economic terms) except that the former are areas where a CPBS is located, while the latter are without a CPBS. Eighty questionnaires⁴ were distributed to each of the ten suburbs in Christchurch (i.e. 800 surveys were delivered in total). After sending out reminder letters to those residents who had not yet responded, an overall response rate of 46% was achieved. Over three-quarters (78.5%) of the case study respondents were homeowners compared to 94% in the control area.

The results were mixed with responses from residents ranging from having no concerns to being very concerned about proximity to a CPBS. Interestingly, in general, those people living in areas further away from CPBSs were much more concerned about issues from proximity to CPBSs than residents who lived near CPBSs.

² McIntyre and others vs. Christchurch City Council [1996] NZRMA 289 and Shirley Primary School vs. Telecom Mobile Communications Ltd [1999] NZRMA 66

³ For example, Cherry, N. (2000), "Health Effects Associated with Mobil Base Stations in Communities: The Need for Health Studies," Environmental Management and Design Division, Lincoln University, June 8. Available from: <http://pages.britishlibrary.net/orange/cherryonbasestations.htm>.

⁴ Approved by the University of Auckland Human Subjects Ethics Committee (reference 2002/185).

Over 40% of the control group respondents were worried a lot about future health risks, aesthetics and future property values compared to the case study areas where only 13% of the respondents were worried a lot about these issues. However, in both the case study and control areas, the impact of proximity to CPBSs on future property values is the issue of greatest concern for respondents. If purchasing or renting a property near a CPBS, over a third (38%) of the control group respondents would reduce price of their property by more than 20%. The perceptions of the case study respondents were again less negative with a third of them saying they would reduce price by only 1-9%, and 24% would reduce price by between 10 and 19%.

Reasons for the lack of concern shown by the case study respondents may be due to the CPBS being either not visible or only barely visible from their homes. Another reason may be that the CPBS was far enough away from respondent's property (as was indicated by many respondents, particularly in St Albans West, Upper Riccarton, and Bishopdale) or hidden by trees and consequently it did not affect them much. The results may have been quite different had the CPBS being more visually prominent.

2.3 Transaction-based Market Study

The Bond and Wang (2005) 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 that occurred before a CPBS was built were compared to sales data after a CPBS was built to determine any variance in price, after accounting for all the relevant independent variables.

Interestingly, the effect of a CPBS on price (a decrease of between 20.7% and 21%) was very similar in the two suburbs where the towers were built in the year 2000, after the negative media publicity given to CPBSs following the two legal cases outlined above. The other two suburbs that indicated a CPBS was either insignificant or increased prices by around 12%, had towers built in them in 1994, prior to the media publicity. Also, given that the cell phone technology was relatively new to NZ in 1994 (introduced in late 1987) there may have been more desire then to live closer to a tower to receive better coverage than in later years when the technology became more common and the potential health hazards from these became more widely publicized.

The main limitation affecting this study was that there was no accurate proximity measure included in the model, such as GIS coordinates for each property. Instead, street name was included as an independent variable to help to control for the proximity effects. A study has subsequently been performed using GIS analysis to determine the impact that distance to a CPBS has on residential property prices. The results from this study are outlined next.

2.4 Proximity Impact Study

Bond and Xue study conducted in 2004 involved analysis of the residential transaction data using the same hedonic framework as the previous study as well as including the same data but added a further six suburbs to give a total of ten suburbs: five suburbs with CPBSs located in them and five control suburbs without CPBSs. In addition, the geographical {x, y} coordinates that relate to each property's absolute location were included. A total of 9,514 geo-coded property sales were used (approximately 1000 sales per suburb).

In terms of the effect that proximity to a CPBS has on price the overall results indicate that this is significant and negative. Generally, the closer to the CPBS a property is the greater the decrease in price. The effect of proximity to a CPBS reduces price by 15%, on average. This effect reduces

with distance from the CPBS and is negligible after 1000 feet.

2.5 High Voltage Overhead Transmission Line Research

CPBSs are very similar structures to high voltage overhead transmission lines (HVOTLs) and their supporting structure, the pylons. Therefore, despite the limited research relating to value effects from CPBS, it is worthwhile reviewing the body of literature on the property values effects from HVOTLs and pylons.

2.5.1 New Zealand HVOTL Research

The only recently published study in New Zealand on HVOTLs value effects is by Bond and Hopkins (2000).⁵ The case study area selected for the research was a low-middle income, predominantly single-family residential district in the northern Wellington suburb of Newlands that is crossed by two 110KV transmission lines with 85 foot high steel pylons located on private land.

The results of the sales analysis, comprising sales from 1989 to 1991 (330 of which were within 1000 feet, or 300 meters, of a HVOTL), indicate the effect of having a 'pylon' close to a particular property is statistically significant and has a negative effect of 27% at 33 feet (10 meters) from the pylon, 18% at 50 feet (15 meters), decreasing to 5% at 164 feet (50 meters). This effect diminishes to a negligible amount after 328 feet (100 meters). However, the presence of a 'transmission line' in the case study area has a minimal effect and is not a statistically significant factor in the sales price.

2.5.2 UK HVOTL Research

In England, the effect of HVOTLs on the value of residential property remains relatively unexplored due, in part, to the lack of available transaction data for analysis. The most recently published study is by Sims and Dent (2005).⁶ They compare the results of two parallel UK studies: the first is an analysis of transaction data from a case study in Scotland where sales data are available; the second is a national survey of property appraisers' perceptions (Chartered Surveyors and members of the National Association of Estate Agents) of the presence of distribution equipment in close proximity to residential property.

The data set for the Scotland study consisted of 593 single-family houses that sold between 1994 and 1996 near Glasgow. There is a 275 kV HVOTL running through the centre of the neighborhood in a corridor of land. (Note: This scenario is akin to the US situation where HVOTLs are also situated in easement corridors).

In summary, the analysis of prices at varying distances from the HVOTL showed no clear pattern. The presence of a pylon was found to have a more significant impact on value than the HVOTL and could reduce price by up to 20.7%. All negative impacts appeared to reduce with distance and were negligible at around 820 feet (250 meters).

The results from the survey of appraisers and real estate agents indicate they reduce house price by around 5-10% when valuing a property within close proximity to a HVOTL. Comparing the

⁵ Bond, S.G. & Hopkins, J. (2000). "The Impact of Transmission Lines on Residential Property Values: Results of a Case Study in a Suburb of Wellington, New Zealand". *Pacific Rim Property Research Journal*, Vol.6, No.2, pp.52-60.

⁶ Sims, S. and Dent, P. (2005), "High-voltage overhead power lines and property values: A residential study in the UK", *Urban Studies*, Vol.42, No.4, pp. 665-694.

results from both studies suggests that appraisers and real estate agents underestimate the impact of proximate HVOTLs on value.

2.5.3 US and Canadian Research

There have been a number of HVOTLs studies carried out in the US and Canada. A major review and analysis of the literature by Kroll and Priestley indicated that in about half the studies carried out, HVOTLs had not affected property values and in the rest of the studies there was a loss in property value between 2-10%.⁷

Kroll and Priestley were generally critical of most valuer type studies because of the small number of properties included and the failure to use econometric techniques, such as multiple regression analysis. They found that the Colwell study was one of the more careful and systematic analysis of residential impacts.⁸ This study was carried out in Illinois and found that the strongest effect of the HVOTLs was within the first 50 feet (15m) but with this dissipating quickly further away, disappearing beyond 200 feet (60m).

A Canadian study (Des Rosiers, 2002) based on a sample of 507 single-family house sales in the City of Brossard, Greater Montreal that sold between 1991-1996 showed that the severe visual encumbrance due to a direct view of either a pylon or lines exerts a significantly negative impact on property prices of between 5% to well in excess of 20%. The extent of value diminution depended on the degree of set back of the homes with respect to the HVOTL easement. The smaller the set back the greater the reduction in price (for example, with a setback of 50ft price was reduced by 21%).

However, the study also showed that a house located adjacent to a transmission corridor may increase values. The proximity advantages include enlarged visual field and increased privacy. The decrease in value from the visual impact of the HVOTLs and pylons (between, on average, 5-10% of mean house value) tends to be cancelled out by the increase in value from proximity to the easement.⁹

A study by Wolverton and Bottemiller¹⁰ utilized a paired-sale methodology of home sales occurring in 1989-1992 to ascertain any difference in sale price between properties abutting rights-of-way of transmission lines (subjects) in Portland, Oregon; Vancouver, Washington; and Seattle, Washington and those located in the same cities but not abutting transmission line rights-of-way (comparisons). Their results did not support a finding of a price effect from abutting an HVTL right-of-way. In their conclusion they warn that the results cannot and should not be generalized outside of the data. They explain that

“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

⁷ Kroll, C. and Priestley, T. (1992), “The Effects of Overhead Transmission Lines on Property Values: A Review and Analysis of the Literature”, Edison Electric Institute, July.

⁸ Colwell, P. (1990), “Power Lines and Land Value”, *The Journal of Real Estate Research*, American Real Estate Society, Vol. 5, No. 1, Spring.

⁹ Des Rosiers, F. (2002), Power Lines, Visual Encumbrance and House Values: A Microspatial Approach to Impact Measurement, *Journal of Real Estate Research*, Vol.23, No.3, pp. 275 – 301.

¹⁰ Wolverton, M.L. & Bottemiller, S.C., (2003), “Further analysis of transmission line impact on residential property values”, *The Appraisal Journal*, Vol.71, No.3, pp. 244.

from numerous studies, samples, and locations," p. 250.

Thus, despite the varying results reported in the literature on property value effects from HVOTLs, each study adds to the growing body of evidence and knowledge on this (and similar) valuation issue(s).

2.5.4 Summary

This literature review shows that the price effect of proximity to a HVOTL-pylon is generally consistent between studies (i.e. negative and significant) ranging from between 12 to 27% depending on the distance to these. The closer the home is to a pylon, the greater the diminution in price. The effect diminishes to a negligible amount after 820 feet (250 meters), on average.

The effect of proximity to CPBSs is similar to that caused by proximity to HVOTL-pylons and reduces price by around 21%. Taking actual distance into account (using GIS analysis) the effect is a reduction of price of 15%, on average (but up to 25% depending on the neighborhood). This effect reduces with distance from the CPBS and is negligible after 1000 feet (300 meters).

The literature on property value effects from HVOTLs, pylons and cell phone towers adds to the growing body of evidence and knowledge on this (and similar) valuation issue(s). The study reported here is one such study.

3. Market Study

3.1 The Data

Part of the selection process for finding an appropriate case study area was to find one where there were a sufficient number of property sales in suburbs where a tower had been built for analysis 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.

Cellular phone tower information was obtained from the Federal Communication Commission (FCC). Approximately sixty-percent (60%) of the towers located in Orange County were constructed between the years 1990 and 2000. Additionally, 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 dataset for the study.

Residential properties that sold between 1990 and 2000, the years during which the towers were constructed and were closest to the twenty towers were selected. Parcel data was collected from the Office of the Property Appraiser for Orange County, Florida.¹¹ Overall, 5783 single-family, residential properties were selected from northeast Orange County (see Appendix I: Location Map).

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.¹² 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 dataset and known, based on other well-

¹¹ As reported to the Florida Department of Revenue.

¹² Model 1, Model 2, and Model 3 estimate the Log of the SALE_PRICE.

tested models reported in the literature and from valuation theory, to be related to property price. 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).¹³

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.¹⁴ Frequency distributions indicate that, among the residential properties that sold between 1990 and 2000, approximately eighty percent (80%) of the residential properties were sold after tower construction.

The mean SALE_PRICE of single-family, residential property that sold between 1990 and 2000 is \$113,830 for northeast Orange County. The mean square footage of a dwelling is 1535 sq. ft., the mean lot size is 8525 square feet and the mean age is 14 years. The mean DISTANCE from residential property to a tower is 1813 feet.¹⁵

Based on the parcel and tower data for Orange County, descriptive statistics for select variables are presented in Table 1, below.

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

3.2 Methodology

The method selected for this study was a hedonic house price approach. GIS was also adopted to aid the analysis of distance to the towers. The null hypothesis states that tower proximity does not explain any variation in residential property sales price.

To address the many difficulties in estimating the composite effects of externalities on property price an interactive approach is adopted.¹⁷ To allow the composite effect of site, structural and

¹³ See Fik, Ling and Mulligan (2003) for further discussion of the significance of the absolute location in the form of {x, y} coordinates.

¹⁴ Dummy variables for each year of residential sales were also incorporated into each of the model specifications to control for the potential effects of time on the price of residential property.

¹⁵ Initially, the HEIGHT of the tower was also included among the explanatory variables. However, the HEIGHT variable provided no significant explanatory power.

¹⁶ Polynomial expansions of the independent variables, identified by the VARIABLE2 were included in the interactions in the three model specifications discussed in the methodology.

¹⁷ Externalities include influences external to the property such as school zoning, proximity to both amenities and disamenities, and the socio-economic make-up of the resident population.

location attributes on the value of residential property to vary spatially they are interacted with the Cartesian coordinates that are included in the model.

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 (i.e. inaccurate estimates of the regression coefficients, inflated standard errors of the regression coefficients, deflated partial t-tests for the regression coefficients, false non-significant p-values, and degradation of the model predictability, etc.) by allowing the explanatory variables to vary spatially and by removing the spatial dependence observed in the error terms of aspatial, non-interactive models.

Adhering to the methodology proposed by Fik, Ling, and Mulligan (2003), 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.

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 and then proceeds to a model specification that measures the effects of discrete location characteristics based on distance intervals. The final model incorporates the impact of explicit location to measure the effects of the proximity to towers (as indicated by DISTANCE) on the sales price 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 (Fik, et al., p. 633). Like the study by Fik, et al., 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 ensure that the potential for model misspecification due to multi-collinearity is minimized and that only the independent variables offering the greatest explanatory power are included in the final model.

Model 1 was utilized as a benchmark for the remaining two models. The 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 sales prices prior to tower construction, BEFORE (=0), were compared to sales prices after tower construction, AFTER (=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 models.

Model 2 integrated the base-model with distance intervals akin to discrete locations. Residential properties within the discrete intervals were then coded according to the interval in which each property was located. The distance intervals, adopted are: 500MTRS (500 to 451 meters), 450MTRS (450 to 401 meters), 400MTRS (400 to 351 meters), 350MTRS (350 to 301 meters), 300MTRS (300 to 251 meters), 250MTRS (250 to 201 meters), 150MTRS (150 to 101 meters), 100MTRS (100 to 51 meters), 50 MTRS (50 meters, or less, to the tower). These distance rings are

within the range of distances used in other similar proximity studies of detrimental features on property values (see for example: Des Rosiers 2002; Reichert 1997; Colwell 1990, and Bond and Hopkins 2000).

Model 3 includes distance-based measures indicating the property's explicit location, with respect to the closest tower. Model 3 integrated the base-model (Model 1) with the distance from the tower to the property. Model 3 introduces the independent variable DISTANCE and interacts this variable with the variables from Model 1. The final model, Model 3, is used to assess the variation in sale price due to proximity to a tower.

3.4 Empirical Results

Tables 2, 3 and 5 are shown in Appendices II and III. The Tables show the progressive 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 the base-model, Model 1.

In the semi-logarithmic equation the interpretation of the dummy variable coefficients involves the use of the formula: $100(e^{bn} - 1)$, where bn is the dummy variable coefficient (Halvorsen & Palmquist).¹⁸ This formula derives the percentage effect on price of the presence of the factor represented by the dummy variable.

Results in Table 2 (Appendix II) 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. This may reflect residents' preference to live near a tower to obtain better cell phone coverage.

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, AGE2 = 7, XCOORD = -7.105 and YCOORD = 6.799). Model 1 accounts for 82% of the variation in the SALE_PRICE (i.e. Adj. R-Square = .08219987).

The results of Model 2 (in Table 3, Appendix II) indicate the estimated effect that proximity to a tower has on residential property prices. Although the SALE_PRICE of single-family, residential properties may appear to increase after the construction of towers as indicated by Model 1, the discrete intervals created in Model 2 suggest that the value of residential properties also increases as the distance from towers increases. That is, if the distance from the residential property to the tower decreases, then the price of the residential property likewise decreases.

Model 2 indicates that the influence of the proximity of towers on the price of residential properties increases inversely with the distance. Under 200MTRS from the towers, the negative signs of the estimate coefficients suggest a decrease in the value of residential properties with an increased proximity or decreased distance to towers. The price of a property located between 101 and 150 meters of a tower decreases by 1.57% ($1 - e^{-0.0156}$) relative to properties that sold prior to the tower being built when holding other explanatory variables constant. The price of properties

¹⁸ Halvorsen, R. and Palmquist, R. "The Interpretation of Dummy Variables in Semilogarithmic Equations," *American Economic Review*, (70:3, 1980): 474-475.

that are located between 151 and 200 meters from a tower is reduced by 2.71% ($1 - e^{-0.0275}$). Thus, a tower has a statistically significant, albeit minimal, effect on prices of property located within 200 meters of a tower.

From 300MTRS to 400MTRS, the price of residential property increases with the distance from the tower. Between 400MTRS and 500MTRS, the price continues to increase with the distance from the tower. These price increases vary from between 1.045% at 350 meters to 2.32% at 500 meters. Additionally, the t-statistics increase with the distance, further suggesting the impact indicated by the increase in estimate coefficients. Although the general trend in the data suggests a positive relationship between the price of residential properties and distance, anomalies exist within the distance intervals.

Having provided a preliminary assessment of the impact of the proximity of towers on residential property prices, Model 3 introduces the independent variable DISTANCE to better assess the variation in sale price due to the external effect of a tower.

Table 4 provides a summary of the distance-based results from Models 2 and 3. While the results of Model 2 present minor anomalies within the data intervals, the results of Model 3 suggest a greater consistency in the results. The results from Model 3 are presented in Table 5 (see Appendix III).

Table 4: A Comparison of Distance-Based Location Coefficients (% impact on price)	
DISCRETE LOCATION	ADJ. R² = 0.826257
500-450MTRS	2.30E-02 (2.33%)
450-400MTRS	1.91E-02 (1.93%)
400-350MTRS	2.17E-02 (2.19%)
350-300MTRS	1.04E-02 (1.045%)
200-150MTRS	-2.75E-02 (-2.71%)
150-100MTRS	-1.56E-02 (-1.57%)
EXPLICIT LOCATION	ADJ. R² = 0.8282641
DISTANCE	5.69E-05 (5.69-03%)
DISTANCE2	-1.49E-08

The results of Model 3 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, that increases with increasing distance from the tower (i.e. Distance = 5.69E-05). Moreover, the t-statistic associated with the estimated coefficient indicates the significance of the explanatory power of the variable (i.e. t-Stat = 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; DISTANCE2 = -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 DISTANCE2 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 and Model 3 as discrete and explicit, distance-based locational attributes are included in the model specification (i.e. Model 1, AFTER_TWR = 1.46E-02 (1.47%), Model 2, AFTER_TWR = 1.1495-02 (1.156%) and Model 3, AFTER_TWR = .012722 (1.28%).

3.5 Limitations and Comparison with the NZ Study

This study analyzed residential property sales drawn from a number of different, but neighbouring, suburbs in Orange County, Florida as an entire dataset (the suburbs were grouped together and analyzed as a whole). While the Location Value Signature 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 neighbourhoods separately, it is possible that not all neighbourhood differences were accounted for when these results are compared to those from the NZ study.

The NZ study (2004) included an analysis of the whole dataset but also of the separate suburbs. The analysis of the whole dataset indicates that CPBSs have a significant, but minimal, effect on the prices of proximate properties. The same general result was obtained for the current US study. However, what the NZ study showed by analyzing the suburbs separately was that substantive differences exist in the effect that CPBSs have on property prices between suburbs, since the distribution of the property sales prices is quite different in each.

The analysis showed that the most significant variables and their effect on price were similar between the four suburbs: St. Albans, Beckenham, Papanui, and Bishopdale. This indicates the relative stability of the coefficients between each model. The overall results indicate that the presence of a CPBS has a significant and negative effect on property prices. This effect is not very strong when the variable TOWER is included in the model fitted to the entire dataset. However, the effect in each suburb is quite pronounced. It is possible that if the current study had analyzed suburbs separately that similar differences would have been found. Table 6, below, summarizes the results.

Model or Data		TOWER	Inv. dist	DIST1	DIST2	DIST3
All Suburbs	Coefficients	-2.29e-02	-3.68e-01	-2.78e-02	-2.91e-02	-3.98e-03
	Value Effects	-2.3%	50m @ -5.07% 100m @ -3.61%	-2.7%	-2.87%	Insignif.
St Albans 1994	Coefficients	1.48e-01	8.99e-01	1.45e-01	1.53e-01	1.44e-01
	Value Effects	+16% (+12%)	50m @ +13.6% 100m @ +9.4%	+15.6%	+16.5%	+15.5%
Beckenham 2000	Coefficients	-1.81e-01	-2.85e+00	-1.74e-01	-1.74e-01	-2.03e-01
	Value Effects	-16.56%	97m @ -25.13%	-15.9%	-15.9%	-18.37%
Bishopdale 1994	Coefficients	-9.86e-02	1.62e+00	-1.34e-01	-9.18e-02	
	Value Effects	-9.39%	50m @ -20.4% 100m @ -15%	-12.54%	-8.96%	

Papanui 2000	Coefficients	-8.17e-02	-2.24e+00	-7.02e-03	-1.55e-01	-6.70e-02
	Value Effects	-7.85%	177m @-15.5%	Insignif.	-14.36%	-6.48%

Other factors that could affect the results are the style and appearance of the CPBSs and how visible they are to residents.

4. Summary and Conclusions

This paper 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 affect on the price 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. The price of properties within 200 meters (656 feet) decreased, on average, by just over 2%.

Each geographical location is unique as evidenced by the difference in results from the NZ and US studies. These observed differences are partly due to the manifold factors that influence the degree of negative reaction to towers. Residents' perceptions and assessments of risk vary according to a wide range of processes including psychological, social, institutional, and cultural. In addition to the potential health, aesthetic and property value impacts from towers, other factors that may impact on the degree of negative reaction from residents living near these structures and that may be reflected in price are listed below:

- The kinds of health and other risks residents associate with towers, and the level of risk perceived;
- The height, style, and appearance of the towers, how visible these are to residents and how they perceive such views;
- The marketability of homes near towers;
- The extent and frequency of negative media attention to towers;
- The socio-economic make-up of the resident population (prior research indicates that social class is an important variable influencing people's response to environmental detriments, Thayer *et al.* 1992, and Dale *et al.* 1999);
- 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. Wolverton and Bottemiller¹⁹ explain that:

“...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,” p. 250.

Thus, to determine if the results are consistent across time and space many similar studies in different geographic locations would need to be conducted over time. Further, to allow valid comparison between them, such studies would need to be of similar design. As suggested by Bond

¹⁹ Wolverton, M.L. & Bottemiller, S.C., (2003), “Further analysis of transmission line impact on residential property values”, *The Appraisal Journal*, Vol.71, No.3, pp. 244.

and Wang (2005), 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 socio-economically diverse areas.

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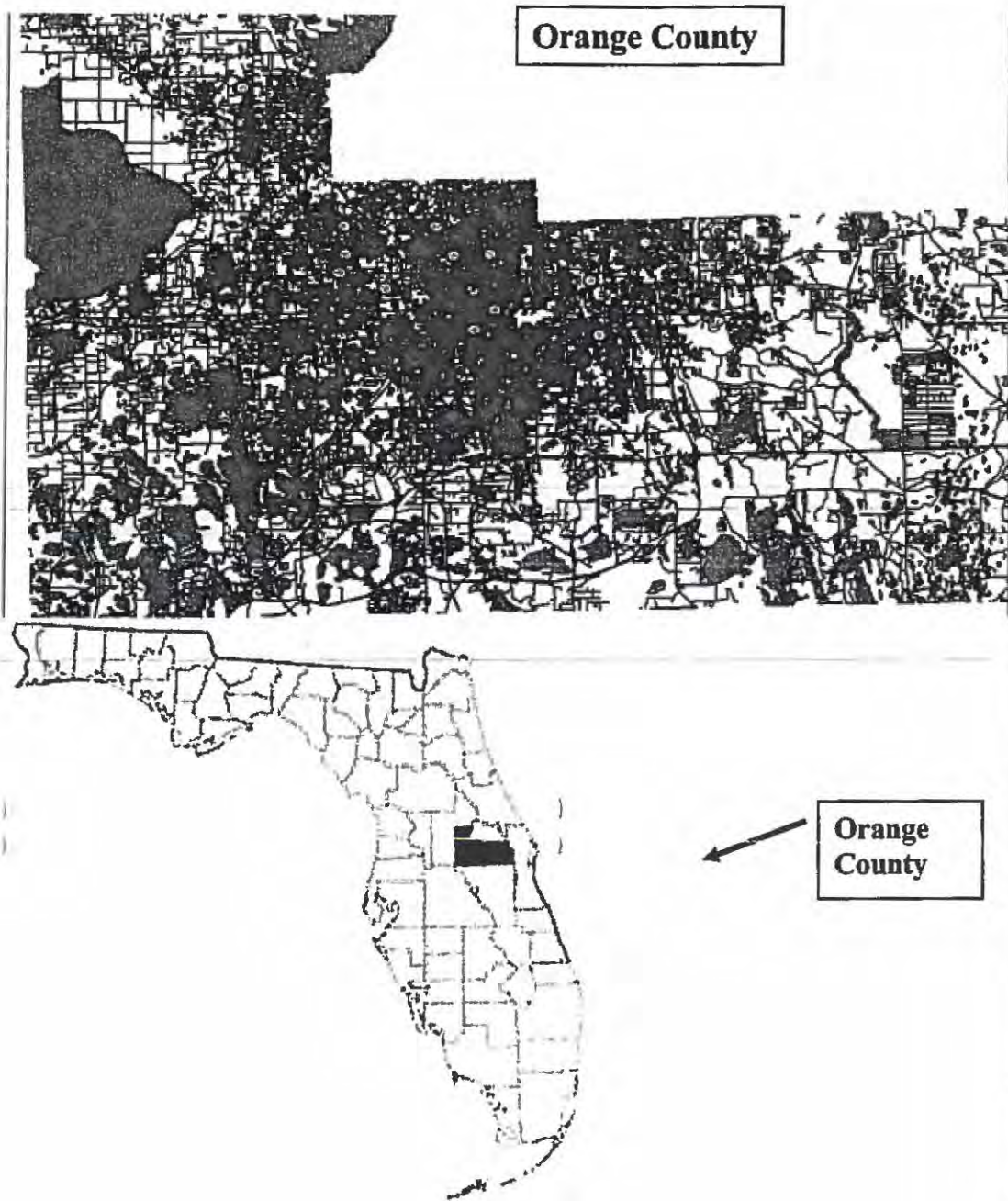
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Appendix I - Location Map



Appendix II – Model 1 & 2 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	2.29	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
SQFT2	-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
AGE2	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

Variables	Est. Coefficient	Std. Error	Std. Coefficient	t-Stat	Significance
Constant	3.9082	0.2556		15.291	0.0000
AFTER_TWR	0.011495	5.05E-03	0.0279	2.275	0.0230
AFTER_TWR*AGE	5.57E-04	2.59E-04	0.0367	2.151	0.0315
AFTER_TWR*LOT	1.25E-06	2.91E-07	0.0387	4.301	0.0000
SQFT	3.98E-04	7.78E-06	1.2385	51.236	0.0000
SQFT2	-3.21E-08	1.89E-09	-0.4011	-16.994	0.0000
SQFT*AGE					
AGE	-2.29E-03	4.36E-04	-0.1418	-5.247	0.0000
AGE2	7.11E-05	9.81E-06	0.1524	7.245	0.0000
XCOORD	-1.67E-06	1.65E-07	-0.0633	-10.134	0.0000
YCOORD	3.26E-06	4.45E-07	0.0487	7.324	0.0000
500MTRS	2.30E-02	2.94E-03	0.0699	7.835	0.0000
450MTRS	1.91E-02	3.97E-03	0.0344	4.813	0.0000
400MTRS	2.17E-02	4.04E-03	0.0376	5.364	0.0000
350MTRS	1.04E-02	4.30E-03	0.0162	2.415	0.0158
200MTRS	-2.75E-02	6.12E-03	-0.0271	-4.489	0.0000
150MTRS	-1.56E-02	7.16E-03	-0.0128	-2.177	0.0295

Appendix III – Model 3 Results

Table 5: Model 3 ($n = 5783$); Adjusted R-Square = .8282641					
Variables	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	4.4	0.0000
AFTER_TWR*DISTANCE2	2.72E-09	7.73E-10	0.055	3.519	0.0004
SQFT	4.01E-04	8.45E-06	1.2464	47.46	0.0000
SQFT2	-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
AGE2	6.72E-05	9.70E-06	0.1442	6.931	0.0000
XCOORD	-1.61E-06	1.63E-07	-0.061	-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
DISTANCE2	-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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

REGIONAL PLANNING COMMISSION
APPEAL FORM

RECEIVED
JUN 30 2015

BY: *Alexander Glassy*
Nazar Nicchitta

DATE: June 30, 2015

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012

FROM: DAVID KUMQUAT
Name

SUBJECT: Project Number(s): R 2014-02585-5
Case Number(s): CUP 2014 00121
Case Planner: Ms. Nazar
Address: 4337 N. Sunflower Ave., Marina, CA
Assessors Parcel Number:
Zoned District: Charter Oak Zoned District

Entitlement Requested:
Unmanned Wireless Telecommunication Facilities

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR or Oak Tree No.	
Change of Zone Case No.	
Other	

(Reverse)

I am appealing the decision of (check one and fill in the underlying information):

Director

Hearing Officer

Decision Date: _____

Public Hearing Date: June 16, 2015

Hearing Officer's Name: Ms. Hachiya

Agenda Item Number: 11

The following decision is being appealed (check all that apply):

The Denial of this request

The Approval of this request

The following conditions of approval:

List conditions here

The reason for this appeal is as follows:

See Attached 14 justifications.

Are you the applicant for the subject case(s) (check one)? YES NO

Submitted herewith is a check or money order for the amount due, as indicated on the Fee Schedule on the Los Angeles County Department of Regional Planning's website.

[Signature]
Appellant (Signature)

DAVID LUMINUED
Print Name

1883 NEWCASTLE LANE SAN DIMAS, CA 91773
Address

626-274-3229 (cell) 626-441-1426 (work)
Day Time Telephone No.

*Fee subject to change.

Reasons for Appeal are as follows:

1. **Proper Notification**-by Verizon was not supplied to local residents within 1000 square feet from proposed project. Addresses and names supplied to Jeantine Nazar.
2. **Aesthetics**-of Proposed Cell Tower Project is not pleasing to Residents and Community. It is a nuisance and does not blend in with community. This Cell Tower will be an eye sore in the area. It will tower over the church and is not approved by the Local Residents.
3. **Health Concerns**- We believe through personal Experience and Worldwide studies and Research that Cell Towers will negatively affect the health of the residents and community within the 1 mile radius plus from project. Studies and recent denials locally will back up our claims. FCC requirements are too lenient and favor studies by Cell companies. Independent and Worldwide studies contradict FCC and Cell company findings. There are no Studies Proving Cell Towers do not cause Health issues and Cancer. No Studies on Children are conducted and they are the most greatly affected. Because of this reason, we ask the Board to Deny this project.
4. **County of LA Board of Supervisors**-Stop Construction of cell towers at Fire stations. (Read Articles supplied) March 2015.
5. **Property Values will Drop**- Realtors agree that living next to a Cell Tower or Proposed Cell tower creates a devaluation of Home Owner Property Values. Ask yourself, if given a choice to live by a cell tower or not, which would you choose? We choose not to live by a Cell Tower in a Residential neighborhood and by local schools with 1 block.
6. **Residents Moving**- We would like to prevent residents from moving, leaving too much supply and values in area will drop. New home owners surveyed say if they knew about this cell tower, they would have not moved into area or asked for lower sale price.
7. **Zoning**- It has come to our attention that this project is being viewed or zoned as in an Agricultural area. This is not agricultural but residential. Please review zoning and deny based upon new information about zoning.
8. **Cell Coverage is Sufficient**- Local Verizon users in area polled believe and have stated that Cell Coverage in the area is more than sufficient. Please deny based upon these findings.
9. **Interference**- We believe that this Cell Tower does have interference with other existing services. Directv, Time Warner, and Sirius Satellite radio. Retired Sheriff, and local resident, will provide a letter of opinion based upon his experience.
10. **Local Meeting**- We feel a local meeting needs to be established to help with input on this proposed project. Delay or deny project until local meeting completed in neighborhood.

11. **Local Approval=More Cell Tower Approvals**- 1=3 then here comes #4. Verizon today, AT&T, Sprint. Then T-Mobile to follow. We do not want any more Cell Towers in residential communities. Deny this approval.
12. **Camouflage**- If this tower is safe, why camouflage from community and residence. If it's bad, expose it and keep it as a reminder of what is really there. Deny this approval.
13. **School**- local Principal, parents and school officials we polled and talked to oppose this cell tower within 1-block of school. A denial of a school from alternative site is reason why this approval should be denied.
14. **Duel Cul-de-sac**-sharing Street to residents and church. This constant exposure to residents within a few feet from project is a high concern. This means we'd pass by 2-4 times daily on average. Please deny this project.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 25, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Jeantine Nazar, RPAH 
Zoning Permits East Section

Project No. R2014-02565- (5)
Conditional Use Permit No. 201400121
RPC Meeting: September 2, 2015
Agenda Item: 9

Enclosed is the appellant's revised Points of Interest-Reference Map. The applicant has also provided a report on the Verizon Wireless compliance with Federal Communication Commission (FCC) rules and regulations as well as a neighborhood survey.

The appellant has provided documentation discussing height, property values, coverage gaps, collocation, and aesthetics that could be further examined. Therefore, staff recommends that the Regional Planning Commission continue the case to further analyze the potential impacts identified by the opponents.

If you need further information, please contact Jeantine Nazar at (213) 974-6435 or jnazar@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE CONDITIONAL USE PERMIT NO. 201400121 TO BE DETERMINED.

MG:JN
8/27/15.

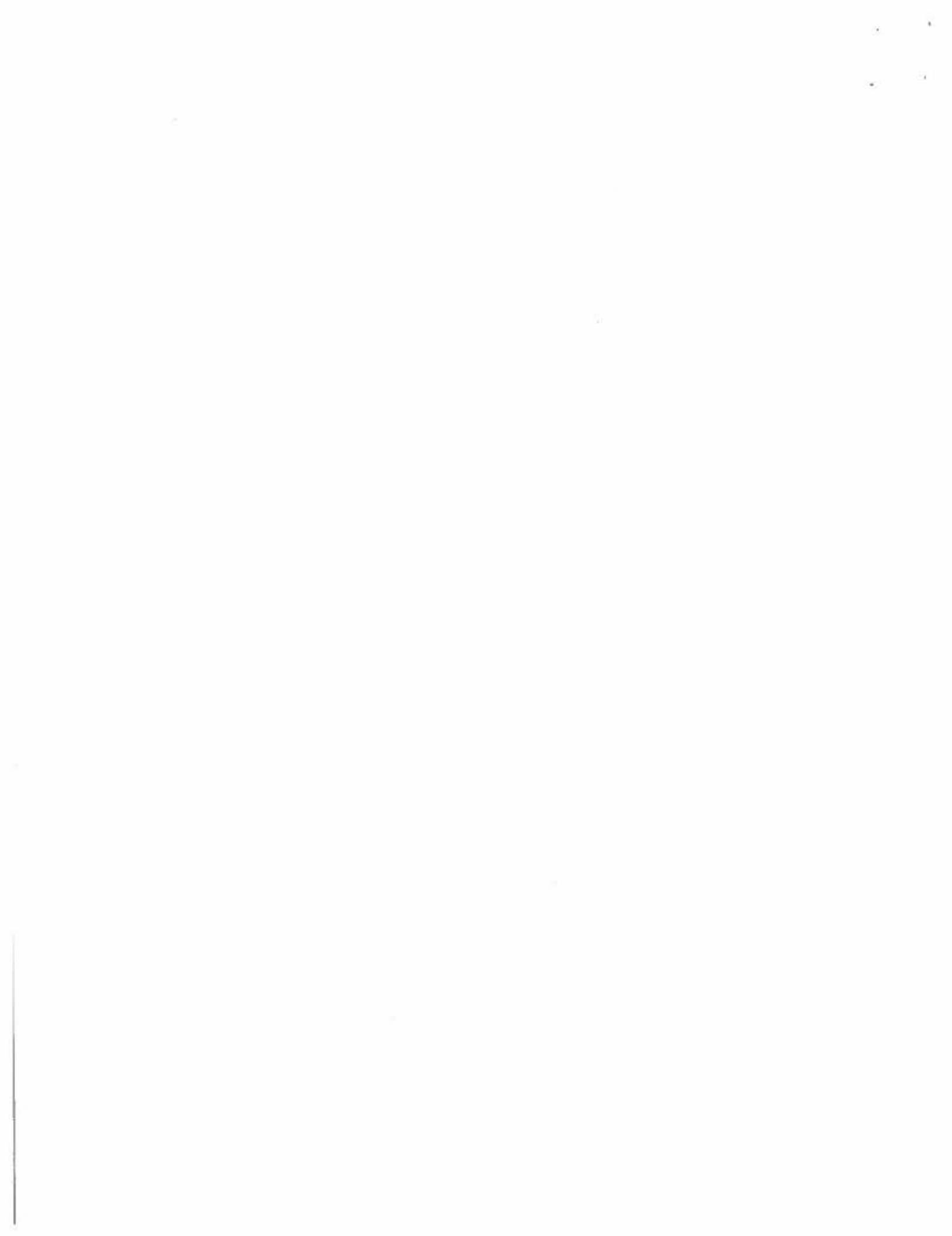




Points of Interest near Proposed Site

- | | |
|---|---|
| 1. Charter Oak Light House Church (PS) | 11. Bousman Family Day Care (SA) |
| 2. City of Covina Water Towers (AS) | 12. Mike Antonovich Trail (SA) |
| 3. CCV Church Christ Valley (AS) | 13. Royal Oak Middle School (SA) (882 Students) |
| 4. San Dimas Hospital (AS) | 14. Charter Oak High School (SA) (1,891 Students) |
| 5. 2 WTFs at Jiffy Lube | 15. San Dimas High School (SA) (1,330 Students) |
| 6. 1 WTF at Big Lots | 16. Walnut Creek Park (SA) |
| 7. 1 WTF at U-Haul | 17. Cinnamon Canyon (SA) |
| 8. 2 WTFs at Vons | 18. Lone Hill Middle School (SA) (927 Students) |
| 9. Glen Oak Elementary School (SA) (572 Students) | 19. Palm View Elementary School (SA) (658 Students) |
| 10. Badillo Elementary School (SA) (548 Students) | 20. Sunrise Christian School |

SA = Sensitive Area PS = Proposed Site AS = Alternative Site





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200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 • 703.276.1169 fax
info@sitesafe.com • www.sitesafe.com

**Core Communications Group,
LLC. on behalf of Verizon Wireless
Site ID – MTX51-BSC2
Site Name – Essex
Site Compliance Report**

**4337 North Sunflower Avenue
Covina, CA 91724**

Latitude: N34-5-31.33
Longitude: W117-50-50.50
Structure Type: Tower

Report generated date: July 17, 2015
Report by: Kevin Bernstetter
Customer Contact: Ross Milletich

**Verizon Wireless Will Be Compliant based on
FCC Rules and Regulations.**

© 2015 Sitesafe, Inc. Arlington, VA

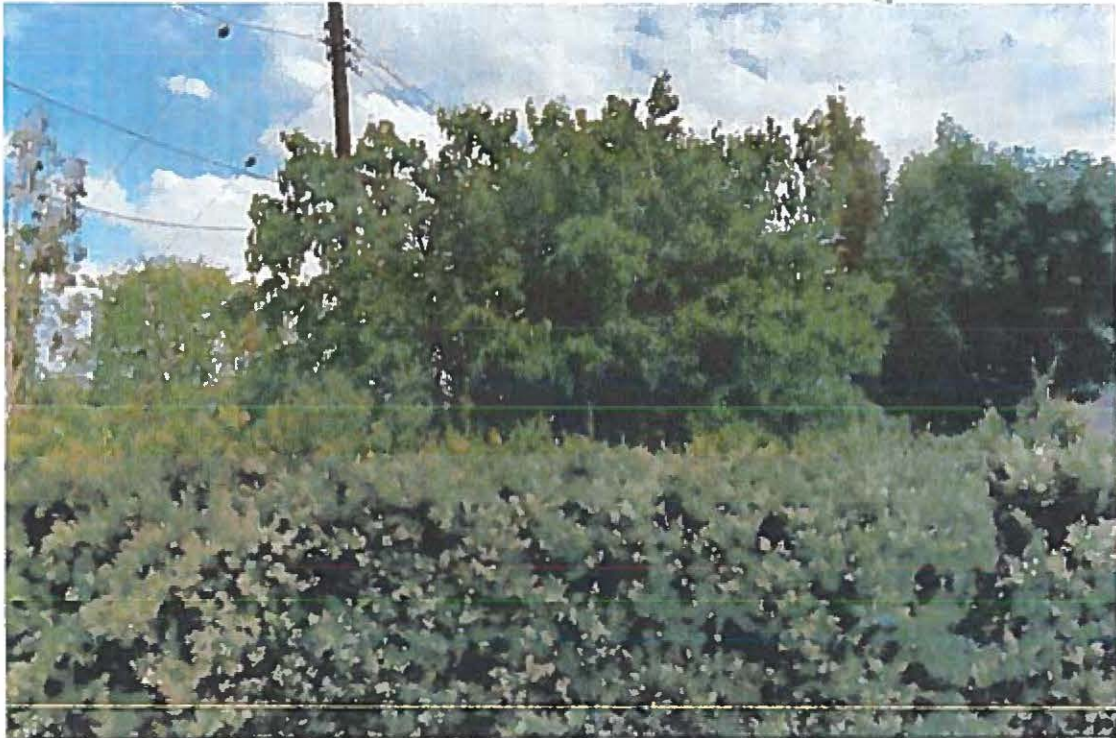


**David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838
Date: 2015-July-17**





**Core Communications Group, LLC. on behalf
of Verizon Wireless
Essex - MTX51-BSC2
Radio Frequency (RF) Site Compliance Report**



4337 North Sunflower Avenue, Covina, CA 91724



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1 Executive Summary

Core Communications Group, LLC. on behalf of Verizon Wireless has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, MTX51-BSC2 - Essex, located at 4337 North Sunflower Avenue, Covina, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

This report contains a detailed summary of the RF environment at the site including:

- diagram of the site;
- inventory of the make / model of all antennas
- theoretical MPE based on modeling.

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled." This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

This document and the conclusions herein are based on the information provided by Verizon Wireless.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

2 Regulatory Basis

2.1 FCC Rules and Regulations

In 1996, the Federal Communication Commission (FCC) adopted regulations for the evaluating of the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

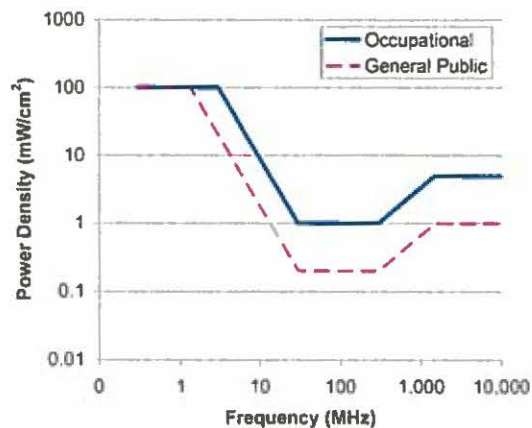
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:

FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density





Limits for Occupational/Controlled Exposure (MPE)

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

Limits for General Population/Uncontrolled Exposure (MPE)

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

2.2 OSHA Statement

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

(a) Each employer –

- (1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;
- (2) shall comply with occupational safety and health standards promulgated under this Act.

(b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic Lock Out Tag Out procedure aimed to control the unexpected energization or start up of machines when maintenance or service is being performed.



3 Site Compliance

3.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the Verizon Wireless's proposed deployment plan could result in the site being rendered non-compliant.

3.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

This site will be compliant with the FCC rules and regulations.

Site Access Location

No action required.

Verizon Wireless Proposed Alpha Sector Location

No action required.

Verizon Wireless Proposed Beta Sector Location

No action required.

Verizon Wireless Proposed Gamma Sector Location

No action required.



4 Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

Training and Qualification Verification: All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

RF Signage: Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

Assume all antennas are active: Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

Maintain a 3 foot clearance from all antennas: There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

Site RF Emissions Diagram: Section 5 of this report contains an RF Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.



5 Analysis

5.1 RF Emissions Diagram

The RF diagram(s) below display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC General Population Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:

- Gray represents areas predicted to be at 5% of the MPE limits, or below.
- Green represents areas predicted to be between 5% and 100% of the MPE limits.
- Blue represents areas predicted to be between 100% and 500% of the MPE limits.
- Yellow represents areas predicted to be between 500% and 5000% of the MPE limits.
- Red areas indicated predicted levels greater than 5000% of the MPE limits.

General Population diagrams are specified when an area is accessible to the public; i.e. personnel that do not meet Occupational or RF Safety trained criteria, could gain access.

If trained occupational personnel require access to areas that are delineated as **Blue** or above 100% of the limit, Sitesafe recommends that they utilize the proper personal protection equipment (RF monitors), coordinate with the carriers to reduce or shutdown power, or make real-time power density measurements with the appropriate power density meter to determine real-time MPE levels. This will allow the personnel to ensure that their work area is within exposure limits.

The key at the bottom also indicates the level or height of the modeling with respect to the main level. The origin is typically referenced to the main rooftop level, or ground level for a structure without access to the antenna level. For example:

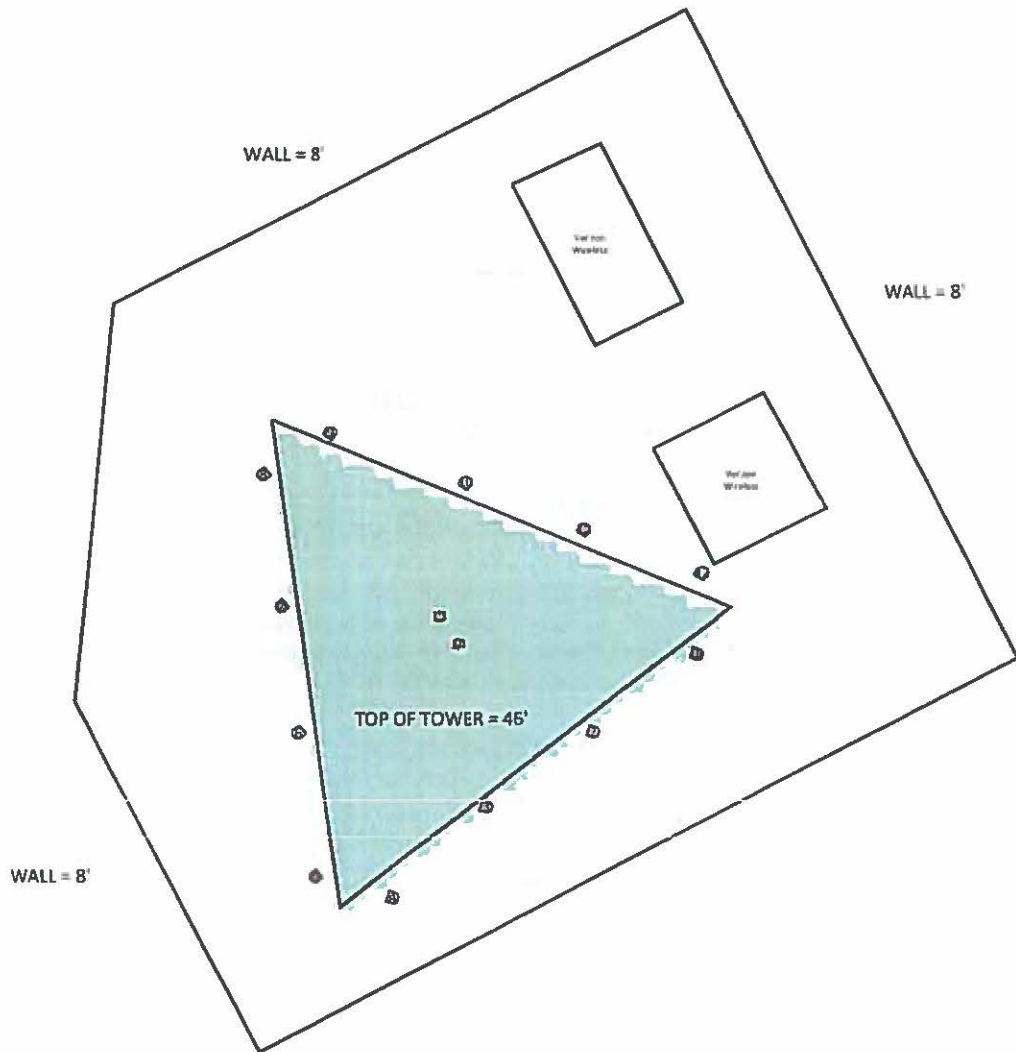
Average from 0 feet above to 6 feet above origin

and

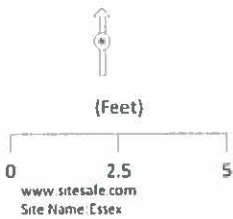
Average from 20 feet above to 26 feet above origin

The first indicates modeling at the main rooftop (or ground) level averaged over 6 feet. The second indicates modeling at a higher level (possibly a penthouse level) of 20 feet averaged over 6 feet.

RF Emissions Simulation For: Essex



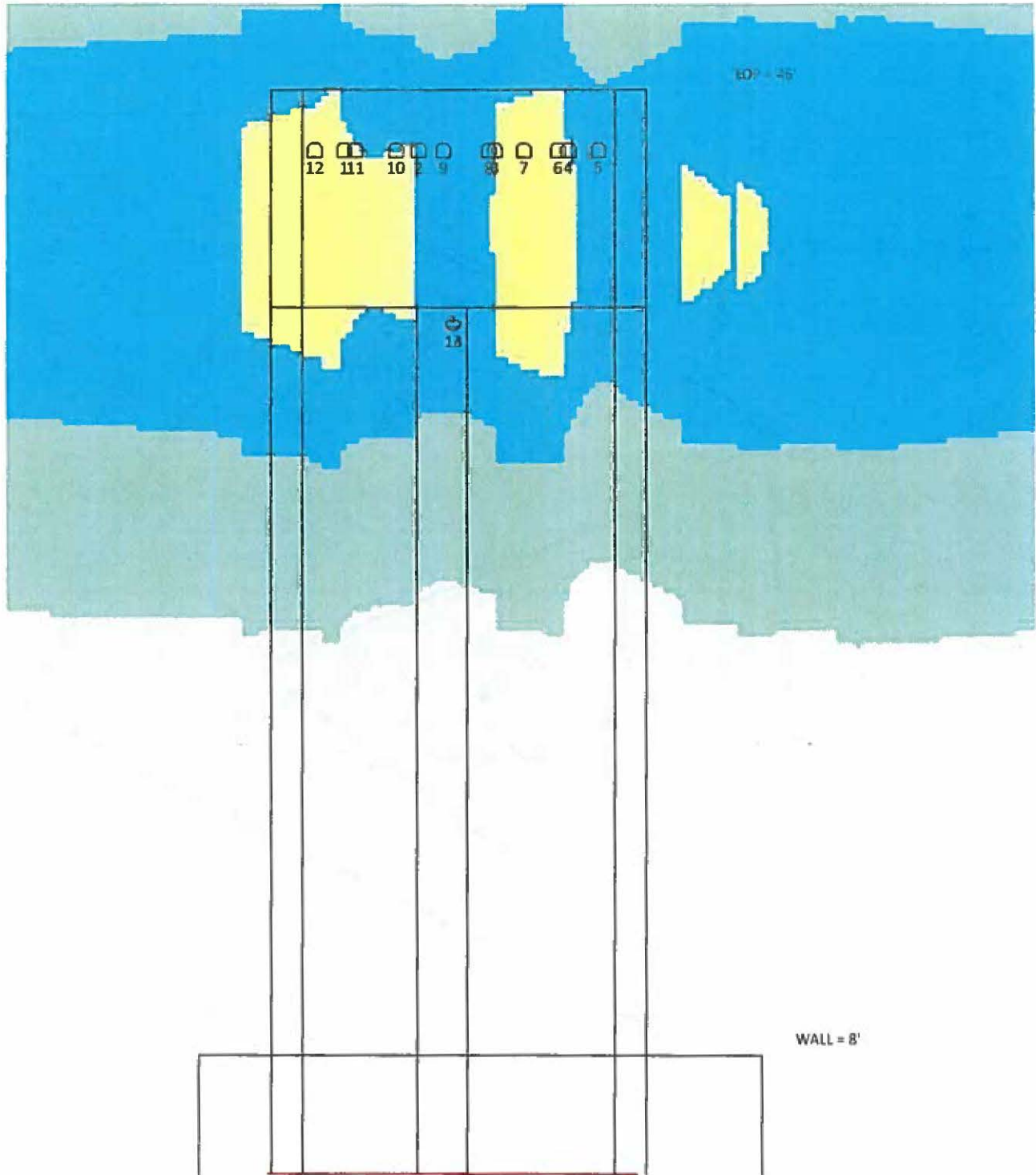
% of FCC Occupational Exposure Limit
Spatial average 0' - 6'



AT&T MOBILITY LLC	VERIZON WIRELESS	T MOBILE	NETROPCS	CRICKET COMMUNICATIONS	CLEARWIRE	SPRINT

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. SitesafeTC Version 1.0.0.0 7/17/2015 10:03:41 AM

RF Emissions Simulation For: Essex Elevation View



% of FCC Occupational Exposure Limit
Spatial average 0' - 6'



(Feet)



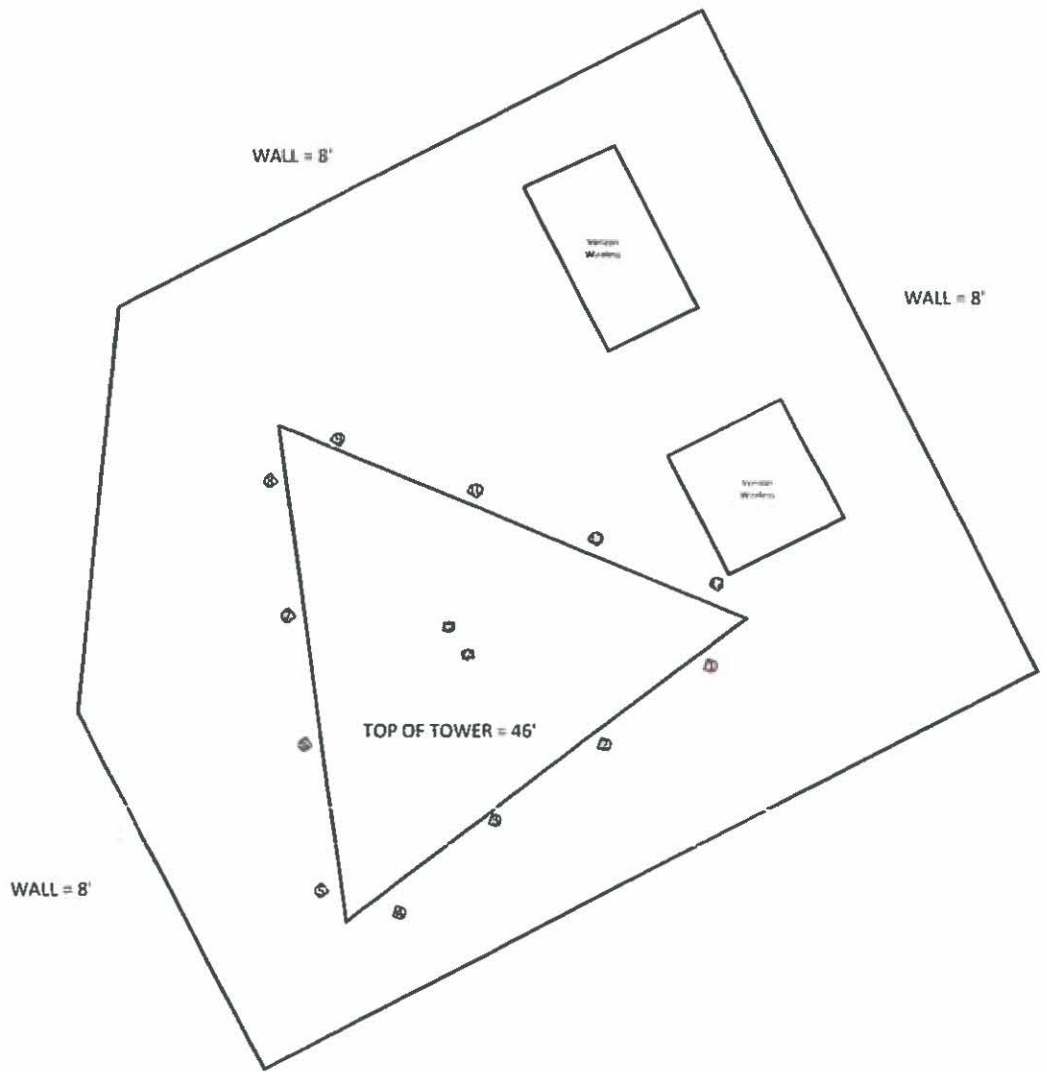
www.sitesafe.com
Site Name: Essex



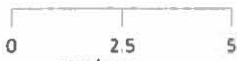
AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	NETSCAPE	CRICET COMMUNICATIONS	CLEARWIRE	SPECTRUM

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Signage/Barrier Diagram For: Essex



(Feet)



www.sitesafe.com
Site Name: Essex

AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE	SPRINT
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Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (770) 374-1100. Sitesafe Inc. Version: 1.0.0.0 7/17/2013 10:04:09 AM



6 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at MTX51-BSC2 - Essex. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.



The following antenna inventory, on this and the following page, were provided by the customer and were utilized to create the site model diagrams:

Table 3: Antenna Inventory												
Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
1	VERIZON WIRELESS (Proposed)	751	2467.1	14.13	110	Andrew SBNHH-1D65C	Panel	8	66	32.9'	22.5'	41'
2	VERIZON WIRELESS (Proposed)	1900	0	15.54	110	Andrew SBNHH-1D65C	Panel	8	65	30.5'	20.7'	41'
3	VERIZON WIRELESS (Proposed)	850	0	13.63	110	Andrew SBNHH-1D65C	Panel	8	64	27.9'	19'	41'
4	VERIZON WIRELESS (Proposed)	751	2467.1	14.13	110	Andrew SBNHH-1D65C	Panel	8	66	25.8'	16.9'	41'
4	VERIZON WIRELESS (Proposed)	2100	3964.4	16.19	110	Andrew SBNHH-1D65C	Panel	8	63	25.8'	16.9'	41'
5	VERIZON WIRELESS (Proposed)	751	0	14.13	230	Andrew SBNHH-1D65C	Panel	8	66	24'	17.4'	41'
6	VERIZON WIRELESS (Proposed)	1900	0	15.54	230	Andrew SBNHH-1D65C	Panel	8	65	23.6'	20.7'	41'
7	VERIZON WIRELESS (Proposed)	850	0	13.63	230	Andrew SBNHH-1D65C	Panel	8	64	23.2'	23.6'	41'
8	VERIZON WIRELESS (Proposed)	751	2467.1	14.13	230	Andrew SBNHH-1D65C	Panel	8	66	22.8'	26.6'	41'
8	VERIZON WIRELESS (Proposed)	2100	3964.4	16.19	230	Andrew SBNHH-1D65C	Panel	8	63	22.8'	26.6'	41'
9	VERIZON WIRELESS (Proposed)	751	0	14.13	35	Andrew SBNHH-1D65C	Panel	8	66	24.4'	27.6'	41'
10	VERIZON WIRELESS (Proposed)	1900	0	15.54	35	Andrew SBNHH-1D65C	Panel	8	65	27.5'	26.4'	41'
11	VERIZON WIRELESS (Proposed)	850	0	13.63	35	Andrew SBNHH-1D65C	Panel	8	64	30.3'	25.4'	41'



Table 3: Antenna Inventory

Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
12	VERIZON WIRELESS (Proposed)	751	2467.1	14.13	35	Andrew SBNHH-1D65C	Panel	8	66	33'	24.3'	41'
12	VERIZON WIRELESS (Proposed)	2100	3964.4	16.19	35	Andrew SBNHH-1D65C	Panel	8	63	33'	24.3'	41'
13	VERIZON WIRELESS (Proposed)	23000	248.9	43.96	0	Generic Microwave	Dish	4	2	26.9'	23.4'	34'
14	VERIZON WIRELESS (Proposed)	23000	248.9	43.96	180	Generic Microwave	Dish	4	2	27.3'	22.7'	34'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the main site level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed. For other carriers at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.



7 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Kevin Bernstetter.

July 17, 2015



Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by Verizon Wireless, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.



Appendix B – Assumptions and Definitions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna's range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.



Definitions

5% Rule – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance.

Compliance – The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.

Gain (of an antenna) – The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from an isotropic radiator. Gain is a measure of the relative efficiency of a directional antennas as compared to an omni directional antenna.

General Population/Uncontrolled Environment – Defined by the FCC, as an area where RFR exposure may occur to persons who are **unaware** of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.

Generic Antenna – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.

Isotropic Antenna – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

Maximum Measurement – This measurement represents the single largest measurement recorded when performing a spatial average measurement.



Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

Occupational/Controlled Environment – Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of Radio Frequency radiation on Humans. The guideline was published in August 1997.

OSHA (Occupational Safety and Health Administration) – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

Radio Frequency Radiation – Electromagnetic waves that are propagated from antennas through space.

Spatial Average Measurement – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.

Transmitter Power Output (TPO) – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.



Appendix C – Rules & Regulations

Explanation of Applicable Rules and Regulations

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All Verizon Wireless employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal RF Exposure monitor, successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.
2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.
3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:
 - adding new antennas that may have been located on the site
 - removing of any existing antennas
 - changes in the radiating power or number of RF emitters
4. Post the appropriate **NOTICE**, **CAUTION**, or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.



5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.
6. For a General Public environment the four color levels identified in this analysis can be interpreted in the following manner:
 - Gray represents area at below 5% of the General Public MPE limits or below. This level is safe for a worker to be in at any time.
 - Green represents areas predicted to be between 5% and 100% of the General Public MPE limits. This level is safe for a worker to be in at any time.



- Blue represents areas predicted to be between 100% and 500% of the General Public MPE limits. This level is safe for a worker to be in at any time.
- Yellow represents areas predicted to be between 500% and 5000% of the General Public MPE limits. This level is safe for a worker to be in.
- Red areas indicated predicted levels greater than 5000% of the General Public MPE limits. This level is not safe for the General Public to be in.

7. For an Occupational environment the four color levels identified in this analysis can be interpreted in the following manner:

- Areas indicated as Gray are at 5% of the Occupational MPE limits or below. This level is safe for a worker to be in at any time.
- Green represents areas predicted to be between 5% and 20% of the Occupational MPE limits. This level is safe for a worker to be in at any time.
- Yellow represents areas predicted to be between 20% and 100% of the Occupational MPE limits. Only individuals that have been properly trained in RF Health and Safety should be allowed to work in this area. This is not an area that is suitable for the General Public to be in.
- Red areas indicated predicted levels greater than 100% of the Occupational MPE limits. This level is not safe for the Occupational worker to be in for prolonged periods of time. Special procedures must be adhered to such as lock out tag out procedures to minimize the workers exposure to EME.

8. Use of a Personal Protective Monitor: When working around antennas, Sitesafe strong recommends the use of a Personal Protective Monitor (PPM). Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

Additional Information

Additional RF information is available by visiting both www.Sitesafe.com and www.fcc.gov/oet/rfsafety. OSHA has additional information available at: <http://www.osha-slc.gov/SLTC/radiofrequencyradiation>.



Verizon Wireless
15505 Sand Canyon Ave, Bldg. E
Irvine, CA 92618

August 27, 2015

Hilda Solis, Mark Ridley-Thomas,
Sheila Kuehl, Don Knabe
and Michael Antonovich
Board of Supervisors
County of Los Angeles
500 West Temple Street
Los Angeles, California 90012

Re: Verizon Wireless Stealth Treepole Facility
North Sunflower Avenue, Charter Oak Area

Dear Supervisors:

I am the Verizon Wireless Marketing Associate Director over the team that maintains and manages all data and information messages that are sent to Verizon Wireless customers in California. In connection with the application referred to above, Verizon Wireless arranged for a text message to be sent to customers with billing addresses within the ZIP codes 91724, 91773 and 91740 in the Charter Oak area. The entire text message sent reads as follows:

Free message from Verizon: Reply YES to this text to show your support for improved Verizon Wireless service in the Charter Oak area. Add a message to tell Los Angeles County you support a new church tower facility on North Sunflower Avenue.

The text message above was sent on August 19, 2015. As of August 24, 2015, we have received 1,100 affirmative text responses indicating support for the facility proposed in the Charter Oak area and 75 respondents opposed. Text messages received confirmed the need to provide improved Verizon Wireless service in the Charter Oak area. Samples of the text messages of support received from Verizon Wireless customers appear on the attached pages.

I am available to verify the above information as you may require.

Sincerely,

Dave Swanson
VZW Marketing Associate Director
Loyalty Marketing & Operations

Attachment

**Sample Text Messages of Support
for Verizon Wireless Facility, North Sunflower Avenue**

I want the church tower on north Sunflower Ave

1) Yes. 2) I support a new church tower facility

A new church tower would be awesome! A sign of positivity for the area that we could really use!

I support a new church tower facility on North Sunflower Avenue

I support a new church tower on north sunflower

I support a new tower facility

I support a new tower in the Charter Oak area

I support a new tower on Sunflower Ave.

I support increased, better service in the Charter Oak area in which I live

I support the new tower on Sunflower

I support the tower in the charter oak area

I support Verizon wireless service in Charter Oak area! yes yes yes

Please allow a new tower at Sunflower facility to support our Verizon service.

Please install a new tower... I barely get 4g service at my home nearby and I pay good money for my service!

We deserve great service !!!

We desperately need improved cell phone service in this area, it is very poor at present.

We do need more reception Allow it

We need improved service in the San Dimas area !!!!

We support a new tower facility on North Sundlower ave

We support the new church tower for improved services.

Yes! I verbally support the new church tower.

Yes! I support a new tower on N. Sunflower

YES! If the location is acceptable with the church, build the tower!

YES! We need better cell service in this Charter Oak area.. I live nearby the church on Sunflower... These people need to step up to the times.

Yes! We support a new church tower on North Sunflower ave. Let's build it and get it done!

Yes!!! I whole heartedly support multiple towers in the area as service is no where near as good here as it is in other places.

Yes!!! Please add the tower. We need it

Yes!!! We need improved service!

YES!!! Wireless service in the Chart Oak area. I support a new church tower facility on North Sunflower Avenue.

YES!!!! It really sucks in Covina Hills!!!!

Yes, I support the new church tower on North Sunflower Ave

Yes, that area needs improved Cell service from Verizon

Yes, and all of LA County including San Dimas please!

Yes, I support a new church tower facility on North Sunflower Avenue.

Yes, I support a new tower in the Charter Oak area!

Yes, I support a new tower on north sunflower ave

YES, I support any measure that would improve service in my area!

YES, I support cell tower expansion

Yes, I support the new tower.

Yes, if I could finally get vios service, currently unavailable to me north of w.covina blvd@ Saints Court.

YES, THE SERVICE IS TERRIBLE IN THE CHARTER OAK AND SAN DIMAS AREA. MUCH APPRECIATED FOR IMPROVEMENT.

Yes, we need it otherwise service sucks at times!

Yes, we need tower due to poor reception.

YES. I support new church tower.

Yes. Another cell site on Sunflower is needed

Yes. I support a new church tower facility on N. Sunflower Avenue.

Yes. I support a tower at a church on Sunflower.

Yes. I support the idea of adding dish in the new church building on North Sunflower Ave

Yes. I support the new tower

Yes. I support the tower on North Sunflower.

Yes. Support tower.

Yes. Anything you can do to improve the service in the Charter Oak area is necessary for 911 calls and other emergency's.

Yes. Build the tower.

Yes. For the fees I pay for a weak signal now, I support improved service by adding a church tower for the Charter Oak area.

YES. I Support a New Church tower facility in location of North sunflower ave.

Yes. I support a new church tower facility on north sunflower ave.

Yes. I support a stronger service & the tower

Yes. I support the new church tower in north sunflower

Yes. My service sucks at my house. I support a new church tower.

Yes. Please also improve our Verizon service coverage in the Via Verde area of San Dimas.

Yes. Poor coverage is a pervasive problem.

YES. To Verizon tower in Charter Oaks.

Yes. Wireless service is a way of life now. Improving service is critical. Many people have only wireless now.

Yes...the more coverage the better

Yes..improved service in case of emergency. for residents and motorists.

Yes.I have to go outside my house to get better coverage. Maybe we need another tower in our area.

Yes. I support a new church tower facility on North sunflower avenue



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 22, 2015

TO: Pat Modugno, Chair
Stephanie Pincetti, Vice Chair
Doug Smith, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Jeantine Nazar, Regional Planning Assistant II *M. Glavin for JN*
Land Development Coordinating Center / Site Plan Review Section

**PROJECT NO. R2014-02565-(5) – CONDITIONAL USE PERMIT NO. 201400121 –
RPC MEETING: OCTOBER 28, 2015 – AGENDA ITEM: 7**

Your Commission considered the abovementioned case on September 2, 2015. The staff report and case materials are available online at <http://planning.lacounty.gov/case/view/r2014-02565/>. Your Commission continued the case to October 28, 2015 and requested that staff provide draft findings for denial of the project. The draft findings are attached and the recommended motion is below.

RECOMMENDED MOTION

I move that the Regional Planning Commission close the public hearing and deny Conditional Use Permit No. 201400121 subject to the attached findings.

Should you have any questions regarding this matter, you may contact me at (213) 974-6470 or via email at jnazar@planning.lacounty.gov.

MWG:mwg

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02565 - (5)
CONDITONAL USE PERMIT NO. 201400121**

1. The Regional Planning Commission ("Commission") conducted a duly-noticed public hearing regarding the matter of Conditional Use Permit No. 201400121 ("CUP") on September 2, 2015 and October 28, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests a CUP to authorize the construction, operation, and maintenance of a wireless telecommunications facility (WTF) ("Project") on a property located at 4337 N Sunflower Avenue within the unincorporated Los Angeles County community of Charter Oak ("Project Site") in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Lot Size Required Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.24.100.
3. The Project Site is located in the Charter Oak Zoned District and is currently zoned A-1-10,000 (Light Agricultural with 10,000 Square Feet Minimum Lot Required Area).
4. The Project Site is located within the Low Density Residential land use category of the County General Plan.
5. Surrounding Zoning within a 500-foot radius includes:
North: A-1-10,000, R-1-8,000, and City of San Dimas
South: A-1-10,000 and City of San Dimas
East: City of San Dimas
West: City of San Dimas
6. Surrounding land uses within a 500-foot radius include:
North: Water tanks and single-family residences
South: Single-family-residences
East: Single-family residences
West: Single-family residences
7. The Project Site primary access is via Badillo Street through a non-exclusive vehicular path of 12 feet wide. The secondary access to the Project Site is via Sunflower Avenue.
8. The Project Site lease area is 378 square feet in size located on the southwestern portion of the property within a 1.25 acre lot developed with a church. The Project Site is irregular in shape with generally flat topography.
9. The site plan for the Project depicts 12 panel antennas, each eight feet in height, mounted on three arms (four on each arm), 12 Remote Radio Units (four on each arm) mounted behind the antennas, and two parabolic antenna dishes and two

RAYSCAPS (a radio equipment named after its brand name) mounted on the steel frame.

10. The elevation plans depict the height of the antennas at 45 feet at the top camouflaged within a 46-foot high steel trellis frame (27'-6"x15'-0") with a cross design mounted on three posts (3'-0"x2'-7"). The applicant is proposing to install equipment cabinets and a backup generator within a 378 (18'-0"x21'-0") square-foot lease area enclosed in an eight-foot-high concrete masonry unit wall.
11. The Department of Regional Planning ("Regional Planning") does not have any records pertaining to approval for the construction of the church building. However, building permit records from the Department of Public Works ("DPW") include approval for the construction of a one-story church with an occupant load of 200 persons in 1958. The parking requirement for the church at that time was one parking space for 10 persons. Therefore, 20 parking spaces were required at that time.
12. Ordinance No. 10,366, which became effective on November 5, 1971, required a CUP in order to operate a church in the A-1 Zone.
13. CUP 85-152, approved in 1986, allowed the construction, operation and maintenance of a church. This permit does not include an expiration date and indicates that there is one oak tree on the southeast portion of the property. Assessor's records show that a total of more than 88,000 square feet of building improvements were built in 1989.
14. Revised Exhibit "A" 201000132 allowed second floor additions for Sunday school classrooms and included an occupancy load calculation of 390 individuals that was approved by DPW. Required parking for the church included 20 parking spaces for 200 persons (as calculated by the nonconforming parking standard of one space per 10 occupants) and 38 parking spaces for the additional 190 individuals (as calculated by the current parking standard of one space per five occupants). The church required a total of 58 parking spaces.
15. Prior to the public hearings regarding the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the construction of a WTF and includes a lease area of less than 400 square feet in area.
16. Pursuant to the 1996 Telecommunications Act, local jurisdictions are preempted from considering radio frequency emissions when regulating WTF's as long as such facilities comply with FCC regulations.
17. A duly noticed public hearing was held on June 16, 2015 before Hearing Officer Pat Hachiya. Prior to the Hearing Officer's public hearing, the Regional Planning staff

received one email from a concerned citizen regarding the new WTF at this location. The resident was concerned about possible interference between the new WTF and other communication devices, such as broadcast television and cable. The applicant's representative, Ross Miletich presented testimony in favor of the request and agreed to a revision to Condition No. 38 requiring that the generator noise level shall not exceed 60 dBA. The applicant's representative stated that the cell phone tower would not interfere with other communication devices because it is broadcast on a different frequency. The applicant's representative also stated that FCC regulations prevent interference with any other signals. Regional Planning staff presented a comment from an adjacent neighbor, received on the day of the public hearing, requesting that the hearing be scheduled locally. There being no further testimony, the Hearing Officer closed the public hearing and approved the Project with the revision to Condition No. 38 recommended by staff and agreed to by the applicant.

18. After the Hearing Officer's public hearing, staff received a petition with a total of 963 signatures opposing the Project and David Lumiqued appealed the Hearing Officer's decision to the Commission.
19. A duly noticed De Novo public hearing was held on September 2, 2015 before the Commission. The appellant, David Lumiqued, provided testimony in opposition and expressed concerns related to inadequate notification; the aesthetics of the proposed WTF; health concerns due to the proposed WTF's proximity to schools and other sensitive uses; interference with existing services, exposure to radio frequency emissions, and possible future collocation of other WTFs; the site's zoning designation; visibility of the WTF from nearby hiking trails; inadequate parking on the Project site; no evidence of a significant gap in coverage and E911 service standards; and the burden of proof requirements not being met. The appellant also presented a petition with 716 signatures, 18 affidavits from Verizon customers, and 229 letters from the surrounding community opposing the WTF at the Project Site. A total of 26 additional members of the public provided testimony in opposition. The applicant's representatives, Ross Miletich and Michelle Felton, presented testimony in favor of the request. The Commission continued the hearing to October 28, 2015 and instructed staff to prepare denial findings.
20. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Charter Oak community. A total of 293 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site on May 5, 2015 and on July 28, 2015. Four notices were mailed to those on the courtesy mailing list for the Charter Oak Zoned District and to any interested parties. The notice of public hearing was published in La Opinion on May 8, 2015 and on July 25, 2015 as well as in the San Gabriel Valley Tribune on May 11, 2015 and on July 28, 2015. Additionally, the applicant has provided Certificate of Postings indicating that the property was posted thirty days prior to the hearing dates on May 15, 2015 and on August 2, 2015.

21. The Commission finds that the Project Site provides 66 parking spaces and the Project will decrease the parking to 64 spaces. Based on the current parking standard of one space per five occupants, the church requires 78 parking spaces for 390 occupants. Therefore, the Project Site does not meet current parking standards and the decrease in parking spaces resulting from the Project would exacerbate this condition.
22. The Commission finds that the appellant and other opponents have provided sufficient written and oral testimony, including photo simulations, to substantiate that the Project will have negative visual and aesthetic impacts on adjacent properties. The WTF is not integrated into the existing church building and would be placed in a separate steel trellis frame. In addition, the 46-foot high steel trellis frame exceeds the height of the existing church building and other surrounding buildings, which are subject to a 35-foot height limit in the A-1 and R-1 Zones. Pursuant to FCC regulations, the height of the WTF could be increased by 10 percent, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater, which would exacerbate this condition.
23. The Commission finds that the existing water tanks in the vicinity of the Project Site have negative visual and aesthetic impacts on adjacent properties and that the addition of the Project would exacerbate these impacts.
24. The Commission finds that the appellant and other opponents have provided sufficient written and oral testimony to substantiate that the Project will have negative impacts on property values and the ability of existing residents to sell their homes. Realtors stated that prospective buyers of homes have terminated purchase agreements when they become aware of a WTF in the immediate vicinity.
25. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

Denies Conditional Use Permit No 201400121.

MG:JN
10/22/2015

c: Zoning Enforcement, Building and Safety