

## PLACEMENT

Horizon Cell Tower Proposal 9475 Mojave Trail, Kelseyville, Ca 95453

Horizon is requesting permission to install a Cell Tower located at 9475 Mojave Trail, Kelseyville, Ca. The proposed site is at a lower elevation than surrounding ridges and is within 500 feet of many homes. There are other large open parcels which are higher in elevation and further away from homes located near the proposed site. Why couldn't that option be explored? The recommended distance is at least 1300 feet away from homes and attorneys request 1500-2000 feet. The site is zoned rural residential why not look for another location with a commercial zoning? **This seems to be the easiest location for Horizon but that doesn't mean it is the best location for our community.**

There seems to be a need for a cell tower in Clearlake Riviera, although most residents already receive good cell service. Sometimes it is a matter of changing phones, carriers, internet services as this is what we did in our home and receive great coverage after moving services around.

If there are other possibilities why place it so close to homes? A home is probably the largest investment most people will ever make in their lifetime. Then if they decide to sell the prices are likely to decline and most likely would eliminate buyers who do not want to live by a cell tower.

**Please explore the idea to find another location at least 1300 feet away from our homes or possibly something higher in elevation that isn't blocked by Mt. Konocti and the Ridge at Fairway Drive. Or perhaps a commercial zoning rather than rural residential?**

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LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

Attachment 7c

## PROPERTY VALUES

Horizon Tower 9475 Mojave Trail Kelseyville, Ca 95451 APN: 009-004-21

Survey by National Institute for Science, Law & public Policy (NISLAPP) found that 94% of homebuyers are "less interested and would pay less for a property located near a cell tower or antenna. See Attachments #1, #6

79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower. See Attachments #1. #6

Published in The Appraisal Journal in 2006 The Impact of Cell Phone towers on House Prices in Residential Neighborhoods study found that buyers would pay as much as 20 percent less, as determined at that time by an opinion survey in addition to sales price analysis. See Attachments #1, #6

New York Times Article states that realtors have a hard time selling homes next to cell towers. See Attachment #2 and #3

HUD/FHA Policy Underwriters and appraisers are responsible for adherence to all policies contained in the HOC Guide which is updated regularly. The guide provides that:

*The appraiser must indicate whether the dwelling or related property improvements are located within the easement serving a cell phone tower etc.*

If the dwelling or related property improvement is located within such an easement, the Underwriter must obtain a letter from the owner or operator of the tower indicating that the dwelling and its related property improvements are not located within the tower's (engineered) fall distance in order to waive this requirement. The height of a tower is not necessarily the same as the fall distance due to modern engineering standards.

If the dwelling and related property improvements are located outside the easement, the property is considered eligible and no further action is necessary. The appraiser, however is instructed to note and comment on the effect on marketability resulting from the proximity to such site hazards and nuisances."

See Attachment # 4

Similar comparable sales are needed: The appraiser still has to address the effect on the marketability due to the property being located near a hazard or nuisance, in case of a cell phone tower .See Attachment #5

Nolo Press Article noting successful litigation against cell phone tower installations related to declining property values. See Attachment #7

Putting cell towers near residential properties is just bad business. For 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 will result in decreased revenue (property taxes).

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 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.

Glendale, Ca Jan 7, 2009 a Spanish home listed for 1 million dollars sold \$25,000 less because of a power pole across the street.

Windsor Hills/View Park, Ca residents who were fighting off an 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.  
See Report <http://file.lacounty.gov/bos/supdocs/48444.pdf>

See attachment #8 pg 5 and 6 A-F.

**Even if they try and disguise cell towers as 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 attachment #8

# Do neighborhood cell towers impact property values?

July 29, 2014



**Diana Dietz**

Last Updated: July 29, 2014 | View all posts by Diana Dietz

A recent survey by the National Institute for Science, Law & Public Policy (NISLAPP) found that 94 percent of homebuyers are "less interested and would pay less" for a property located near a cell tower or antenna.

*Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?* also found that properties

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where a cell tower or group of antennas are placed on top of or attached to a building is problematic for buyers.

Of the 1,000 people who responded to the survey, 79 percent said that under no circumstances would they ever purchase or rent a property 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 in their residential neighborhood.

Jim Turner, Esq., Chairman of the NISLAPP, said in a statement, "The results of the 2014 NISLAPP survey suggest there is now a high awareness about potential risks from cell towers and antennas, including among people who have never experienced cognitive or physical effects from the radiation."

He added, "A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

The NISLAPP survey reinforced the findings of a study by Sandy Bond, Ph.D. of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), published in *The Appraisal Journal* in 2006.

*The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods* study found that buyers would pay as much as 20 percent less, as determined at that time by an opinion survey in addition to a sales price analysis.

NAR hosts a field guide to cell phone towers on its website. eBooks, field guides, and research reports are available to NAR members.

This story tagged under:

antenna   cell phone   homebuyers   housing   NISLAPP  
real estate   tower

6 responses to "Do neighborhood cell towers impact property values?"

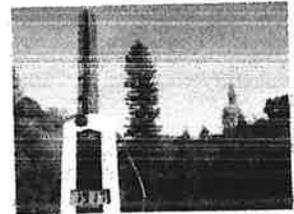
As you can see in this recently NY Times article, Palo Alto residents really don't like having cell towers in their community (even though they are the cradle of wireless technology). What do these tech people know that the rest of the population doesn't?

healthy for you and your family.

**LEARN MORE**

This community in Berkeley recently did the same thing. They flooded the planning commission with 187 pages of emails against the tower and the application was denied.

**Learn What EMF Meters I Recommend**



3.) Here is an excellent study in *The Appraisal Journal* that shows cell tower installations negatively impact property values.

**LEARN MORE**

4.) NY Times article on how realtors have a hard time selling homes next to cell towers:

<http://www.nytimes.com/2010/08/29/realestate/29Lizo.html>

**Liberty Township neighbors...**



Attachment  
#3



REAL ESTATE | IN THE REGION | LONG ISLAND

# A Pushback Against Cell Towers

By MARCELLE S. FISCHLER AUG. 27, 2010

Wantagh

TINA CANARIS, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, has a \$999,000 listing for a high ranch on the water in South Merrick, one of a handful of homes on the block on the market. But her listing has what some consider a disadvantage: a cell antenna poking from the top of a telephone pole at the front of the 65-by-100-foot lot.

“Even houses where there are transformers in front” make “people shy away,” Ms. Canaris said. “If they have the opportunity to buy another home, they do.”

She said cell antennas and towers near homes affected property values, adding, “You can see a buyer’s dismay over the sight of a cell tower near a home just by their expression, even if they don’t say anything.”

By blocking, or seeking to block, cell towers and antennas over the course of the last year, Island homeowners have given voice to concerns that proximity to a monopole or antenna may not be just aesthetically displeasing but also harmful to property values. Many also perceive health risks in proximity to radio frequency radiation emissions, despite industry assertions and other evidence disputing that such emissions pose a hazard.

Emotions are running so high in areas like Wantagh, where an application for six cell antennas on the Farmingdale Wantagh Jewish Center is pending, that the

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Town of Hempstead imposed a moratorium on applications until Sept. 21. That is the date for a public hearing on a new town ordinance stiffening requirements.

At a community meeting on Aug. 16 at Wantagh High School, Dave Denenberg, the Nassau county legislator for Bellmore, Wantagh and Merrick, told more than 200 residents that 160 cell antennas had been placed on telephone poles in the area in the last year by NextG, a wireless network provider.

“Everyone has a cellphone,” Mr. Denenberg said, “but that doesn’t mean you have to have cell installations right across the street from your house.” Under the old town code, installations over 30 feet high required an exemption or a variance. But in New York, wireless providers have public utility status, like LIPA and Cablevision, and they can bypass zoning boards.

Earlier this month in South Huntington, T-Mobile was ordered to take down a new 100-foot monotower erected on property deemed environmentally sensitive (and thus requiring a variance). Andrew J. Campanelli, a civil rights lawyer in Garden City, said a group of residents had hired him to oppose the cellular company’s application.

“They were worried about the property values,” Mr. Campanelli said. “If your home is near a cell antenna, the value of your property is going down at least 4 percent. Depending on the size of the tower and the proximity, it is going down 10 percent.”

In January, in an effort to dismantle 50 cell antennas on a water tower across from a school in the village of Bayville, Mr. Campanelli filed a federal lawsuit that cited health risks and private property rights.

In a statement, Dr. Anna F. Hunderfund, the Locust Valley superintendent, said that in February 2009 the district had engaged a firm to study the cellphone installations near the Bayville schools, finding that the tower “posed no significant health risks,” and she noted that the emission levels fell well below amounts deemed unsafe by the Federal Communications Commission.

In June 2009, Sharon Curry, a psychologist in Merrick, woke up to find a cell antenna abutting her backyard, level to her 8-year-old son's bedroom window.

Puzzled by its presence, particularly because she lives next to an elementary school, she did research to see if there was cause for concern. What she learned about possible health impacts, she said, led her to seek help from civic associations and to form a group, Moms of Merrick Speak Out, to keep new cell towers out. She said she was seeking the "responsible" placement of cell antennas, away from homes and schools.

The Federal Communications Act of 1996 says health concerns are not a valid reason for a municipality to deny zoning for a cell tower or antenna. Property values and aesthetics, however, do qualify, according to the act.

Frank Schilero, an associate broker with RE/MAX Innovations in Wantagh, has a listing on a \$629,000 home down the street from the Farmingdale Wantagh Jewish Center, where the application is pending to put six cell antennas on the roof.

"People don't like living next to cell towers, for medical reasons or aesthetics," Mr. Schilero said. "Or they don't want that eyesore sticking up in their backyards." There is an offer on his listing, he added, but since the buyer heard about the possible cell antennas she has sought more information from the wireless companies about their size and impact.

Charles Kovit, the Hempstead deputy town attorney, said that under the proposed code change any new towers or antennas would have to be 1,500 feet from residences, schools, houses of worship and libraries.

The town recently hired a consultant, Richard A. Comi of the Center for Municipal Solutions in Glenmont, to review antenna applications.

Under the new ordinance, applications for wireless facilities would require technical evidence that they had a "gap" in coverage necessitating a new tower.

"If not, they will get denied," Mr. Kovit said. The wireless companies would also have to prove that the selected location had "the least negative impact on area

character and property values.” If another location farther away from homes can solve the gap problem, “they are going to have to move.”

A version of this article appears in print on August 29, 2010, on Page RE9 of the New York edition with the headline: A Pushback Against Cell Towers.

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Attachment # 4

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410**

**Written Testimony of Bobbi Borland  
Acting Branch Chief, HUD Santa Ana Homeownership Center**

**Hearing before the Subcommittee on Insurance, Housing and Community Opportunity  
U.S. House of Representatives Committee on Financial Services**

on

**"The Impact of Overhead High Voltage Transmission Towers and Lines on Eligibility for  
Federal Housing Administration (FHA) Insured Mortgage Programs"**

**Saturday, April 14, 2012**

Chairman Biggert, Ranking Member Gutierrez, Representative Miller and Members of the Committee, thank you for the opportunity to testify on "The Impact of Overhead High Voltage Transmission Towers and Lines on Eligibility for Federal Housing Administration (FHA) Insured Mortgage Programs."

HUD understands that many residents of Chino Hills, particularly those who reside near the Tehachapi Renewable Transmission Towers, are deeply concerned about the availability of FHA mortgage insurance coverage for their properties and the impact on their property values. I would like to take the opportunity to explain FHA's guidelines regarding FHA insurance of single family properties located near utility transmission lines.

*FHA Guidelines Regarding Proximity to Overhead High Voltage Transmission Towers*

The Homeownership Center (HOC) Reference Guide<sup>1</sup> provides the requirements which must be met in order to ensure eligibility for FHA mortgage insurance with regard to a number of issues including proximity to Overhead High Voltage Transmission Towers and Lines. Generally, the HOC Guide provides guidance and assistance to individuals and organizations involved in the FHA lending process and serves as a supplement to handbooks, mortgagee letters and other official HUD/FHA policy. Underwriters and appraisers are responsible for adherence to all policies contained in the HOC Guide which is updated regularly and published on the Internet on an ongoing basis in order to provide lenders and appraisers with changes in a timely manner.

With regard to the new FHA originations, the guide provides that:

<sup>1</sup> Available at [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/ref/sfh1-18f](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ref/sfh1-18f)

"The appraiser must indicate whether the dwelling or related property improvements are located within the easement serving a high-voltage transmission line, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish (radio, TV cable, etc).

- 1) If the dwelling or related property improvement is located within such an easement, the DE Underwriter must obtain a letter from the owner or operator of the tower indicating that the dwelling and its related property improvements are not located within the tower's (engineered) fall distance<sup>2</sup> in order to waive this requirement.
- 2) If the dwelling and related property improvements are located outside the easement, the property is considered eligible and no further action is necessary. The appraiser, however, is instructed to note and comment on the effect on marketability resulting from the proximity to such site hazards and nuisances."

In addition, if a property already had an FHA-insured mortgage and high voltage towers were subsequently installed – and the towers would have made the property ineligible for FHA-insured financing had they been in place prior to the origination of the mortgage -- FHA insurance of the mortgage would continue. According to FHA guidelines, once a mortgage is endorsed for FHA-insured financing, and barring fraud or misrepresentation by parties to the transaction, subsequent events or conditions that had not occurred or were not in existence or publicly planned at the time of loan closing cannot invalidate the FHA mortgage insurance.

It is also important to note that the valuation and marketability of a property which is to be collateral for an FHA-insured mortgage could be impacted by proximity to high voltage transmission lines, but such determination would be made by an FHA Roster appraiser in accordance with FHA appraisal reporting standards and guidelines, and not by FHA itself.

#### *Utilities, Property Values, and Risks to FHA*

Based on 2010 census data, there are approximately 23,000 households within zip code 91709, which includes Chino Hills. Of these households, approximately 3%, or just over 700 mortgages are FHA insured. Data that would indicate proximity to the transmission towers is not available.

HUD understands that there is some concern that the proximity of the transmission towers may have impacted property values within Chino Hills, and as a result, potentially increased risks to FHA. HUD does not conduct periodic property assessments to measure property values over time. FHA insured mortgages are based on the appraised value of the property at the time of origination, as determined by an independent appraiser who appears on the FHA Roster<sup>3</sup> and in accordance with FHA guidelines. In terms of assessing risk to FHA it is important to note that payment default may

<sup>2</sup> The height of a tower is not necessarily the same as the fall distance due to modern engineering standards.

<sup>3</sup> Guidance on how to become an FHA Roster Appraiser can be found here:  
<http://portal.hud.gov/hudportal/HUD?src=/groups/appraisers>

have many causes, such as unemployment, divorce, and other life events. There is simply no easy way to identify whether a default was driven by property value declines attributable to nearby transmission lines.

There have also been some questions regarding the extent of notification to HUD of transmission line improvements by the California state utility commission. As with any infrastructure improvement process, there are often extensive periods of public input, but there is no formal notification to HUD regarding such projects. HUD would not track changes in property valuations as a result of the installation of utility lines, and would not issue changes to its guidelines as a result. As long as the guidelines outlined in the HOC guide are met, eligibility for FHA insurance does not change.

It is understandable that the installation of transmission lines in close proximity to existing housing, such as the Tehachapi Renewable Transmission Towers, can cause homeowners to be concerned and uncertain about their home values and future eligibility for FHA mortgage insurance. Therefore, I am grateful for the opportunity to testify today to provide greater clarity regarding FHA policies related to these issues. And FHA staff will be happy to serve as a resource in helping residents and mortgage industry professionals understand FHA policy in these areas.

Thank you again for inviting me to testify here today. I hope that the information I have presented has been helpful.

Attachment #  
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## FHA Appraisals and High Voltage Power Lines

by Michael on January 25, 2012

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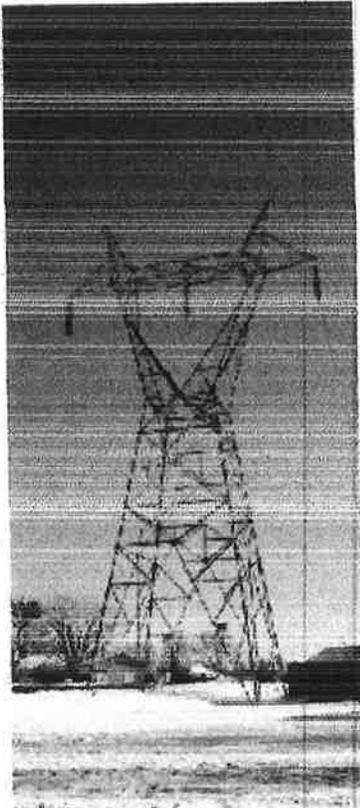
## FHA Appraisals and High Voltage Power Lines

Many times there are circumstances that real estate professionals don't have to deal with on a regular basis, and power lines are one of them. Understanding what to do will keep your sale from being...**Zapped!!!**

I recently had a Realtor friend call me in a panic; a house he had just sold (a short sale he had been working on for months) was located near High Voltage (HV) power lines, and the underwriter didn't want to approve the loan due to the property being located near the HV power lines. This was for a FHA loan, and there was some confusion as to the interpretation of the FHA guidelines.



**What does FHA have to say:**

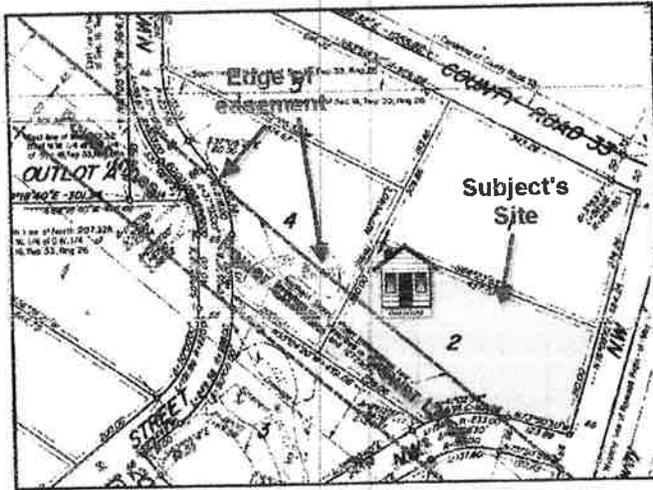


**The guidelines for this are pretty straightforward;** however, the challenge is proving the property is located outside the easement.

The guideline from the HOC Reference Guide (Hazards and nuisances 1-18) states (this is also reaffirmed in HUD's FAQ's): *"If the dwelling and related property improvements are located outside the easement, the property is considered eligible and no further action is necessary."*

To help my friend satisfy the underwriter (this wasn't my appraisal) I put together a plat with the power line and easements, and the estimated location of the subject property. A better solution would have been to obtain a copy of the actual survey with the house and power company's easements located on it, however, this is all I had access to (see photo below).

**Below is an example of what to show the underwriter:**



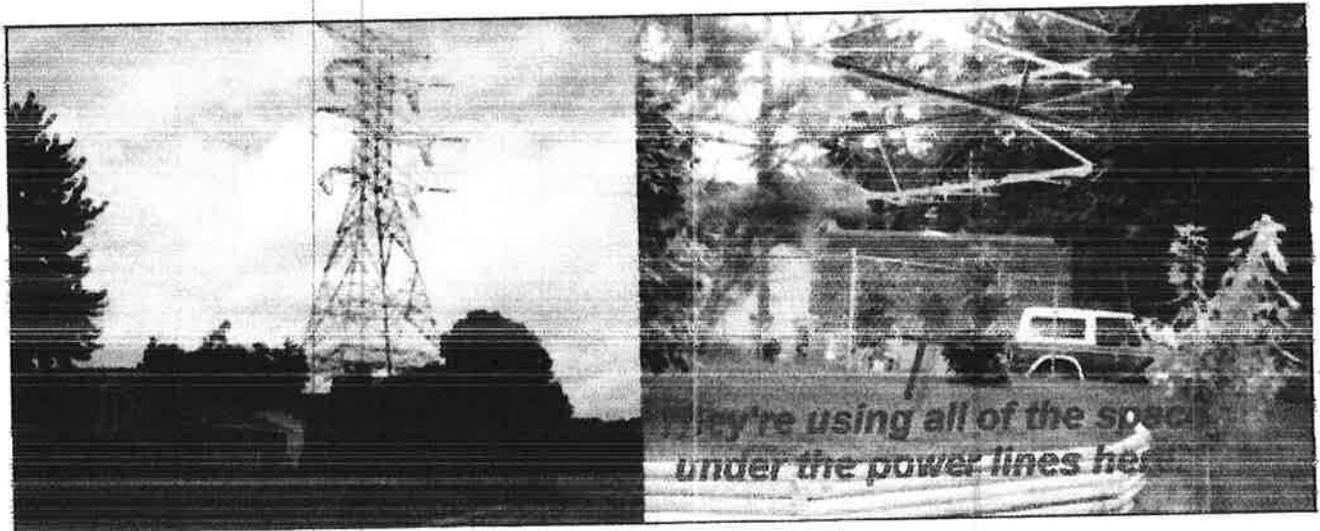
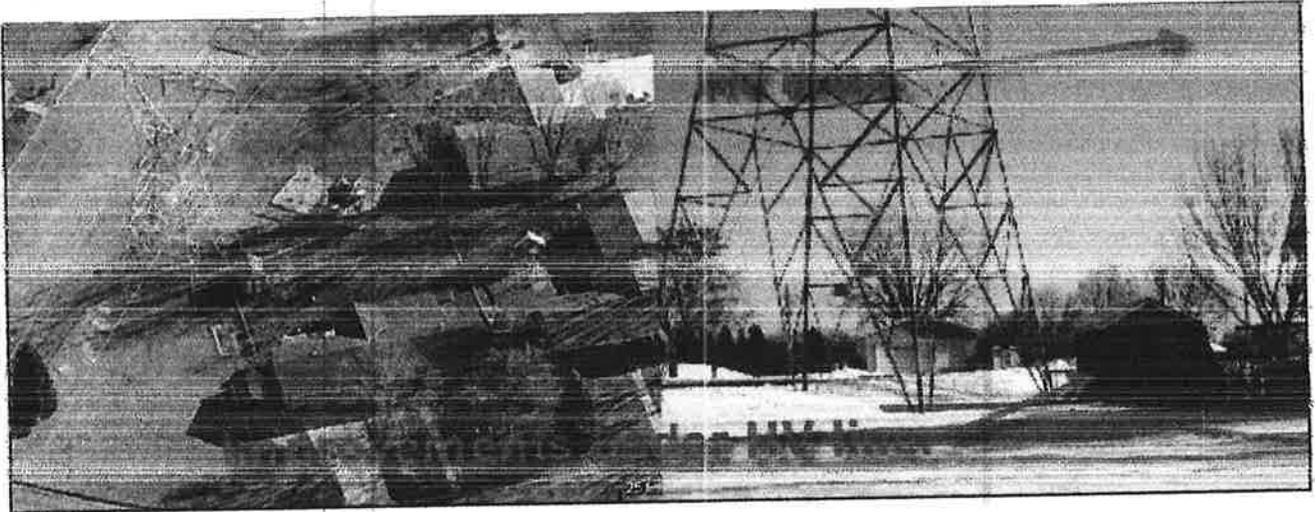
With this picture the Realtor was able to show the underwriter that the property met HUD (FHA) guidelines of being located outside of the easement for the power line. The actual location of the house could be verified with the plat from the title company, or one could be obtained from other sources. **The main point is to show that the house is outside the easement.**

### **What to do if built within the easement:**

The real challenge comes when you've had someone who built a portion of their home, or added other improvements (fence, pool, garage, shed, etc.) located within the easement. HUD's guideline for this is the following: *"If the dwelling or related property improvement is located within such an easement, the DE Underwriter must obtain a letter from the owner or operator of the tower indicating that the dwelling and its related property improvements are not located within the tower's (engineered) fall distance in order to waive this requirement."*

Below are two examples of where you might have a hard time proving that the improvements are not under the HV lines. Both pictures clearly show that the owners have built improvements under the HV lines, although the actual house

wasn't under the HV lines.



With improvements located under the HV power lines I would get the letter from the owner of the power lines indicating that the actual house isn't under them. I would then seek a waiver from HUD (HOC). This is something that the lender has to do. But knowing what can and can't be done can make all of the difference.



**Similar comparable sales are needed:**

The appraiser still has to address the effect on the marketability due to the property being located near a hazard or nuisance (external obsolescence), in this case the power line. The best way to do this is to have at least one or two comparable sales that similar exposure to the same type of hazard or nuisance.

If you are unable to find any similar sales that have sold near a HV line, then try to find similar sales near one of the following: a major freeway or busy road, radio or transmission tower, heavily used commercial property. Your goal is to find a similar sale that suffers from similar external obsolescence; in layman's terms, something that buyers are going to have similar objections too and that can't be corrected.

## How to keep your sale from being electrocuted:

In summary if you're getting ready to list or sell a property that is located near high voltage transmission lines, I would do the following:

- Get a plat of the property that shows the location of all of the improvements, as well as the easements.
- Locate all improvement on the plat, measure the actual distance from the lot lines if necessary.
- If there are no encroachments to the easement, then the property would qualify for FHA financing.
- However, if there are encroachments the lender will most likely require a letter from the owner of the tower stating the designed fall distance of the lines (get the letter).
- Have some similar comparable sales that sold near the same power line or something similar, even if they're older sales (12-18 months).

With some proper pre-sale legwork you'll be able to have a smooth transaction from start to finish, and no last minute shocking surprises.

*\*Photo used courtesy of the American Museum of Science and Energy.*

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Attachment #6

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Monday, November 12, 2018

# Realtor Magazine

## Cell Towers, Antennas Problematic for Buyers

July 25, 2014

An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna.

What's more, of the 1,000 survey respondents, 79 percent said that under no circumstances would they ever purchase or rent a property 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.

The survey, "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" also found that properties where a cell tower or group of antennas are placed on top of or attached to a building (condominium high-rise, for instance) is problematic for buyers.

### Trouble Spots for Buyers:

- Home Owners Object to Cell Tower Installations
- Field Guide to Cell Phone Towers
- 6 Ways a Home May Turn Off Buyers
- 6 Ways to Turn Off Buyers at Open Houses

"A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts home buyers are currently placing on properties near cell towers and antennas," says Jim Turner, chair of NISLAPP.

The NISLAPP survey echoes the findings of a study by Sandy Bond of the New Zealand Property Institute and past president of the Pacific Rim Real Estate Society (PRRES). "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," which was published in The Appraisal Journal in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.

*Source: "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" National Institute for Science, Law & Public Policy (June 2014)*



## Recent Stories in This Section

### Where More Than Half of Properties Remain Underwater

November 12, 2018

A large number of homeowners in some pockets of the country still owe more on their mortgage than their homes are worth.

Attach next # 7

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## Property Values Declining Near Cell Towers

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This community in Berkeley

([http://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/2017-04-27\\_ZAB\\_ATT1\\_1615%20MLK\\_Findings%20for%20Denial.pdf](http://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2017-04-27_ZAB_ATT1_1615%20MLK_Findings%20for%20Denial.pdf)) recently did the same thing. They flooded the planning commission with 187 pages of emails against the tower and the application was denied.

3.) Here is an excellent study (<https://www.emfanalysis.com/wp-content/uploads/2016/04/Impact-of-Cell-Towers-on-House-Prices.pdf>) in *The Appraisal Journal* that shows cell tower installations negatively impact property values.

4.) NY Times article on how realtors have a hard time selling homes next to cell towers:

<http://www.nytimes.com/2010/08/29/realestate/29Lizo.html>

(<http://www.nytimes.com/2010/08/29/realestate/29Lizo.html>)



*This community woke up one morning to find cell phone companies putting up towers right in their front yards.*

5.) This is what the National Association of Realtors has to say on this issue:

<http://www.realtor.org/field-guides/field-guide-to-cell-phone-towers> (<http://www.realtor.org/field-guides/field-guide-to-cell-phone-towers>)

6.) Nolo Press article noting successful litigation against cell phone tower installations related to declining property values:

<http://www.nolo.com/legal-encyclopedia/emf-radiofrequency-exposure-from-cell-32210-2.html>

(<http://www.nolo.com/legal-encyclopedia/emf-radiofrequency-exposure-from-cell-32210-2.html>)

7.) NASA scientist sells home of 25 years in Piedmont, CA (wealthy suburb of San Francisco) because city council approves a DAS cell tower near his home: <http://sanfrancisco.cbslocal.com/2017/11/15/east-bay->

Attachment #8

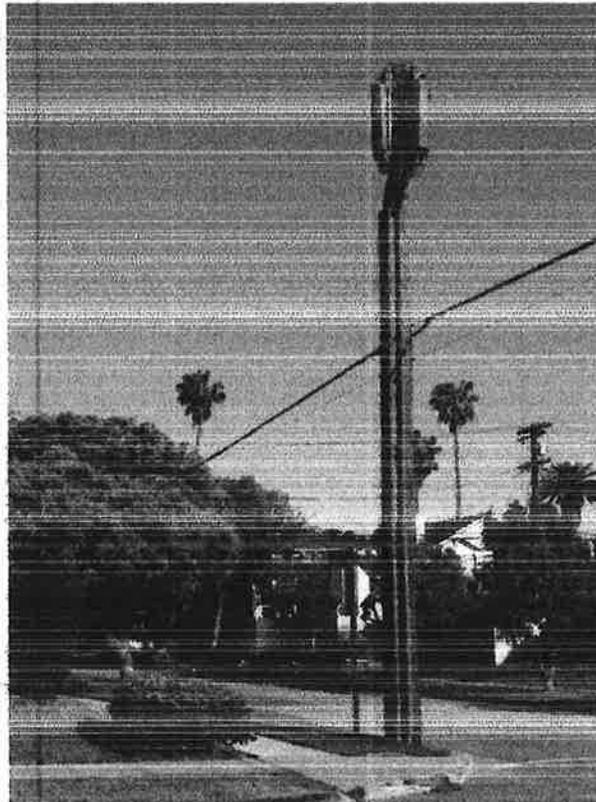
# Burbank ACTION (Against Cell Towers In Our Neighborhood)

[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>

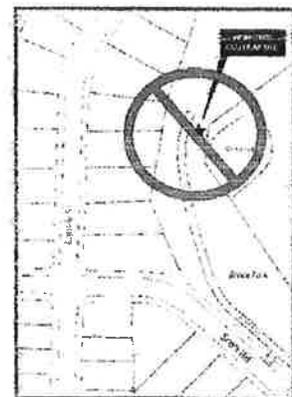
**Calendar - upcoming events:**

<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 section, on August 2, <http://www.nytimes.com/2009/08/02/realestate/02cell.html>

A number of organizations have documented the detrimental effects of cell towers.

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/071007a.html> or [http://www.prrs.net/papers/Bond\\_Squires\\_USA.pdf](http://www.prrs.net/papers/Bond_Squires_USA.pdf)

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:

*↑*  
*al paragraph & others*

- [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 Finance 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](#)