



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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Item # 3

9:30 AM

January 24, 2018

STAFF REPORT

TO: Planning Commission

FROM: **Michalyn DelValle**, Community Development Director
Mireya G. Turner, Associate Planner

DATE: January 24, 2019

SUBJECT: **Major Use Permit, UP 18-01; Initial Study, IS 18-06 for 85-foot broad leaf mono-tree telecommunications tower; project located at 9475 Mojave Trail, Kelseyville (APN 009-004-21)**

Supervisor District 5

ATTACHMENTS:

1. Vicinity Map
2. Proposed Project Packet (plans included)
3. Initial Study, IS 18-06
4. Proposed Conditions of Approval
5. Letters of Support – California Highway Patrol, Kelseyville Fire Protection District, and Lake County Sheriff's Office
6. Agency Comments
7. Public Comments

I. EXECUTIVE SUMMARY

The project proposes to construct, operate and an unmanned 85 foot tall green mono-broad leaf wireless telecommunication tower, built to accommodate up to four (4) wireless communication carriers. Each carrier would be able to lease an area of approximately 300 (12' x 25') square feet in size. The proposed mono-broad leaf communication facility would allow up to four (4) – thirty-six (36) panel antennas, each approximately 8' x 18"; and up to eight (8) microwave dish antennas, approximately 36" in diameter. The proposed facility and supporting ground equipment, including each carrier's leased area would be contained within an area of approximately 2,500 (50' x 50') square feet in size each, and would be fenced in with a six foot (6') chain link fence.

Currently, the project site is accessible from an existing eight foot (8') to twelve foot (12') wide private dirt/gravel access easement/road located off of Mojave Trail. Mojave Trail is a County maintained road for only 0.02 miles, 105 feet, the length of the parcel bordering the Clear Lake Riviera, Unit 11 Subdivision. The access easement would be increased to a minimum of twenty feet (20') wide, with a

minimum of ten feet (10') of improved surfacing, pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) *"Access shall be provided to the communication tower and communication equipment building by means of a public street or easement to the public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length."*

The proposed tower would offer additional wireless service coverage in the Clear Lake Riviera Subdivision area.

The utilities (electricity and telephone) would be extended from the existing utility providers' points of connection, to the site and then accessed by the individual carriers through underground connections. Some grading would take place for the improvement of the access to the site.

According to the applicant a technician would conduct a site visit approximately once a month to ensure the facility is in working order and perform any necessary repairs/maintenance. A standby generator for maintenance purpose and during power outages and/or natural disasters is not proposed at this time.

Once construction begins, it takes approximately ninety (90) days to complete.

Staff Recommends approval of Major Use Permit, UP 18-01.

II. PROJECT DESCRIPTION

Applicant: Horizon Tower, L.L.P.
Owner: Richard Gubera
Location: 9475 Mojave Trail, Kelseyville
A.P.N.: 009-004-21
Parcel Size: ±39.5 acres
General Plan: Suburban Reserve
Zoning: "RR" Rural Residential
Flood Zone: "X"; outside the 500-year floodplain

III. PROJECT SETTING

Existing Uses and Improvements: The project parcel is currently developed with a residence

North: Clear, Lake Riviera Subdivision, Unit 11. Parcels are zoned "R1" Single Family Residential. The parcels range in size from ±0.16 to ±0.24 acres in size.

South: Clear Lake Riviera Subdivision, Unit 11. Parcels are zoned “R1” Single Family Residential. The parcels range in size from ± 0.16 to ± 0.24 acres in size.

West: Parcels are zoned “RR” Rural Residential and “RL” Rural Lands. The parcels range in size from ± 39.5 to ± 175 acres.

East: Clear Lake Riviera Subdivision, Unit 11. Parcels are zoned “R1” Single Family Residential. The parcels range in size from ± 0.16 to ± 0.24 acres in size.

Topography: Parcel is fairly flat (Less than 10% Slope)

Soils:

According to the soil survey of Lake County, prepared by the U.S.D.A, The parcel contains the following soil types:

- Sodabay-Konocti association (223) has a 5 to 30% slope and is generally very deep and well drained. The permeability of this soil is moderately slow with a water capacity of approximately 9 to 10.5 inches. The surface runoff is rapid and the risk of erosion is severe.

Water Supply: on-site well

Sewage Disposal: on-site septic

Fire Protection: Kelseyville Fire Protection District

IV. PROJECT ANALYSIS

General Plan Conformance

The land use designation on this site is Suburban Reserve (SRe):

Suburban Reserve serves as a transitional designation between rural residential and urban residential uses. Typical uses include but are not limited to residential, agricultural and some commercial uses, including stables, riding academies and wineries.

County of Lake General Plan (2008) - Section 5.7 - Communications Systems

Goal PFS 7: To expand the use of informational technology in order to increase the County’s economic competitiveness, developed more informed citizenry, and improve personnel convenience for residents and business in the County.

- Policy PFS -7.1: The County shall work with telecommunications providers to ensure that all residents and business will have access to telecommunication services, including broadband internet services. To maximize access to inexpensive telecommunication services, the County shall encourage marketplace competition from multiple service providers.

Telecommunication Towers Facilities are essential in helping maintain the County’s Welfare, including Public Safety. Public Safety Agencies rely heavily on wireless

communication facilities throughout our county to effectively communicate with one another and to alert the general public regarding local emergencies and/or natural disasters. The development of additional Telecommunication Facilities throughout our County, would greatly improve the communication capabilities of our Public Safety Agencies, and the residents and/or businesses of Lake County.

Zoning Ordinance Conformance

Article 9 – Rural Residential “RR” District

The purpose of the “RR” Rural Residential Zoning District is to provide for single-family residential development in a semi-rural setting along with limited agriculture. The proposed communication tower is allowed upon issuance of a Major Use Permit pursuant to Article 27, Section 27.11[Table B (ar)]. Prior to construction, the applicant shall submit and obtain a Building Permit from the Community Development Department to construct the proposed communication tower. The communication tower shall meet all Federal, State and local agency requirements. Upon Building Permit submittal, the Planning Department would perform a Zoning Clearance to ensure the proposed use has met all approved conditions of approval.

Rivieras Area Plan

The Rivieras Area Plan does not mention guidelines for telecommunications towers, however, it does contain the following objective:

Objective 3.5.2b: To maintain the rural character of the planning area.

The preservation of the rural character is the purpose of disguising the telecommunications tower as a broad leaf, mono-tree. With this camouflage, it is anticipated that the tower will blend in with the surrounding chaparral landscape, dotted with trees throughout.

Objective 4.3.1: To apply measures which protect life and property from fires and reduce the potential for wildland fires.

With limited egress from the Clear Lake Riviera area, successful communication of alerts is crucial to safe evacuation of residents and visitors. Lake County Emergency Responders send out alerts and updates to the estimated 3,800 residents via land line and cellular phone services, as well as through social media sites. The proposed telecommunications tower, with the colocation potential of up to four service providers, would be a significant improvement in coverage in the area for emergency notifications.

Visual simulations were conducted from four (4) locations representing views from public vantage points: Paloos Court, Fairway Drive, Tenino Way, and Tenaya Way, which are residential streets surrounding the site. As shown in the simulations due to the topography of the area, existing vegetative screening, and viewing distance, public views of the proposed tower would be partially screened. The tower would be located near the center of the 40-acre parcel, surrounded by brush and trees of varying heights. The proposed project would not substantially degrade the visual quality of the area or degrade views of a scenic vista. (*Attachment 2*)

Conditions of Approval

The applicant shall adhere to all conditions of approval, which include but is not limited to the following: (Attachment 4)

Condition A8: Prior to building permit final, the permit holder shall comply with all of the regulations and/or requirements of the Kelseyville Fire Protection District and CAL FIRE.

Condition B10: Existing trees and other vegetation which provide screening for the proposed facility and associated access roads shall be protected from damage during construction.

- If additional landscaping or visual screening is needed, the applicant shall submit a Landscape/Visual Screening and Irrigation Plan to the Community Development Department for review and approval.
- Said plan shall introduce native vegetation, drought tolerant species compatible with the predominant natural setting of the project area, and shall be maintained throughout the life of the project.

Condition B12: Any tree(s) that provides visual screening of the communication facility shall not be removed, except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility.

Condition C1: Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to the residential areas, chipping and/or mastication is recommended for the majority of the brush removal. (Mitigation Measure AQ-1)

Condition C8: Project development and vegetation disposal shall not create nuisance odors and/or dust. No burning is allowed as part of the commercial operation and development, including the burning of construction and/or demolition debris.

Condition J1: Prior to building permit final, access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least 10 feet with a dust-free, all weather surface for its entire length.

Condition K2: Prior to issuance of any permits, the applicant pay the Annual Compliance Monitoring Fee of \$760.00 to the Community Development Department until all conditions of approval are met.

Government Code – Telecommunication Act of 1996

Telecommunication Act of 1996

Federal and state laws pre-empt and limit local government with respect to decisions about telecommunication facility siting. The Telecommunication Act of 1996 allows local government some authority, but it quite clear that a local government can only regulate

the design and location of telecommunication sites; i.e “the placement, construction and modifications of the facilities (Section 704 (a) General Authority)”.

Section: 704. Facilities Siting; Radio Frequency Emission Standards.

- (iv) *“No state or local government or instrumentality thereof may regulate the placement, construction and modification of personnel wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commissions regulations concerning such emissions.”*

V. ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of their actions. Please refer to *Initial Study IS 18-06* (Attachment 3) for the Environmental Analysis of the proposed Communication Tower. Any potential environmental impacts have been reduced to less than significant with the incorporated Mitigation Measures and Conditions of Approval. The following areas were identified to as having potential environmental impacts:

Issue: Aesthetics

The proposed telecommunications tower is to be located on an undeveloped portion of a ±39.5 acre parcel. It is proposed as a broad leaf mono-tree tower to help it blend in with the neighboring vegetation. Lighting could cause impacts to the neighboring parcels. The implementation of the mitigation measure below will reduce potential lighting impacts to less than significant.

- Mitigation Measure AES-1: All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of Section 21.41.8 of the Zoning Ordinance.

Issue: Air Quality

The project site is located adjacent to residential development and the proposed development has the potential to result in short- and long-term air quality impacts due to construction and routine maintenance of the tower. Additionally, dust and fumes may be released as a result of vegetation removal, grading, and use of construction equipment. Therefore, the implementation of the mitigation measures below would reduce any potential Air Quality impacts to less than significant.

- Mitigation Measure AQ-1: Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to residential areas, chipping and/or mastication is recommended for the majority of the brush removal.
- Mitigation Measure AQ-2: Vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.

- Mitigation Measure AQ-3: All access roads, driveways and parking areas shall be paved, chip sealed, gravel or an equivalent all weather surface to reduce air particulates. Said material shall be maintained for life of the project.
- Mitigation Measure AQ-4: The speed limit shall be posted as 5 mph during construction to reduce dust impacts during construction.
- Mitigation Measure AQ-5: All Mobile diesel equipment used for construction and/or maintenance must be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air toxic Control Measures for CI engines.
- Mitigation Measure AQ-6: The applicant shall adhere to all Federal NESAP of NSPS for all Stationary Spark-Ignition Engines which shall be operated and maintenance according to the manufacture recommendations. The applicant and/or operator shall maintain records of use, maintenance, and other operational issues, and provide these records to the Community Development Department and/or the Lake County Air Quality Management District upon request. The applicant shall coordinate with the Lake County Air Quality Management District and obtain all necessary permits **prior to the issuance of permits and submit written verification to the Community Development Department.**

Issue: Biological Resources

A Biological Resource Assessment, performed by Synthesis Planning dated May 2018 found conditions suitable for the potential presence of the Pallid Bat and the Townsend's big-eared bat. Additionally, though survey findings for 32 targeted special-status plant species were negative, there are 25 remaining species with blooming periods outside the survey date. Their presence could not be surveyed, prompting inclusion of the mitigation measures listed below.

During the Environmental Review (CEQA) process, the Community Development Department determined there may be potential impacts related to Biological Resources which have been mitigated to insignificant levels with the incorporated mitigations and Conditions of Approval which include but are not limited to the following: (Attachment 4)

- Mitigation Measure BIO-2: For any ground disturbing activities during the breeding season of migratory avian or raptor species (February through mid-September), applicant shall have a qualified biologist conduct surveys for active nests no more than ten (10) days prior to start of activities. Pre-construction biological surveys shall occur prior to the proposed project implementation, and during the appropriate survey periods for nesting activities for individual avian species. Surveys will follow required CDFW and USFWS protocols, where applicable. A qualified biologist shall survey suitable habitat for the presence of these species. If a migratory avian or raptor species is observed and suspected to be nesting, a buffer area will be established to avoid impacts to the active nest site. Identified nests should be continuously surveyed for the first 24 hours prior to any construction-related activities to establish a behavioral baseline. If no nesting avian

species are found, project activities may proceed and no further Standard Construction Condition measures will be required. If active nesting sites are found, the following exclusion buffers will be established, and no project activities will occur within these buffer zones until young birds have fledged and are no longer reliant upon the nest or parental care for survival.

- *A minimum no disturbance of 250 feet around active nest of non-listed bird species and a 250 foot no disturbance buffer around migratory birds.*
 - *A minimum no disturbance of 500 feet around activeness of non-listed raptor species.*
 - *A 0.5 (1/2) mile no disturbance buffer from listed species and fully protected species until breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.*
 - *Once work commences, all nest(s) shall be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes occur, the work causing these changes shall cease and the applicant shall contact the appropriate agencies (i.e. CA Dept. of Fish & Wildlife, US Fish and Wildlife Services) shall be consulted for additional avoidance and minimization measures.*
 - *A variance for these “no disturbance buffers” may be implemented when there is compelling biological and/or ecological reasons. Variance from these buffers is advised to be supported by a qualified Wildlife biologist and the CA Department of Fish & Wildlife and US Fish & Wildlife Services shall be notified in advance of implementation of a no disturbance buffer.*
- **Mitigation Measure BIO-3: Prior to issuance of any permits**, the applicant shall submit a Best Management Practices (BMP) Plan to the Community Development Department for review and approval. Said plan shall use best management practice to avoid debris contamination into drainages and other sensitive wildlife habitats.
 - **Mitigation Measure BIO-4:** The applicant shall ensure all personnel working in the field, have completed an Environmental Awareness Training. Said training shall consist of a brief presentation in which a qualified biologist knowledgeable of the endangered species biology and legislative protection explain the endangered species concerns, including special plants status and sensitive wildlife species to ensure the protections of these species and their habitats.
 - **Mitigation Measure BIO-5:** A qualified botanist will conduct pre-construction field surveys to identify any populations of special-status plant species within the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the issuance of any permits and/or initiation of any construction activities and coincide with the appropriate flowering period of the special-status plant species with the potential to occur in the project area. If any special-status plant species populations are identified within and/or adjacent to the proposed disturbance area, the project applicant shall implement the following:

- *If any population(s) of special-status plant species is identified directly adjacent to the proposed project site, a qualified biologist retained by project proponent will clearly delineate the location of the plant population, and install protective fencing between the disturbance zone and the plant population to ensure that the plant population is adequately protected.*
- Mitigation Measure BIO-6: Due to the potential for special species to occur, and/or move throughout the project area, the applicant shall have an on-site biological monitor check the ground beneath all equipment and stored materials each morning prior to the commencement of work activities during ground disturbance and/or removal of existing vegetation.
- Mitigation Measure BIO-7: All piping and/or tubing greater than four (4) inches shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the piping when construction does occur.
- Mitigation Measure BIO-8: All trenching and/or similar excavations shall be backfilled the same day they are opened or have an exit ramp built into the excavation area(s) to allow species to escape safely.
- Mitigation Measure BIO-9: Applicant shall have project site boundaries clearly delineated by stakes and/o flagging to minimize inadvertent degradation and/or loss of adjacent habitat during project operations. Staff and/or contractors shall post signs and/or place fences around the project site to restrict access of vehicles and equipment unrelated to drilling operations.
- Mitigation Measure BIO-10: A Bat habitat survey shall be conducted by a qualified Biologist prior to the issuance of any permits and/or commencement of constructing. If shrubs/trees removal be necessary, it shall only occur during seasonal period of bat activity, between March 1, (or when evening temperatures are above 45 degrees Fahrenheit and rainfall is less than ½ inch in a 24 hour period); and April 15, prior to parturition of pups. The next acceptable period of shrub/tree removal with suitable roosting habitat shall occur after pups become self-sufficiently Volant (September 1 through October 15), or prior to evenings temperatures dropping below 45 degrees Fahrenheit and onset of rainfall greater than ½ inch in 24 hours.
- Mitigation Measure BIO-11: A qualified botanist shall conduct a pre-construction field survey to identify any populations of special-status plant species within the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the initiation of any construction activities and coincide with the appropriate flowering period of special-status plants species with the potential to occur in the project area.
 - *If any special-status plant species populations are identified within or adjacent to the proposed disturbance area, the applicant shall have a qualified biologist clearly delineate the location of the plant population,*

install protective fencing between the disturbance zone and the plant population to ensure the protection of the plant species.

- Mitigation Measure BIO-12: When a special plant species occurs within the proposed disturbance zone, the applicant shall consult with CA Dept. of Fish & Wildlife and the US Fish & Wildlife Services to determine the appropriate measure to be taken in order to avoid and/or mitigate impacts to the species/populations which shall include adjusting the boundaries of the disturbance zone where feasible and the applicant shall implement one or more of the following: 1) Transplant potentially affected plants to areas not planned for disturbance. If plant is transplanted, applicant shall plant two (2) or more plants. Said transplants shall be managed and monitored by the applicant and shall survive for a minimum of five (5) years after planting; 2) Seeds and/or purchased plants shall be planted in an area adjacent to the disturbed zone; 3) Applicant may purchase credits at an approved mitigation bank at a ratio approved by the CA Dept. of Fish & Wildlife, US Fish & Wildlife Services and the applicant.
- Mitigation Measure BIO-13: If any oak tree larger than five (5) inches in diameter at breast height (DBH) that are removed as part of the project shall be replanted/replaced at a ratio of three (3) to one (1) for each oak tree removed. Any replanted/replaced oak tree shall be monitored until permanently established in accordance.
An Oak Mitigation Plan shall be submitted to the Community Development Department for review and approval. Said plan shall indicate size of tree and identify trees to be removed, including a replanting schedule and take into account the current drought conditions and optimal time for replanting. (Mitigation Measure BIO-13)

The proposed tower is consistent with the surrounding land uses in the area, even though the parcel are zoned "R1" Single-family Residential as Telecommunication Towers Facilities are essential in helping maintain the County's Welfare, including Public Safety. Public Safety Agencies rely heavily on wireless communication facilities throughout our county to effectively communicate among one another but also to alert the general public regarding local emergencies and/or natural disasters. The development of additional Telecommunication Facilities throughout our County, would greatly improve the communication capabilities of our Public Safety Agencies, and the residents and/or businesses of Lake County

This project is consistent with the Lake County General Plan, Rivas Area Plan and the Lake County Zoning Ordinance as the proposed use is permitted upon issuance of a Major Use Permit pursuant to Article 27, Section 27.11 [Table B(ar)]. On January 29, 2018, the applicant applied for a Major Use Permit. Prior to construction, the applicant shall submit and obtain a Building Permit from the Community Development Department to construct the proposed Communication Tower. The proposed communication tower shall meet all Federal, State and local agency requirements. Upon Building Permit submittal, the Planning Department would perform a Zoning Clearance (ZC) to ensure the proposed use has met all approved conditions of approval. Building Permits and Zoning Clearances will also be required for the service providers who locate and collocate at the tower in the future.

As mitigated with the incorporated mitigation measures and Conditions of Approval the proposed use would not result in any significant adverse environmental impacts. (Attachment 4)

VI. FINDINGS FOR APPROVAL

Major Use Permit (Article 51, Section 51.4a)

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County as a Communication Tower is a permitted use in the Rural Residential Zoning District upon issuance of a Major Use Permit pursuant to Article 27, Section 27.11(ar) (Table B). On January 29, 2018, the applicant applied for a Major Use Permit. Prior to construction, the applicant shall submit and obtain a Building Permit from the Community Development Department to construct the proposed Communication Tower. The proposed communication tower shall meet all Federal, State and local agency requirements. Upon Building Permit submittal, the Planning Department would perform a Zoning Clearance (ZC) to ensure the proposed use has met all approved conditions of approval. Building Permits and Zoning Clearances will also be required for the service providers who locate and collocate at the tower in the future.
2. The project site is approximately 39.5 acres and developed with a residence and outbuildings. The project parcel has a slope of a less than 10%. The site is located in an area of the county where parcels are developed with single-family and multi-family residential structures. The project parcel is located in close proximity to existing infrastructure.
3. The streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed use. The project is accessible by a private easement off of Mojave Trail, a County maintained roadway.
4. The project site has an existing on-site private well and wastewater systems and has adequate emergency service protection through Kelseyville Fire Protection District and the Lake County Sheriff's Office.
5. The project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use study or plan upon issuance of a Major Use Permit pursuant to Article 27, Section 27.11 [Table B (ar)]. On January 29, 2018, the applicant applied for a Major Use Permit.
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis. The

department has no record of current violations of Chapters 5, 17, 21, 23 or 26 of the Lake County Code.

Wireless Communication Tower Findings of Approval (Article 71, Section 71.13)

1. The applicant completed Visual Simulations for the proposed 85 foot tall broad leaf mono-tree wireless telecommunication tower from four (4) locations representing views from public vantage points: From Paloos Court, Fairway Drive, Tenino Way and Tenaya Way. As shown in the simulations due to the topography of the area, existing vegetative screening, and viewing distance, public views of the proposed tower would be partially screened. The tower would be located in the Southeast quadrant of the 39.5-acre parcel, between 500 to 1285 feet from the nearest streets and Highway 281; with housing and tall chapparal in between. In addition, although the tower would be visible from some locations, its green tree-like broad leaf design is intended to blend with the existing natural environment to the extent possible to not block views of scenic vistas, such as open space and views of the mountains to the west. Therefore, the proposed project would not substantially degrade the visual quality of the area or degrade views of a scenic vista. Additionally, potential environmental impacts have been reduced to less than significant with the incorporated Mitigation Measures and Conditions of Approval.
2. The project site is approximately 39.5 acres with a slope of less than 10% and is developed with a residence and outbuildings. Even though the site has existing development, the project site and proposed location within the site is adequate for the development of the proposed wireless communications facility.
3. The proposed wireless communication facility complies with all of the applicable requirements of Article 71 of the Lake County Zoning Ordinance upon issuance of a Major Use Permit, pursuant to Article 27, Section 27.11[Table B(ar). Additionally, prior to construction, the applicant shall submit and obtain a Building Permit from the Community Development Department to construct the proposed Communication Tower. The proposed communication tower shall meet all Federal, State and local agency requirements. Upon Building Permit submittal, the Planning Department will perform a Zoning Clearance (ZC) to ensure the proposed use has met all approved conditions of approval.
4. There are no known code violations and upon issuance of a Major Use Permit, pursuant to Article 27, Section 27.11[Table B(ar). The subject property upon which the wireless communications facility is to be built will be in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title and that all zoning violation abatement costs, if any have been paid.

VII. RECOMMENDATION

Staff recommends that the Planning Commission approve the project with the following findings:

A. Adopt a Mitigated Negative Declaration based on Initial Study, IS 18-06 for Major Use Permit, UP 18-01 with the following findings:

1. Potential environmental impacts related to Aesthetics have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
2. Potential environmental impacts related to Air Quality have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
3. Potential environmental impacts related to Biological Resources have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
4. Potential environmental impacts related to Cultural Resources have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
5. Potential environmental impacts related to Hydrology & Water Quality have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
6. Potential environmental impacts related to Tribal Cultural Resources have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
7. Potential environmental impacts related to Mitigation Monitoring and Expiration have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
8. This project is consistent with land uses in the vicinity.
9. This project is consistent with the Lake County General Plan, Rivas Area Plan and Zoning Ordinance.
10. As mitigated, this project will not result in any significant adverse environmental impacts.

B. Approve Major Use Permit, UP 18-01 with the following findings:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.

2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.
5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and.

C. Approve the Wireless Communication Tower with the following findings:

1. That the development of the proposed wireless communications facility will not significantly affect any public view shed, scenic corridor or any identified environmentally sensitive area or resource as defined in the Lake County General Plan or Area Plans.
2. That the site is adequate for the development of the proposed wireless communications facility and that the applicant has demonstrated that it is the least intrusive for the provision of services as required by the FCC.
3. That the proposed wireless communication facility complies with all of the applicable requirements of Article 71 of the Lake County Zoning Ordinance.
4. That the subject property upon which the wireless communications facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title and that all zoning violation abatement costs, if any have been paid.

Sample Motions:

Mitigated Negative Declaration

I move that the Planning Commission find on the basis of the **Initial Study No. 18-06** prepared by the Planning Division and the mitigation measures which have been added to the project, that the **Use Permit, UP 18-01** as applied for by **Horizon Tower, LLP** will not have a significant effect on the environment and therefore a mitigated negative declaration shall be issued with the findings listed in the staff report dated **January 24, 2019**.

Major Use Permit

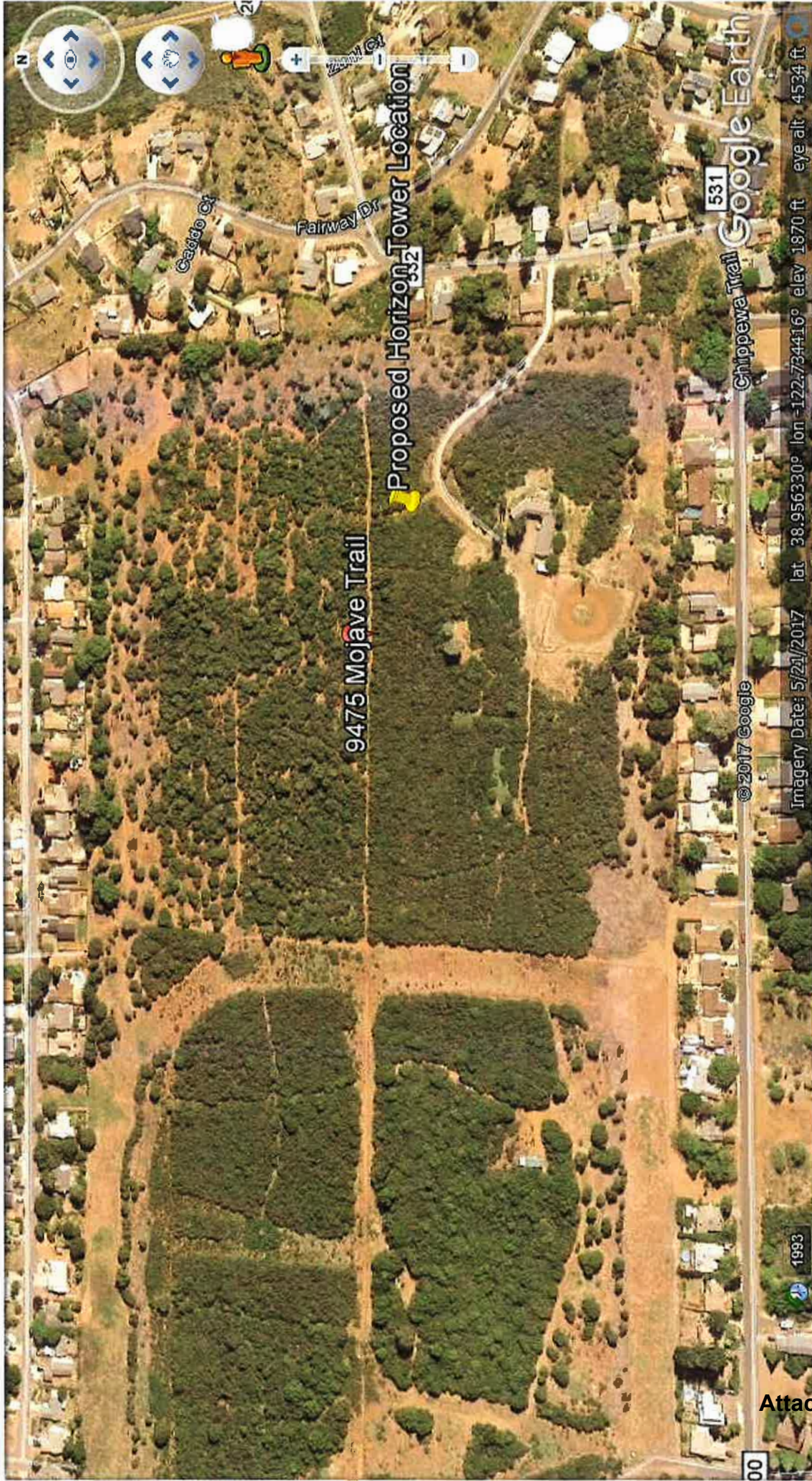
I move that the Planning Commission find that the **Use Permit, UP 18-01** applied by **Horizon Tower, LLP** on property located at **9475 Mojave Trail, Kelseyville, further described as APN: 009-004-21** does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and grant the Major Use Permit subject to the conditions and with the findings listed in the Staff Report dated **January 24, 2019**.

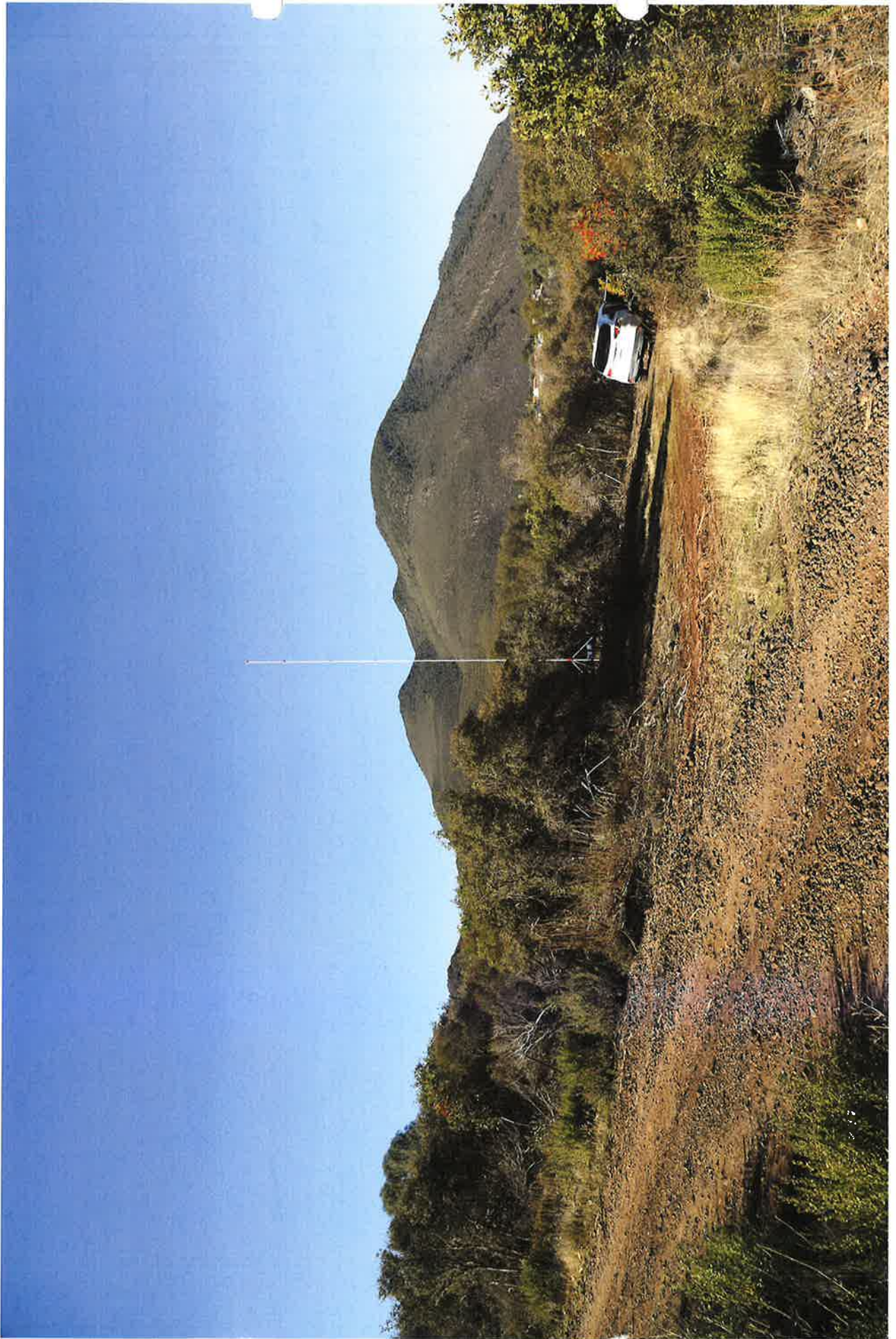
Wireless Communication Facility Approval

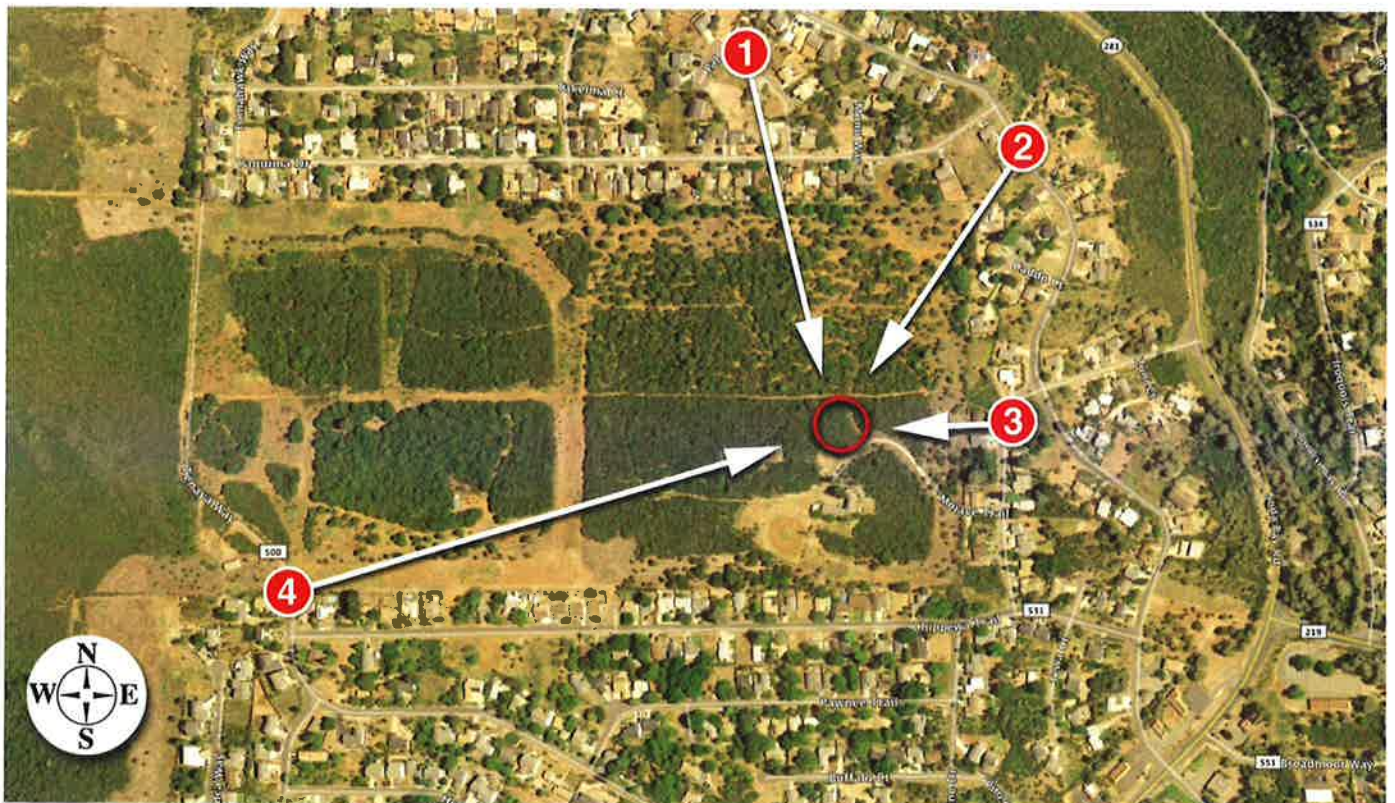
I move that the Planning Commission find that the Wireless Communication facility applied for by **Horizon Tower, LLP** on property located at **9475 Mojave Trail, Kelseyville, further described as APN: 009-004-21** does meet the requirements of Section 71.13 of the Lake County Zoning Ordinance and that the Planning Commission has reviewed and considered the Mitigated Negative Declaration which was adopted for this project and the Wireless Communication Facility be granted subject to the conditions and with the findings listed in the staff report dated **January 24, 2019**.

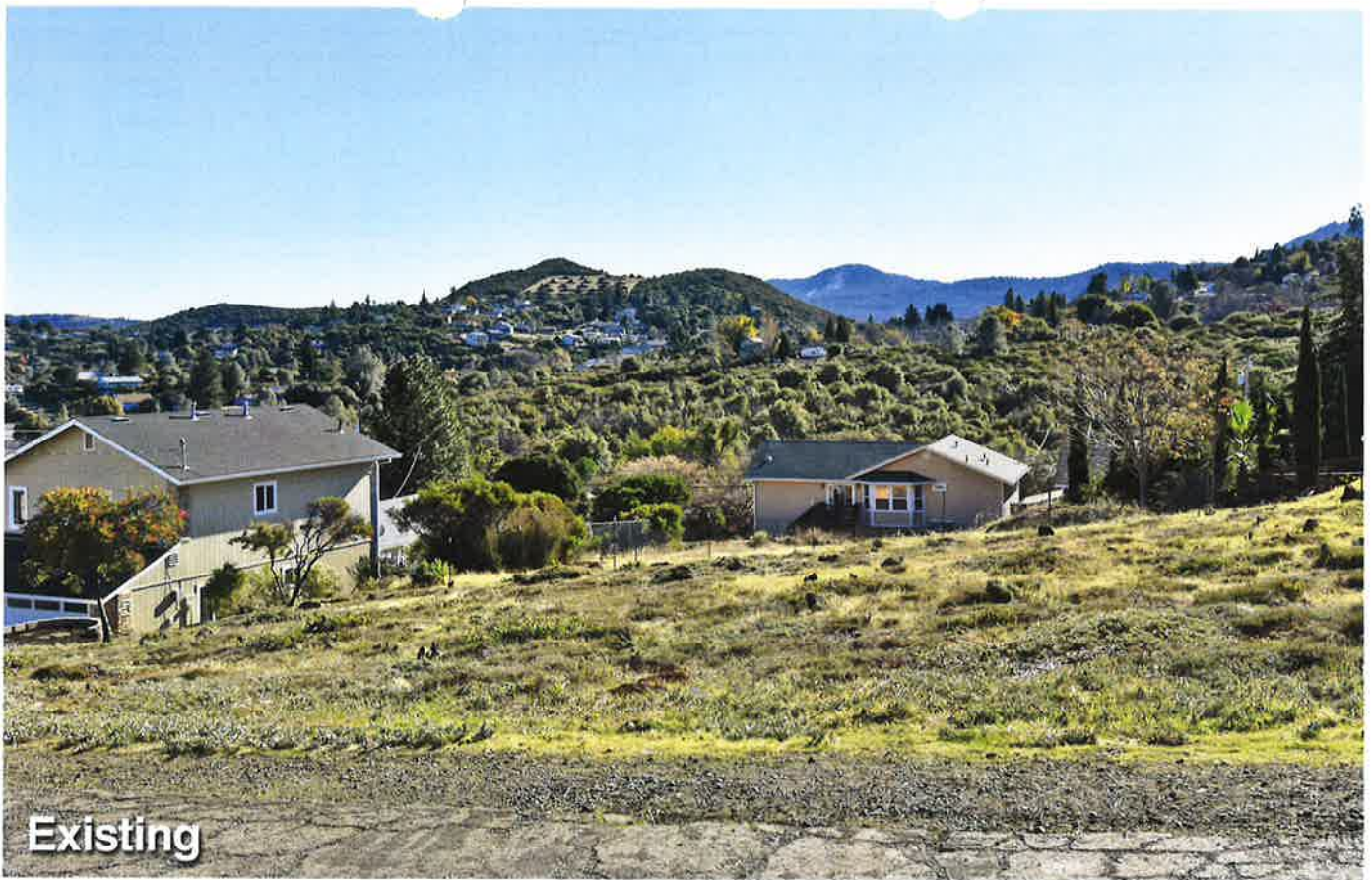
NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination

Reviewed By:_____

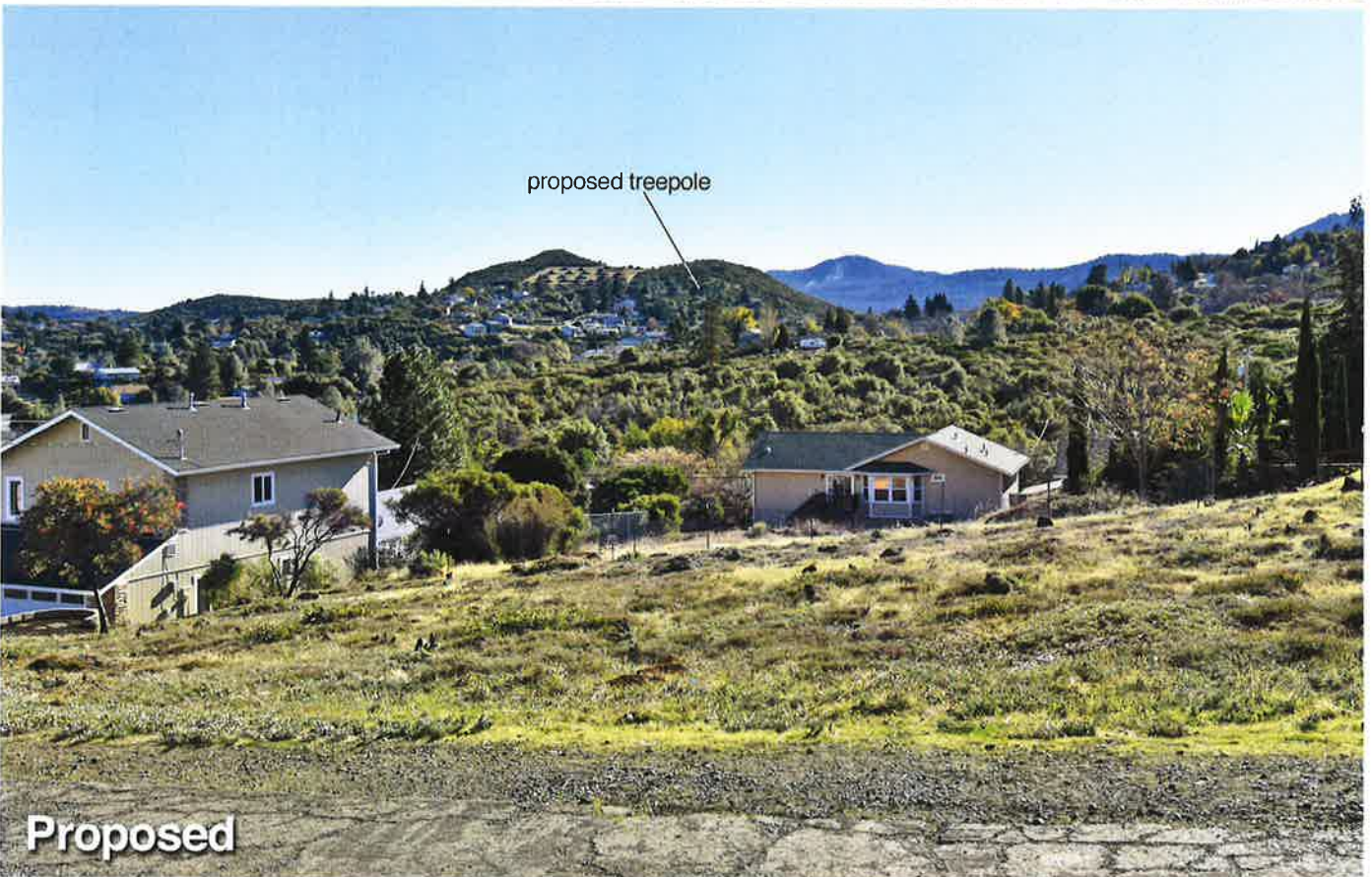




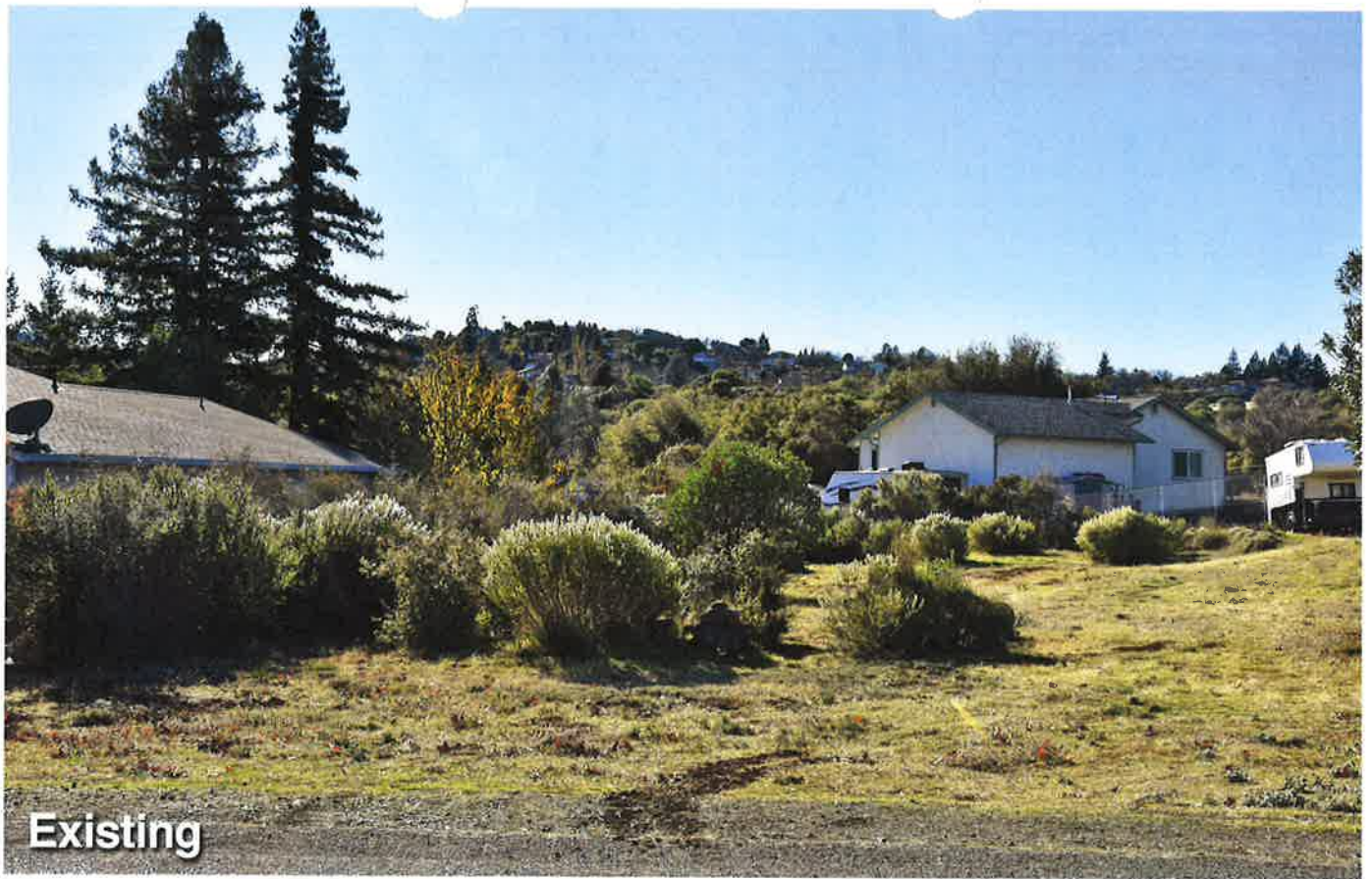




Existing



Proposed

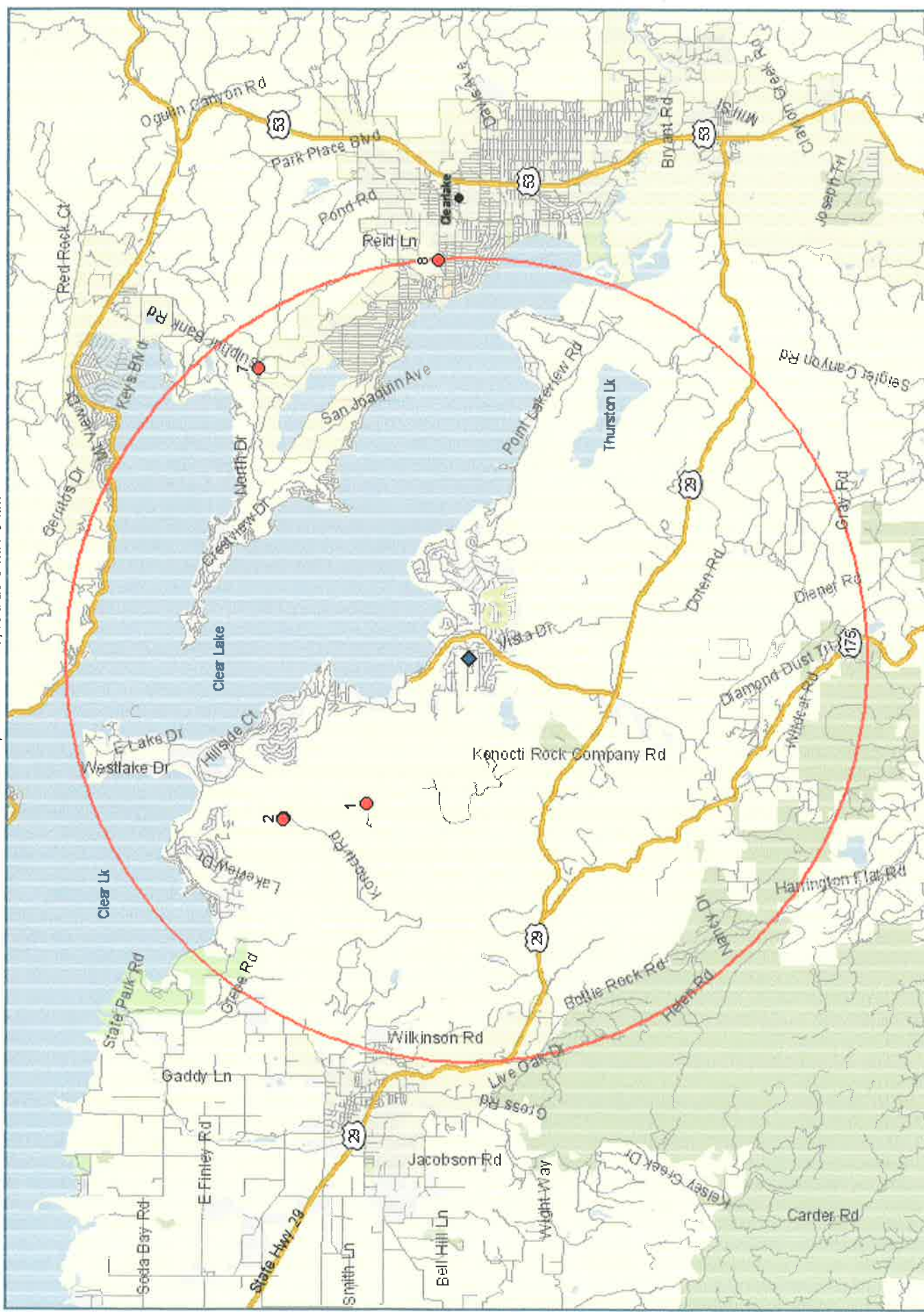






Search Structures

38.956317, -122.732833, radius 5 mi / 8 km

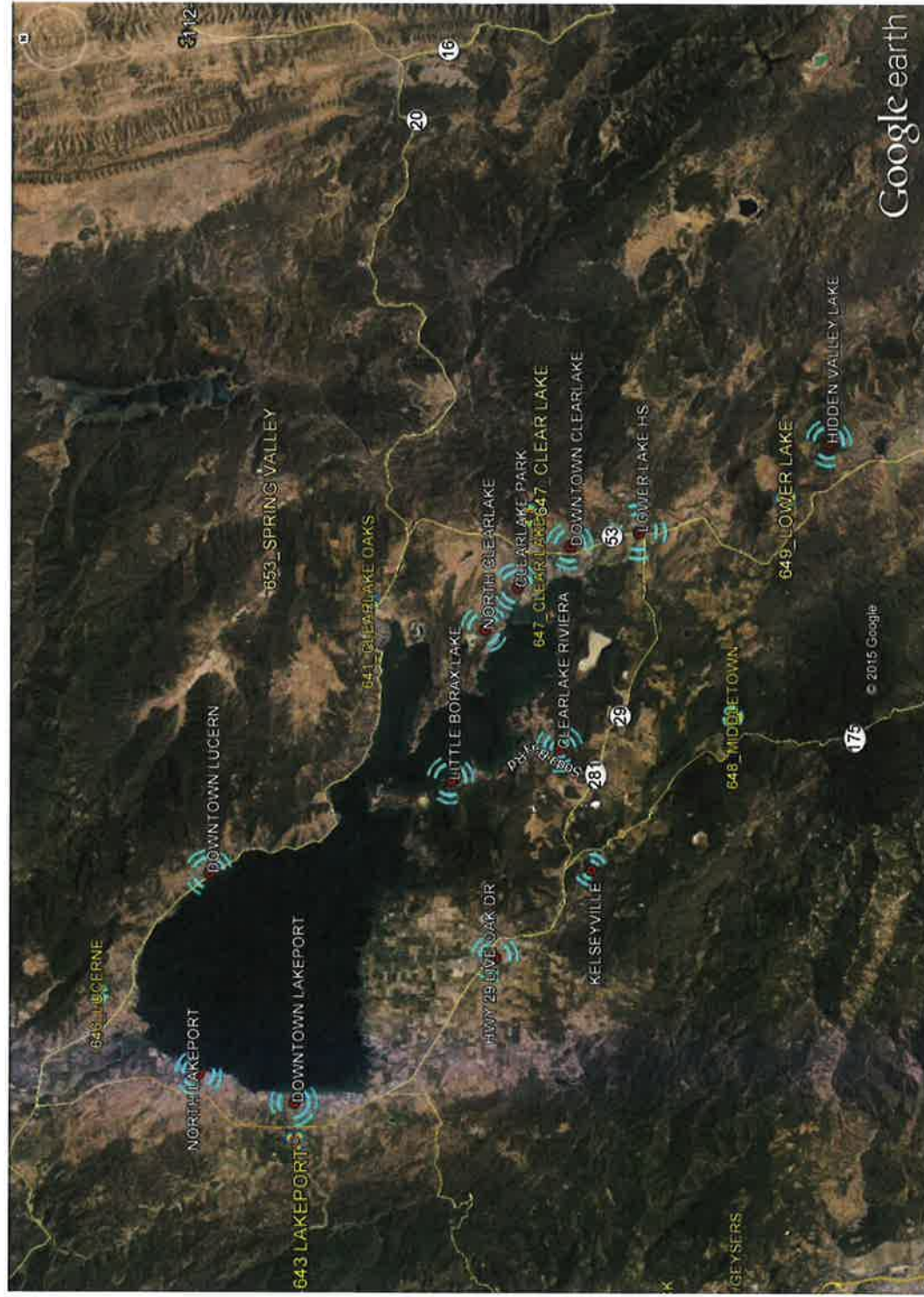




Item # 9

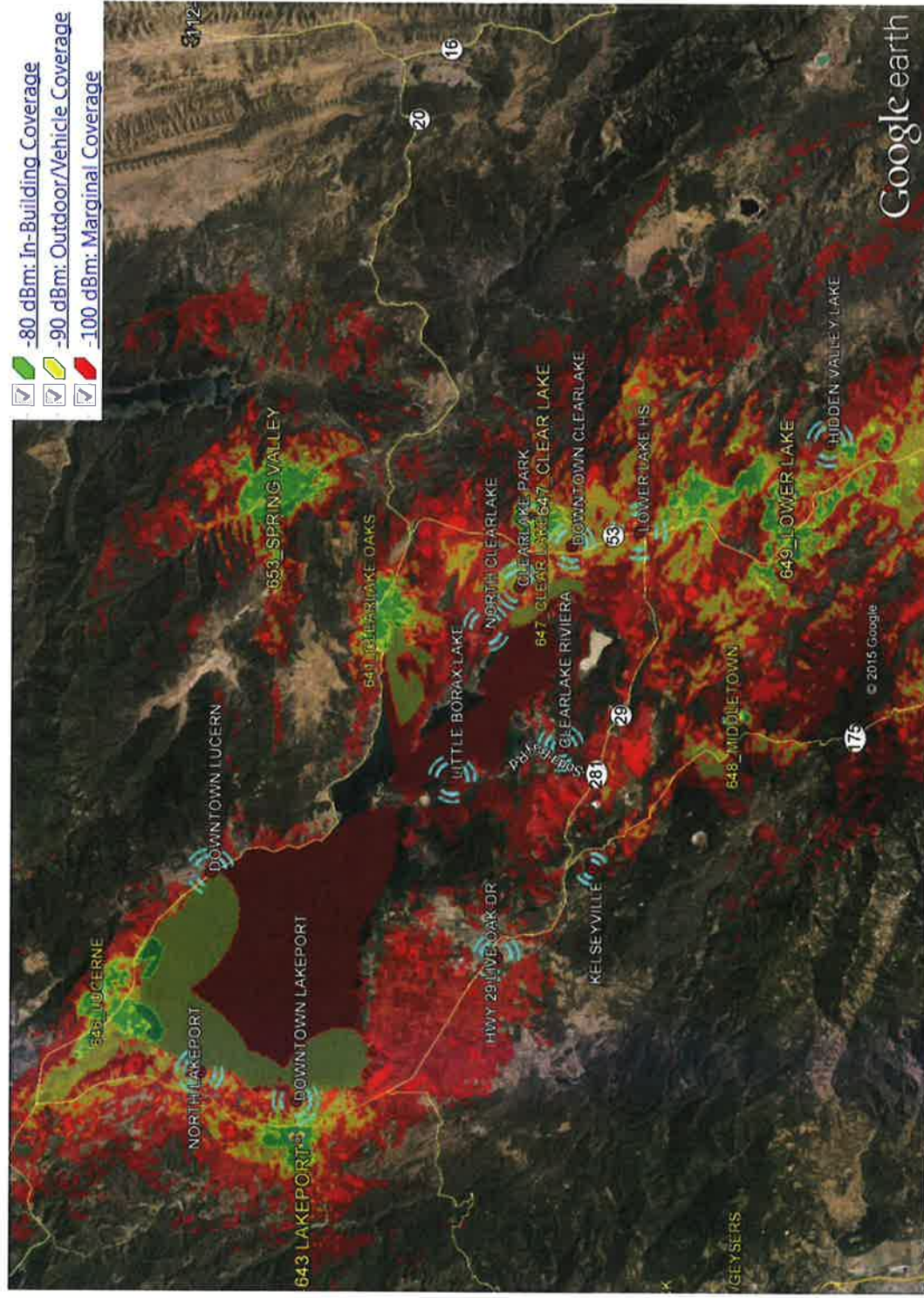
LAKE COUNTY

Site Location Map (Existing Sites in Yellow; Proposed Sites in White)



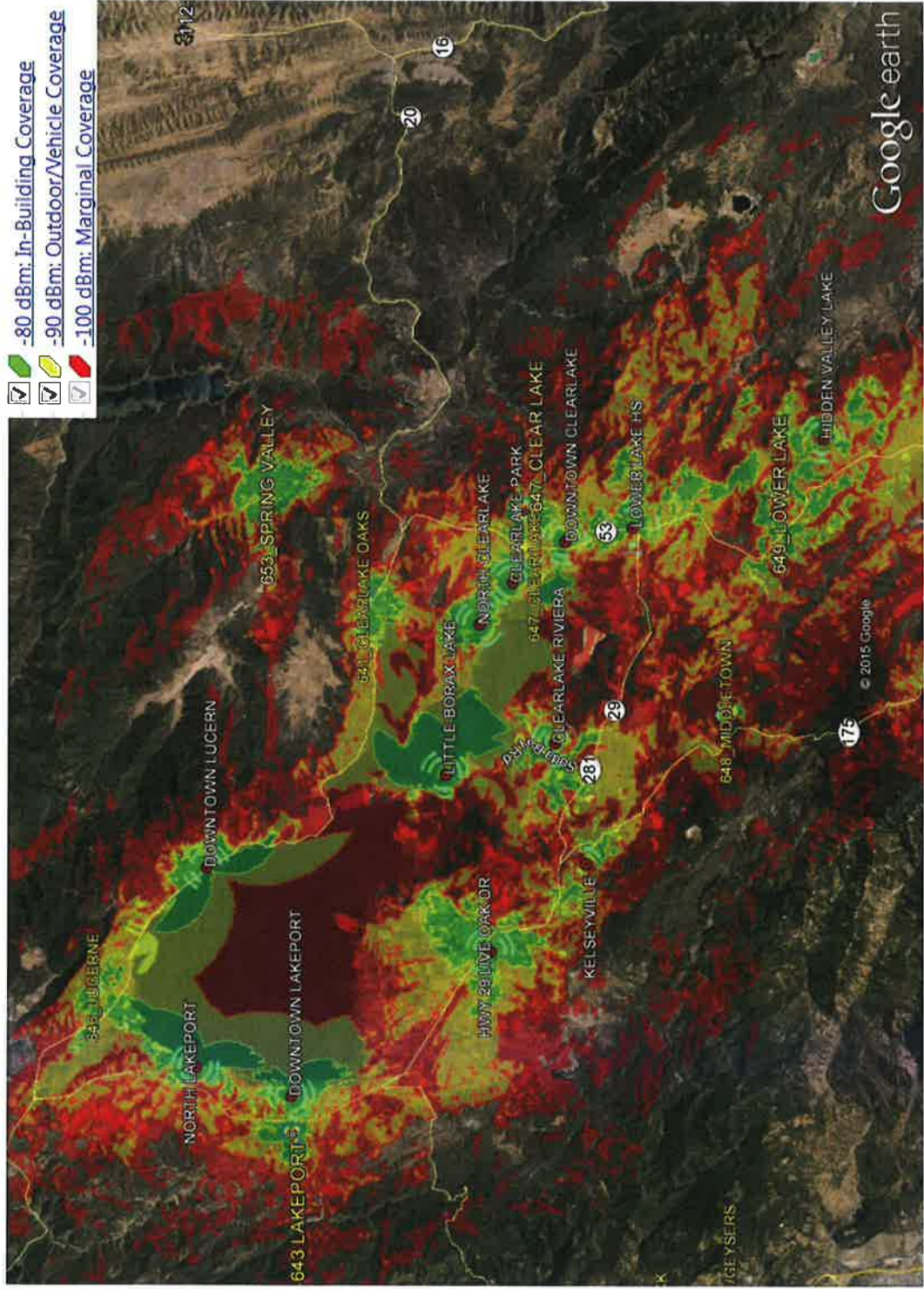


Propagation Maps (propagating only existing sites)

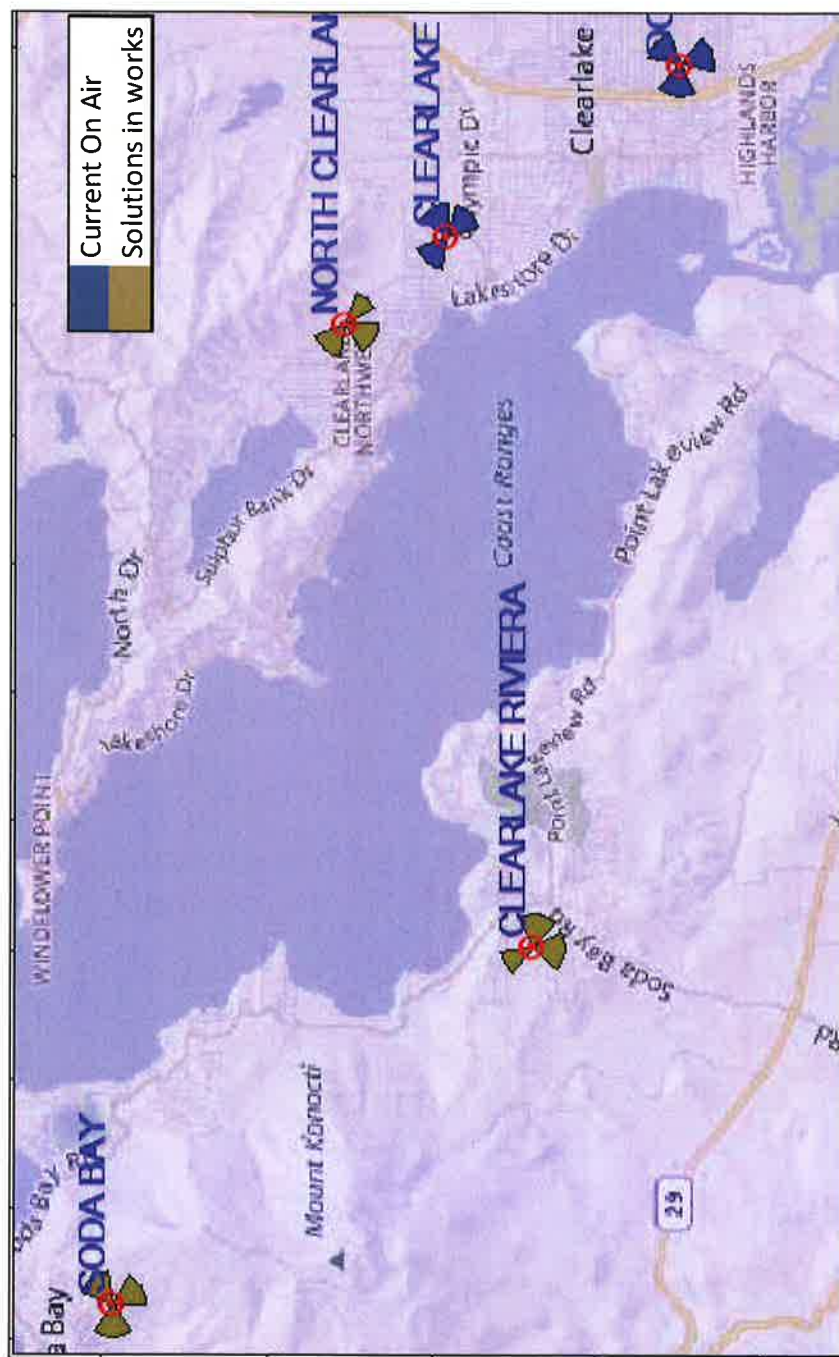




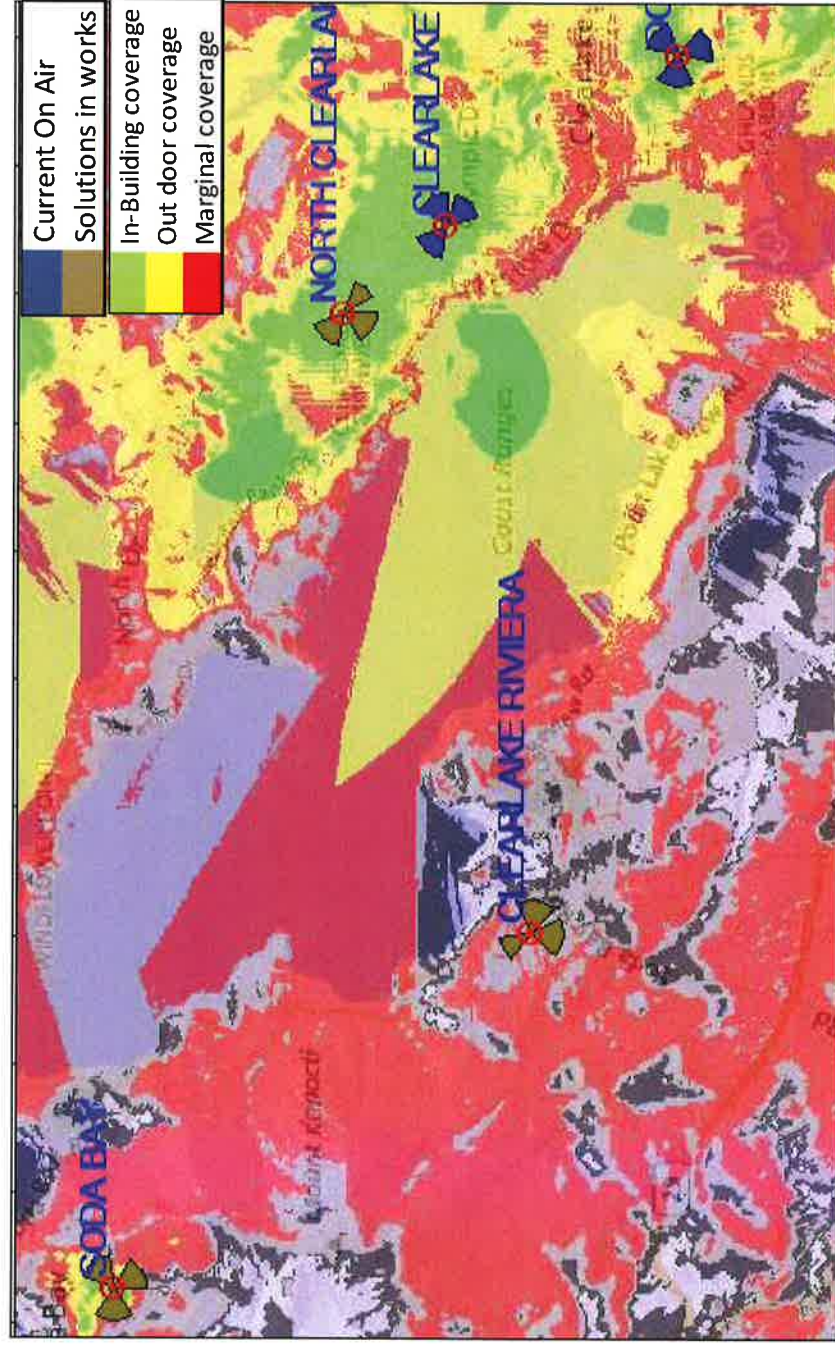
Propagation Maps (propagating existing + proposed sites)



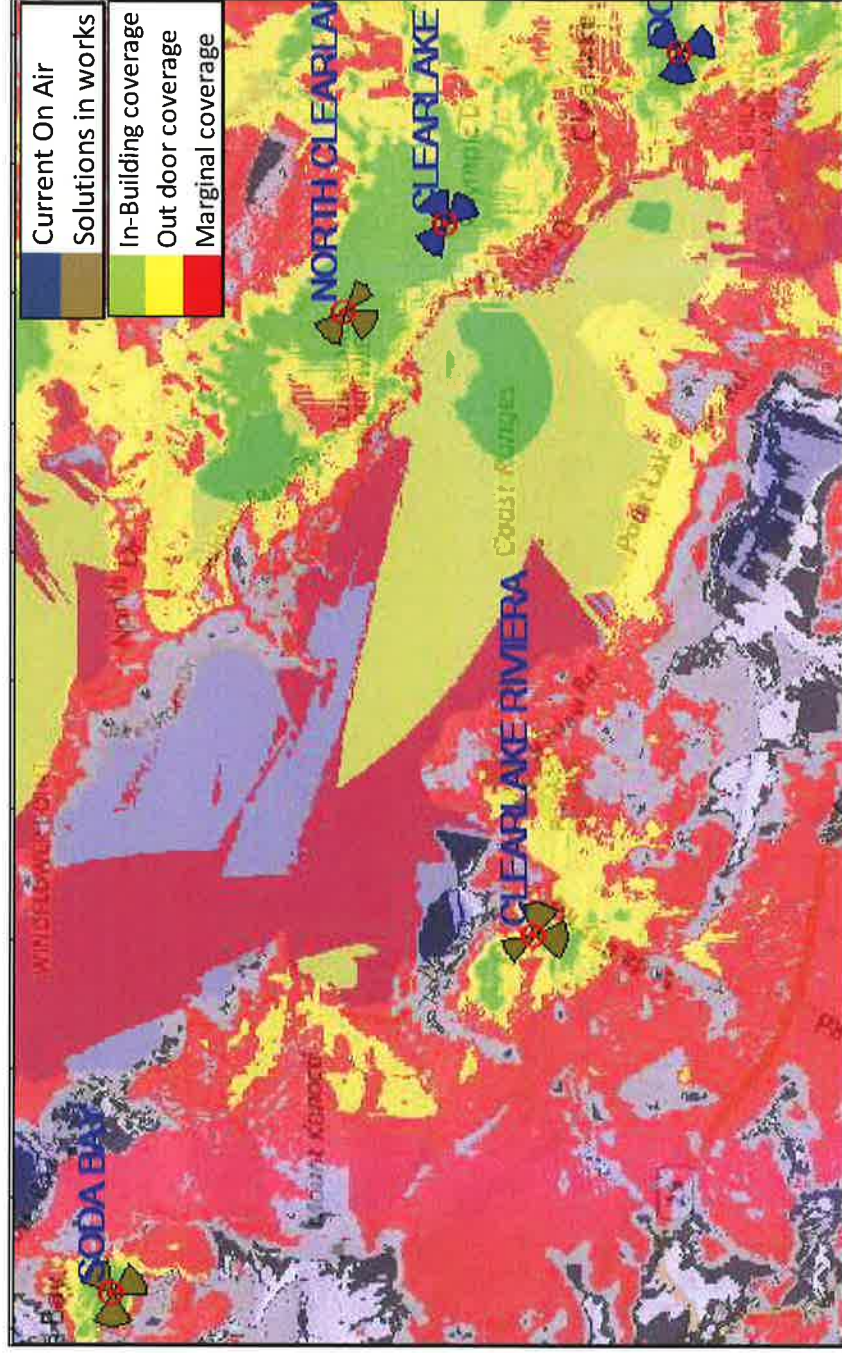
Coverage Area



Without ClearLake Riviera



With ClearLake Riviera





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Documents submitted:

- 1) \$4,355.42 fee as required for a deposit.
- 2) Completed Planning Division Application Form, At-Cost Project Reimbursement Agreement, Supplemental Data Form, Site Plan and Use Permit Application Checklists with a Letter of Authorization signed by the property owner.
- 3) Project Information
- 4) Eight (8) sets of 11" x 17" plans. The plans include a location/vicinity map.
- 5) A title report with Assessor's Parcel Map for the subject property.
- 6) Photos of the subject site with a map showing the locations selected for the photo simulations. Color photo simulations of four (4) views and a simulation of the proposed facility.
- 7) Google Earth Image of Subject Property.
- 8) Area Cell Site Map showing other facilities within 5 miles of the subject facility.
- 9) Lake County network map from Verizon with existing and proposed coverage plots.
- 10) Plots showing existing facilities coverage and coverage to be provided by the subject facility.
- 11) Horizon Tower Limited Partnership – II, certificate of liability insurance.
- 12) CD with soft copies of all submittal materials.

Article 71.9 – Application Submittal Requirements - Responses

71.9 (a) Horizon Tower is a carrier neutral telecommunications facility development company. Horizon Tower has secured a lease with the property owner and will obtain a building permit to develop the subject facility. Thereafter, each Federal Communications Commission (FCC) licensed carrier will secure the pertinent permits from the County to install their antennas and radio equipment at the subject facility.

The subject area has poor cellular telephone coverage and a facility is needed to provide in-building coverage to the residents and more robust service for emergency service personnel and visitors. The subject facility will provide high speed wireless connectivity utilizing the most current technology.

71.9 (b) The proposed wireless telecommunications facility and communications antennas proposed to be mounted thereon will comply with all applicable standards established by the FCC governing human exposure to electromagnetic radiation.



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71.9 (c) The proposed facility will comply with all applicable Federal Aviation Administration and applicable Airport Zoning Regulations.

71.9 (d) No structures exist within $\frac{1}{4}$ of a mile of the subject facility that can support antennas at the required heights.

71.9 (e) The 85' tall proposed antenna support structure is required to accommodate up to four (4) carriers antennas at heights from 45' to 75' above ground level. Please see attached proposed coverage maps (Item # 10).

71.9 (f) A California registered professional engineer will design and approve the proposed subject facility to confirm it will be constructed in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Telecommunications Industry Association and applicable requirements of the County's Building Code on the plans to be submitted with the building permit application. See note in Project Narrative on sheet T-1 of the attached plans (Item # 4).

71.9 (g) Horizon Tower is a facility development company and does not hold an FCC license. Each tenant will provide their FCC license when they apply to the County to occupy the subject facility and the pertinent emergency contact information. See attached Horizon Tower Certificate of Insurance.

71.9 (h) Facility Description

(1) The subject facility will provide wireless telecommunication services in multiple frequency bands, including Cellular, PCS, AWS, two-way radio and Broadband.

(2) See attached plans for number and dimensions of antennas and equipment (Item # 4).

(i) Up to 36 panel antennas, each being approximately 8' tall by 18" wide

(ii) Up to 8 microwave dish antennas, each being 36" in diameter

(iii) Base Transceiver Station equipment for up to 4 carriers to be mounted on a concrete pad within a 50' x 50' fenced compound

(3) The power rating for all antennas and equipment is defined as the maximum effective radiated power in any antenna signal propagation direction would be 10,400 watts, representing simultaneous operation at 4,400 watts for AWS, 4,400 watts for PCS, and 1,600 watts for 700 MHz service.

(4) The proposed facility, communications antennas proposed to be mounted thereon and the network which it will be part of will comply with all applicable standards established by the FCC governing human exposure to electromagnetic radiation. There are no other antenna facilities in the immediate area, which could contribute to the cumulative radio frequency emissions from the subject facility.

(5) The subject facility is designed to accommodate up to four (4) collocation carriers (item # 4).



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- 71.9 (i) Attached please find maps showing the Verizon existing and proposed cellular antenna facilities in Lake County and their coverage areas (Item # 9).
- 71.9 (j) Attached please find a map showing all existing cellular antenna facilities within 5 miles of the subject facility (Item # 8).
- 71.9 (k) See attached Letter of Authorization from the property owner (Item # 2A). The underlying lease allows for collocation.
- 71.9 (l) The underlying lease covers property that has public ROW frontage and it allows for access to utilities.
- 71.9 (m) See attached visual analysis which includes a map of the four (4) viewpoints selected to represent the subject facility with views to the existing location and photo simulations of the proposed facility (Item # 6).
- 71.9 (n) The subject location was selected as the property has an existing driveway with access to a public ROW, access to utilities and ground space to support a facility that meets the County requirements for collocation. The subject property contains 40 acres. The subject facility is sited to be away from adjacent residences. The nearest off site residence is approximately 446' away (Item # 4).

Other properties in the area were investigated, specifically 5195 Tomahawk Way; however a lease could not be secured for this property. The subject property and proposed facility design is the best means to provide needed wireless telecommunication coverage to the area.

- 71.9 (o) The subject facility is designed for collocation and Horizon Tower will only charge fair market value for space at the subject facility.
- 71.9 (p) Horizon Tower will cooperate with the Community Development Director to provide any necessary documents or additional reviews.
- 71.9 (q) & 71.10
The subject facility does not propose to have any building mounted antennas.

Article 71.11 Reporting Requirement - Response

See Article 71.9 responses above, which also address Article 71.11 requirements.

Horizon Tower is a carrier neutral telecommunications tower development company, does not hold an FCC license and will not offer or provide telecommunication services to the public. Each FCC licensed carrier will provide the required reporting items when applying to the County to install equipment at the subject facility. Carriers anticipated occupying the subject facility,



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such as Verizon Wireless, will provide high speed wireless communication services ranging from cellular voice, data, PCS, AWS, broadband and two-way radio.

Project Information

A. Site Selection, Alternatives and Surrounding Area

Technology for wireless communication transmissions relies on line of sight radio signal propagation. The antennas must have an unobstructed view over the coverage objective areas, which for the subject facility are Clear Lake Riviera, Riviera Estates and the adjacent portion of Clear Lake. Siting of the facility must be in a location with a ground elevation allowing the antennas to have an unobstructed view over the coverage objective. To achieve line of sight over the coverage objective the antennas must be mounted on the proposed 85' tall antenna support structure to allow the radio signal to propagate over the area.

Locations 1 & 2 shown on the Area Cell Site Map showing other facilities within 5 miles of the subject facility are not viable locations due to the distance from the coverage objective and the terrain. Locations 7 & 8 shown on this map also are not viable locations as they are located on the east side of Clear Lake and cannot provide adequate radio signal to the coverage objective.

The subject property and location have been selected to best serve the coverage area while allowing the antenna support structure to blend in with the existing terrain.

The subject property and location were selected after a thorough evaluation of the area and for the following reasons:

- 1) There are no existing structures in the immediate area, which could support antennas at the required height.
- 2) Properties adjacent to the subject property were investigated; however a lease agreement could not be secured.
- 3) The location on the subject 40 acre property allows the subject facility to be sited away from adjacent residences.
- 4) The subject property has an existing access driveway with access to the required utilities.

For these reasons the subject property is the best single site solution to serve the subject area while allowing carriers to provide critical wireless communication services to the residents, emergency response personnel, travelers and boaters.

The subject property has a Rural Residential zoning designation with R-1 zoning and residences to the north, east and south and Rural Lands with open scrub brush to the west. The nearest off site residence to the subject facility is approximately 446' away.



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B. Proposed Equipment Installation and Associated Facilities

Horizon Tower proposes to install the infrastructure required for an unmanned wireless telecommunications facility consisting of an 85' tall faux monopine tree antenna support structure in a 50' x 50' fenced equipment compound.

The monopine support structure will conceal multiple carriers' antennas and microwave dishes.

Once the facility infrastructure is installed, and upon issuance of the required permits to each carrier by the County, each carrier will install their base transceiver station equipment in the equipment compound and antennas on the monopine. The plans included herewith reflect equipment pads for four (4) carriers, each with pull boxes for underground connections to the electrical and telephone services. The base transceiver station equipment will be connected via coaxial cables to the antennas via a cable tray, identified in the plans as an "ice bridge". Electrical power and telephone utility connections will be extended to the subject facility from the existing utility service providers' points of connection.

C. Horizon Tower Property Rights

The property owner and Horizon Tower have entered into a lease for development of the subject facility on the property. The property owner has signed a Letter of Authorization allowing Horizon Tower and their representatives to process any necessary permits for development of the subject facility, a copy of which is included herewith.

D. Business hours of operation, employees, parking, noise & smoke

The proposed unmanned facility will operate 24 hours a day and there will be no regular traffic. Once the facility is developed, each carrier will visit the site in a light utility vehicle approximately once a month, for a short period of time, to conduct routine maintenance of the equipment. Therefore, a water, sewer or septic system connection is not required. Parking is available at the subject facility to accommodate the technician visit. The radio equipment and antennas will not generate any significant noise nor will they equipment emit any fumes.

An emergency power generator is not proposed at this time; however a future tenant may propose one with their application to install equipment at the subject facility.

E. Landscaping, Screening, Signage and Trash

There is no landscaping proposed for the subject facility due to its location on the subject property as the equipment compound is not visible from adjacent properties. The ground mounted equipment will be enclosed within a chain link fenced compound.

No on street signage is proposed for the project. As required, site identification and emergency contact signage will be placed at the facility.

No trash collection will be necessary as the facility will be unmanned and it does not generate any waste.



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F. Wireless Safety

Scientists all over the world continually study the potential health effects of Radio Frequency (RF) energy. These studies have concluded that there is no evidence that RF energy from wireless communication facilities pose a public health threat when they are installed and operated properly. The proposed facility will be operated in compliance each carrier's FCC license and requirements. Horizon Tower will not operate any radio equipment at the subject facility. Each tenant can submit to the County an RF emissions study for their proposed radio equipment with their respective permit applications, which will confirm that their equipment will operate well within the FCC guidelines. The proposed antennas will be mounted between 45' and 75' above ground level thereby precluding any general public access or exposure. Signage will be installed as required by the FCC and any other regulatory agencies.

G. Company Experience and Community Benefit

Horizon Tower is highly experienced in the development of multi-carrier cellular telephone facilities throughout the western United States. Please visit their web site at <http://horizontower.com/> for additional company information.

The community benefit will be the provision of high speed state of the art wireless telecommunication services to the area, most importantly emergency service communications for first responders. The proposed facility will also provide wireless communication services to not only the residents but also to travelers and boaters in the area. The Horizon Tower tenant cellular carriers' networks will provide a wide range of wireless telecommunication services including voice and data, which will allow residents an alternative source for their communication needs.

To improve the ability of emergency services personnel to quickly assist those in need, a locating system known as Enhanced 9-1-1 (E911) has been deployed across the country. E911 provides four functions to help connect emergency responders and distressed wireless callers more quickly:

- The proposed tenants' cellular facilities will handle 911 calls from cell phones
- Ensures that a wireless 911 call is routed to the most appropriate emergency dispatch center
- Provides emergency dispatchers with the call back number of the caller
- Provides the approximate location of the caller

The proposed facility will greatly improve or establish wireless telecommunication services in the subject area, which currently has poor service, resulting in a needed service and a benefit to the community.

H. Trees, demolition and grading

No trees or existing landscaping are proposed to be removed. Some brush may be cleared. No existing structures will be impacted. There is minimal grading required for development of the project.



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I. Telephone & Power

Telephone and power are the only utility services required and they are will be extended to the subject facility from the service providers' points of connections.

J. Site Photos, Photo Simulations & Visual Analysis (Item # 6)

The location of the proposed facility on the subject property is at a ground elevation of 1,850', in an area of dense chaparral bushes just off an existing driveway and 421' from the nearest property line.

An aerial map is provided, which shows the subject location and identifies the four (4) vantage points selected for the photo simulations and visual analysis. The photos show a view to the existing location on the subject property and a simulation of the proposed facility in this view. The photo simulations represent the scale and dimensions of the proposed facility in accord with the plans included herewith. The subject facility is located in the interior of the subject property; therefore near field views of the facility and the ground mounted equipment are not possible.

The photo simulations depict the proposed facility from the following four (4) vantage points:

- View # 1: Looking southeast from Paloos Court
- View # 2: Looking southwest from Fairway Drive
- View # 3: Looking west from Tenino Way
- View # 4: Looking northeast from Tenaya Way

View # 1

This view is from the residential area northwest of the subject property. The monopine antenna support structure has a higher terrain backdrop allowing it to blend in with the terrain.

View # 2

This view is from Fairway Drive, the edge of the residential area just west of Soda Bay Road. The monopine antenna support structure has a partial higher terrain backdrop, which allows the lower portion to blend in with the terrain and there are other tall trees in this view allowing it to blend in with the surroundings.

View # 3

This view is looking west from Tenino Way just east of the entrance to the subject property. The monopine antenna support structure has a higher terrain backdrop allowing it to blend in with the terrain. Other near field obstructions such as trees and buildings limit direct views of the monopine and provide screening.

View # 4:

This view is looking northeast toward the subject facility from the edge of the subject property and the residential area near the intersection of Tenaya Way and Chippewa Trail. Due to the location of the subject facility in the interior of the subject property, the distance to the facility from view location # 4



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and the higher terrain backdrop with existing trees, allow the monopine antenna support structure to blend in with the surroundings.

Visual Analysis Summary

The equipment compound is not visible from off site. Due to the location of the subject facility, open brush lands to the west of the subject property and undulating terrain in the area, the proposed monopine antenna support structure will not impact views of Clear Lake.

The proposed facility has been carefully sited to not impact lake view corridors and to minimize direct views. The monopine antenna support structure blends in with the undulating terrain and existing trees resulting in a minimal visual impact.

K. Construction/Installation

Installation will only commence after receipt of a building permit issued by the County. Construction is expected to take several weeks.

Summary

The subject property was selected as the best available single site solution to provide critical wireless communication services to the subject area.

The ground based equipment will be located in an area not visible to the public. The visual analysis confirms that the proposed monopine antenna support structure will have a minimal visual impact.

The project complies with the County code requirements and the findings for the required permit can be made.

The proposed facility is the least intrusive means as a single site solution to provide critical high speed wireless communication services to the subject area.

Therefore, the subject facility is the best design and solution to provide needed communication services to the subject area with a minimal impact on the surrounding area.

Please contact Greg Guerrazzi @ (707) 935-1111 with any questions or for additional information. Submit email inquiries to gregguerrazzi@vom.com



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

July 25, 2018

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY IS 18-06

ENVIRONMENTAL CHECKLIST FORM

- 1. Project Title:** Horizon Tower – CA 4043 – Kelseyville
- 2. Permit Number:** Major Use Permit, UP 18-01
Initial Study, IS 18-06
- 3. Lead Agency Name and Address:** County of Lake
Community Development Department
Planning Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
- 4. Contact Person and Phone Number:** Mark Roberts, Associate Planner (707) 263-2221
- 5. Project Location:** 9475 Mojave Trail
Kelseyville, CA 95451
APN: 009-004-21
T13 N., R8 W., M.D.B &M

Latitude: N 38° 95' 63.17" (NAD 83)
Longitude: W 122° 73' 28.33" (NAD 83)
- 6. Project Sponsor's Name & Address:** Horizon Tower, L.P.
Attention: Suzie Densmore
117 Town & Country Drive; Suite A
Danville, California 94526
- 7. General Plan Designation:** Suburban Reserve-
- 8. Zoning:** "RR" Rural Residential

9. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The site is currently developed with a single-family residential structure and accessory structures, and other disturbed areas, including an existing eight (8) to twelve (12) foot wide dirt/gravel access gated road that connects to Mojave Trail.

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned mono-pine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed mono-pine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36". The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence.

Currently, the project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave trail/Tenino Way (a County-maintained road). The existing access road/easement would be improved to minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) "Access shall be provided to the communication tower and communication equipment building by means of a public street or easement to the public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length.

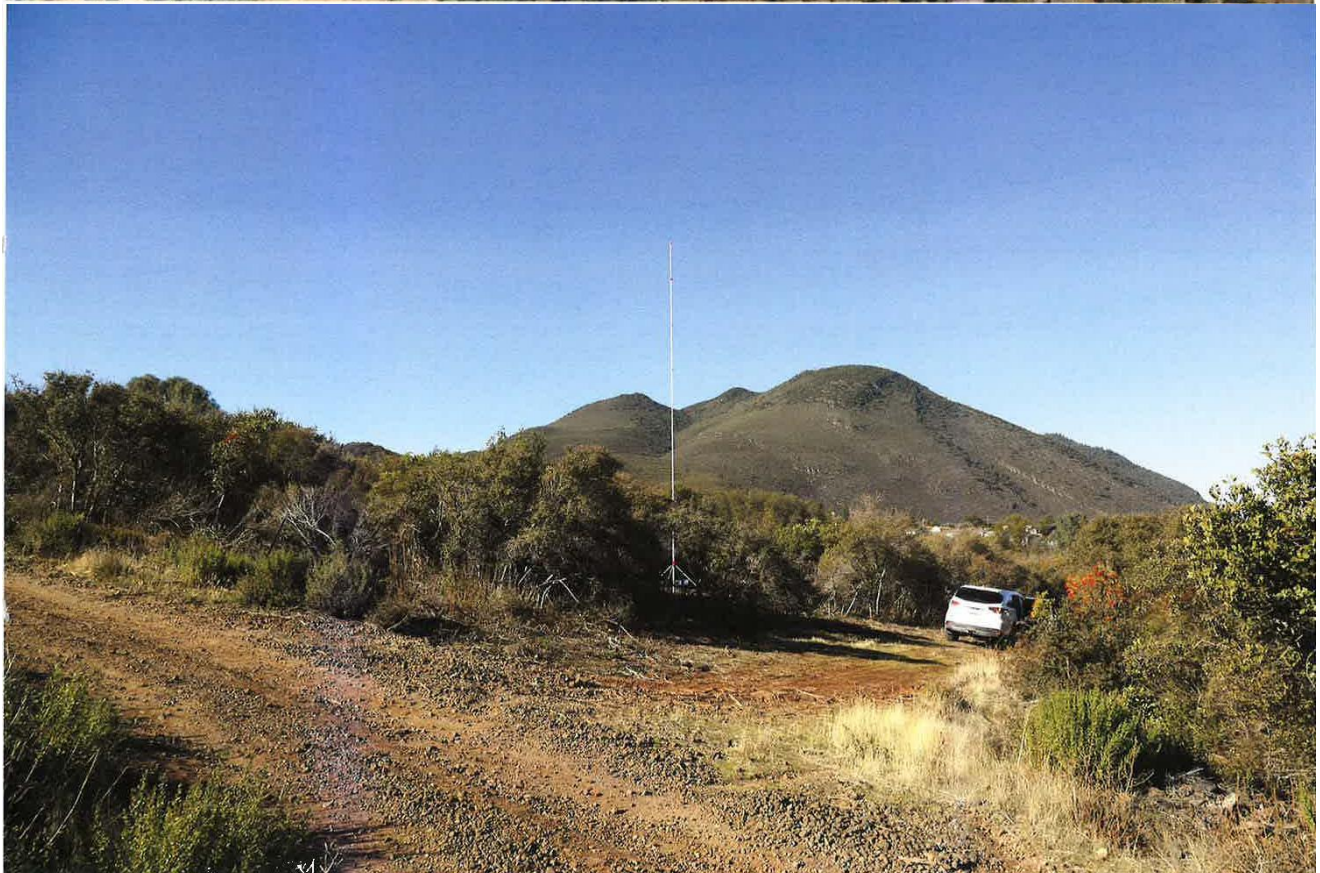
The estimated construction period is approximately ninety (90) days for the entire project.

**SEE FOLLOWING PAGES FOR PHOTO SIMULATIONS, SITE VISIT PHOTOS
AND
PROPOSED ARCHITECTURAL PLANS**

AERIAL PHOTO OF PROJECT SITE



PHOTO SIMULATIONS PREPARED BY APPLICANT





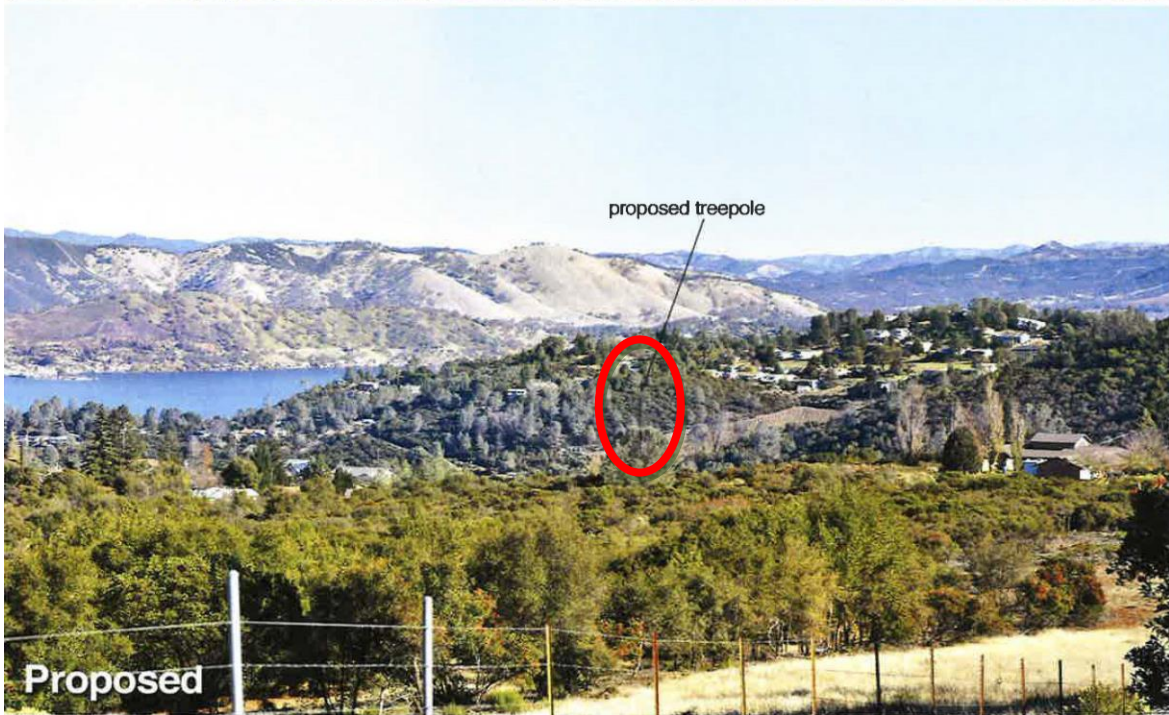


HORIZON POWER, LLC
12/14/17

Kelseyville Site # CA4043
9475 Mojave Trail
Kelseyville, CA

Looking West from Tenino Way
View #3
Applied Imagination 510 914-0500





HORIZON TOWER, LLC
12/14/17

Kelseyville Site # CA4043
9475 Mojave Trail
Kelseyville, CA

Looking Northeast from Tenaya Way

View #4
Applied Imagination 510 914-0500

SITE VISIT PHOTOGRAPHS ON JULY 20, 2018

View of entrance/access point



Area to be developed



View looking North/Northwest



Zoomed in view looking North/Northwest

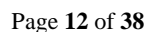


View of neighboring parcel (located at entrance)

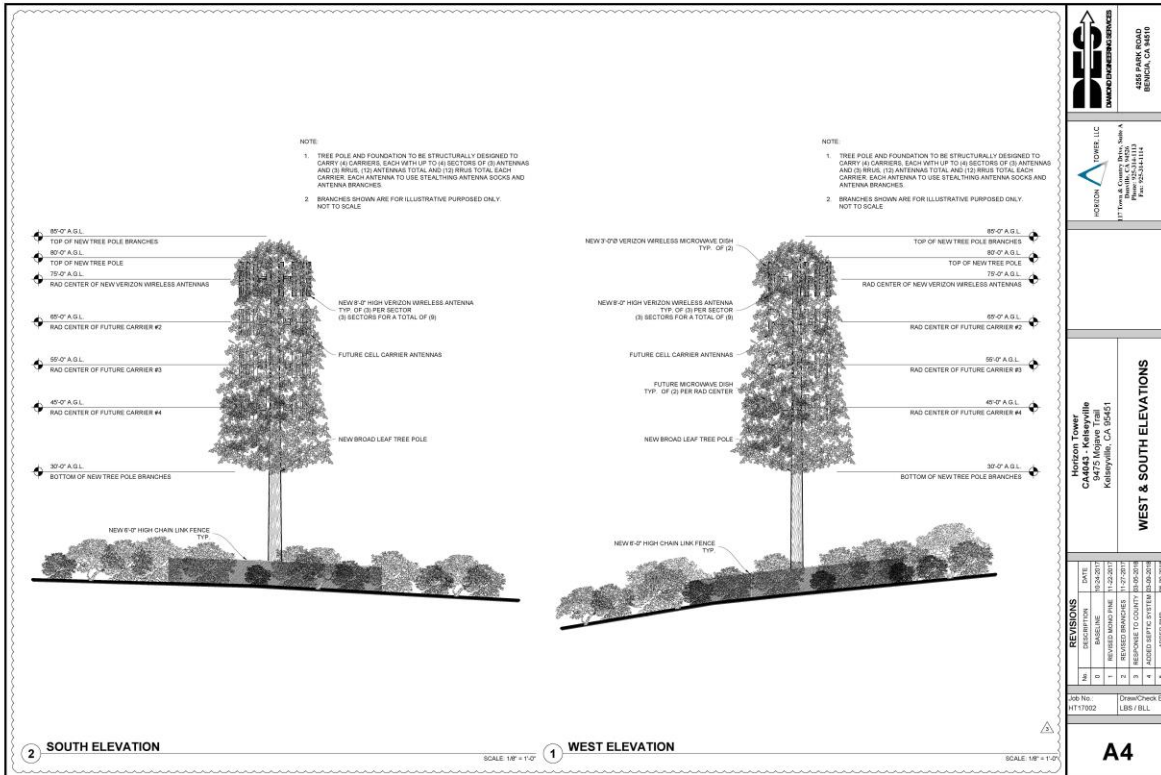
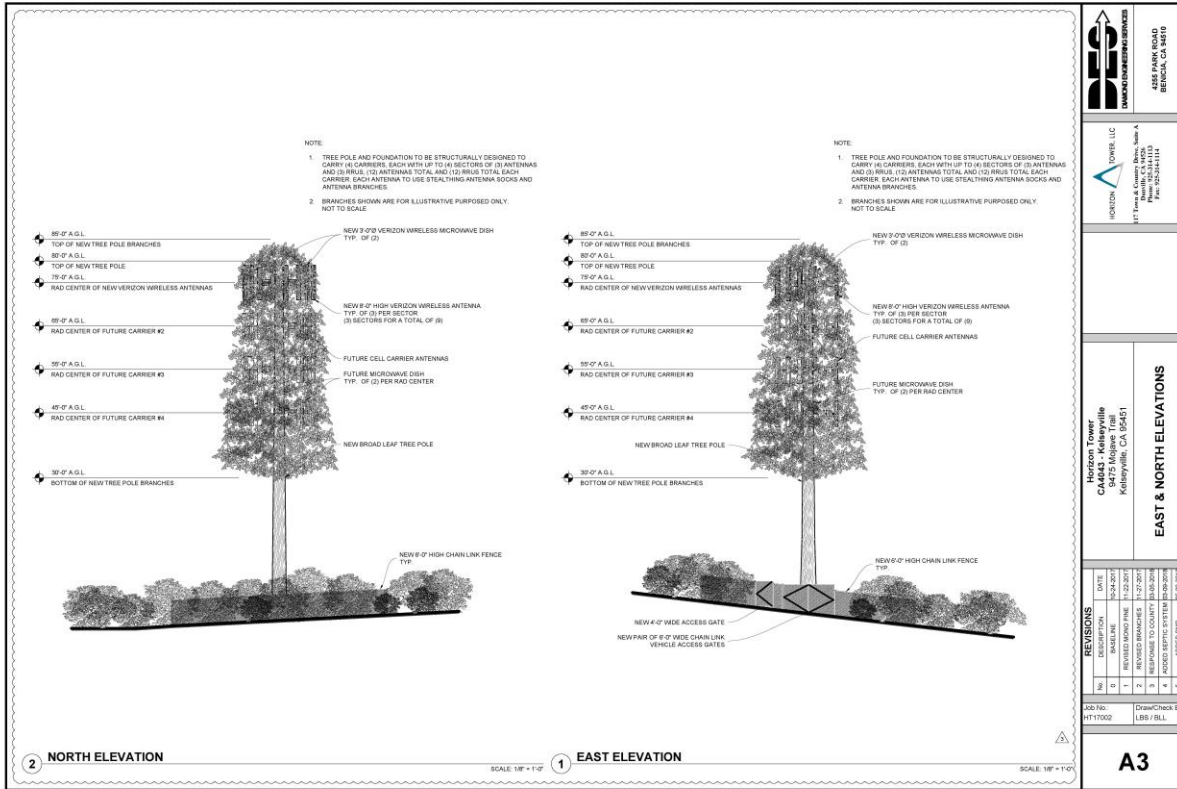


View from adjacent parcel (approximately 100 feet South of Access point)



[illegible]

PROPOSED ARCHITECTURAL ELEVATION DRAWINGS



10. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

North: Parcels to the north are zoned "R1" Single-Family Residential and "RR" -Rural Residential. The parcels range from approximately .16 to .25 acres in size.

South: Parcels to the south are zoned "R1" Single-Family Residential. Parcels are approximately .14 to 1.26 acres in size.

East: Parcels to the south are zoned "R1" Single-Family Residential. Parcels are approximately .14 to 1.26 acres in size.

West: Parcels to the south are zoned "RR" Rural Residential and "RL" Rural lands. Parcels are approximately 40 to greater than 600 acres in size.

Other public agencies whose approval is required (e.g., Permits, financing approval, or participation agreement.):

Lake County Air Quality Management District
Lake County Community Development Department
Lake County Department of Environmental Health
Lake County Department of Public Works
Lake County Special Districts Department
California Department of Forest and Fire Protection

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Population / Housing</u> |
| <input type="checkbox"/> <u>Agriculture & Forestry</u> | <input type="checkbox"/> <u>Hazards & Hazardous Materials</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input checked="" type="checkbox"/> <u>Air Quality</u> | <input checked="" type="checkbox"/> <u>Hydrology / Water Quality</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input type="checkbox"/> <u>Transportation / Traffic</u> |
| <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Geology / Soils</u> | <input type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> | | |

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Mark Roberts, Associate Planner

SIGNATURE

Date: _____

Michalyn DelValle, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and

- b) the mitigation measure identified, if any, to reduce the impact to less than significance.

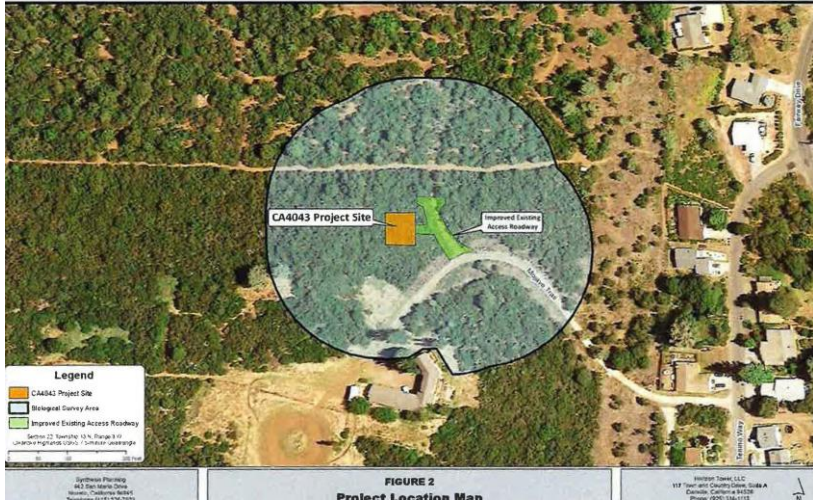
KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project is located within the Riverias Area Plan (adopted on January 9, 2007) does discuss Communication and Energy Systems (Telephone, Television and Internet Services) but it does not regulate the placement of Communication Towers.</p> <p>According to the Riverias Area Plan it identifies the County's scenic views and/or scenic resources as Mount Konocti, Mount Hannah, forested/mountainous and hillside landscapes, grasslands, agricultural and pastoral settings, and impressive views of Clear Lake.</p> <p>The Riverias Area Plan also identifies State Highway 281, State Highway 29, Point Lakeview road, Soda bay Road, Point Lakeview Road, as scenic corridors. The project site is located approximately .20 miles west of State Route 281, which is locally designated as scenic and "Eligible" for State Scenic Highway designation.</p> <p>Once constructed, the proposed antenna may be visible to motorists and adjacent residents. However, the antenna would be designed as a mono-pine and sited in a manner that would not obstruct views of the natural features and scenic resources in the area, consistent with County policies for preserving scenic resources such as General Plan Policy PFS 7.3.</p> <p>Visual simulations were conducted from four (4) locations along Paloos Court, (looking Southeast), Fairway Drive (looking southwest), Tenino Way (looking West) and Tenaya Way (looking northeast), representing views from public vantage points. As shown in the simulations (Photos 1-4 above), due to the topography of the area, existing vegetative screening, and viewing distance, public views of the proposed tower would be mostly screened. In addition, the green mono-pine design of the tower makes it blend in with the existing landscape and would not detract views of scenic resources. Further, due to the rate at which motorists travel, viewers would only experience views of the antenna for short periods of time. Therefore, the proposed antenna would not substantially degrade the visual quality of the area or degrade views of a scenic vista. Impacts to scenic vistas would be less than significant.</p> <p>The use hereby permitted shall substantially conform to the project as described in the Community Development Department Major Use Permit Application dated January 29, 2018 and Site Plan dated May 9, 2018, prepared by Diamond Engineers Services. Minor alterations which do not result in increased environmental impacts may be approved in writing by the Community Development Director.</p> <p>The applicant shall adhere to all requirements and regulations in the Lake County General Plan, Riverias Area Plan and the Lake County Zoning Ordinance.</p>	1, 2, 3, 4, 5 6, 7, 38, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		See Section I(a) above. As proposed, the project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway. Less than Significant.	1, 2, 3, 4, 5 6, 7, 38, 40
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		See Section I(a) above. The proposed green mono-pine antenna would not substantially degrade the existing visual character or quality of the site and its surrounding for surrounding residents and passing motorists. Less than Significant.	1, 2, 3, 4, 5 6, 7, 38, 40
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>The project is not anticipated to create additional light or glare. Non-glare paints shall be required to be used on the structure. At this time, the applicant is not proposing any onsite lighting. If the applicant wishes to install lighting at a future date, the applicant must adhere to the following: Less than Significant with the incorporated mitigations.</p> <p>Mitigation Measure <u>AES-1: A Lighting Plan</u> shall be submitted to the Community Development Department for review and approval prior to issuance of any building permits. Said lighting plan shall consist of the following:</p> <ul style="list-style-type: none"> Any exterior lighting, except as required for FAA regulations for airport safety, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance. 	1, 2, 3, 4, 5 6, 7, 38, 40
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The proposed site does contain farmland. According to the Farmland Mapping and Monitoring Program, the project site is designated as "Grazing Land" and a portion of the parcel contains " <i>Unique Farmland</i> ". The project parcel does not have any active farming and according to the site plan dated May 9, 2018, the proposed area is not located within the <i>Unique Farmland Soil</i> . Therefore, no impacts to Farmland would occur with proposed use. Less than Significant	1, 2, 3, 4, 7, 8, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The project site is zoned "RR"- Rural residential. The project site is not zoned for agricultural uses and is not within a Williamson Act contract. Less than Significant	1, 2, 3, 4, 7, 8, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X		The project is not zoned for forest or timberland and will not conflict with zoning for such resources. Less than Significant	1, 2, 3, 4, 7, 8, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		See Section II (c) above. The project would not result in the loss or conversion of forest land to a non-forest use. Less than Significant	1, 2, 3, 4, 7, 8, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		See Section II (a) above. There are vineyards currently on the project parcel, but not in the proposed antenna or access road locations. As proposed, this project would not induce changes to existing Farmland that would result in its conversion to non-agricultural use. Less than Significant	1, 2, 3, 4, 7, 8, 13
III. AIR QUALITY						
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i>						
<i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has the potential to result in short- and may create long-term air quality impacts. Dust and fumes may be released as a result of vegetation removal, grading, use of construction equipment and routine maintenance. Construction of the project would take place over a short period of time and would be temporary, which would not result in significant air quality impacts. Additionally, implementation of mitigation measure below would further ensure air quality impacts to be less than significant.</p> <p>Currently, the project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave trail/Tenino Way (a County-maintained road). The existing access road/easement would be improved to minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) "Access shall be provided to the communication tower and communication equipment building by means of a public street or easement to the public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length. Less than Significant with the incorporated mitigations.</p> <p>Mitigation Measures AQ-1: Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to residential areas, chipping and/or mastication is recommended for the majority of the brush removal.</p> <p>AQ-2: Vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p>	1, 2, 3, 4, 8, 9, 14, 19

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>AQ-3:</u> All access roads, driveways and parking areas shall be paved, chipped sealed, gravel or an equivalent all weather surface to reduce air particulates. Said material shall be maintained for life of the project.</p> <p><u>AQ – 4:</u> All traffic onsite shall be restricted to a five (5) Mile Per Hour (MPH) speed limit.</p> <p><u>AQ -5:</u> All diesel powered equipment shall meet the requirements of the State Air Toxic Control Measure for CI engines (stationary and portable).</p> <p><u>AQ -6:</u> Prior to issuance of any permits, the applicant shall obtain all necessary permits from the Lake County Air Quality Management District and submit written verification to the Community Development Department.</p>	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			<p>See Response in Section III (a).</p> <p>Mitigation: implement MMs AQ-1 through AQ-6.</p>	1, 2, 3, 4, 8, 9, 14, 19
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X		<p>The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>Less than Significant</p>	1, 2, 3, 4, 8, 9, 14, 19
d) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>Sensitive receptors in the area include adjacent residents. As described in Section III (a) above, with implementation of mitigation measures air quality impacts are anticipated to be Less than Significant with the incorporated mitigations.</p> <p>Mitigation: Implement MMs AQ-1 through AQ-6.</p>	1, 2, 3, 4, 8, 9, 14, 19
e) Create objectionable odors affecting a substantial number of people?			X		<p>This project is not anticipated to generate odors that would affect a substantial number of people. Less than Significant.</p>	1, 2, 3, 4, 8, 9, 14, 19
<p align="center">IV. BIOLOGICAL RESOURCES</p> <p align="center"><i>Would the project:</i></p>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>A <i>Biological Assessment</i> was prepared by Synthesis Planning; dated May of 2018. The proposed project is situated approximately 4.9 miles southeast of the City of Kelseyville, California and approximately 4.3 miles to the City of Lower Lake. The purpose of the Biological Assessment is to provide technical information and to review the proposed study area and the potential impacts it may have on sensitive species. The proposed construction of the wireless telecommunication facility would permanently displace approximately 4,000 square feet of land (0.09 acres) which would be disturbed as a result of constructing the facility pad. Of the 3,250 square feet (0.07 acres) would occur within previously disturbed lands and 750 square feet (0.02 acres) would occur with Chaparral habitat.</p> <p align="center">See Next Page for Aerial of Biological Study Area</p>	1, 2, 3, 4, 8, 9, 10, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					 <p><u>Wetland and Waters of the U.S and State</u></p> <p>A Delineation of Wetlands and Watercourses was completed by “Synthesis Planning Wetland Ecologist” during Marcy of 2018. According to “Synthesis Planning” they did not identify any intermittent streams, ponds, and/or wetlands with the proposed project site or buffer area.</p> <p><u>Vegetation Communities:</u></p> <p>According to the Biological report, there are two (2) vegetation community types observed within the study area. 1) Chaparral and 2) Ruderal Vegetation.</p> <p><u>Chaparral</u> was observed within portions of the proposed project site (expansions areas of existing access road) and throughout the project buffer area. The growth from Chaparral species vary from treelike (up to 10 feet) to prostrate. When mature, it is often impenetrable to large mammals. Its structure is affected by site quality, history of disturbance (such as fire(s), erosion, logging, etc.) and the influence of browsing animal.</p> <p>Chaparral is characterized by evergreen species, however deciduous or partially deciduous species may also be present. Conifer and oak tress may also be present.</p> <p><u>Wildlife Habitats</u></p> <p>Wildlife habitat classifications for this report is based on the CA Department of Fish and wildlife Habitat Relationships Systems which places an emphasis on dominant vegetation, vegetation diversity and physiographic character is the habitat. As a plant and/or vegetation community is degraded by loss development and/or natural causes, it often results in a reduction of Wildlife Species diversity.</p> <p>According to the Biological Assessment, the survey findings for the 32 target special-status plant species that had blooming periods during our surveys were negative. Therefore, no impact to those species are expected with the incorporated mitigations. However, since the survey were conducted outside of the blooming period for the remaining 25 special status species, it is uncertain if these species will occur within the proposed project site and buffer area.</p> <p>Pallid Bat & Townsend Big eared Bats: According to the Biological</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Assessment, no individual bat were observed during the biological surveys and no documented sightings of these species have been recorded within the project area.</p> <p><u>Critical habitat:</u> According to the Biological Assessment, no critical habitat was identified within the proposed project site or buffer area (USFWS 2018).</p> <p><u>Special Status natural Communities:</u> According to the Biological Assessment, no special status natural communities were identified within the proposed project site or buffer area during the file investigation.</p> <p>Less Than Significant with Mitigation Incorporation</p> <p>This use permit approval shall not become effective, operative, vested or final until the California Department of Fish and Wildlife filing fee required or authorized by Section 711.4 of the Fish and Wildlife Code is submitted by the property owner to the Community Development Department. Said fee shall be paid within five (5) days after deciding to carry out of approve the project pursuant to Section 15075 of the California Environmental Quality Act.</p> <p><u>Mitigation Measures:</u></p> <p>BIO-1: Any ground disturbing activities that during the breeding season of migratory avian or raptor species (February through mid-September), applicant shall have a qualified biologist conduct surveys for active nests no more than ten (10) days prior to start of activities. Pre-construction nesting surveys shall be conducted for nesting migratory avian and raptor species in the project site and buffer area. Pre-construction biological surveys shall occur prior to the proposed project implementation, and during the appropriate survey periods for nesting activities for individual avian species. Surveys will follow required CDFW and USFWS protocols, where applicable. A qualified biologist shall survey suitable habitat for the presence of these species. If a migratory avian or raptor species is observed and suspected to be nesting, a buffer area will be established to avoid impacts to the active nest site. Identified nests should be continuously surveyed for the first 24 hours prior to any construction-related activities to establish a behavioral baseline. If no nesting avian species are found, project activities may proceed and no further Standard Construction Conditions measures will be required. If active nesting sites are found, the following exclusion buffers will be established, and no project activities will occur within these buffer zones until young birds have fledged and are no longer reliant upon the nest or parental care for survival.</p> <ul style="list-style-type: none"> - <i>A Minimum no disturbance of 250 feet around active nest of non-listed bird species and a 250 foot no disturbance buffer around migratory birds.</i> - <i>A minimum no disturbance of 500 feet around activeness of non-listed raptor species.</i> - <i>A 0.5 (1/2 mile) no disturbance buffer from listed species and fully protected species until breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.</i> - <i>Once work commences, all nest shall be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes occur, the work causing these changes shall cease and the applicant shall contact the appropriate agencies (i.e. CA Dept. of Fish & Wildlife, US Fish and Wildlife Services) shall be consulted for additional avoidance and minimization measures.</i> 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>- <i>A variance for these “no disturbance buffers” may be implemented when there is compelling biological and/or ecological reasons. Variance from these buffers is advised to be supported by a qualified Wildlife biologist and the Ca Dept. of Fish & Wildlife and US Fish & Wildlife Services shall be notified in advanced of implementation of a no disturbance buffer.</i></p> <p>BIO-2: Prior to issuance of any permits, the applicant shall submit a <u>Best Management Plan (BMPs)</u> to the Community Development for review and approval. Said plan shall use best management practice to avoid debris cross contamination into drainages and other sensitive wildlife habitats.</p> <p>BIO-3: The applicant shall ensure all personnel working in the field, have completed an <u>Environmental Awareness Training</u>. Said training shall consist of a brief presentation in which a qualified biologist knowledgeable of the endangered species biology and legislative protection explain the endangered species concerns, including special plants status and sensitive wildlife species to ensure the protections of these species and their habitats.</p> <p>BIO-4: A qualified botanist will conduct pre-construction field surveys to identify any populations of special-status plant species within the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the issuance of any permits and/or initiation of any construction activities and coincide with the appropriate flowering period of the special-status plant species with the potential to occur in the project area. If any special-status plant species populations are identified within and/or adjacent to the proposed disturbance area, the project applicant shall implement the following:</p> <p>- <i>If any population(s) of special-status plant species is identified directly adjacent to the proposed project site, a qualified biologist retained by project proponent will clearly delineate the location of the plant population, and install protective fencing between the disturbance zone and the plant population to ensure that the plant population is adequately protected.</i></p> <p>BIO-5: Due to the potential for special species to occur, and/or move throughout the project area, the applicant shall have an <u>Onsite Biological Monitor</u> check the ground beneath all equipment and stored materials each morning prior to the commencement of work activities during ground disturbance and/or removal of existing vegetation.</p> <p>BIO-6: All piping and/or tubing greater than four (4) inches shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the piping when construction dos on occur.</p> <p>BIO-7: All trenching and/or similar excavations shall be backfilled the same day they are opened or have an exit ramp built into the excavation area(s) to allow species to escape safety.</p> <p>BIO-8: Applicant shall have project site boundaries clearly delineated by stakes and/o flagging to minimize inadvertent degradation and/or loss of adjacent habitat during project operations. Staff and/or contractors shall post signs and/or place fences around the project site to restrict access of vehicles and equipment un related to drilling operations.</p> <p>BIO-9: A Bat habitat shall be conducted by a qualified Biologist prior to</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the issuance of any permits and/or commencement of constructing. If shrubs/tress removal be necessary, it shall only occur during seasonal period of bat activity, between March 1, (or when evening temperatures are above 45 degrees Fahrenheit and rainfall is less than ½ inch in a 24 hour period); and April 15, prior to parturition of pups. The next acceptable period of shrub/tree removal with suitable roosting habitat shall occur after pups become self-sufficiently Volant (September 1 through October 15), or prior to evenings temperatures dropping below 45 degrees Fahrenheit and onset of rainfall greater than ½ inch in 24 hours.</p> <p>BIO-10: A qualified botanist shall conduct a pre-construction field survey to identify any populations of special-status plant species within the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the initiation of any construction activities and coincide with the appropriate flowering period of special-status plants species with the potential to occur in the project area.</p> <p>- <i>If any special-status plant species populations are identified within or adjacent to the proposed disturbance area, the applicant shall have a qualified biologist clearly delineate the location of the plant population, install protective fencing between the disturbance zone and the plant population to ensure the protection of the plant species.</i></p> <p>BIO-11: When a special plant species occurs within the proposed disturbance zone, the applicant shall consult with CA Dept. of Fish & Wildlife and the US Fish & Wildlife Services to determine the appropriate measure to be taken in order to avoid and/or mitigate impacts to the species/populations which shall include adjusting the boundaries of the disturbance zone where feasible and the applicant shall implement one or more of the following: 1) Transplant potentially affected plants to areas not planned for disturbance. If plant is transplanted, applicant shall plant two (2) or more plants. Said transplants shall be managed and monitored by the applicant and shall survive for a minimum of five (5) years after planting; 2) Seeds and/or purchased plants shall be planted in an area adjacent to the distrained zone; 3) Applicant may purchase credits at an approved mitigation bank at a ratio approved by the CA Dept. of Fish & Wildlife, US Fish & Wildlife Services and the applicant.</p> <p>BIO-12: If any oak tree larger than five (5) inches in diameter at breast height (DBH) that are removed as part of the project shall be replanted/replaced at a ratio of three (3) to one (1) for each oak tree removed. Any replanted/replaced oak tree shall be monitored until permanently established in accordance.</p> <p>- <i>An <u>Oak Mitigation Plan</u> shall be submitted to the Community Development Department for review and approval. Said plan shall indicate size of tree and identify trees to be removed including a replanting schedule and take into account the current drought conditions and optimal time for replanting.</i></p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>The proposed cellular antenna site is developed with an existing single-family residence and accessory structures. According to the Biological Study, the parcel contains chaparral and ruderal vegetation. Project development would require minimal chaparral and vegetation removal for access improvements and site development. The project would have minimal adverse effects on any riparian habitat or other sensitive natural community. Less Than Significant with the Mitigation Incorporated.</p> <p>Mitigation: Implement MMs BIO1-1 through BIO-12.</p>	1, 2, 3, 4, 8, 9, 10, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			A Delineation of Wetlands and Watercourses was completed by "Synthesis Planning Wetland Ecologist" during Marcy of 2018. According to "Synthesis Planning" they did not identify any intermittent streams, ponds, and/or wetlands with the proposed project site or buffer area. Less Than Significant with the incorporated mitigations. Mitigation: Implement MMs BIO1-1 through BIO-12.	1, 2, 3, 4, 8, 9, 10, 12
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X			Many portions of the site have been developed by past uses, including road development, vineyards, and agricultural buildings. The site is not a known migratory corridor, and development will not have an impact of wildlife movements in the area and no corridors have been defined around the project site. Impacts would be less than significant. Less Than Significant with the incorporated mitigations. Mitigation: Implement MMs BIO1-1 through BIO-12.	1, 2, 3, 4, 8, 9, 10, 12
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			This project could result in the removal of oak trees for the access road improvements. According to Section 21083.4 of the California-Public Resources Code states that if a county determines that there may be a significant effect to oak woodlands; mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands. Therefore, the applicant shall adhere to the following. Less Than Significant with the incorporated mitigations. Mitigation: Implement MMs BIO1-1 through BIO-12.	1, 2, 3, 4, 8, 9, 10, 12
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site and no impacts are expected. No Impact	1, 2, 3, 4, 8, 9, 10, 12
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X			A Cultural Resource Investigation/Survey was completed by Archaeological resource Technology on January 8, 2018. A records research was conducted t the Northwestern Information center (NWIC) of the California Historical Resource Information System (CHRIS) for the posed project. The purpose of the records search was to identify all previously cultural resource studies as required by Section 106 of the National Historic Preservation Act of 1966 and its implementation regulations 36 CFR Part 800. The result were negative, the project area had not been previously surveyed. When a site survey was conducted with photographic reconnaissance and it was determined the project area is located within a steep region above clear lake containing both Sedimentary and Metasedimentary geology. The site also consist of chaparral, with grasslands and blue Oak woodland within the vicinity. There were no nearby perennial streams. The result of the Cultural resource Survey, were negative. There are no known prehistoric or NR-eligible historic resources within or within 250 feet of the project area. Although the likelihood of uncovering cultural materials during construction is low. However, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted	1, 2, 3, 4, 5, 11, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Less Than Significant with the incorporated mitigations. Mitigation Measure: CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during vineyard development, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98.	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See Response to Section V (a).	1, 2, 3, 4, 5, 11, 12
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			See Response to Section V (a).	1, 2, 3, 4, 8, 9, 12
d) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response in Section V (b).	1, 2, 3, 4, 5, 11, 12
VI. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		Earthquake Faults, Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction. Published geologic maps of the Project vicinity do not show active faults at the site. Review of the Alquist-Priolo Earthquake Fault Zone maps for the area surrounding the Project site "SHOWS" the Project site being located within or near a seismically active fault zone. The proposed project may expose people or structures to substantial adverse effects due to earthquakes, risks related to ground shaking, ground failure, or liquefaction. Landslides: According to the Lawrence Livermore landslide map series for Lake County, 1979, the area is considered generally stable with a marginal landslide risk. The development of a telecommunication tower and access road would not result in an increased risk of landslides at this area. Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code. All post constructions BMPs shall be maintained for life of the project. Less Than Significant	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Result in substantial soil erosion or the loss of topsoil?			X		<p>Grading activities associated with project development have the potential to result in substantial erosion and loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is as follows:</p> <p>Soils at the Project site are derived from the volcanic geologic parent material and consist of the Sobrante-Hambright-Guenoc complex (30-50%), and the Sobrante-Collayomi-Whispering association (30-50%). These soils consist of slight to severe erosion potential. As provided for in the County grading ordinance, grading permit applications must provide site specific grading plans with accompanying erosion control plans that provide the means and methods for protection of soils from erosion. This is a standard regulatory permit condition in order to secure a grading permit. Implementation of the grading permit and applicable standards would result in actions that are less than significant for the project.</p> <p>A Grading Permit will be obtained, if required, and project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code. Less than significant.</p>	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>The shrink-swell potential for the project soil type is moderate to severe. However, standard engineering design practices and compliance with current building codes and County grading permit requirements will result in a less than significant impact. Construction of the proposed antenna and access road would not increase risks to life or property and impacts would be less than significant. Less than Significant</p>	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		See Response in Section VI(c) above.	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	<p>The existing single family residence is served by an existing onsite waste management systems. However, no septic tanks are proposed or needed for the project as proposed. No Impact</p>	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
VII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>In general, greenhouse gas emissions from construction activities include the use of construction equipment, grading, landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary grading and installation of antenna equipment would be negligible and would not result in a significant impact to the environment.</p> <p>As discussed in Section III (a) above, the project is not anticipated to result in a violation of any air quality standards. The small amount of greenhouse gasses emitted during operation (intermittent vehicle maintenance trips and generator usage during electrical power outages) would be minimal and temporary. Impacts related to greenhouse gas emissions from operation of the project would be less than significant.</p>	1, 2, 3, 4, 8, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		As discussed in Section III above, this project is not anticipated to result in a violation of any air quality standards. In general, greenhouse gas emissions from construction activities include the use of construction equipment, grading, landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary grading and installation of antenna equipment and the access road would be negligible and would not result in a significant impact to the environment. Once constructed, the small amount of greenhouse gasses emitted from periodic maintenance trips and during potential intermittent generator usage during electrical power outages can be expected to be minimal. Impacts would be less than significant.	1, 2, 3, 4, 8, 9
VIII. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		As proposed, there are no hazardous materials proposed for transport, use or disposal at this site. Routine construction materials will be transported and disposed of properly in accordance with all applicable regulations. Less than Significant The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.	1, 2, 3, 4, 5, 20, 24, 26, 38, 39
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		As proposed, the proposed project should not create a significant hazard to the public or the environment. Less than Significant	1, 2, 3, 4, 5, 20, 24, 26, 38, 39
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 2, 3, 4, 5, 20, 24, 26, 38, 39
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency, California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact	1, 2, 3, 4, 5, 20, 23, 24, 24, 26, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	Project is not located within an airport land use plan or within two (2) miles of an airport. No Impact	1, 2, 3, 4, 5, 20, 22, 23, 24, 26, 38, 39
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	Project is not located approximately two miles from a private airstrip. No impact identified. No Impact	1, 2, 3, 4, 5, 20, 22, 23, 24, 26, 38, 39
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The access road would be improved in compliance with all local and state emergency access requirements. Less than significant	1, 2, 3, 4, 20, 21, 22, 23, 24, 25
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X		The project site is located within the California Department of Forestry and Fire's (CALFIRE) State Responsibility Area and identified as being within a Very High Fire Hazard Severity Zone. The applicant shall adhere to all Federal, State and local requirements. Less than significant	1, 2, 3, 4, 20, 21, 22, 23, 24, 25, 26, 27
IX. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?				X	This project will not violate any water quality standards or waste discharge requirements. No Impact	1, 2, 3, 4, 5
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)			X		As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. Less than significant In order to reduce impacts to water quality the permit holder shall protect all disturbed areas by applying BMPs, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. All slopes shall be monitored and maintained by the permit holder to assure the success of the erosion control measures and revegetation. All disturbed areas shall be re-vegetated with native species consistent with fire safe practices and protected from erosion and storm-water runoff utilizing BMPs appropriate to the site conditions. Vegetation shall be maintained until permanent establishment is achieved.	1, 2, 3, 4, 5
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-			X		As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. Less than significant The permit holder shall protect all disturbed areas by applying BMPs, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. Therefore, proposed use would not substantially alter the existing drainage pattern of the site or area.	1, 2, 3, 4, 8, 9, 28, 29, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
site?						
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?			X		See Response in Section VI (b)(c).	1, 2, 3, 4, 8, 9, 28, 29, 30
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X		See Response in Section VI (b)(c).	1, 2, 3, 4, 8, 9, 28, 29, 30
f) Otherwise substantially degrade water quality?			X		See Response in Section VI (b)(c). With the implementation of BMPs the project would not substantially degrade water quality.	1, 2, 3, 4, 8, 9, 28, 29
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	The project does not involve the construction of housing within the 100-year floodplain. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	The project does not propose to place any permanent structures within the 100-year floodplain. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	There is no levee or dam located within the project area that could induce flooding within the project area. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
j) Inundation by seiche, tsunami, or mudflow?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The soils at the project site are relatively stable; there is minimal potential to induce mudflows. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
X. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	As proposed, the project would not divide a community. No Impact	1, 2, 3, 4, 5
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan,			X		<u>Telecommunication Act of 1996</u> Federal and state laws pre-empt and limit local government with respect to decisions about telecommunication facility siting. The Telecommunication Act of 1996 allows local government some authority, but it quite clear that a local government can only regulate the design and location of telecommunication sites; i.e “the placement, construction and modifications of the facilities (Section 704 (a) General Authority)”. Federal and state laws pre-empt and limit local government with respect to decisions about telecommunication facility siting. The Telecommunication Act of 1996 allows local government some authority, but it quite clear that a local government can only regulate the design and location of telecommunication sites; i.e “the placement, construction and modifications of the facilities (Section 704 (a) General Authority)”.	1, 2, 3, 4, 5, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					<p><i>Section: 704. Facilities Siting; Radio Frequency Emission Standards.</i></p> <ul style="list-style-type: none"> (iv) “No state or local government or instrumentality thereof may regulate the placement, construction and modification of personnel wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commissions regulations concerning such emissions.” <p>Nonetheless, this project does not conflict with the Lake County General Plan, the Lower Lake Area Plan (see applicable goals and policies below) and the Lake County Zoning Ordinance, which allows the construction of a cellular antenna facility on parcels zoned RL with the approval by the Planning Commission of a Major Use Permit (see Article 27.11, Table B) of the Zoning Ordinance).</p> <p><u>County of Lake General Plan (2008).</u> Section 5.7 - <i>Communications Systems</i></p> <ul style="list-style-type: none"> Goal PFS 7.1: “To expand the use of information technology in order to increase the County’s economic competitiveness, develop more informed citizenry, and improve personal convenience for residents and businesses in the County” Policy PFS 7.3: <u>Siting of Telecommunication Infrastructure</u>: “To minimize the visual impact of the wireless communication facility, the County shall encourage the siting of telecommunications infrastructure to the meeting the following conditions”: <ol style="list-style-type: none"> 1. Located away from residential and open space areas, 2. When possible, are located on existing buildings, existing poles or other existing support structures; and; 3. Painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site. <p><u>Riverias Area Plan</u> The Riverias Area Plan (adopted on January 9, 2007) does discuss Communication and Energy Systems (Telephone, Television and Internet Services) but it does not regulate the placement of Communication Towers.</p> <p>The proposed 85 foot unmanned mono-pine antenna has been designed in an effort to camouflage within the surrounding landscape, away from residences (to the extent possible), and will offer co-location services, in compliance with the Lake County General Plan and Lake County Zoning Ordinance. A Major Use Permit shall be obtain for construction of the project. On February 1, 2018, the applicant has submitted a Major Use Permit Application, UP 18-01. Less than significant</p>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X		The proposed project will not impact any of these special conservation areas, therefore, impacts would be less than significant .	1, 2, 3, 4
XI. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The proposed Project site is not identified as a source of mineral resources by the State of California. No impact	1, 2, 3, 4, 5, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The Lake County Aggregate Resource Management Plan (November, 1992) does not identify the site as being a locally important mineral resource recovery site. No impact	1, 2, 3, 4, 5, 31
XII. NOISE <i>Would the project result in:</i>						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		Short-term increases in ambient noise levels to uncomfortable levels could be expected during project grading and/or construction. However, compliance with local regulations will decrease these noise levels to an acceptable level. Per lake County Zoning Ordinance, the maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas at the property lines. In Addition, all construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This requirement does not apply to night work (Section 21-41.11.12). Less than significant	1, 2, 3, 4, 5
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?			X		The low level truck traffic needed for construction would create a minimal temporary amount of groundborne vibration that would not expose people to excessive groundborne noise; impacts would be less than significant. Less than significant	1, 2, 3, 4, 5
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated if the proposed backup power generator is activated during any power outage or during generator testing, but these impacts would be temporary and less than significant . See Response to Section XII (a)	1, 2, 3, 4, 5
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		See Response to Section XII (a) . During construction, a temporary increase in noise is expected. However, adherence to local noise regulations would reduce potential temporary noise impacts to less than significant .	1, 2, 3, 4, 5
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within two miles of a public airport. No impact	1, 2, 3, 4, 5, 21
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located in the vicinity of a private airstrip. No impact	1, 2, 3, 4, 5, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIII. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce population growth. No impact	1, 2, 3, 4, 5
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project. No impact	1, 2, 3, 4, 5
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	No displacement of persons will occur as a result of this project. No impact	1, 2, 3, 4, 5
XIV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?			X		<p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to substantially increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.</p> <p>The project will be designed and constructed in compliance with all fire codes, and as proposed, the Lake County Sheriff's Office and other local emergency services are in support of the project for public safety communications.</p> <p>The applicant shall adhere to all Federal, State and local requirements. Less than significant</p>	1, 2, 3, 4, 5
XV. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project is an unmanned cellular antenna facility, which will not have any impacts on existing parks or other recreational facilities. No impact	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No impact	1, 2, 3, 4, 5
XVI. TRANSPORTATION / TRAFFIC <i>Would the project:</i>						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X		Currently, the project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave trail/Tenino Way (a County-maintained road). The existing access road/easement would be improved to minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) "Access shall be provided to the communication tower and communication equipment building by means of a public street or easement to the public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length. All road improvements shall comply with all Federal, State and local standards and/or requirements. The applicant shall obtain any required encroachment permits and/or approvals from the Lake County Department of Public Works. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X		See Section XVI (a) above. The access road improvements will comply with all local and state regulations. Once constructed, the cellular facility will be unmanned, only requiring periodic maintenance trips, which will not increase traffic counts or affect levels of service on any County roadways. Impacts to traffic and circulation would be less than significant.	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project location is not located in the vicinity of any airfield. No impact	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed access road improvements will meet all local and state standards. Therefore, it would not increase hazards at the project site. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
e) Result in inadequate emergency access?			X		The access road would be improved to meet all local and state emergency access requirements. Therefore impacts would be less than significant. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Result in inadequate parking capacity?			X		Temporary equipment parking would be located within the easement. Once constructed, the only parking associated with the project would be the periodical maintenance or repair vehicles. All parking would be in compliance with all local and state standards. Impacts would be less than significant. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X		This project would not conflict with any alternative transportation policies in the County. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
XVII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			See Response to Section V (a).	1, 2, 3, 4, 5, 11, 12
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See Response to Section V (a).	1, 2, 3, 4, 5, 11, 12
XVIII. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	There would not be any wastewater treatment required as a result of this project. The project would not disturb more than one acre of soil nor is it a part of a larger common plan of development that in total disturbs more than one acre. No impact	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project will not require any wastewater treatment. As such, there is no need for the construction of new wastewater treatment facilities or the expansion of existing facilities. No impact	1, 2, 3, 4, 5
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project would not require any new storm water facilities or the expansion of existing facilities. No impact	1, 2, 3, 4, 5
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	The project would not require permanent water supplies. No impact	1, 2, 3, 4, 5
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	No wastewater generation will occur as a component of this project as it is an unmanned cellular antenna facility. No impact	1, 2, 3, 4, 5
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The Lake County landfill has sufficient capacity to service all of Lake County for a number of years. This project would not generate a significant amount of waste at any time. No impact	1, 2, 3, 4, 5, 37
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	See Response to Section XVIII (f)	1, 2, 3, 4, 5, 37
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the		X			The project proposes a cellular antenna and access road improvements in a previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish or wildlife species or cultural resources with the incorporated mitigation measures described above. Less than significant with the incorporated mitigations	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
major periods of California history or prehistory?						
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, and Hydrology & Water Quality. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. Less than significant with the incorporated mitigations	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			Implementation of the mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in or cause substantially adverse effects on human beings, either directly or indirectly. Less than significant with the incorporated mitigations	ALL

** Impact Categories defined by CEQA

****Source List**

1. Community Development Department Application, dated February 1, 2018
2. Architectural Plans Designed by Diamond Engineers Services for Horizon Tower, LLC (proposed 85 foot tall unmanned mono-pine communication facility), Dated May 9, 2018.
3. Rivera Area Plan (Adopted January 9, 2007)
4. Lake County General Plan
5. Lake County Zoning Ordinance
6. Department of Transportation’s Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
7. U.S.G.S. Topographic Maps
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. California Department of Fish and Wildlife California Natural Diversity Database
10. U.S. Fish and Wildlife Service National Wetlands Inventory
11. A Cultural Resources Investigation/Study for Horizon tower, LLC CA 4043 “Kelseyville”; 9475 Mojave Trail, Kelseyville; Lake County, California 95451 was completed on January 8, 2018.
12. Biological Resource Assessment (*CA 4043 Communication Tower Project; Lake County, California*) Prepared by: Synthesis Planning Dated May of 2018.
13. U.S.D.A. Lake County Soil Survey
14. Lake County Serpentine Soil mapping
15. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
16. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
17. Lawrence Livermore landslide map series for Lake County, 1979
18. Lake County Grading Ordinance

19. Lake County Natural Hazard Database
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Toxic Substances Control Enviro-Store Database
23. State Water Resources Control Board Geotracker
24. Environmental Protection Agency Superfund Sites Mapped Search
25. Lake County Emergency Management Plan
26. Kelseyville Fire Protection District
27. California Department of Forestry and Fire Protection, fire hazard mapping
28. Central Valley Regional Water Quality Control Board Comments
29. Lake County Water Resources Department Comments
30. FEMA Flood Hazard Maps
31. Federal Communications Commission, Telecommunications Act of 1996
<https://www.fcc.gov/general/telecommunications-act-1996>
32. Lake County Aggregate Resource Management Plan, November 1992
33. Lake County Bicycle Plan
34. Lake County Transit for Bus Routes
35. Lake County Department of Public Works, Roads Division
36. Lake County Integrated Waste Management, Public Services Department
37. Lake County Department of Environmental Health
38. Lake County Air Quality Management District
39. Site Visit – July 20, 2018

**COUNTY OF LAKE
MAJOR USE PERMIT, UP 18-01**

**HORIZON TOWER – CLEAR LAKE RIVIERA
85 FOOT TALL UNMANNED MONO-BROAD LEAF TREE
TELECOMMUNICATIONS TOWER
CONDITIONS OF APPROVAL**

Expires if not used by: January 24, 2021

Pursuant to the approval of the Planning Commission on **January 24, 2019**, there is hereby granted to **Horizon Tower L.P. II, 117 Town & Country Drive, Suite A, Danville, CA 94526**, a Major Use Permit, UP 18-01 with the following conditions of approval to allow an 85 foot tall unmanned mono-broad leaf tree telecommunication tower, for collocation of up to four telecommunication service providers, each with up to four (4) – 36 panel antennas, each approximately 8' x 18"; and up to eight (8) microwave dish antennas, approximately 36" diameter; including ancillary facilities for the tower within carriers' leased area, approximately 2,500 square feet (50'x50') in size and fenced with a six foot (6') chain link fence and accessible with an existing twelve foot (12') wide access easement improved to a minimum of twenty foot (20') wide access easement with a minimum of ten feet (10') improved, all-weather surface, on property located at 9475 Mojave Trail, Kelseyville, CA; and further described as APN 009-004-21, subject to the following terms and conditions.

A. GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the project as described in the Community Development Department Major Use Permit Application, **UP 18-01 dated January 29, 2018**, and **Site Plan dated January 29, 2018**, prepared by **Diamond Engineering Services**. Minor alterations which do not result in increased environmental impacts may be approved in writing by the Community Development Director.
2. This permit does not abridge or supercede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
3. The permit holder is responsible for insuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
4. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
5. All construction shall be reviewed and approved by a *California-Licensed Professional Civil Engineer or Architect*, and be constructed to those specifications, subject to review and approval of the Community Development Department.
6. If a Communications Tower remains unused for a period of twelve (12) consecutive months, the owner or operator shall dismantle and remove the communications tower within six (6) months of the expiration of such twelve (12) month period.
7. **Prior to building permit submittal**, the applicant shall obtain two (2) copies of a site plan, which have been reviewed and approved by Lake County Sanitation District (LACOSAN)
8. **Prior to building permit final**, the permit holder shall comply with all of the regulations and/or requirements of the Kelseyville Fire Protection District and CAL

FIRE.

B. AESTHETICS

1. If the applicant wishes to install lighting at a future date, the applicant shall submit a Lighting Plan the Community Development Department for review and approval **prior to issuance of any building permits.**
2. Any exterior lighting, except as required for FAA regulations for airport safety, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
3. All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance. (Mitigation Measure AES-1)
4. If the applicant decides to install signage, the applicant shall submit a **Signage Plan** to the Community Development Department for review and approval **prior to the issuance of any building permits.**
5. Supporting facilities (i.e. vaults, equipment rooms, utilities and equipment enclosures) shall be constructed of non-flammable, no-reflective materials and shall not exceed a height of twenty (20) feet.
6. The applicant shall adhere to all requirements and regulations in the Lake County General Plan, Lakeport Area Plan and the Lake County Zoning Ordinance.

Article 71- Regulations for the placement of Communication Towers & Antennae

Section 71.3: General Regulations

7. Wireless communication facilities shall comply with all FCC rules, regulations, and standards.
8. The wireless communication facility shall comply with all applicable criteria from the Lake County Airport Land Use Compatibility Plan (ALUP) and the Federal Aviation Administration (FAA).
9. All antennas and antenna towers shall be inspected, following significant storm or seismic events, by a structural engineer licensed in the State of California to assess their structural integrity.
 - The applicant shall submit an Engineers Report of the engineer's findings (structural integrity) to the Community Development Department within 30 days of the report being completed. All costs of inspection(s) and reporting shall be the responsibility of the applicant.

Section 71.8: General Development Standards for all Wireless Telecommunication Facilities

10. **Prior to building permit final**, anti-climb devices or fencing and safety signage shall be installed to prevent unauthorized access to equipment.
11. Existing trees and other vegetation which provide screening for the proposed facility and associated access roads shall be protected from damage during construction.
 - If additional landscaping or visual screening is needed, the applicant shall submit a Landscape/Visual Screening and Irrigation Plan to the Community Development Department for review and approval.
 - Said plan shall introduced native vegetation, drought tolerant species compatible with the predominant natural setting of the project area, and shall be maintained throughout the life of the project.

12. Any tree(s) that provides visual screening of the communication facility shall not be removed. Except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility.

Section 71.8(b): Design Review and Frequency Emission Compliance

13. All guy wires associated with guyed communications towers shall be clearly marked so as to be visible at all times and shall be located within a fenced enclosure.
14. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration or other governmental agency that has jurisdiction.
15. The applicant shall submit written documentation to the Community Development Department within sixty (60) days of the new calendar year. Said documentation shall be prepared by a Radio Frequency Engineers or other qualified professionals and contain the following:
 - Verify compliance with FCC regulations if any change in facility's conditions and justify documentation.
 - Written documentation verifying continuing compliance with all FCC regulations.

Section 71.10: Regulations Governing Telecommunications Antenna & Equipment Buildings

16. Omni directional or whip communications antennas shall not exceed twenty (20) feet in height and seven (7) inches in diameter.
17. Directional or panel communications antennas shall not exceed eight (8) feet in height and eighteen inches (18") feet in width, unless the cumulative visual impact of an array can be reduced by using a different size.

Section 71.10: Reporting Requirement

18. If any changes and/or amendments occur, the applicant(s) shall submit a detailed description to the Community Development Department within sixty (60) days of any changes and/or amendments pursuant to Article 71 of the Lake County Zoning Ordinance.

Section 71.12: Site Restoration upon Termination & Abandonment of Facility

19. The site shall be restored to its natural state within six (6) months of termination of use or abandonment of the site.
20. Applicant shall enter into a Site Restoration Agreement subject to the approval of the Director Community Development and County Counsel upon termination and abandonment of the facility.
21. If a Communications Tower remains unused for a period of 12 consecutive months, the owner or operator shall dismantle and remove the communications tower within six (6) months of the expiration of such 12 month period.

C. AIR QUALITY

1. Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to residential areas, chipping and/or mastication is recommended for the majority of the brush removal. (Mitigation Measure AQ-1)
2. Vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. (Mitigation Measure AQ-2)

3. All access roads, driveways and parking areas shall be paved, chip sealed, gravel or an equivalent all weather surface to reduce air particulates. Said material shall be maintained for the life of the project. (Mitigation Measure AQ-3)
4. The speed limit shall be posted as 5 mph during construction to reduce dust impacts during construction. (Mitigation Measure AQ-4)
5. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
6. All Mobile diesel equipment used for construction and/or maintenance must be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air toxic Control Measures for CI engines. (Mitigation Measure AQ-5)
7. The applicant shall adhere to all Federal NESAP of NSPS for all Stationary Spark-Ignition Engines which shall be operated and maintenance according to the manufacture recommendations. The applicant and/or operator shall maintain records of use, maintenance, and other operational issues, and provide these records to the Community Development Department and/or the Lake County Air Quality Management District upon request. The applicant shall coordinate with the Lake County Air Quality Management District and obtain all necessary permits **prior to the issuance of permits and submit written verification to the Community Development Department.** (Mitigation Measure AQ-6)
8. Project development and vegetation disposal shall not create nuisance odors and/or dust. No burning is allowed as part of the commercial operation and development, including the burning of construction and/or demolition debris.
9. A complete list of all equipment utilized at the site with the potential to emit air containments shall be submitted to the Lake County Air Quality Management District (LCAQMD), including diesel powered generators, pumps, off-road equipment, etc. All diesel powered equipment shall meet the requirements of the state ATCM's for CI engines (stationary & portable). *An Authority to Construct Permit* may be required for any diesel powered equipment's, or other equipment with the potential for air emissions. The permit holder shall contact the LCAQMD at 707-263-7000 for details.

D. BIOLOGICAL RESOURCES

1. **This use permit approval shall not become effective, operative, vested or final** until the California Department of Fish and Wildlife filing fee required or authorized by Section 711.4 of the Fish and Wildlife Code is submitted by the property owner to the Community Development Department. Said fee shall be paid within 30 days of approval. Failure to pay said fee by the specified deadline shall result in this use permit automatically becoming null and void.
2. For any ground disturbing activities during the breeding season of migratory avian or raptor species (February through mid-September), applicant shall have a qualified biologist conduct surveys for active nests no more than ten (10) days prior to start of activities. Pre-construction biological surveys shall occur prior to the proposed project implementation, and during the appropriate survey periods for nesting activities for individual avian species. Surveys will follow required CDFW and USFWS protocols, where applicable. A qualified biologist shall survey suitable habitat for the presence of these species. If a migratory avian or raptor species is observed and suspected to be nesting, a buffer area will be established to avoid impacts to the active nest site. Identified nests should be continuously surveyed for the first 24 hours prior to any construction-related activities to establish a behavioral baseline. If no nesting avian species are found, project activities may proceed and no further Standard Construction Condition measures will be required. If active nesting sites are found, the following exclusion buffers will be established, and no project activities will occur within these buffer zones

until young birds have fledged and are no longer reliant upon the nest or parental care for survival. (Mitigation Measure BIO-1)

- *A minimum no disturbance of 250 feet around active nest of non-listed bird species and a 250 foot no disturbance buffer around migratory birds.*
 - *A minimum no disturbance of 500 feet around activeness of non-listed raptor species.*
 - *A 0.5 (1/2) mile no disturbance buffer from listed species and fully protected species until breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.*
 - *Once work commences, all nest(s) shall be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes occur, the work causing these changes shall cease and the applicant shall contact the appropriate agencies (i.e. CA Dept. of Fish & Wildlife, US Fish and Wildlife Services) shall be consulted for additional avoidance and minimization measures.*
 - *A variance for these “no disturbance buffers” may be implemented when there is compelling biological and/or ecological reasons. Variance from these buffers is advised to be supported by a qualified Wildlife biologist and the CA Department of Fish & Wildlife and US Fish & Wildlife Services shall be notified in advance of implementation of a no disturbance buffer.*
3. **Prior to issuance of any permits**, the applicant shall submit a Best Management Practices (BMP) Plan to the Community Development Department for review and approval. Said plan shall use best management practice to avoid debris contamination into drainages and other sensitive wildlife habitats. (Mitigation Measure BIO-2)
4. The applicant shall ensure all personnel working in the field, have completed an Environmental Awareness Training. Said training shall consist of a brief presentation in which a qualified biologist knowledgeable of the endangered species biology and legislative protection explain the endangered species concerns, including special plants status and sensitive wildlife species to ensure the protections of these species and their habitats. (Mitigation Measure BIO-3)
5. A qualified botanist will conduct pre-construction field surveys to identify any populations of special-status plant species within the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the issuance of any permits and/or initiation of any construction activities and coincide with the appropriate flowering period of the special-status plant species with the potential to occur in the project area. If any special-status plant species populations are identified within and/or adjacent to the proposed disturbance area, the project applicant shall implement the following:
- *If any population(s) of special-status plant species is identified directly adjacent to the proposed project site, a qualified biologist retained by project proponent will clearly delineate the location of the plant population, and install protective fencing between the disturbance zone and the plant population to ensure that the plant population is adequately protected. (Mitigation Measure BIO-4)*
6. Due to the potential for special species to occur, and/or move throughout the project area, the applicant shall have an on-site biological monitor check the ground beneath all equipment and stored materials each morning prior to the commencement of work activities during ground disturbance and/or removal of existing vegetation. (Mitigation Measure BIO-5)
7. All piping and/or tubing greater than four (4) inches shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the piping when construction does occur. (Mitigation Measure BIO-6)

8. All trenching and/or similar excavations shall be backfilled the same day they are opened or have an exit ramp built into the excavation area(s) to allow species to escape safely. (Mitigation Measure BIO-7)
9. Applicant shall have project site boundaries clearly delineated by stakes and/o flagging to minimize inadvertent degradation and/or loss of adjacent habitat during project operations. Staff and/or contractors shall post signs and/or place fences around the project site to restrict access of vehicles and equipment unrelated to drilling operations. (Mitigation Measure BIO-8)
10. A Bat habitat survey shall be conducted by a qualified Biologist prior to the issuance of any permits and/or commencement of constructing. If shrubs/tress removal be necessary, it shall only occur during seasonal period of bat activity, between March 1, (or when evening temperatures are above 45 degrees Fahrenheit and rainfall is less than ½ inch in a 24 hour period); and April 15, prior to parturition of pups. The next acceptable period of shrub/tree removal with suitable roosting habitat shall occur after pups become self-sufficiently Volant (September 1 through October 15), or prior to evenings temperatures dropping below 45 degrees Fahrenheit and onset of rainfall greater than ½ inch in 24 hours. (Mitigation Measure BIO-9)
11. A qualified botanist shall conduct a pre-construction field survey to identify any populations of special-status plant species within the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the initiation of any construction activities and coincide with the appropriate flowering period of special-status plants species with the potential to occur in the project area.
 - If any special-status plant species populations are identified within or adjacent to the proposed disturbance area, the applicant shall have a qualified biologist clearly delineate the location of the plant population, install protective fencing between the disturbance zone and the plant population to ensure the protection of the plant species. (Mitigation Measure BIO-10)
12. When a special plant species occurs within the proposed disturbance zone, the applicant shall consult with CA Dept. of Fish & Wildlife and the US Fish & Wildlife Services to determine the appropriate measure to be taken in order to avoid and/or mitigate impacts to the species/populations which shall include adjusting the boundaries of the disturbance zone where feasible and the applicant shall implement one or more of the following: 1) Transplant potentially affected plants to areas not planned for disturbance. If plant is transplanted, applicant shall plant two (2) or more plants. Said transplants shall be managed and monitored by the applicant and shall survive for a minimum of five (5) years after planting; 2) Seeds and/or purchased plants shall be planted in an area adjacent to the distrained zone; 3) Applicant may purchase credits at an approved mitigation bank at a ratio approved by the CA Dept. of Fish & Wildlife, US Fish & Wildlife Services and the applicant. (Mitigation Measure BIO-11)
13. If any oak tree larger than five (5) inches in diameter at breast height (DBH) that are removed as part of the project shall be replanted/replaced at a ratio of three (3) to one (1) for each oak tree removed. Any replanted/replaced oak tree shall be monitored until permanently established in accordance.
 - An Oak Mitigation Plan shall be submitted to the Community Development Department for review and approval. Said plan shall indicate size of tree and identify trees to be removed including a replanting schedule and take into account the current drought conditions and optimal time for replanting. (Mitigation Measure BIO-12)

E. CULTURAL RESOURCES

1. If archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can

evaluate the finds [§15064.5(f)]. Should any archaeological, paleontological, or cultural materials be discovered during development, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98. (*Mitigation Measure CUL-1*)

F. GEOLOGY & SOILS

1. Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code. All post constructions BMPs shall be maintained for life of the project.
2. **Prior to the issuance of any permits**, applicant shall submit an Erosion and Control Plans to the Community Development Department for review and approval. Said Plan shall also include an Operational and Maintained Plan for the post construction BMP's.
 - Typical BMPs can be found in the California Storm water Quality Association Storm water Best Management Practices Handbooks, including the Construction Handbook and the New Development and Redevelopment Handbooks. Handbooks are available for purchase or download at <http://www.cabmphandbooks.com>.

G. HAZARDS & HAZARDOUS MATERIALS

1. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.
2. Storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, the applicant shall submit a Hazardous Material Business Plan to the Department of Environmental Health via the California Electronic Reporting System (CERS) and it shall be renewed and/or update annually or if quantities increase. If the amount of hazardous materials is less than the above quantities, the applicant must complete and submit a *Hazardous Materials and Waste Registration Form* with the Department of Environmental Health. The applicant shall submit a copy of all necessary documents to the Community Development Department **prior to issuance of any permits**.
 - If the applicant increases the storage of hazardous materials, the applicant shall contact the Department of Environmental Health and update their Hazardous Material Business Plan within thirty (30) days of change and submit an approved Environmental Health copy to the Community Development Department.
3. The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site authorized to accept such materials.
4. Hazardous waste (including industrial waste) must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of on-site without review or permits from EHD, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

5. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

H. HYDROLOGY & WATER QUALITY

1. In order to reduce impacts to water quality the permit holder shall protect all disturbed areas by applying BMPs, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion.
2. All slopes shall be monitored and maintained by the permit holder to assure the success of the erosion control measures and revegetation. All disturbed areas shall be re-vegetated with native species consistent with fire safe practices and protected from erosion and storm-water runoff utilizing BMPs appropriate to the site conditions. Vegetation shall be maintained until permanent establishment is achieved.
3. The permit holder shall use BMPs to prevent erosion and ensure that sediment and silt exceeding the natural back ground level does not enter any nearby streams and water courses. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. BMPs may include the placement of straw, mulch, seeding, straw wattles, silt fencing and planting of native vegetation on all disturbed areas.

I. NOISE

1. All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.
2. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11.12 at the property lines.

J. TRANSPORTATION AND TRAFFIC

1. **Prior to building permit final**, access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least ten (10) feet with a dust-free, all weather surface for its entire length.
2. **Prior to building permit final**, the applicant shall provide a minimum of one (1) off street parking space within the fenced area.

K. MITIGATION MONITORING AND EXPIRATION:

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. **Prior to issuance of any permits**, the applicant shall pay the Annual Compliance Monitoring Fee of \$760.00 to the Community Development Department until all conditions of approval are met.
3. **Prior to building permit final**, the applicant shall submit a summary response in writing establishing compliance with the approved conditions of approval, including dates of compliance and referencing documents and/or other evidence of compliance to the Community Development Department for review and

approval, including scheduling an inspection with the Community Development Department to ensure all conditions of approval have been met.

4. This permit shall be valid for an indefinite period of time unless it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
5. This permit shall be null and void if not used by **January 24, 2021**, or if the use is abandoned for a period of two (2) years.

Article 71, Section 71.14 Indemnification

6. The applicant shall enter into an Indemnification Agreement with the Community Development Department **within thirty days (30) of issuance of use permit**. Said agreement shall include the following language per the above section: *“hold harmless the County and its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained, by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under said permit”*.

Michalyn DelValle
Community Development Director

Prepared by: MGT

By: _____
Danae Bowen, Office Assistant III

Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: _____
Signature of applicant or authorized agent

Printed name of applicant or authorized agent

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

California Highway Patrol
P.O. Box 340
5700 Live Oak Drive
Kelseyville, CA 95451
(707) 279-0103
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



September 6, 2018

File No.: 151.18709

Mr. Mark Roberts:
Lake County Community Development Department
255 North Forbes Street
Lakeport, CA 95453

Dear Mr. Roberts:

Re: UPE 18-01 – Horizon Tower Proposed Cellular Antenna Facility
9475 Mojave Trail, Kelseyville, CA

The California Highway Patrol has reviewed the above referenced project and supports the project to improve wireless telecommunication services in the subject area.

There is a high need for reliable wireless telecommunication services in Lake County for emergency service responders and the public. It is very important that all emergency service personnel have the ability to be in constant communication to assure their safety and the safety of the public at all times.

If you have any questions, please contact me at (707) 279-0103.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. R. Krul".

S. R. KRUL, Sergeant
Acting Commander
Clear Lake Area

RECEIVED

SEP 10 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.



Joey P. Huggins, Fire Chief

KELSEYVILLE FIRE PROTECTION DISTRICT

• 4020 Main Street

Kelseyville, California 95451

Business Phone: (707) 279-4268

Business Fax: (707) 279-4422

September 5, 2018

Mr. Mark Roberts
Lake County Community Development Department
255 North Forbes Street
Lakeport, CA 95453

Re: UPE 18-01 – Horizon Tower Proposed Cellular Antenna Facility
9475 Mojave Trail, Kelseyville, CA

Mr. Roberts:

The Kelseyville Fire Protection District has reviewed the above referenced project and supports the project to improve wireless telecommunication services in the subject area.

There is a high need for reliable wireless telecommunication services in Lake County for emergency service responders and the public. It is very important that all emergency service personnel have the ability to be in constant communication to assure their safety and the safety of the public at all times.

Please do not hesitate to contact us with any questions and thank you for your assistance.

A handwritten signature in blue ink, reading "Joey P. Huggins", followed by a horizontal line.

Joey P Huggins – Fire Chief
Kelseyville Fire Protection District

RECEIVED

SEP 10 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Cc: Horizon Tower – gregguerrazzi@vom.com



LAKE COUNTY SHERIFF'S OFFICE

1220 Martin Street • P.O. Box 489 • Lakeport, California 95453

Administration
(707) 262-4200

Central Dispatch
(707) 263-2690

Coroner
(707) 262-4215

Corrections
(707) 262-4240

Patrol/Investigation
(707) 262-4200

Substation
(707) 994-6433

Brian L. Martin
Sheriff / Coroner

August 27, 2018

To whom it may concern:

I am writing this letter to express our support for the continued placement of cell sites throughout Lake County. Public Safety agencies now rely heavily on wireless communications in the county, and we have noticed that cell & data speeds in many areas of the county are far below reliable standards, and in some areas, nearly non-existent. My own residential cellular service in the incorporated area of the County is one of those areas with nearly non-existent coverage. As the Undersheriff for the Sheriff's Office, I'm on call 24/7 so being accessible in emergencies has always been an issue. In addition, I am the Deputy Director of Emergency Services for Lake County and often times deal with natural disasters and report to the County's Emergency Operations Center. With the limited cellular service in Lake County, needless to say, public safety suffers tremendously, when the first responders have inadequate cellular service.

I have had the privilege to work side by side with Verizon teams, and have seen firsthand their commitment to serve our residents and first responders during the Rocky, Jerusalem, Valley and Clayton Fires of 2015 and 2016, the Winter Storms of 2017, the Sulphur Fire in 2017 and the Mendocino Complex Fires in 2018. Verizon Wireless consistently goes above and beyond to assist in any way they can.

As earlier mentioned the public safety agencies in Lake County rely on cell phone and high speed data communications for command and control during fires, to contact crime victims, witnesses and reporting parties, as well as remote in ambulance patient monitoring in route to Emergency Rooms. We also rely on high speed data communications for our in car computer systems. It seems that the vast majority of 911 calls are now made on cell phones. The need for a reliable, survivable high speed wireless infrastructure throughout Lake County is vital and I strongly support the placement of cell sites in and around the county.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions or concerns you may have.

Respectfully,

Chris J. Macedo
Undersheriff
County of Lake

Mark Roberts

From: Ward, Leishara@DOT <leishara.ward@dot.ca.gov>
Sent: Monday, August 20, 2018 12:49 PM
To: Mark Roberts
Subject: RE: Notice of Intent for Use Permit, UP 18-01

We have no comment on this project.

Thanks!

Leishara Ward, MPA
Associate Transportation Planner
Planning South
Caltrans, District 1
1656 Union Street
Eureka, CA 95501
(707) 445-6354

From: Mark Roberts [mailto:Mark.Roberts@lakecountyca.gov]
Sent: Wednesday, August 15, 2018 11:40 AM
To: Vallergera, Chris@CALFIRE <Chris.Vallergera@fire.ca.gov>; chief500@lakeportfire.com; Fdchf700@yahoo.com; Gloria Pulido <Gloria.Pulido@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; NAHC@NAHC <NAHC@nahc.ca.gov>; davem@kvusd.org; Ward, Leishara@DOT <leishara.ward@dot.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; DLRP@DOC <DLRP@conservation.ca.gov>; pscott@kelseyvillefire.com; pbleuss@kelseyvillefire.com; ACP Coordinator (acp@clrca.com) <acp@clrca.com>; External, sryan.big-valley@DOT <sryan@big-valley.net>; cww281@gmail.com; l.brown.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; External, lrosas.hpultribe-nsn@DOT <lrosas@hpultribe-nsn.gov>; External, kn@DOT <kn@koination.com>; rpeterson@middletownrancheria.com; External, jsimon.middletownrancheria@DOT <jsimon@middletownrancheria.com>; jlord@middletownrancheria.com; slreyes@middletownrancheria.com; btorres@middletownrancheria.com; External, speterson@DOT <speterson@middletownrancheria.com>; External, admin.rvpomo@DOT <admin@rvpomo.net>; drogers@robinsonrancheria.org; mschaver@robinsonrancheria.org; Irenia.quitquit@sv-nsn.gov; tmartin@hpultribensn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; Ryan_olah@fws.gov; Rob Brown <Rob.Brown@lakecountyca.gov>
Subject: Notice of Intent for Use Permit, UP 18-01

Hi All,

Please review the above Notice of Intent (NOI) and Initial Study, IS 18-06 for Use Permit, UP 18-01 for commenting and/or concerns. Below I have pasted the Notice of Intent for your convenience. Please be aware **the public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 18-06 will begin on August 20, 2018 and end on September 20, 2018.** You are encouraged to submit written comments to the Community Development Department regarding the proposed Mitigated Negative Declaration, no later than **5:00 PM on September 20, 2018.** Copies of the application, environmental documents, and all referenced documents associated with the project are available for review through the Community Development Department, Planning Division located at 255 N. Forbes Street, Lakeport, CA 95453; Telephone (707) 263-2221. Written comments may be submitted to the address listed above or via email to Mark.Roberts@lakecountyca.gov. If you have any questions, please let me know. Thank you

County Clerk

Interested Parties

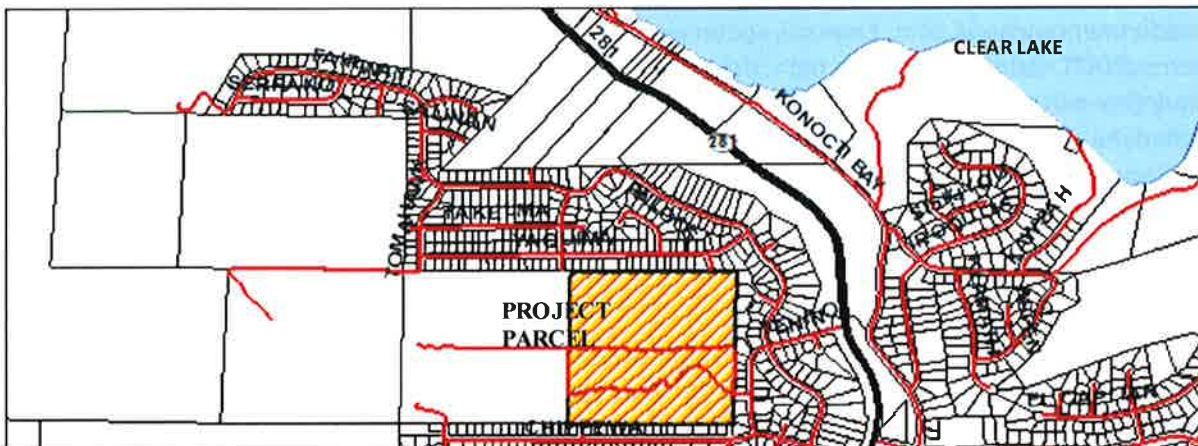
**COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Project Title: Horizon Tower – CA 4043 – Kelseyville; Major Use Permit, UP 18-01 & Initial Study, IS 18-06.

Project Location: 9475 Mojave Trail, Kelseyville, California 95453; APN: 009-004-21.

Project Description: The site is currently developed with a single-family residence and accessory structures, and other disturbed areas, including an existing eight (8) to twelve (12) foot wide dirt/gravel access road that connects to Mojave Trail. The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned mono-pine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed mono-pine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36". The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 square feet (50' X 50') in size and would be fenced in with a six (6) foot chain link fence. The project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave Trail/Tenino Way. The existing access road/easement would be improved to a minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) of the Lake County Zoning Ordinance. Construction duration would take approximately ninety (90) days for the entire project.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 18-06 will begin on August 20, 2018 and end on September 20, 2018. You are encouraged to submit written comments to the Community Development Department regarding the proposed Mitigated Negative Declaration, no later than **5:00 PM on September 20, 2018**. Copies of the application, environmental documents, and all referenced documents associated with the project are available for review through the Community Development Department, Planning Division located at 255 N. Forbes Street, Lakeport, CA 95453; Telephone (707) 263-2221. Written comments may be submitted to the address listed above or via email to Mark.Roberts@lakecountyca.gov.



Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

CALIFORNIA
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SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

February 14, 2018

File No.: 17-1996

Mark Roberts, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

re: UP 18-01 IS 18-06 / 9475 Mojave Trail, Kelseyville APN 009-004-21 / Horizon Tower L.P II (Suzie Densmore)

Dear Mark Roberts,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description: Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned mono-pine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed mono-pine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36". The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence. The project parcel is currently accessible from an existing access easement off of Tenino Way that ranges from 7' 9" to 10' feet in width.

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area (see recommendation below).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

RECEIVED

FEB 14 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Built Environment Recommendations:

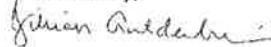
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



For Bryan Much
Coordinator



RECEIVED

SEP 17 2018



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board LAKE COUNTY COMMUNITY DEVELOPMENT DEPT.

11 September 2018

Mark Roberts
Lake County
Community Development Department
255 North Forbes Street
Lakeport, CA 95451

CERTIFIED MAIL
7014 3490 0001 3008 3913

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE
DECLARATION, HORIZON TOWER – CA 4043 - KELSEYVILLE PROJECT,
SCH# 2018082041, LAKE COUNTY**

Pursuant to the State Clearinghouse's 20 August 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Horizon Tower – CA 4043 - Kelseyville Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)

R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Senior Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

RECEIVED

-MEMORANDUM-

To: Mark Roberts, Associate Planner
Community Development Department

DATE: FEB 14 2018
February 8, 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

FROM: Van Tsan, AQE

SUBJECT: Horizon Tower L.P II (Suzie Densmore) ••• APN 009-004-21 ••• UP 18-01 •••
Construct 85 ft. tall unmanned monopine communication facility with ability to accommodate four (4) wireless communication carriers, four (4) 36 panel antennas, up to eight (8) microwave dish antennas, ground equipment located at 9475 Mojave Trail, Kelseyville, CA 95451

Short term construction at the site could result in significant dust generation. During construction, all access roads, driveways, and parking areas should be paved or at a minimum chip sealed to prevent dust occurrences. Traffic should be restricted and a 5 mph speed limit posted. After construction, dust concerns are reduced as traffic volume is expected to be lower. Chip seal or better surface is recommended for longer term dust control and lower maintenance.

Diesel powered equipment must meet the requirements of the State Air Toxic Control Measure for CI engines (stationary and portable). LCAQMD permits are required for diesel-powered generators installed as operating, support or emergency backup power equipment. Due to nearby receptors (residences) this installation will require review of the generator's emissions, even if it is rated below 50hp. The applicant should contact the LCAQMD for more information regarding this matter.

Removed vegetation should be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create nuisance odors or dust. No burning is allowed as part of the commercial operation and development. Construction debris and/or demolition debris cannot be disposed of by burning.

Provided that adequate mitigation measures are incorporated into the project that address the above issues, air quality impacts should be less than significant.

Mark Roberts

From: Ryan Lewelling
Sent: Tuesday, February 6, 2018 4:48 PM
To: Mark Roberts
Subject: RE: Request for Review (RFR), Use Permit, UP 18-01

Mark,

There are no comments or issues to note regarding this proposed wireless communication tower.

Please proceed accordingly.

Ryan Lewelling
Cadastral Mapping Specialist
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Mark Roberts
Sent: Tuesday, February 06, 2018 3:24 PM
To: Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <lizk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Kris Amante <Kris.Amante@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; Gloria Pulido <Gloria.Pulido@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; davem@kvusd.org; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>
Cc: Rob Brown <Rob.Brown@lakecountyca.gov>
Subject: Request for Review (RFR), Use Permit, UP 18-01

Hello County Departments,

Please review the above RFR Project Packet for comments and/or concerns. If you have any questions, please let me know.

Project Summary:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned monopine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed monopine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence. The project parcel is currently accessible from an existing access easement off of Tenino Way that ranges from 7' 9" to 10' feet in width. Please refer to attachments for specifics.

Mark Roberts – Associate Planner

Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

County Website: www.lakecountyca.gov

Phone: (707) 263-2221



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: February 6, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> AG. COMMISSIONER | <input type="checkbox"/> HIDDEN VALLEY CSD | <input type="checkbox"/> TRAFFIC ADV. COMM. |
| <input checked="" type="checkbox"/> AIR QUALITY MGMT | <input type="checkbox"/> LAKEBED MANAGEMENT | <input checked="" type="checkbox"/> TRIBES: |
| <input type="checkbox"/> ARMY CORPS | <input checked="" type="checkbox"/> CITY OF LAKEPORT: | <input checked="" type="checkbox"/> Big Valley Rancheria |
| <input checked="" type="checkbox"/> ASSESSOR | <input type="checkbox"/> LAKE TRANSIT | <input checked="" type="checkbox"/> Elem Colony |
| <input type="checkbox"/> BLM | <input type="checkbox"/> NATIVE AM. HERITAGE | <input checked="" type="checkbox"/> Koi Nation |
| <input checked="" type="checkbox"/> BUILDING DIVISION | <input type="checkbox"/> NRCS | <input checked="" type="checkbox"/> Middletown Rancheria |
| <input checked="" type="checkbox"/> CAL FIRE | <input type="checkbox"/> OFFICE OF EDUCATION | <input checked="" type="checkbox"/> Robinson Rancheria |
| <input type="checkbox"/> CALTRANS | <input checked="" type="checkbox"/> PG&E | <input checked="" type="checkbox"/> Scotts Valley Band of Pomo |
| <input type="checkbox"/> CLEARLAKE CITY | <input type="checkbox"/> PUBLIC SERVICES | <input checked="" type="checkbox"/> Upper Lake Habematolel |
| <input type="checkbox"/> CRWQCB | <input checked="" type="checkbox"/> SHERIFF | <input type="checkbox"/> US FOREST SVC |
| <input checked="" type="checkbox"/> DPW ROADS: Todd Mansell | <input type="checkbox"/> SOLANO CO. WATER | <input type="checkbox"/> WASTE DISPOSAL |
| <input type="checkbox"/> CA FISH & WILDLIFE | <input checked="" type="checkbox"/> SONOMA STATE | <input checked="" type="checkbox"/> GRADING: Peggy (CDD) |
| <input type="checkbox"/> FISH & WILDLIFE SVC | <input checked="" type="checkbox"/> SPECIAL DISTRICTS | <input checked="" type="checkbox"/> DEPT. WATER RESOURCES |
| <input checked="" type="checkbox"/> FIRE DIST: Kelseyville | <input type="checkbox"/> STATE DEPT. HEALTH | <input checked="" type="checkbox"/> ST. WATER REC. BRD |
| <input checked="" type="checkbox"/> HEALTH DEPT: Tina Rubin | <input checked="" type="checkbox"/> SURVEYOR | <input checked="" type="checkbox"/> LAKEPORT SCHOOL DIST. |
| <input checked="" type="checkbox"/> HEALTH DEPT: Craig W. | <input checked="" type="checkbox"/> TAX COLLECTORS | <input checked="" type="checkbox"/> DPW AIRPORT: |
| <input type="checkbox"/> HERITAGE COMMISSION | | |

FROM: Mark Roberts, Associate Planner
REQUEST: Major Use Permit, UP 18-01; Initial Study, IS 18-06
OWNER: Richard & Sheri Gubera; 2981 Roundhill Road, Alamo, CA 94507
APPLICANT: Horizon Tower L.P II (Suzie Densmore); 117 Town & Country Drive, Suite A Danville, CA 94526
APN: 009-004-21
LOCATION: 9475 Mojave Trail, Kelseyville, CA 95451
PAREL SIZE: Approximately 39 acres
ZONING: "RR" Rural Residential
GENERAL PLAN: SRe – Suburban Residential Reserve

RECEIVED

FEB 07 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

HAZARDS: Project parcel is within Earthquake Fault Zone

Please review this proposal and advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **February 20, 2018**. Thank you.

PROPOSAL:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned monopine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed monopine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence. The project parcel is currently accessible from an existing access easement off of Tenino Way that ranges from 7' 9" to 10' feet in width. Please refer to attachments for specifics.

COMMENTS:

A Grading Permit will be required for road improvement and pad placement. The Initial Study prepared for the project needs to include potential impacts of the grading. If the Initial Study is thorough, the Grading Permit can be based on that review

NAME

Peggy Bahhl

DATE

CC:

@ Supervisorial District 5 (RFR)

Other

Sierra

(Examples):

☐

Club

☐

HOA

☐

Bus. Assoc.

☐

Farm Bureau/etc. (RFR Only)



COUNTY OF LAKE

HEALTH SERVICES DEPARTMENT

Division of Environmental Health

Lakeport:

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

Denise Pomeroy
Health Services Director

Sara Goldgraben, MD, MPH, MBA
Public Health Officer

Jasjit Kang
Environmental Health Director

Memorandum

RECEIVED

DATE: February 14, 2018

TO: Mark Roberts, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 18-01; IS 18-06 Major Use Permit and Initial Review, Horizon 85' unmanned monopine communication tower

APN: 009-004-21; 9475 Mojave Trail

FEB 16 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

The applicant must meet the Lake County Division of Environmental Health setback requirements to the on-site wastewater treatment system and/or wells.

If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually.

If the applicant increases hazardous material storage, they will need to update their Hazardous Materials Business Plan.

The storage of hazardous materials shall be located at least 100 feet from any water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters.

Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site authorized to accept such materials.

Industrial Waste shall not be disposed of on-site without review or permit from the Environmental Health Division or the Regional Water Quality Control Board.

Hazardous Waste must be handled according to all Hazardous Waste Control Laws.

Mark Roberts

From: Dino Beltran <dbeltran@koination.com>
Sent: Tuesday, February 6, 2018 3:29 PM
To: Mark Roberts
Cc: KN@Koi Nation
Subject: Re: Request for review (RFR), Use Permit, UP 18-01

Hello Mark,
We are not interested in that project.

Dino

From: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Date: Tuesday, February 6, 2018 at 3:25 PM
To: "sryan@big-valley.net" <sryan@big-valley.net>, "cww281@gmail.com" <cww281@gmail.com>, "l.brown.elem@gmail.com" <l.brown.elem@gmail.com>, "a.garcia@elemindiancolony.org" <a.garcia@elemindiancolony.org>, "kkarolaepa@gmail.com" <kkarolaepa@gmail.com>, "aarroyosr@hpultribe-nsn.gov" <aarroyosr@hpultribe-nsn.gov>, "lrosas@hpultribe-nsn.gov" <lrosas@hpultribe-nsn.gov>, "KN@Koi Nation" <kn@koination.com>, "rpeterson@middletownrancheria.com" <rpeterson@middletownrancheria.com>, "jsimon@middletownrancheria.com" <jsimon@middletownrancheria.com>, "jlord@middletownrancheria.com" <jlord@middletownrancheria.com>, "slreyes@middletownrancheria.com" <slreyes@middletownrancheria.com>, "btorres@middletownrancheria.com" <btorres@middletownrancheria.com>, "speterson@middletownrancheria.com" <speterson@middletownrancheria.com>, "admin@rvrpomo.net" <admin@rvrpomo.net>, "drogers@robinsonrancheria.org" <drogers@robinsonrancheria.org>, "nahc@nahc.ca.gov" <nahc@nahc.ca.gov>
Subject: Request for review (RFR), Use Permit, UP 18-01

Hello Tribal members,

Please review the above RFR Project Packet for comments and/or concerns. If you have any questions, please let me know.

Project Summary:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned monopine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed monopine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence. The project parcel is currently accessible from an existing access easement off of Tenino Way that ranges from 7' 9" to 10' feet in width. Please refer to attachments for specifics.

Mark Roberts - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453*

Mark Roberts

From: Gordon Haggitt
Sent: Tuesday, February 6, 2018 4:27 PM
To: Mark Roberts
Subject: RE: Request for Review (RFR), Use Permit, UP 18-01

Mark: They'll need to record a lease agreement with a description of the leased parcel, at a minimum, so it can be located with respect to the property.

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

From: Mark Roberts
Sent: Tuesday, February 06, 2018 3:24 PM
To: Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Elizabeth Knight <lizk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Kris Amante <Kris.Amante@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; Gloria Pulido <Gloria.Pulido@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; davem@kvusd.org; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>
Cc: Rob Brown <Rob.Brown@lakecountyca.gov>
Subject: Request for Review (RFR), Use Permit, UP 18-01

Hello County Departments,

Please review the above RFR Project Packet for comments and/or concerns. If you have any questions, please let me know.

Project Summary:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned monopine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed monopine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

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Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov

Mark Roberts

From: Gordon Haggitt
Sent: Thursday, May 10, 2018 3:21 PM
To: Mark Roberts
Subject: RE: RFR for use Permit, UP 18-01 (2nd Circulation)

Make sure the facility meets any setback requirements and, hopefully, they'll be recording a lease agreement with a plat and survey showing the location and size of the facility. I would think Calfire would have to approve the road requirements to meet their standards.

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

From: Mark Roberts
Sent: Thursday, May 10, 2018 2:18 PM
To: Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Vallerger, Chris@CALFIRE <Chris.Vallerger@fire.ca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Norm Taylor <Norm.Taylor@lakecountyca.gov>; nwic@sonoma.edu
Cc: Rob Brown <Rob.Brown@lakecountyca.gov>
Subject: RFR for use Permit, UP 18-01 (2nd Circulation)

To Whom it May Concerns.

Please review the above attachments for Use Permit, UP 18-01. Please note, the proposed use was originally circulated for commenting and /or concerns on February 6, 2018. However, an incomplete letter was sent to the applicant on February 28, 2018 requesting additional information and/or making the requested modifications to the proposed use. On May 9, 2018 the applicant submitted the requested information.

Please review this proposal and advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **May 24, 2018**.

Changes that have occurred since last RFR:

- Applicant has widened the access easement to a minimum of 20 feet in width for the entire length (Requirement pursuant to Article 71 of the Lake County Zoning Ordinance)
- Applicant has redesigned the proposed tower as a "Broad Leaf Mono-Tree"

Project Information:

APPLICANT: Horizon Tower L.P II (Suzie Densmore); 117 Town & Country Drive, Suite A Danville, CA
APN: 009-004-21
LOCATION: 9475 Mojave Trail, Kelseyville, CA 95451
PAREL SIZE: Approximately 39 acres

ZONING: "RR" Rural Residential
GENERAL PLAN: SRe

Proposed Use:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned mono-pine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed mono-pine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence. The project parcel is currently accessible from an existing access easement off of Tenino Way that ranges from 7' 9" to 10' feet in width. Please refer to attachments for specifics.

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

Mark Roberts

From: Mary Camp <admin@rvrpomo.net>
Sent: Thursday, August 16, 2018 4:03 PM
To: Mark Roberts
Subject: RE: Notice of Intent for Use Permit, UP 18-01

Redwood Valley Rancheria defers to comments and concerns from Big Valley and Scotts Valley Tribes.

From: Mark Roberts [mailto:Mark.Roberts@lakecountyca.gov]
Sent: Wednesday, August 15, 2018 11:40 AM
To: Vallerga, Chris@CALFIRE <Chris.Vallerga@fire.ca.gov>; chief500@lakeportfire.com; Fdchf700@yahoo.com; Gloria Pulido <Gloria.Pulido@lakecountyca.gov>; Brian Martin <Brian.Martin@lakecountyca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; nahc@nahc.ca.gov; davem@kvusd.org; Leishara.Ward@dot.ca.gov; R2CEQA@wildlife.ca.gov; DLRP@conservation.ca.gov; pscott@kelseyvillefire.com; pbleuss@kelseyvillefire.com; ACP Coordinator (acp@clrca.com) <acp@clrca.com>; sryan@big-valley.net; cww281@gmail.com; l.brown.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; rpeterston@middletownrancheria.com; jsimon@middletownrancheria.com; jlord@middletownrancheria.com; slreyes@middletownrancheria.com; btorres@middletownrancheria.com; speterston@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; mschaver@robinsonrancheria.org; lrenia.quitiquit@sv-nsn.gov; tmartin@hpultribensn.gov; lbill@yochadehe-nsn.gov; mdelgado@yochadehe-nsn.gov; rrouse@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; Ryan_olah@fws.gov; Rob Brown <Rob.Brown@lakecountyca.gov>
Subject: Notice of Intent for Use Permit, UP 18-01

Hi All,

Please review the above Notice of Intent (NOI) and Initial Study, IS 18-06 for Use Permit, UP 18-01 for commenting and/or concerns. Below I have pasted the Notice of Intent for your convenience. Please be aware **the public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 18-06 will begin on August 20, 2018 and end on September 20, 2018.** You are encouraged to submit written comments to the Community Development Department regarding the proposed Mitigated Negative Declaration, no later than **5:00 PM on September 20, 2018.** Copies of the application, environmental documents, and all referenced documents associated with the project are available for review through the Community Development Department, Planning Division located at 255 N. Forbes Street, Lakeport, CA 95453; Telephone (707) 263-2221. Written comments may be submitted to the address listed above or via email to Mark.Roberts@lakecountyca.gov. If you have any questions, please let me know. Thank you

County Clerk

Interested Parties

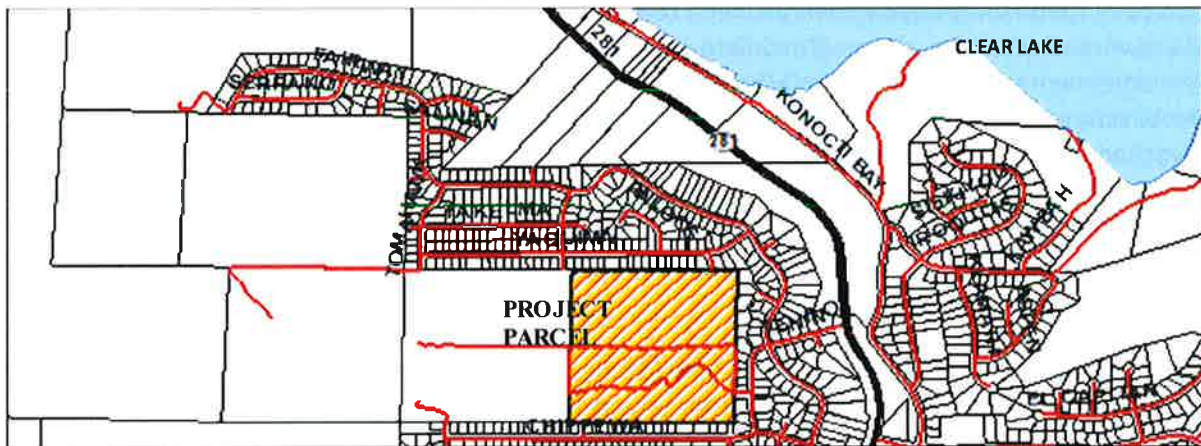
**COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Project Title: Horizon Tower – CA 4043 – Kelseyville; Major Use Permit, UP 18-01 & Initial Study, IS 18-06.

Project Location: 9475 Mojave Trail, Kelseyville, California 95453; APN: 009-004-21.

Project Description: The site is currently developed with a single-family residence and accessory structures, and other disturbed areas, including an existing eight (8) to twelve (12) foot wide dirt/gravel access road that connects to Mojave Trail. The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned mono-pine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed mono-pine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36". The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 square feet (50' X 50') in size and would be fenced in with a six (6) foot chain link fence. The project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave Trail/Tenino Way. The existing access road/easement would be improved to a minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) of the Lake County Zoning Ordinance. Construction duration would take approximately ninety (90) days for the entire project.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 18-06 will begin on August 20, 2018 and end on September 20, 2018. You are encouraged to submit written comments to the Community Development Department regarding the proposed Mitigated Negative Declaration, no later than **5:00 PM on September 20, 2018.** Copies of the application, environmental documents, and all referenced documents associated with the project are available for review through the Community Development Department, Planning Division located at 255 N. Forbes Street, Lakeport, CA 95453; Telephone (707) 263-2221. Written comments may be submitted to the address listed above or via email to Mark.Roberts@lakecountyca.gov.



Mark Roberts - Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

Mark Roberts

From: Jill Shaul
Sent: Wednesday, February 7, 2018 8:56 AM
To: Mark Roberts
Subject: RE: Request for Review (RFR), Use Permit, UP 18-01

Mark,

The subject parcel is outside any Special Districts service areas. No impact.

Thank you,

Jill Shaul, CTA
Customer Service Coordinator
jill.shaul@lakecountycalifornia.gov
phone #263-0119
fax #263-3836

From: Mark Roberts
Sent: Tuesday, February 06, 2018 3:24 PM
To: Todd Mansell <Todd.Mansell@lakecountycalifornia.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountycalifornia.gov>; Celia Hoberg <Celia.Hoberg@lakecountycalifornia.gov>; Steven Hajik <Steven.Hajik@lakecountycalifornia.gov>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <lizk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountycalifornia.gov>; Richard Ford <Richard.Ford@lakecountycalifornia.gov>; Kris Amante <Kris.Amante@lakecountycalifornia.gov>; Brian Lee <Brian.Lee@lakecountycalifornia.gov>; Mary Jane Montana <MaryJane.Montana@lakecountycalifornia.gov>; Tina Rubin <Tina.Rubin@lakecountycalifornia.gov>; Dean Eichelmann <Dean.Eichelmann@lakecountycalifornia.gov>; Gloria Pulido <Gloria.Pulido@lakecountycalifornia.gov>; Brian Martin <Brian.Martin@lakecountycalifornia.gov>; Jill Shaul <Jill.Shaul@lakecountycalifornia.gov>; Greg Peters <Greg.Peters@lakecountycalifornia.gov>; davem@kvusd.org; Craig Wetherbee <Craig.Wetherbee@lakecountycalifornia.gov>
Cc: Rob Brown <Rob.Brown@lakecountycalifornia.gov>
Subject: Request for Review (RFR), Use Permit, UP 18-01

Hello County Departments,

Please review the above RFR Project Packet for comments and/or concerns. If you have any questions, please let me know.

Project Summary:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned monopine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed monopine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

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Mark Roberts - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*



YOCHA DEHE
CULTURAL RESOURCES

August 27, 2018

RECEIVED

SEP 04 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

County of Lake
Attn: Mark Roberts, Associate Planner
255 N. Forbes Street
Lakeport, CA 95453

RE: 9475 Mojave Trail Project

Dear Mr. Roberts:

Thank you for your project notification letter dated, August 15, 2018, regarding cultural information on or near the proposed 9475 Mojave Trail Project, Kelseyville, Lake County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project.

Should you have any questions, please feel free to contact the following individual:

Reimann Rouse, GIS Analyst
Yocha Dehe Wintun Nation
Office: (530) 723-2805
Email: rrouse@yochadehe-nsn.gov

Please refer to identification number YD - 01102018-02 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Leland Kinter
Tribal Historic Preservation Officer

Mark Roberts

From: Elizabeth Long <elongcpa@yahoo.com>
Sent: Wednesday, August 22, 2018 11:39 AM
To: Mark Roberts
Subject: Horizon Tower - CA 4043

Hello Mark,

My husband, Wayne Breazeale, and I live at 5040 Tenino Way, Kelseyville. I would like to submit a comment in regards to the Project Title: Horizon Tower-CA 4043-Kelseyville; Major Use Permit. I'm against the cell tower. This would be basically in my back yard. Radiation is emitted from cell towers and regardless of whether this causes health problems, it certainly is perceived by many to do so. This will negatively impact the price of homes near the tower. Young people pregnant or expecting to be in the future, will not want to buy homes close to a cell tower fearing radiation effects on their babies. Likewise for folks who have cancer or who have gone through chemo.

Please do not approve the Use Permit.

Thank you for the opportunity to comment on this.

Sincerely,

Elizabeth Long

Exhibit C Public Input 7a

RECEIVED

AUG 27 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

① Hello my Name is JAMES Rhodes I Have Lived AT 9236 Chippawa Trail Kelseyville in The Rivera For 18 years I purchased The House Because of The Lake View's STUNNING views To The East. upon Review of Tower Location ON The property it would Be interfering with Those views.

This is a Residential Development Surrounding The 40 Acres, were The project is located.

- ① Noise of Repairs
- ② Fault Line Runs Right Through The project Sight.
- ③ Fire Risk on Repairs of Tower.
- ④ The property is a Big Fire Hazard. Right in The middle of a Residential Area.

RECEIVED

AUG 27 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

⑤ ACCESS, Driveway RUNS NEXT TO Retired older man, He does not need That Next TO His House

⑥ Property is NOT Fire maintained properly. CAL Fire is concerned about The property at Project Sight.

⑦ I James Rhodes Have Been in CONSTRUCTION For 37 years The Fire Hazard at Project Sight IS TO Big TO Be over Looked.

PLEASE TAKE a LOOK at The 40 ACER'S property ~~is~~ Next TO The Project Sight TO The west, I Have maintained it For 16 years TO Help with Fire protection once A Fire is started ON Project Sight IT will Be a Ragging Fire STORM,

⑧ To Big of a Fire
RISK on Project
Sight Please consider
That Big Risk in
The Middle of a
Residential ~~House~~
Area.

⑨ I called HORIZON
TOWER LLC who
The Blue prints ARE
Drawn By

8-20-18 1:45 PM

8-21-18 2:30 PM

8-22-18 11 AM

TO ASK about what kind
of Back up power TO
Tower? When PGE gets
power outage ~~if~~ if
a gas Generator diesel
power Solar Batteries what

NO Response From Them

Pro's & Con's

(10) The Tower Project is Great & Great Blue prints Great Communications Tower plans Presented To Building Department Professional,

(11) Mark Roberts
Eric Porter
you men are great
to talk to,
Good people at
Building Department
Smart & professional
people.

Con's

(12) The Location is in the middle of a Big Community Family's, children too much liability there The cell phone carriers can find a better safe location in Lake County.

(13) please Consider
Fire RISKS.
Other Locations For
PG&E Hook ups in
and around Lake
COUNTY away From
populated areas.

Safety First

IN The middle of
all These people
2500 Homes in This
Rivera Community.
Wow Something TO
CONsider.

Thank you For your
Time and ~~thoughts~~
Thoughts

James Rhodes
277-7254

APN 430-192-14
9236 Chippewa Trail
Kelseyville Cal 95457



Lake County IT Dept, Lake County IT Dept., Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Lake County, CA

Your Map Title Here

built with Web AppBuilder for ArcGIS



All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 9/21/2018

RECEIVED

AUG 31 2018

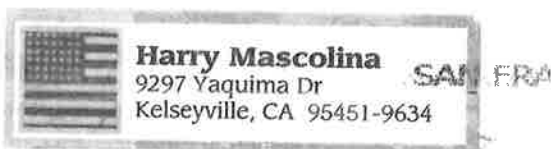
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

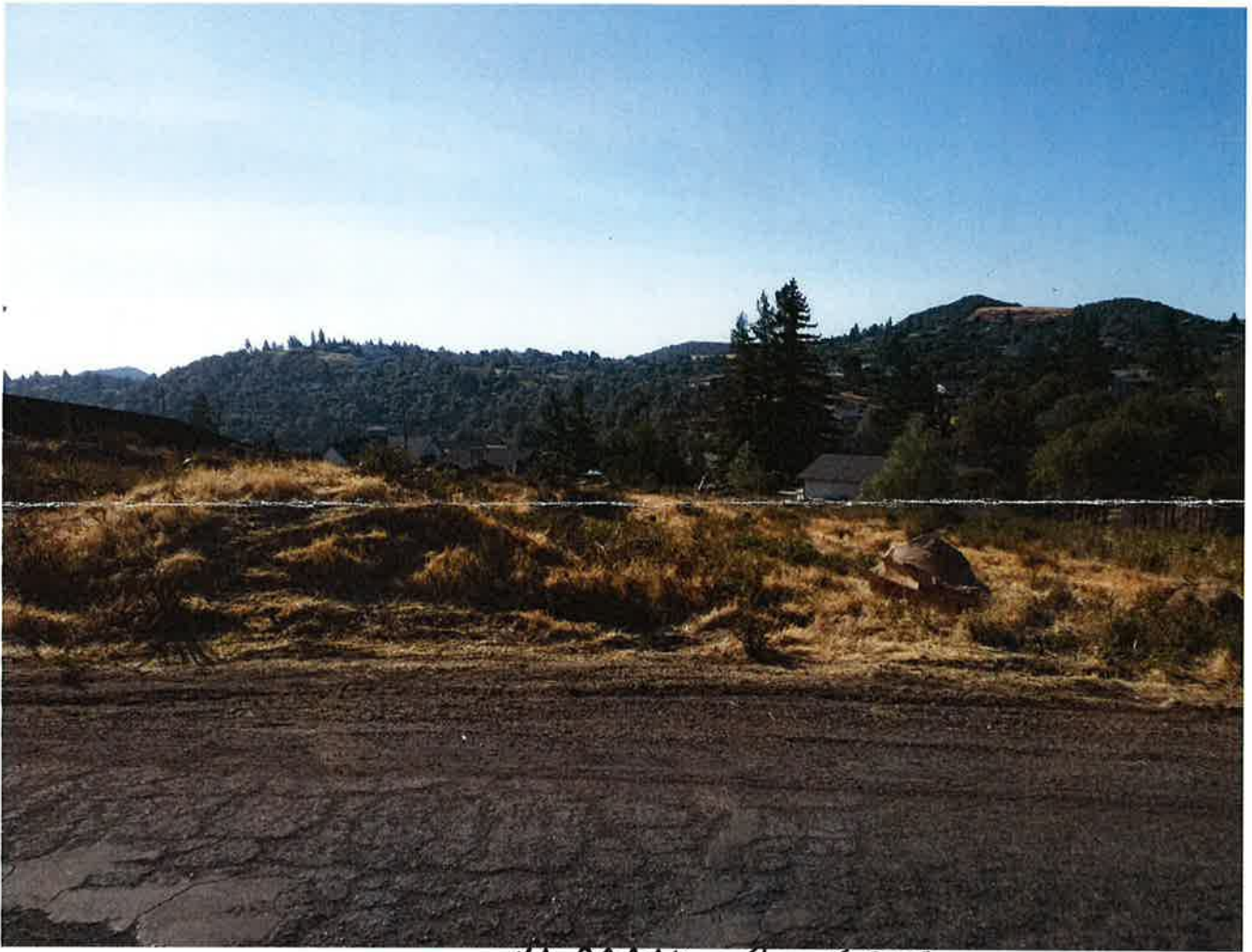
Aug. 27/18

To Mark Roberts

Thank you so much for returning my phone call, my concerns about the project, that is 'maybe' going to be, out back in the field, behind our home, on Yaquima Dr. Kelseyville. We bought our home here in Kelseyville, Clear Lake, Seventeen years ago, my husband and I thought ~~hard~~ it reminded us so much of our lives back in Ohio. We love it here, we love sitting on our porch with the view out back, trees, deer etc. In the winter when the trees are bare, how would the view be? of a giant 80 ft. tower, plus whatever else would be put there. Could it be up on a hill or somewhere far out of our neighborhood? also, I wonder if it will cause a big impact on home value etc. Just our thoughts on it all. How near it would be to our home etc.

Please excuse my writing, I am out of practice it seems. Harry and
Carolene Mascolina





MR MARK ROBERTS
COM. DEV. DEP.

SEP 10 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mr. Roberts.

FROM MY LOT THIS IS THE VIEW THAT I HAVE
SOUTH-WEST OF MY.

BY THE PRESENT I AUTHORIZE YOU TO
REPRESENT ME (JOHN LOANNOU) WITH A NEGATIVE
VOTE FOR THE CONTRACTION OF CEL TOWER
MY ADDRESS LAND IS: 9507 YAQUIMA DR. (430-121-01)
Thanking you in advance for kind
cooperation
John Loannou

Mark Roberts

From: Peter Chappars <pchappars@att.net>
Sent: Monday, September 3, 2018 3:22 PM
To: Mark Roberts
Cc: Rob Brown
Subject: Kelseyville Cell Tower IS 18-06

Mr. Roberts,

I object to the proposed location of the cell tower in the Clear Lake Riviera housing development. We have endured years of wildfires, 2 evacuations and the ever present smoke. Do we have to endure months of a major construction project in our neighborhood? There are neighbors with real health problems i.e. on oxygen, COPD etc. There must be a site zoned for agriculture or industry the would be more suitable.

Pete Chappars

RECEIVED

SEP 04 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts

From: Debbye Harmer <rgdaharmer@gmail.com>
Sent: Tuesday, September 4, 2018 11:51 PM
To: Peter Chappars
Cc: B. Nuckols; Mark Roberts; Mary Chappars; Rob Brown
Subject: Re: Kelseyville Cell Tower

Thanks for the info.

On Tue, Sep 4, 2018 at 5:18 PM Peter Chappars <pchappars@att.net> wrote:
Mr. Roberts,

I do not think that a residential neighborhood is the proper place for this tower.

On page 17 of the initial study you state:

Visual simulations were conducted from four (4) locations along Paloos Court, (looking Southeast), Fairway Drive (looking southwest), Tenino Way (looking West) and Tenaya Way (looking northeast), representing views from public vantage points. As shown in the simulations (Photos 1-4 above), due to the topography of the area, existing vegetative screening, and viewing distance, public views of the proposed tower would be mostly screened. In addition, the green mono-pine design of the tower makes it blend in with the existing landscape and would not detract views of scenic resources.

The photos referenced show an overgrown weed choked lot. Putting high voltage equipment on this site would create an extreme fire hazard. If you remove the existing vegetation the tower would become an eye sore.

Pete Chappars

--
Sent from Gmail Mobile

Mark Roberts

From: Peter Chappars <pchappars@att.net>
Sent: Wednesday, September 5, 2018 10:49 AM
To: Mark Roberts
Cc: Rob Brown; Mary Chappars; B. Nuckols; Debbye Harmer
Subject: Kelseyville Cell Tower IS 18-06

Mark,

I am opposed to the construction of this cell tower in a residential community. It would be more appropriate to put it in an area zoned Agricultural or Industrial. In reading the Initial Assessment there are no fewer than 58 areas designated "less Than Significant impact". At what quantity do small impacts become significant?

Pete Chappars

Miller Family Cabin
5180 Swedberg Road
Lower Lake, CA 95457

September __6__, 2018

Mr. Mark Roberts
Lake County Community Development Department
255 North Forbes Street
Lakeport, CA 95453

Mark.Roberts@lakecountyca.gov

Re: UPE 18-01 – Horizon Tower Proposed Cellular Antenna Facility
9475 Mojave Trail, Kelseyville, CA

Mr. Roberts:

The undersigned is a property owner in the subject area. The above referenced proposed cellular antenna facility project has been reviewed and we support the project to improve wireless telecommunication services in the subject area.

There is a high need for reliable wireless telecommunication services in Lake County for emergency service responders and the public. It is very important that all emergency service personnel have the ability to be in constant communication to assure their safety and the safety of the public at all times.

Thank you for your assistance.

Best Regards,

A handwritten signature in black ink that reads "Tom Miller". The signature is written in a cursive, flowing style.

Tom Miller

RECEIVED

SEP 10 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts

From: Peter Chappars <pchappars@att.net>
Sent: Thursday, September 6, 2018 5:01 PM
To: Mark Roberts
Cc: Rob Brown; Mary Chappars; B. Nuckols; Debbye Harmer
Subject: Kelseyville Cell Tower IS 18-06

Mark,

I am opposed to the locating a cell tower in a residential neighborhood. For many years Lake County enjoyed the cleanest, clearest air in America. Now our air quality is compared to Beijing. On page 19 of the initial study you write:

The project has the potential to result in short- and may create long-term air quality impacts. Dust and fumes may be released as a result of vegetation removal, grading, use of construction equipment and routine maintenance.

Do we want to risk the potential to adversely affect the air quality any more than it already has?

Pete Chappars

Mark Roberts

From: Debbye Harmer <rgdaharmer@gmail.com>
Sent: Thursday, September 6, 2018 6:11 PM
To: Mark Roberts
Cc: Mark Roberts; Peter Chappars; Becky Bland
Subject: Kelseyville Cell tower IS -106

Dear Mr Roberts;

A couple of weeks ago, I was disappointed to receive notice of a proposed project in what I believed was a rural subdivision, in a residential community, under the jurisdiction of an HOA. I was surprised and shocked to discover that the parcel in question, across the street from my home, was neither in the HOA, nor were the owners inclined to consider the medical and emotional havoc this project would incur on the lives of their unsuspecting, quiet, neighbors. Our lives for the forthcoming few months will be disrupted with construction and our lives affected for as long as we live in this community while the owners, not living here, will reap financial gain for generations. I don't understand why we were only given a few weeks to respond to this horrible intrusion. It took a couple of weeks just to read about it and learn of the impacts; not just from your studies, but from other studies that have been completed, outlining the dangers for those that live near a cell tower, much less, more than one as your proposal states. Another consideration, is that our governor just vetoed a bill concerning the construction of cell towers in residential communities.

Moving to Lake County, for the peace, tranquility, clean air, flora and fauna were our desires. We knew there would be limitations on some things such as cell service, but, personally, living here, I never experienced a problem with service and if I needed more reliable service, a landline seems easy to get. As retirees, we are also doubly disappointed to learn that an added negative of lower personal property values would occur, since we live across the street from this monstrosity, while those living further away, will reap the benefit of increased yearly values. The short time frame you allowed for notice, eliminates the possibility of us trying to engage our neighbors to organize effectively. It seems as though this procedure mirrors the workings of today's political system. If a party has money, their priorities and desires are what is to be considered and the little guy, just has to accept the outcome.

If you truly wanted the neighbors to have a voice, your office should have given us more time for notification and more time to research and to organize opposition effectively. This property owner doesn't live here; but their proposal will impact our lives in many ways for the rest of our time here. This is very discouraging. I urge you to lengthen the time for letters to oppose this construction project, as many people are so discouraged, they believe their voices won't be heard.

Sincerely,

Robert and Deborah Harmer
9541 Chippewa Trail

Mark Roberts

From: Mark Roberts
Sent: Friday, September 7, 2018 9:18 AM
To: 'Debbye Harmer'
Cc: Byron Turner
Subject: RE: Kelseyville Cell tower IS -106

Good Morning,

Thank you for your comments regarding the proposed tower. Pursuant to Section 15105; Item (b) "Public Review Period for a Draft EIR or a proposed Negative Declaration or Mitigated Negative Declaration of the California Environmental Quality Act (CEQA): "The public review period for a proposed Negative Declaration or Mitigated Negative Declaration shall not be less than 20 days. When a proposed Negative Declaration or Mitigated Negative Declaration is submitted to the State Clearing House for review by state agencies, the public review period shall not be less than 30 days, unless a shorter period, not less than 20 days is approved by the State Clearing.

Upon completion of the Initial Study for the proposed tower, the County is proposing a Mitigated Negative Declaration, therefore it was sent to the State Clearing House to allow for a 30 day review period, where various State agencies, including the public are able to submit their comments/concerns on the environmental document. The commenting period on the environmental document began on August 20, 2018 and ends at 5:00pm on September 20, 2018 as indicated in the Notice of Intent that was mailed out to the surrounding property owners in accordance with Section 57.3 (3ii) Article 57 of the Lake county Zoning Ordinance: "If the real property which is the subject of the hearing is more than five (5) acres in size, notice shall be given to owners of all real property within 700 feet of the real property". All property owners within 725 feet of the subject property were sent the Notice of Intent informing them of the proposed project. If there are individuals who are concerned about the project, they need to submit their comments in writing to the Community Development Department and/or once the project is schedule to go before the Planning Commission they may express their concerns during the public commenting period.

If you have any questions and/or concerns, please let me know.

-----Original Message-----

From: Debbye Harmer [mailto:rgdaharmer@gmail.com]
Sent: Thursday, September 6, 2018 6:11 PM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Cc: Mark Roberts <Mark.Roberts@lakecountyca.gov>; Peter Chappars <pchappars@att.net>; Becky Bland <ciscosstaff@sbcglobal.net>
Subject: Kelseyville Cell tower IS -106

Dear Mr Roberts;

A couple of weeks ago, I was disappointed to receive notice of a proposed project in what I believed was a rural subdivision, in a residential community, under the jurisdiction of an HOA. I was surprised and shocked to discover that the parcel in question, across the street from my home, was neither in the HOA, nor were the owners inclined to consider the medical and emotional havoc this project would incur on the lives of their unsuspecting, quiet, neighbors. Our lives for the forthcoming few months will be disrupted with construction and our lives affected for as long as we live in this community while the owners, not living here, will reap financial gain for generations. I don't understand why we were only given a few weeks to respond to this horrible intrusion. It took a couple of weeks just to read about it and learn of the impacts; not just from your studies, but from other studies that have been completed, outlining the dangers

for those that live near a cell tower, much less, more than one as your proposal states. Another consideration, is that our governor just vetoed a bill concerning the construction of cell towers in residential communities.

Moving to Lake County, for the peace, tranquility, clean air, flora and fauna were our desires. We knew there would be limitations on some things such as cell service, but, personally, living here, I never experienced a problem with service and if I needed more reliable service, a landline seems easy to get. As retirees, we are also doubly disappointed to learn that an added negative of lower personal property values would occur, since we live across the street from this monstrosity, while those living further away, will reap the benefit of increased yearly values. The short time frame you allowed for notice, eliminates the possibility of us trying to engage our neighbors to organize effectively. It seems as though this procedure mirrors the workings of today's political system. If a party has money, their priorities and desires are what is to be considered and the little guy, just has to accept the outcome.

If you truly wanted the neighbors to have a voice, your office should have given us more time for notification and more time to research and to organize opposition effectively. This property owner doesn't live here; but their proposal will impact our lives in many ways for the rest of our time here. This is very discouraging. I urge you to lengthen the time for letters to oppose this construction project, as many people are so discouraged, they believe their voices won't be heard.

Sincerely,

Robert and Deborah Harmer
9541 Chippewa Trail

JANET & LOYD HAMBRICK

9514 Fairway Drive, Kelseyville, CA 95451

Community Development Department, Planning Division

255 N. Forbes Street, Lakeport, CA 95453

Dear Sirs,

I am writing regarding the proposed installation of an 85 foot tall mono-pine communication facility, **Horizon Tower – CA 4043 – Kelseyville**, at 9475 Mojave Trail, Kelseyville, CA. The site chosen for this facility is in our back yard and we do not relish the thought of looking out my window and seeing a communications tower.

With all the open land in Lake County we are amazed that property in a residential area has been chosen for this project. We purchased our property because of its location and its beauty away from unsightly structures such as communications towers and feel it would have a negative impact on property values as well as the quality of human and wild life.

Safety issues prevail even with a six foot fence. There are many children in our community whose curiosity would not be detoured by such a structure. Also, of major concern, is the possibility of fires caused by the installation, maintenance, and operations of such a facility.

Please reconsider your location choice. We are 100% opposed to this proposal.

Sincerely,

The block contains two handwritten signatures in cursive. The first signature is for Janet Hambrick and the second is for Loyd Hambrick. Below the signatures, the names "Janet Hambrick" and "Loyd Hambrick" are printed in a small, sans-serif font.

Loyd Hambrick

RECEIVED

SEP 07 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts

From: Aurelia Johnson <aurerjd@yahoo.com>
Sent: Monday, September 10, 2018 4:48 PM
To: Mark Roberts
Subject: Cell tower CLR

Mark,

I feel 30 days notice was not a lot of time for the residents of the Riviera to discuss the proposed cell tower location. I feel we need more time to look over the proposal and research the cons and pros of proposed cell tower. The tower will be located behind my home amongst others on my street. I've lived here for 25 years at the same address. This is going to be a big change and I'm worried about many things that come with the building and safety of this project. I'm opposed to it but I'm willing to discuss this issue with all my fellow residents in the Riviera and surrounding properties to get their opinions. I'm sure there are other locations they can utilize rather than place the tower in the middle of residential family homes.

Sent from my iPhone

Sent from my iPhone

Project Title

Horizon Tower

9475 Mojave Trail

Kelseyville CA

To whom it may concern,

I am a resident of the Clear Lake Riviera, I have a home here and a lot below, my home on Tenaya Way and Chippewa. I have concerns about this tower that you are proposing. There must be a better place to put this tower so that it does not interfere with our lake view. This is not an ideal place to put this, maybe it should be put on the Riviera Hills club house roof, or the Riviera office. This will obstruct my view of the lake. I have two properties just so I have no building below my home at 9194 Tenaya Way.

I am sure that you can find a different location to place this tower not obstructing anyone's view.

Thank you

-Nancy Trader
430-012-09

Nancy Trader

9194 Tenaya Way

Kelseyville, CA 95451

707 289 4664

RECEIVED

SEP 10 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts

From: Office Manager <manager@clrca.com>
Sent: Tuesday, September 11, 2018 11:51 AM
To: Mark Roberts
Subject: Horizon Tower project

Hello Mark,

I am reaching out to you about the Horizon Tower project that is proposed for 9475 Mojave Trail in Kelseyville. At our Board of Directors meeting last evening, we had many concerned residents in attendance.

Our board has asked that I inquire with you about two matters. First, they would like to request that the period for Public Review be extended. It became apparent to us that many of our members that live in close proximity, however not adjacent, to the proposed project have not been alerted of the potential project. Some of these residents have a direct line of site from their properties, and hence are concerned about the impact of this project upon their properties.

Our association would also like to ask if we may arrange a "town hall style" meeting at our Community Hall with a County representative, the developer, and members of the public. In the past, we held a similar meeting with the permit applicants of the Dollar General and found it to be very productive for all involved.

We appreciate your consideration and prompt response.

All the best,

Cindy Jassar

Office Manager
Clear Lake Riviera Community Association
707.277.7281 Office
707.277.7734 Fax
www.CLRCA.com Website
manager@clrca.com

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

RECEIVED Sept 11, '18

SEP 13 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

County of Lake
Project Title: Horizon Tower - CA 4043
Kelseyville, Major Use Permit, UP 1801
and Initial Study, IS 18-06

Proj. Location: Mojave Trail, Kelseyville,
CA 95453; APN: 009-004-21

To: Community Development Department

This letter is to object to the
above named project, for the reasons
written below:

The proposed project is located in
a long established neighborhood
of families, and mostly single
family homes. In one block near
me, on my street, are 10 young
children who live with their parents.

I object to the invasion of a
commercial, neighborhood changing,
installation of a widened (20 ft)
wide access road that will

disturb and change the existing dirt/gravel eight to twelve feet wide road right next to at least three homes.

I object to the over four-story tall poles, each carrier described in the above named project. This will impinge on and destroy the view that covers the area, and also for many homes' views as well. This commercial project proposed will be unwanted by many of us in our neighborhood in which it would be sitting, surrounded by our homes very closely.

I object to this project, having what I do believe hazardous to the health of our families living here

up to many years, prior to your sudden, short-term period to inform and describe. Many people who will be affected received no information at all. Your public review period needs to be extended for all the people affected to review with the extended time.

Thank you for your consideration and accepting our letters.

Sincerely,

Judy Phillips

09/13/18

To: Mark Roberts,

As a homeowner in the Clearlake Riviera, I am writing to register my opposition to the proposed construction of the eighty-five foot communications tower in my community.

At a recent Association meeting, I learned that only property owners whose lots abutted the forty acre parcel on which the tower is to be constructed were notified of this proposal.

How will this affect residents who have lots with a lake view? How will it affect their property values?

We have no buildings, and I doubt many trees, that reach a height of eighty-five feet.

I believe some residents who are in favor of this tower may not understand that unless their cell company buys into this tower, it will not benefit them.

I feel that a public hearing is called for in this matter.

Personally, I would consider this tower to be a blight on the community.

RECEIVED

SEP 17 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

James Freitas
9472 Chippewa Trail
Kelseyville, Ca. 95451
(707) 277-0120
Clearlake Riviera

Mark Roberts

From: SHARON BOLOGNA <s5foot@sbcglobal.net>
Sent: Sunday, September 16, 2018 8:35 PM
To: Mark Roberts
Subject: Letter Regarding Rezoning of a Residential Neighborhood
Attachments: Lake County Cell Tower DENIAL.docx

Dear Mr. Roberts:

I am attaching our letter that is asking that the application for a cell tower located off Mojave Trail/Tenino Way be DENIED!

Besides the reasons that we have listed in our letter, these structures are ugly and do not do anything to enhance our area in Kelseyville. They are extremely offensive structures and would cause views to be blocked as well as create health issues for the residence that live in the area!

Please read our letter into the public record at the meeting, so that it is included in the minutes that are taken for future need if necessary.

Sincerely,

Sharon & Anthony Bologna
9138 Chippewa Trail
Kelseyville, CA

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SEP 17 2018
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Exhibit C Public Input 7b

9-14-18

Community Development Dept.

255 N Forbes St

Lakeport

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SEP 17 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

I am a home owner in the area where you wish to place the communication tower. I purchased this property for the beautiful views of Konocti and the Clearlake Lake.

I oppose this development for the following reasons.

There are many residents in this neighborhood. There are many other places where you can place an **85 ft. tower** that would not affect struggling homeowners with families who can only afford this neighborhood here in Lake County.

No details have been shared regarding the following:

1. **What** will this structure physically look like?
2. **Where** is it planned exactly! To be placed on the land? With the exact placement of the other structures?
3. **How** much noise does it generate?

I notice there are other towers throughout California, I want to hear from resident's where those mono-pine towers have been placed. Are they in residential locations?

Most of us here in this neighborhood have been faced with the scare of wild fires, now the communication world wants to disturb the beautiful views that we stay for and pay our insurance and taxes to remain.

The Horizon Towers could find lots of places where the views will not be affected by the neighbors who have been here for a long time and do not want to move or have their property values drop for this obstruction placed in our community.

We moved here for the views and affordability – the views of Konocti, the peaceful and beautiful wild life that exist here is precious and we desire that to remain.

And no one will want the humming noise generated by these structures. We do not want our livelihoods, and beautiful landscaping destroyed by the progressive infringement of business without regard for the community that exists here in the Riviera's.

Residents have been here for many years long before big companies like Horizon Communications, who now want to invade our beautiful Lake County community.

PLEASE do not let this happen to our beautiful county and the residents that support it.

I am confined to a wheelchair and would appreciate you sending detailed information about this planned development.

Marcia Rosi
5175 Tenino Way
Kelseyville

September 17, 2018

Dear Community Development Department, Planning Division:

Regarding: Notice of Intent to Adopt a Mitigated Negative Declaration
Project: Horizon Tower-CA 4034-Kelseyville, Major Use Permit, UP 18-01 & Initial Study IS18-06

Project Location: 9475 Mojave Trail, Kelseyville, CA 95453

PLEASE DENY THIS APPLICATION!

We purchased our home in Kelseyville because of the nature, beauty and feeling of being out of the city.

It is with great discomfort and extreme disagreement that we are feeling regarding this possible project to install a wireless communication tower in a **Residential Neighborhood**.

With the prospect of the following we strongly urge you to deny this application and continue to keep this residential neighborhood safe for our children adults and elderly residents.

The data shows that the following are just some of the issues that can be attributed to cell towers:

- 1) Dangers of Cell Tower failures and **fires**, which occur more often the average person realizes!
- 2) Loss to the value of property
- 3) RF radiation levels harmful to children, adults & the elderly
- 4) Proper Zoning Ordinances in place need to be kept!
- 5) Cancer rates increase more than triple among people living close to them
- 6) **Cancer quadrupled among people living within 1,148 feet of a cell Tower**

Just based on the number 1 concern I have listed and considering the fire storms Lake County has seen over the last few years, this should be enough to deny this application. In case that is not enough to sway you to **DENY** this application, the other 5 reasons should more than give you enough to deny a cell tower being placed in a residential neighborhood and stop you from changing zoning laws already on the books that protect residential neighborhoods from these exact issues!

We strongly and vehemently urge you to **DENY** this application and keep Lake County neighborhoods for the purpose neighborhoods are created! To be safe areas to raise healthy children, live free from concerns of increased cancer rates and health issues!

Sincerely,

Sharon & Anthony Bologna
9138 Chippewa Trail
Kelseyville, CA

RECEIVED

SEP 17 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts

From: Aurelia Johnson <aurerljd@yahoo.com>
Sent: Tuesday, September 18, 2018 10:57 AM
To: Mark Roberts
Subject: Re: Cell tower CLR

Did you know that there are protected species of birds living in that back lot. American peregrine Falcon and southern bald eagles. I've seen 2 bald eagles back there this last spring. Many falcons are seen by most people and regularly. I saw one fly from across the street into the back lot area carrying a bird the other day. It can be proven I'm sure of that. Also I'm opposed because of the decrease in real estate values a cell tower brings to the area. Many professors and other professionals have research for this.

[://www.dfg.ca.gov/wildlife/nongame/t_e_spp/fully_pro.html](http://www.dfg.ca.gov/wildlife/nongame/t_e_spp/fully_pro.html)

Sent from my iPhone

On Sep 12, 2018, at 11:57 AM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hi Aurelia,

Per our conversation today, Set. 12, 2018, I have attached the Initial Study, Photo Simulation, biological Report and proposed Plans for the tower. If you have any questions, please let me know.

-----Original Message-----

From: Mark Roberts
Sent: Monday, September 10, 2018 4:59 PM
To: 'Aurelia Johnson' <aurerljd@yahoo.com>
Subject: RE: Cell tower CLR

Good Afternoon,

Thank you for your comments regarding the proposed tower. Pursuant to Section 15105; Item (b) "Public Review Period for a Draft EIR or a proposed Negative Declaration or Mitigated Negative Declaration of the California Environmental Quality Act (CEQA): "The public review period for a proposed Negative Declaration or Mitigated Negative Declaration shall not be less than 20 days. When a proposed Negative Declaration or Mitigated Negative Declaration is submitted to the State Clearing House for review by state agencies, the public review period shall not be less than 30 days, unless a shorter period, not less than 20 days is approved by the State Clearing.

Upon completion of the Initial Study for the proposed tower, the County is proposing a Mitigated Negative Declaration, therefore it was sent to the State Clearing House to allow for a 30 day

review period, where various State agencies, including the public are able to submit their comments/concerns on the environmental document. The commenting period on the environmental document began on August 20, 2018 and ends at 5:00pm on September 20, 2018 as indicated in the Notice of Intent that was mailed out to the surrounding property owners in accordance with Section 57.3 (3ii) Article 57 of the Lake county Zoning Ordinance: "If the real property which is the subject of the hearing is more than five (5) acres in size, notice shall be given to owners of all real property within 700 feet of the real property". All property owners within 725 feet of the subject property were sent the Notice of Intent informing them of the proposed project. If there are individuals who are concerned about the project, they need to submit their comments in writing to the Community Development Department and/or once the project is schedule to go before the Planning Commission they may express their concerns during the public commenting period.

If you have any questions and/or concerns, please let me know.

Sincerely,

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453 County Website: www.lakecountyca.gov
Phone: (707) 263-2221

-----Original Message-----

From: Aurelia Johnson [<mailto:aureljd@yahoo.com>]
Sent: Monday, September 10, 2018 4:48 PM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Subject: Cell tower CLR

Mark,

I feel 30 days notice was not a lot of time for the residents of the Riviera to discuss the proposed cell tower location. I feel we need more time to look over the proposal and research the cons and pros of proposed cell tower. The tower will be located behind my home amongst others on my street. I've lived here for 25 years at the same address. This is going to be a big change and I'm worried about many things that come with the building and safety of this project. I'm opposed to it but I'm willing to discuss this issue with all my fellow residents in the Riviera and surrounding properties to get there opinions. I'm sure there are other locations they can utilize rather than place the tower in the middle of residential family homes.

Sent from my iPhone

Sent from my iPhone

<BIO Report.pdf>

<Photo Simulation.pdf>

<Revised Plans as of May 9 2018.pdf>

Mark Roberts

From: Aurelia Johnson <aurerljd@yahoo.com>
Sent: Tuesday, September 18, 2018 11:06 AM
To: Mark Roberts
Subject: Re: Cell tower CLR

In my opinion and others Nothing has a minimal impact on protected species. Also the real estate values will decrease. <http://buildingchi.com/meet.htm>

Sent from my iPhone

On Sep 18, 2018, at 11:01 AM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hello,

Thank you for your comments and a Biological Report has been done on the project site and as indicated in the Initial Study Mitigations Measure are in place to reduce any potential impacts to less than significant.

mark

From: Aurelia Johnson [<mailto:aurerljd@yahoo.com>]
Sent: Tuesday, September 18, 2018 10:57 AM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Subject: Re: Cell tower CLR

Did you know that there are protected species of birds living in that back lot. American peregrine Falcon and southern bald eagles. I've seen 2 bald eagles back there this last spring. Many falcons are seen by most people and regularly. I saw one fly from across the street into the back lot area carrying a bird the other day. It can be proven I'm sure of that. Also I'm opposed because of the decrease in real estate values a cell tower brings to the area. Many professors and other professionals have research for this.

[://www.dfg.ca.gov/wildlife/nongame/t_e_spp/fully_pro.html](http://www.dfg.ca.gov/wildlife/nongame/t_e_spp/fully_pro.html)

Sent from my iPhone

On Sep 12, 2018, at 11:57 AM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hi Aurelia,

Per our conversation today, Set. 12, 2018, I have attached the Initial Study, Photo Simulation, biological Report and proposed Plans for the tower. If you have any

questions, please let me know.

-----Original Message-----

From: Mark Roberts

Sent: Monday, September 10, 2018 4:59 PM

To: 'Aurelia Johnson' <aurerljd@yahoo.com>

Subject: RE: Cell tower CLR

Good Afternoon,

Thank you for your comments regarding the proposed tower. Pursuant to Section 15105; Item (b) "Public Review Period for a Draft EIR or a proposed Negative Declaration or Mitigated Negative Declaration of the California Environmental Quality Act (CEQA): "The public review period for a proposed Negative Declaration or Mitigated Negative Declaration shall not be less than 20 days. When a proposed Negative Declaration or Mitigated Negative Declaration is submitted to the State Clearing House for review by state agencies, the public review period shall not be less than 30 days, unless a shorter period, not less than 20 days is approved by the State Clearing.

Upon completion of the Initial Study for the proposed tower, the County is proposing a Mitigated Negative Declaration, therefore it was sent to the State Clearing House to allow for a 30 day review period, where various State agencies, including the public are able to submit their comments/concerns on the environmental document. The commenting period on the environmental document began on August 20, 2018 and ends at 5:00pm on September 20, 2018 as indicated in the Notice of Intent that was mailed out to the surrounding property owners in accordance with Section 57.3 (3ii) Article 57 of the Lake county Zoning Ordinance: "If the real property which is the subject of the hearing is more than five (5) acres in size, notice shall be given to owners of all real property within 700 feet of the real property". All property owners within 725 feet of the subject property were sent the Notice of Intent informing them of the proposed project. If there are individuals who are concerned about the project, they need to submit their comments in writing to the Community Development Department and/or once the project is schedule to go before the Planning Commission they may express their concerns during the public commenting period.

If you have any questions and/or concerns, please let me know.

Sincerely,

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453 County Website:
www.lakecountycalifornia.gov
Phone: (707) 263-2221

September 18, 2018

Mr. Mark Roberts
Lake County Community Development Department
255 North Forbes Street
Lakeport, CA 95453

Mark.Roberts@lakecountyca.gov

Re: UPE 18-01 – Horizon Tower Proposed Cellular Antenna Facility
9475 Mojave Trail, Kelseyville, CA

Mr. Roberts:

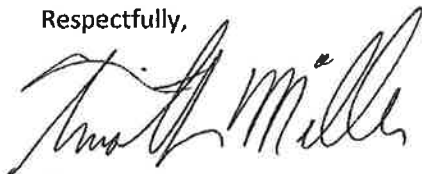
I am part of a family trust that has owned a house at 5180 Swedberg Rd., Lower Lake for the last 48 years. The above referenced proposed cellular antenna facility project has been reviewed and my family supports the project to improve wireless telecommunication services in the Clear Lake Riviera area.

There is a high need for reliable wireless telecommunication services in Lake County for emergency service responders and the public. It is very important that all emergency service personnel have the ability to be in constant communication to assure their safety and the safety of the public at all times.

The area around the Clear Lake Riviera has many locations where there is no wireless coverage or very spotty coverage. Along Soda Bay Road heading towards the former Konocti Harbor Resort wireless service is shadowed and blocked from the telecom towers on top of Mt. Konocti. The proposed wireless site should greatly improve coverage in these areas as well as providing in house coverage in the Clear Lake Riviera community, which is greatly needed.

My family requests the Lake County Planning Commission approve this needed project.

Respectfully,



Timothy Miller
916/826-4232

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SEP 19 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Clear Lake Riviera
COMMUNITY ASSOCIATION

9689 State Highway, Kelseyville, CA 95451
(707) 277-7281 Fax (707) 277-7734

Making your Neighborhood a Community

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LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

September 18, 2018

Mark Roberts, Associate Planner
Lake Co Planning Department
RE: Kelseyville Horizon Tower ID: CA4043
Address: 9475 Mojave Trail, Kelseyville 95451

Dear Sir:

We, the Clear Lake Riviera Community Association Board of Directors, on behalf of our Homeowners' Association residential community are writing to express our strong and concerned opposition to the Horizon Tower Development application with the County Planning Department.

The Horizon Tower developer's intent is to initially build an unmanned mono pine communication facility (including an 85-foot tall "stealth" broad-leaf simulated tree, steel self-supporting pole tower; telecommunications equipment with subsequent antennas and microwave dishes; storage for petroleum-powered equipment onsite; 320 feet of overhead power cable line; and, shelters for additional fuel storage motor oil, coolant, transmission fluid, hydraulic fluid for refueling/servicing equipment; all behind 6'tall chain link fencing adjacent to and surrounded on three sides by private residences specifically within the Clear Lake Riviera Homeowners Community; a community zoned Rural Residential.

Voiced resident concerns include: Increased Fire Hazards, Increased Criminal Activity Potential; Public Safety and Health issues, Noise Nuisance; and, Devaluation of Property and Lessening of the Individual Pursuit of Happiness.

Increased Fire Hazards and potential of road access blockage in a disaster: During construction, there would be welding performed upon unabated, overgrown acreage- an accident waiting to happen. Previous Cal-Fire offers to clear a 150' fire break around this property were denied and the property has become significantly hazardous. The roads that border the targeted property are the only egress for residents along those routes. Should a fire occur on the proposed property, it could cut off the only way out for many residents. In addition, use of both back-up equipment (batteries and diesel generators) will eventually be added as each additional carrier may install generators with predictable power surges creating potential fire hazards.

Increased Criminal Activity concerns related to cell towers could draw criminally-minded, opportunistic individuals who see this proposed site as a means to quick cash. Many State and historic

monuments have been vandalized by those seeking metals to recycle illegally; again increasing crime and undesirable individuals entering our community.

As for Public Safety and Health Issues: Although still controversial, radiation and high levels of antenna (microwave) transmissions from these towers (reaching 98 to 984 ft from the site) may adversely affect residents living within these parameters as some health studies cite high levels of these transmissions can increase human cell temperature resulting in numerous negative health conditions.

Noise Nuisance: Noise levels during construction and later operation will increase with no means of predicting future levels as these are dependent on quantity and size of equipment relegated to the responsibility of the carriers. (see back-up equipment and power surges cited earlier).

Devaluation of Property and Lessening of the Individual Pursuit of Happiness issues arise out of the fact that the proposed development is in a "Residential Zone" -Tenino, Chippewa, and Yaquima Roads- bordering our residential community. We don't look forward to personal property values dropping along with homeowner happiness when visual blight occurs as the tower unit is outdated, receives no continued maintenance, leaves views of deteriorating fake trees and a community eyesore. Many homeowners, and others above and on surrounding roads, purchased specific lots for their aesthetic appeal, lifestyle satisfaction and beautiful views.

Again, we ask that you consider the welfare and safety of our community prior to deciding whether or not to approve this developer's application.

Sincerely,

A handwritten signature in dark ink, appearing to read "B. Nuckols", with a long horizontal line extending to the right.

Barbara Nuckols, President
CLRCA Board of Directors Representative

cc: Commissioner

cc: District County Board of Supervisor

Mark Roberts, Associate Planner
Lake County Planning Department
RE: Kelseyville Horizon Tower ID: CA4043
Address: 9475 Mojave Trail, Kelseyville 95451

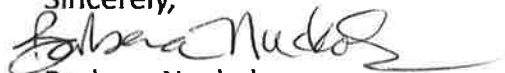
Dear Sir:

I am writing to express strong concern and opposition to the Horizon Tower Development application now in the County Planning Department.

My concern is the increased fire risk potential. We have all suffered continued evacuations, loss and witnessing others' losses all too frequently. Many Clear Lake Riviera homeowners are already fighting the lack of viable evacuation routes and potential road blockages when disasters occur. The roads bordering the targeted property are the only egress for residents along those routes. Should a fire occur on the proposed property, it could cut off the only way out for many residents. Also having an unmanned facility with petroleum-powered equipment, generators and fuel storage in a community zoned "Rural Residential" is inappropriate. Future tower conditions (as it becomes outdated with no continued maintenance) only increases future fire hazards for our area.

For the welfare and safety of our Riviera community and the County at large, do not to approve this developer's application.

Sincerely,



Barbara Nuckols
Riviera Resident

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SEP 19 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Addendum: A study conducted by Dr. David M Stupin for a joint project of EMR Policy Institute (www.emrpolicy.org and electronicsilentspring.com) states cellular phone gear (antennas) have snapped and caused severe fires, towers have collapsed due to construction errors (31%), to ice (29%), to wind (19%), to aircraft (11%) and to anchor failure (10%). Cited study findings: cell phone tower near High School catches fire/leaning over.
<http://wtkr.com/2015/06/16/cell-phone-tower-near-heritage-high-school-catches-fire/> ;School Football Field Cell phone tower catches fire
<http://www.dispatch.com/content/stories/local/2014/07/15/0715-grandview-cellphone-tower-fire.html> ;9/13/14 Cell tower fire at High School sends up smoky plume
<http://www.kval.com/news/local/Cell-tower-fire-near-Thurston-High-sends-up-smoky-plume-275018241.html> ;Cell tower at Risk of Falling after Fire
[http://www.wsbtv.com/videos/news/emergency-crews-worry-cell-tower-may-fall-after/vFQDs/](http://www.wsbtv.com/videos/news/emergency-crews-worry-cell-tower-may-fall-after-vFQDs/) ;Fire results in Collapse Zone created at base- vacated buildings:
<http://www.nbcphiladelphia.com/news/breaking/Cell-Phone-Tower-Fire-Collapse-Bucks-County-212501221.html> ;Cell tower fire closes road, evacuates day care
<http://www.gwinnettdailypost.com/news/2011/dec/02/fire-closes-rockbridge-road/> ; Cell Tower Fire;
[http://www.nj.com/monmouth/index.ssf/2013/05/cell tower fire knocks out main middletown police communications.html](http://www.nj.com/monmouth/index.ssf/2013/05/cell_tower_fire_knocks_out_main_middletown_police_communications.html) Explosion near cell tower caused by propane leak
<http://www.lemarssentinel.com/story/1641878.html> Cell phone tower to be taken down following fire <http://www.ajc.com/news/news/local/cell-phone-tower-to-be-taken-down-following-fire/nQPC6/> ;Cell phone tower catches fire near U.S. HWY 95
<http://www.fox5vegas.com/story/20959950/cell-phone-tower-catches-fire-near-us-95> ; Cell Tower Destroyed by Fire <http://www.firehouse.com/news/10500668/maryland-cell-tower-destroyed-by-fire> ;Cell tower catches fire, nearby buildings evacuated, San Bernardino County, Ca <http://www.dailybulletin.com/20110113/cell-tower-catches-fire-nearby-buildings-evacuated> ;Cell Tower Fire closes Interstate 435 <https://screen.yahoo.com/raw-video-cell-tower-fire-213100571.html> Osprey nest, electrical problem sparked cell tower fire
<http://www.northkitsapherald.com/news/124300644.html> ;cell tower damaged by fire, taken down after hanging precariously over Highway
<http://www.kitsapsun.com/news/2011/jun/20/highway-305-blocked-after-cell-phone-tower-starts/> ;Burning Cell Tower at Risk of Falling http://www.news965.com/news/news/local/cell-phone-tower-burning-could-fall/nZYBg/causes_col.html
Vandalism and removal of copper grounding components increases hazard during lightning strike; <http://www.kctv5.com/story/24790956/authorities-make-200000-bust-in-cell-phone-tower-thefts>; OSHA Investigating Fatal Cell Tower Collapse in 2014:
<http://www.wvnstv.com/story/24608973/osha-investigating-fatal-cell-tower-collapse-in-harrison-county>



9475 Mojave Trail

Proposed Horizon Tower Location

Imagery Date: 5/24/2017 lat: 38.956330° lon: -122.724416° elev: 1870 ft eye alt: 4534 ft

© 2017 Google

Chippewa Trail

Google Earth

residence



(http://horizontower.com/)

(http://horizontower.com/site-locator/)

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Contact Us (http://horizontower.com/contact/)

California Planned

DEVELOPED (HTTP://HORIZONTOWER.COM/?PAGE_ID=2163)

PLANNED (HTTP://HORIZONTOWER.COM/?PAGE_ID=2164)

DOWNLOAD ALL PROFILES (HTTP://HORIZONTOWER.COM/WP-CONTENT/UPLOADS/2014/07/HT_ALL_PROFILES.PDF)



- BAVARIAN HILLS – CAMINO, CA
- CEDAR PINES – TWAIN HARTE, CA
- CHABOT – OAKLAND, CA
- CLEARLAKE – CLEARLAKE, CA
- CRESTON – CRESTON, CA
- KELSEYVILLE – KELSEYVILLE, CA
- MARINA – LIVERMORE, CA
- MASONIC LODGE – PITTSBURG, CA
- SALMON CREEK – BODEGA, CA
- SELMA – SELMA, CA
- SUTTER CREEK – SUTTER CREEK, CA
- TRUCKING – PALMDALE, CA
- WOODLAKE – WOODLAKE, CA

Mark Roberts

From: Peter Chappars <pchappars@att.net>
Sent: Wednesday, September 19, 2018 1:19 PM
To: Mark Roberts
Cc: Rob Brown; B. Nuckols; Mary Chappars; Debbye Harmer
Subject: Cell Tower

Mark,

I strongly oppose the siting of a cell tower in our residential neighborhood. In October of last year when Gov. Brown vetoed SB 649 his intent was to have more local input for the siting of cell equipment. While that bill was intended for the next generation of cell equipment the same local input applies here. I feel that the time for residents input should be at the beginning of the process not when your study has been completed. We should be able to give our input for several different sites. There must be a suitable location not zoned residential.

Pete Chappars

Mark Roberts

From: DON GREEN <familygreen5270@att.net>
Sent: Wednesday, September 19, 2018 8:39 PM
To: Mark Roberts
Subject: horizon tower - Ca 4043

Mark

my family and i live on Tenino Way very close to the proposed tower site. She and myself both oppose the tower going in. One reason is it would stand out like a sore thumb in the open area shown on the map. Another reason would be we would be looking directly at the tower every time we looked West towards Mt Konocti. Then there is also the fact that it is not even close to being at a high point for the signal transmission. We feel it would be like having that tower right in our back yard and therefor are strongly against the tower going in. Please do not allow this tower to go in.

thank you

Don Green
5270 Tenino Way
Kelseyville

Mark Roberts

From: DON GREEN <familygreen5270@att.net>
Sent: Wednesday, September 19, 2018 4:09 PM
To: Mark Roberts
Subject: Horizon Tower Permit L/P 18-01 9475 Mojave Trail Kelseyville, Ca 95451 APN: 009-004-21

My husband and I have owned our home in Clearlake Riviera since 1985 and live there with our children. We live at 5270 Tenino Way Kelseyville, Ca 95451. Prior to that we owned a previous home in Clearlake Riviera for 14 years. We enjoy the natural beauty of Clearlake Riviera. It is located out of town, is peaceful, and doesn't have the modern technologies or conveniences that living in town has.

Our current home is located across the street from the proposed location of Horizons Communication Facility.

I feel this communication tower would not blend into the surroundings, as there is nothing else even remotely that tall near the proposed area of the cell tower.

One of the beauties of living in Clearlake Riviera is that we are located out of town and we are away from all of that. There is nothing else like the cell tower around the area. Our house is located across the street from the proposed site.

Now when we sit out on our front porch we enjoy and unobstructed view of Mt. Konocti. If a cell tower were installed, it would be very visible blocking our natural view and would stick out like a sore thumb because it wouldn't look natural and would be much taller than any of its surroundings. The proposed parcel is located in a relatively flat area.

Also, with technology comes the exposure to radiation. There is nothing of that magnitude located in Clearlake Riviera now.

I have really good cell service now thru Verizon. My husband and children have really good cell service.

Mediacom is also available in the area providing excellent wi fi service for internet on cell phones.

The other residents also receive good cell reception in the area as well.

People are mentioning sometimes nearby a cell tower you can receive many dropped calls, we do not experience this now.

So why do we even need to install this cell tower when we already have good service?

Do we want the radiation exposure?

Do we want our natural views obstructed?

It doesn't seem it would directly benefit us much to install the cell tower.

I oppose the proposal for the cell tower and I do not see any benefits in our neighborhood installing it here.

Thank you,

Barbara Green 707 277 7905
5270 Tenino Way
Kelseyville, Ca 95451

Mark Roberts

From: Becky <ciscosstaff@sbcglobal.net>
Sent: Wednesday, September 19, 2018 2:53 PM
To: Mark Roberts
Subject: Cell Towers

Hello Mark. I didn't want to bombard you each day. I waited. I oppose the plan to place cell towers close to my home. There are many other choices. As far away from residential would be ideal. I know we aren't suppose to go on about health risks. But I feel decisions we make should always consider the next generations. The Wildlife is another matter to take into consideration.

I don't believe safety can be an argument. I have lived without a cell since I moved from the Sacramento area. A goal. I needed it there for safety. A landline for backup should be encouraged. This cell tower plan is about the new phones. Again, there are other locations.

Thank you for your time,
Pauline Hauser

September 19, 2018

County of Lake
Community Development Department
Planning Division
255 N. Harbor Street
Lakeport, CA 95453

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SEP 20 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Attention: Mark Roberts
Re: Mitigated Negative Declaration
Project title: Arizona Tower CA 4045 Kelseyville

Dear Mr. Roberts and Planning Commissioners:

Thank you for your attention.

I respectfully, but strenuously, object to this project.

I understand the purpose and need for the wireless communication carriers but think the project is not appropriate for a residential area due to health and safety, especially fire danger, concerns plus practical and aesthetic ones.

I object to this project due to increased fire danger for us. The project, as with anything that includes added structures, maintenance, trouble shooting, human error and laxness promotes increased fire danger. (More people, more stuff, more danger.)

Please refer to Appendix D Engineer Drawings. These indicate future planned additions:

C.1: ^{denotes} ~~denotes~~ proposed future parcel adjoining and owned by R. Lubera ("Lands of Lubera").

Continued

page 2

A2: Tenant Leases Spaces: four 12' x 25' (300 sq. ft.) two at each side (North and South) of the parcel, indicating equipment, and human activity. Also noted: two future balconies add-ons.
A3 + A4: indicates three rad centers of future corners, future antennas and future micro wave dish.

Limited Future Escape Routes: this is my gravest (yes, pun intended) concern. For those of us immediately north of the project (Epakimo/Tomahawk/Aixat Fairway/Saliman/Serrano/Bancroft Ct) our only exit is Fairway, south to Hwy 29 and/or Tenino Way (note: a major access to the parcel) east to Hwy 281 or south to Chippewa and adjoining streets.

If Fairway, north of Tenino Way is compromised (as Tenino is compromised and blocks Fairway, we have no way out! (you understand my 'grave' concern.)

I question the practicality and degree of success of the project. The site is in a low-lying area surrounded by ridges, actually the south and east flanks of Mt Konocti with other ridges extending to the north and east which explains the 85° "tree" which will be eye level with my living areas. Would not a higher elevation be more sensible? Also to be considered, this is an area of consistent (daily in fall, winter, spring) high winds in late afternoons and nights. Also: how many actual 85° trees are there in our 'valley'?

Aesthetic: We have chosen to live here because of our proximity to and appreciation of our lovely mountains and ridges, perfumes of the woodlands and our fresh and lovely air; and

continued.

perhaps our unobstructed night skies, a joy page 3
not found in most residential areas could be
compromised at a later date. (See page 18 of
Initial Study 1518-06 ... "no lighting is proposed
at this time but could be requested later ...")

This project will truly render unmitigated negative
results !!

I appreciate and thank you, again, for your
attention and ~~probable~~ amused tolerance of my
engineering ignorance.

Sincerely,
Kirsten Olson
Kirsten Olson
9339 Palcos Ct
Keelseyville, CA 95451
707 277-0670

Mark Roberts

From: Office Manager <manager@clrca.com>
Sent: Thursday, September 20, 2018 3:54 PM
To: Mark Roberts
Cc: Rob Brown; suenramd@gmail.com; 'Greg Guerrazzi'
Subject: RE: Horizon Tower project
Attachments: CLRCA_HorizonTower.pdf

Hello,

Attached is the CLRCA Board's letter regarding their position and concerns about the Horizon Tower project.

Thank you,
Cindy

Office Manager
Clear Lake Riviera Community Association
707.277.7281 Office
707.277.7734 Fax
www.CLRCA.com Website
manager@clrca.com

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

Frank B Howard, Enrolled Agent

Voice: (707) 245-5565

Email: frank@fbhtax.com

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In all 50 States"*

County of Lake
Community Development Department
Planning Division
255 N Forbes Street
Lakeport, CA 95453

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SEP 20 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Re: Intent To Adopt A Mitigated Negative Declaration
Horizon Tower-CA 4043-Kelseyville
Major Use Permit, UP 18-01-Location APN: 009-004-21

Dear Sirs:

It is with great concern and anguish that I must prepare this correspondence and establish my opposition to this aforementioned Horizon Tower-CA 4043-Kelseyville; Major Use Permit, UP 18-01-Location APN: 009-004-21: Stated Notice of Intent To Adopt A Mitigated Negative Declaration. My opposition to said Intent to Adopt is joined by a group of concerned citizens and residents of the Clearlake Riviera Homeowners Association as well as many other citizens and residents of Lake County in California.

Our opposition is in whole opposition to any and all propositions to erect any cellular tower and the accompanying antennas of so such a varied assortment of signals, to include but not limited to RF (radio frequency), microwave, and electromagnetic radiation. I understand that the obvious stated governmental administrative answer is "there is no scientific evidence that there are harmful affects" or "there is no evidence that there is any relevant or significant impact on home values" from the construction of such a tower, and the radiation or other signals emitted from same. I must again oppose such positions by the county and its administrative staff. Must such governmental organizations continually oppose its own citizenry and partner with any and all large conglomerated corporate entities in the sole search for power and financial gain? This appears to be the incessant nature of our political and geographical authorities.

In all factual guidance and ethical or other moral considerations, these citizens and residents of the impacted community should be the first concern of your political schemes. They are the constituents of your administration and of the local, county and state governing authorities and as such your views should be permanently and continually the well being of your constituent population. Actions of this manner propel citizens into protest movements and other methods of consternation against the elected or otherwise positioned officials of such authoritative organizations. This could be circumvented simply by listening and acting in accordance with the wishes of the populace, rather than taking action based upon other limited viewpoints as financial or other nefarious means of decision making.

This action seems to be that you have already made your decision without consulting the citizenry of the county or of the residential population of the impacted community. The mere title of your action oriented notice "Intent to Adopt" indicates the commitment and objective of your agency as it was written into

5227 Tenino Way

Kelseyville, CA 95451

Frank B Howard, Enrolled Agent

Voice: (707) 245-5565

Email: frank@fbhtax.com

Enrolled to Practice in all 50 States

ordinance and as it is committed to action by your very own department. The community and entire county of residents and citizenry should be allowed more time to form together, form research groups to discover and comprehend the issues involved and as set forth in a previous paragraph, the aesthetic and financial values of their very own homes, and the potential of medical and other mutagen related transformation of the cellular composition within the human body, as such the brain, nervous system, circulatory system, ears, eyes, and all other organ and glandular formations of the miraculous human being. Whereas further research is required by the citizen groups involved, and further research upon the indigenous birds, animals and other creatures inhabiting this beautiful county and specifically any inclusion as to the harmful impact on the Anderson Reserve or native birds and game that may have strayed or wandered into the surrounding communities to assure that the Bald Eagle and other great birds of this region have not taken up nesting in these surrounding areas. Such an impact as may be learned at a later date may impair the continuing professional status of all administrators making such a decision without even the merit of additional required research.

I personally took notice that these corporate entities have been working on this matter for over 1 ½ years, without any notification to the citizens of the county or the impacted communities. This is impartial and predisposed discrimination against those same stated citizens. In reading many federal, state and local statutes or ordinances I have found many various forms of legal misdirection, deceit and other forms of composing such legislation to embed many different configurations of language parameters in order to offer a piece of legislation to appear to be one thing though in all legal manners to mean something entirely different. In this matter, it appears that the organizations, in general the large corporate entities with the wealth and power are most assuredly given advantages in development whereas they work for years, and the local citizenship are allowed 30 days. This is precisely a misdirected point of legal considerations. The actual adoption should be more in the favor of those already inhabiting such communities, after all without the communities, yourself and all other county officials and administrators do not even have a job or profession.

I am asking now, for all of the citizens of the county and the community impacted to be given an opportunity to perform more research as mentioned above and the opportunity to research and determine all potential impacts on the lives and financial matters of each member of the community and county. This, in fact, should be the standard practice of all elected and appointed officials of a county in any regard. The welfare of the citizenship should be placed above all other considerations in any magnitude of change relating to their personal lives and their financial domain.

I would like to make a few final comments with relationship to the house on the corner of Mohave Trail and Tenino Way, which happens to be my own. The road you have mentioned regarding your intent to widen to 20 feet does not appear to have that kind of latitude. At this moment it is already outside of county ordinances regarding the placement of residences or fences in relationship to a county road. In addition to the location of my home, there is also a PG&E easement on the other side. This road is perhaps 12 feet wide at this time allowing for only 8 feet from the side of the road to the exterior walls and windows of my home.

Prior to receiving this notice of intent, I was in the motions of preparing an official complaint to all involved including the County of Lake, the Planning Division and the owner of the property involved with the cell tower plan. Currently, as stated in the paperwork provided by your department as well as the

Frank B Howard, Enrolled Agent

Voice: (707) 245-5565

Email: frank@fbhtax.com

Enrolled to Practice in all 50 States

facts as they stand, there is a single residence on one of the 10 acre parcels. At the current time, during my waking hours I have counted as many as 17 to 39 trips up and down this small and most inhibiting dirt road. These cars and trucks travel at speeds up to 25 and 30 mile per hour. This has been causing many dire problems with the standing of my home. With so much traffic, and the impact on my home, as well as the fact that soon the weight, speed and other forces of this amount of traffic will cause the crumbling of the small retaining wall 3 feet from my home and approximately 5 feet from the side of this ongoing traffic. Over the past 28 years, these matters did not impose such measures upon our quality of life, nor upon the building structure of my home and the retaining wall. Not to mention being capable of keeping said traffic off of the side property of my own lot, which brings it even closer to the retaining wall and my home. These matters impose severe consequences to my life and limb as well as property as related to the structure and location of my home.

During the last year, I have been gathering evidence of the damages done to my home to date. These issues include the constant bombardment of my home with mud, rocks, sticks and other debris. I have taken pictures of the side of my home located near this road. I can no longer get the marks off of my stucco with a power washer. Last year was the worst, with the obvious pummeling of my home shown on the exterior wall facing south. Additionally I have just replaced all screens, since they were torn and destroyed by such continual impact of the bombardment. Most of the damage occurs during the winter months, as last year I shoveled gravel into some of the holes closest to my house, only to find that the bombardment continued only with small rocks. At any length, with more traffic to include heavy trucks, trailers and equipment, this relationship with my home and the road is untenable. If this matter is to go forth, certain damages must be contemplated to either make my home tenable again, or pay for my house and relocation of myself. Since I received this notification of hearings, I have not pursued my complaints with the assault on my home and my life. I will await any further developments, though I truly pray that the county and the organization filing for this permit do not carry forward without appropriate consideration of the matters which I have brought forth. Any further neglect of these matters that pose direct and untended harm to my life, limb, property, peace and security will result in the filing of actions within the legal realm of the courts of jurisdiction.

These traffic problems do abate from time to time, the traffic slows and maintains for short periods, though it always speeds up again as I am sure proper statistics within the road maintenance department, traffic patrols such as CHP, sheriff's department, various city policing agencies, as such all should have considerable information of these such matters. A mere and brief inspection of the south wall of my home will give you appropriate considerations of the danger that I and my family while present are placed under. My peace and security are threatened, since I am awakened by traffic at any hours imaginable, with traffic a mere 8 feet or more from my head, it is simply not an inspiring point of freedom or inner peace and welfare.

I will be 68 years of age next month, and as you well know, many of my neighbors and members of the community are of similar senior vintage. As such, they are one of the most critical need groups of the existing population of the community as well as the nation in whole. This fact has been well researched by the USDA (United States Department of Agriculture), the FDA (Federal Drug Administration), the CDC and many other departments within the federal, state and local governments. This being said, I would think that your department and all elected, appointed or hired officials would take this into consideration in evaluating whether such signals emitted from these towers and the number of dish transmitter or receivers. Further on this development, as most should be aware, this is the beginning of the

5227 Tenino Way

Kelseyville, CA 95451

Frank B Howard, Enrolled Agent

Voice: (707) 245-5565

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Enrolled to Practice in all 50 States

5g transmitting technologies, whereas more advanced technology will be developed in the following time and the power and methods of broadcasting most assuredly will change accordingly, therefore being this close to a residential community should not be undertaken while there are so many greater locations throughout our county that are more appropriate considerations that to offer even the slightest potential of endangerment to the human lives involved as well as the indigent communities of birds, animals and other creatures living so closely to this intended site.

In as much as your office has directly quoted that there is no scientific evidence that these transmissions have any impact on human life, peace and security. I must offer my objection and more specific to the ages of the seniors living in this impacted community. In fact they may be the most endangered health group of the entire populace, therefore why even take the most remote chance of RF, microwave or electromagnetic radiation on their behalf.

There is much evidence held by the Department of Defense with regard to the harmful radiation of microwaves and electromagnetic radiation. Both of these wave signals have been used in warfare to cause harm and death to opposing troops, in the World Wars and the following wars of nations.

The radio frequency radiation from cellular transmissions have not been around long enough to evaluate in such a scientific manner as to provide evidence whether they are harmful as used in these manners and these doses. These towers have only been constructed within the last 25 years. Since most all other forms of electronic wave transmissions are within the realm of causing significant radiation damage to humans, it is not such an obstacle to understand that these radiations in constant inclusion of the immediate environment of human life will cause harm. In this instance there is scientific evidence to show that the constant inclusion of such waves and the most immediate proximity of human life have been shown to cause harm and even immediate or eventual death from such exposures.

Whereas there are many other considerations as to the location of these towers within our county, such as the same land where the AT&T tower was constructed not too long ago, and if that space is not available, there are so many other vineyard and other agricultural lands available that would welcome the payments offered by the tower owners. In addition to agricultural lands, there are state and federal forest lands, hill top locations and additions to existing towers such as water towers within such impacted residential areas as the Clearlake Riviera Homeowners Association, the cities of Kelseyville, Clearlake, Lakeport, Clearlake Oaks, Lower Lake as well as other areas with similar towers that could be used as the underlying framework. So many other geographic locations exist within this county, it simply makes no sense to fight for a location in which no residents wish to have it constructed.

I shall await your response before any further action is commenced regarding the matters set forth herein.

Sincerely,

Frank B. Howard, E.A.

Lake County Association of REALTORS®

On Magnificent Clear Lake

SINCE 1947



December 7, 2018

County of Lake
Lake County Board of Supervisors
255 N. Forbes
Lakeport, CA 95453

Re: Impact of Communication Towers and Equipment on Nearby Properties

Dear Supervisors,

Over the last few years a number of proposals have been brought forward by telecommunications companies to locate cell towers within Lake County. Two recent proposals, one for 9475 Mojave Trail in Kelseyville and one for 55 & 75 Worley Drive in Lakeport, are being placed in or adjoining to residential neighborhoods. Although the locations are not zoned Residential, they are clearly in areas with housing in the immediate area.

The Lake County Association of Realtors® (the Association) has reviewed a number of studies that indicate the value of properties decline when located near the towers and equipment. One of the studies was a survey conducted by the National Institute for Science, Law and Public Policy. The survey conducted with 1,000 respondents yielded the following:

- ***94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.***
- ***94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.***
- ***95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.***
- ***79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.***
- ***88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.***
- ***89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.***

Although this survey did not attempt to measure declines in property values, simple economics of supply and demand indicate that the values will decrease. When there are fewer interested buyers in a property, the value will decrease.

Appraisal companies have also weighed in on the matter. In a 2017 report the Burgoyne Appraisal Company stated:

- *As a general matter, assuming two generally comparable areas, aesthetics will have the most significant impact on property values. If, for example, I assume two houses of equal age, size and condition in the same residential area, the relative value of one home will be most affected by the aesthetics in the immediate vicinity of that home.*
- *As a general matter, visible utility structures do adversely affect property values. This is reflected in the fact that, as a general matter property values are higher in areas where there are no aboveground utility facilities (other than lighting) than in areas where utilities are aboveground.*
- *The impact will generally be related to the size of the facility, the characteristics of the facility, its location (including proximity), and visibility. That is to say, I would expect a tower or other structure that is larger than existing structures to have a greater impact on property values than a structure that is similarly sized and in keeping with other structures. I would expect that installation of equipment that is widely visible to have a more significant impact than equipment that is widely visible to have more significant impact than equipment that is not (so, for example, a transformer at the top of a pole would have less of an impact than a box of similar size that is within a normal site line, or on the ground). The characteristics of the facility are also important. An unorganized conglomeration of various boxes and wires would have a greater impact than a streamlined and contained single cabinet.*

The Burgoyne paper goes on to state that "...that there are reasons for concern that justify maintenance of significant latitude at the local level over siting and compensation."

The Association's review of Lake County's Article 71, "Regulations for the Placement of Communications Towers and Antennae" and related zoning documentation showed that placement of towers was prohibited in residential zoning, but there was no prohibition in residential areas that had zoning other than residential, for example RR (Rural Residential) is allowed. The proposals for both aforementioned projects are within or adjacent to residential communities.

Based on the articles that the Association has reviewed along with the ability to allow towers within residential communities, we have concluded that when properties are in line-of-sight of communications towers, the value of those properties will decline. For obvious practical reasons, it would be difficult to offer compensation from either the County of Lake or the telecommunications company for those properties that would be negatively affected.

It is our recommendation that the County consider the probable loss in home value for nearby and line-of-sight homes when weighing whether to approve a cell tower or equipment location. While we understand the need to have cell towers close enough to population centers to improve cell service, and we understand the prohibitions against denying cell towers based on a "not in my backyard" complaint, we believe there are locations for cell towers and equipment where fewer property owners would be adversely affected.

Thank you for this opportunity to express our views.

Sincerely,



Mary Benson
President, Lake County Association of Realtors®

Clear lake Riviera residents opposed to Horizon cell tower project CA4043

Project location: 9475 Mojave trail, Kelseyville, Ca. 95451

Name	Address	Phone #	Email
Elin Porter	9497 Chippewa Trl.		Elin.Porter@gmail
JIM FREITAS	9472 CHIPPEWA TRL		jimmied.freitas@gmail.com
Valeigh Blanton	9460 chippewa trl.		Valeighblanton@hotmail.com
Joseph Cuadras	5267 Tenino		Joseph-Cuadras@yahoo
Penny Cuadras	5267 Tenino		
Leticia Marcel	9692 Fairway	(907) 495 9654	
Ruben Valle	5267 Tenino	413-3190	
			RECEIVED
			NOV 27 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Clear lake Riviera residents opposed to Horizon cell tower project CA4043

Project location: 9475 Mojave trail, Kelseyville, Ca. 95451

[illegible]

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Clear lake Riviera residents opposed to Horizon cell tower project CA4043

Project location: 9475 Mojave trail, Kelseyville, Ca. 95451

Name	Address	Phone #	Email
ERIK RUIZ	99841 EZ CANTON WAY		
Albert Summell	5234 TENINO WAY		
Jenny Sutton	4819 MARINE Kelseyville 95451	2779046	lonnyj@ mediacombone
Sharon Hesson	4695 Sycamore Kelseyville 95451		555954344@horizon.com
Anne Fellers	10838 SkyView Dr		kessanna@att.net
Jenny Fayon	9730 Soda Bay	3496023	
Ray Egan	10345 PEBBLE BEACH WAY		
			RECEIVED

NOV 27 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Clear lake Riviera residents opposed to Horizon cell tower project CA4043

Project location: 9475 Mojave trail, Kelseyville, Ca. 95451

Name	Address	Phone #	Email
Frank B. Howard	5227 Tenino Way Kelseyville, Ca 95451	(707) 245-5565	frank@fbhtax.com
GERALD RINE	5224 TENINO WAY KELSEYVILLE CA 95451	707.201.1683	715 Pender@gmail.com
JACKIE CALINSKY	Kelseyville 5139 TENINO Way	707-277-0280	—
REX JOHNSON	Kelseyville 5139 TENINO Way	707-262-2574	—
Daniel Conklin	5073 Caddo Ct Kelseyville Ca 95453	707 263-1000	Dan Conklin@gmail.com
Stephanie Conklin	5073 Caddo Ct Kelseyville Ca 95453	707 263-1000	—
Harold Hoover	5073 Caddo Ct Kelseyville Ca	707 900-1474	RECEIVED
Name	Address	Phone#	Email

NOV 27 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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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Input 7c

JAN 08 2019

**LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.**

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

Home / PARJustListed

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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\$10,000

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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?"

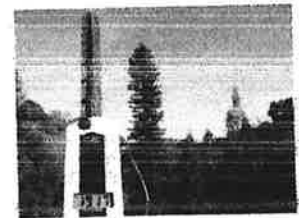
As you can see in this recently NY Times article, Palo Alto residents really don't like having cell towers in their community (even though they are the cradle of wireless technology). What do these tech people know that the rest of the population doesn't?

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...



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 unpleasing 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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4
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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.

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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

4 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 Guide¹ 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:

¹ Available at 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 distance² 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 Roster³ and in accordance with FHA guidelines. In terms of assessing risk to FHA it is important to note that payment default may

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

³ 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.

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FHA Appraisals and High Voltage Power Lines

by Michael on January 25, 2012

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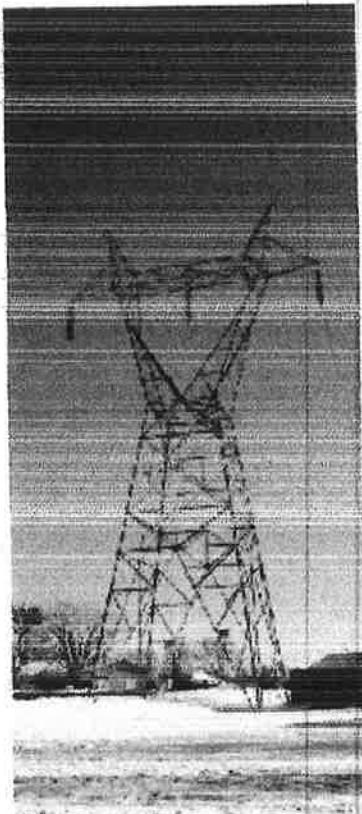
FHA Appraisals and High Voltage Power Lines

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:

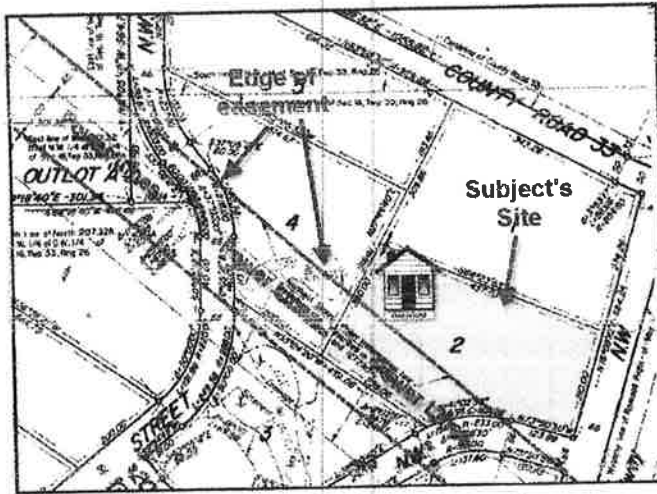


The guidelines for this are pretty straightforward; however, the challenge is proving the property is located outside the easement.

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:



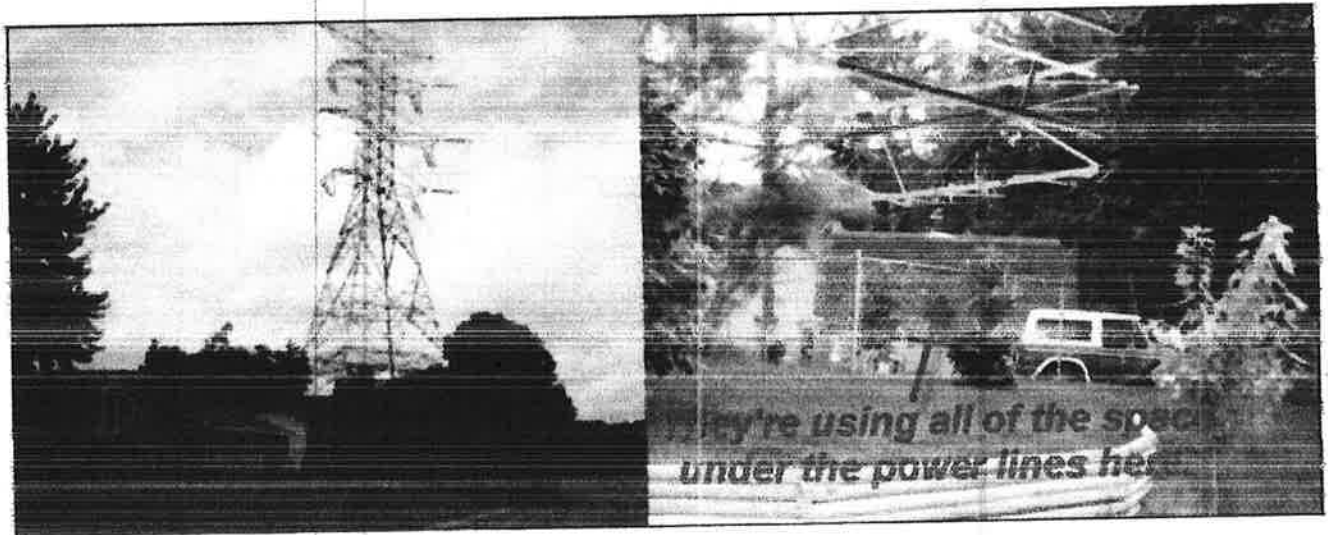
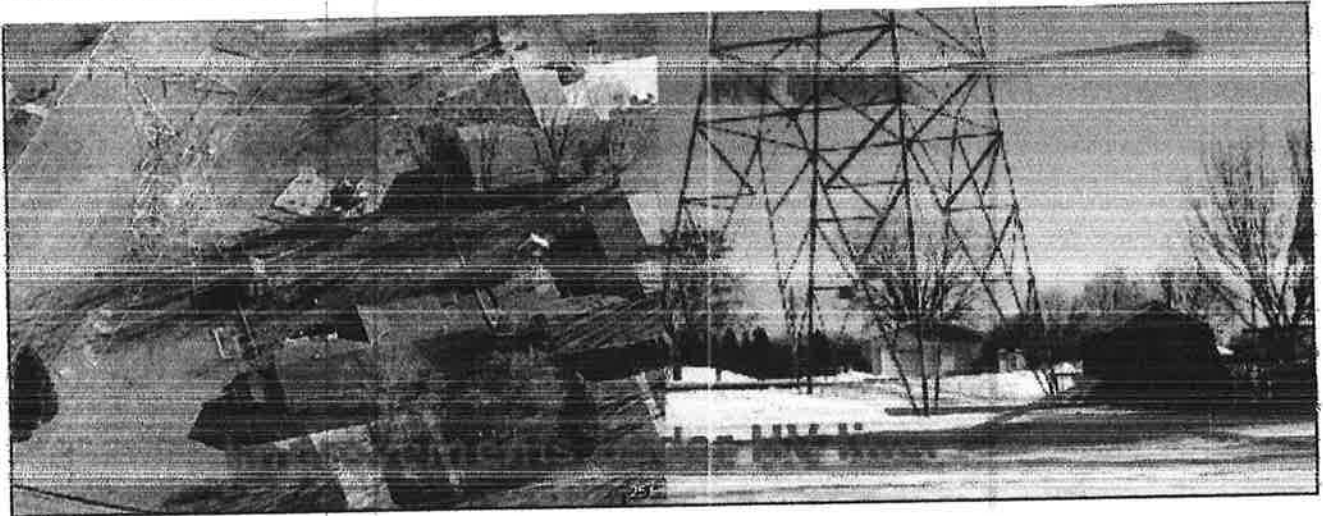
With this picture the Realtor was able to show the underwriter that the property met HUD (FHA) guidelines of being located outside of the easement for the power line. The actual location of the house could be verified with the plat from the title company, or one could be obtained from other sources.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

Related posts:

1. [FHA Appraisals and Shared Driveways](#)
2. [Excess vs Surplus Land & FHA Appraisals](#)

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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)



Comment

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

👤 EMF (<http://Emftests.com/Author/Emf/>) 💬 0 Comments (<http://Emftests.com/Property-Values-Declining-Near-Cell-Towers/>) 📅 September 26, 2018 (<http://Emftests.com/Property-Values-Declining-Near-Cell-Towers/>)
📍 Cell Towers (<http://Emftests.com/Category/Cell-Towers-Near-Houses/>) Electromagnetic Frequencies
(<http://Emftests.com/Category/Emf-Home-Inspection/>) Electromagnetic Hypersensitivity
(<http://Emftests.com/Category/Electromagnetic-Hypersensitivity/>) EMF-Home-Inspection
(<http://Emftests.com/Category/Emf-Real-Estate/>) Nashville Tennessee Home Inspections
(<http://Emftests.com/Category/Nashville-Tennessee/>) Real Estate Inspection

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) 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->

Burbank ACTION (Against Cell Towers In Our Neighborhood)

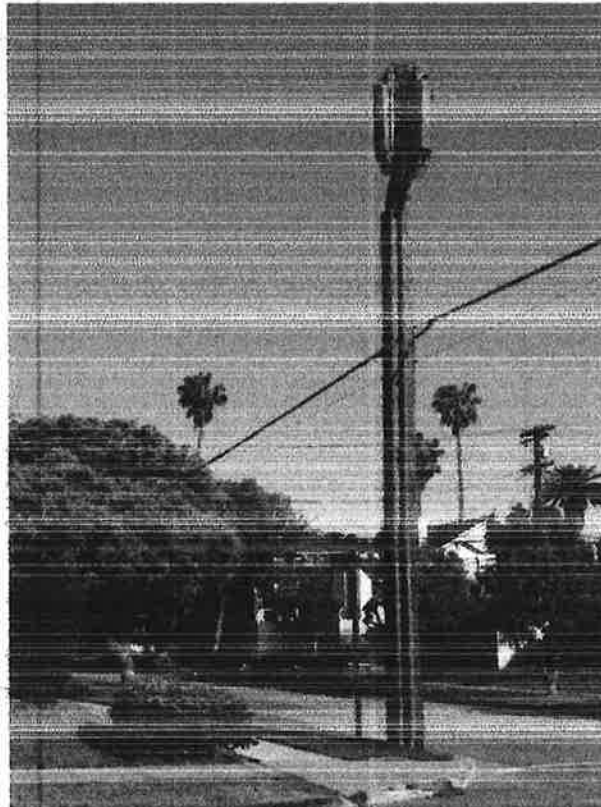
Attached #8

[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":

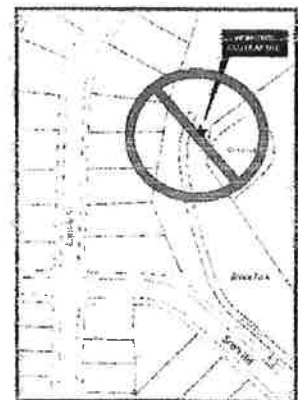
<http://burbankaction.wordpress.com>

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

DECREASED REAL ESTATE VALUE - BURBANK ACTION AGAINST CELL TOWERS IN COMMUNITY

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
Against Cell Towers
section, on August 2,
[http://www.nytimes.com/](http://www.nytimes.com/2009/08/02/nyregion/02celltowers.html)
[r=1&ref=realestate.](http://www.nytimes.com/2009/08/02/nyregion/02celltowers.html)

A number of organizations
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/071001a.html>
or
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:

• 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

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.prres.net/Papers/Bond The Impact](http://www.prres.net/Papers/Bond%20The%20Impact%20of%20Cellular%20Phone%20Towers.pdf)

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>

Write and Call
Our City
Leaders

Other Links:

- Actions Taken
- Other Communities Saying "No"
- Important Organizations
- Burbank Neighborhoods
- Districts

a. See page 295, August 31, 2008 Letter from Donna Bohanna, President/Realtor of Solstice International Realty and resident of Baldwin to Los Angeles Board of Supervisors explaining negative effect of cell tower on property value surrounding properties. "As a realtor, I must disclose to potential buyers where there are a 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 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

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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%](http://www.millervaneaton.com/content.agent?page_name=HT%3A++IMLA+Article+Tower+Siting+Nov+2008)

[3A++IMLA+Article+Tower+Siting+Nov+2008](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

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STUDIES & REFERENCES

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

Professor Girish Kumar has a PhD in electrical engineering. He is a former Professor in the Electrical Engineering Department at the University of North Dakota. He is currently Professor in the Electrical Engineering Department at 11T Bombay. He has been working on hazards of microwave radiation for over a decade. **He's considered one of the world's leading experts on cell tower radiation.** He has written a book entitled Report on Cell Tower Radiation. It's a compilation of over 200 scientific peer reviewed studies on cell phone and cell tower radiation hazards.

These exposures have been linked to numerous adverse biological effects including:

DNA damage, Effects on Stress proteins, Blood brain barrier damage, Calcium ion release from cell membranes, Risk to children and pregnant women, Irreversible infertility, Effects on Skin, Tinnitus and ear damage, Uveal melanoma, Weaker bones, Salivary gland tumor, Melatonin reduction, Sleep disorders, Neurodegenerative diseases.

See attachment #1

Firefighter Unions are Opposing Cell Towers

Firefighter groups in the United States have long opposed cell towers on their stations. In California they have been able to be exempt from the placement of towers on their stations because of the strong opposition they have due to health concerns from the radiation.

The International Assoc. of Fire Fighters (IAFF) opposes the use of fire stations as base stations for towers or antennas for the conduction of cell phone transmissions until a study with the highest scientific merit and integrity on health effects of exposure to low-intensity RF/MW radiation is conducted and it is proven that such sittings are not hazardous to the health of our members."

The position was initiated after increasing complaints among firefighters with cellular antennas on their stations coupled with the California study showing neurological damage in California firefighters conducted by Dr. Gunnar Heuser.

Read the Press Release on Firefighter Resolution and Research Study that found Neurological Damage (<http://www.emrpolicy.org/news/press/pr-iaff-vote.pdf>)

Read the Affidavit of Susan Foster detailing the study and findings

(<https://ecfsapi.fcc.gov/file/7022117660.pdf>)

His findings were abnormal brain study on firefighters. The symptoms they experienced were headaches, memory problems, sleeping problems, depression and anxiety.

Their response to install antennas on fire stations ... they have not heard from one single expert who has told them that the project will be safe.

See attachment #2

The towers radiate our homes, schools, workplaces, towns, cities and countryside with radio frequency microwave radiation 24/7.

Harvard-trained Dr. Andrew Weil observed that we simply don't know enough about the potential health risks of long-term exposure to RF energy from cell phones, cell towers, television towers, and other components of communication.

Because so much of cell phone technology is new and evolving, we don't have data on 10, 20 or 30 years worth of exposure to RF energy they emit," Weil concluded.

See attachment #3

The World Health Organization's International agency for Research on Cancer IARC says radiation from cell phone handsets and towers is "possibly carcinogenic to humans" and may cause glioma, a type of brain cancer. Towers are more dangerous than handsets because they emit greater-intensity radiation 24x7.

The area of concern is base-stations and their antennas which provide the link to and from cell phones. This is because, in contrast to handsets, it (RF) is emitted continuously and is more powerful at close quarters..., said an interministerial committee of experts on electromagnetic radiation exposure from cell phone towers in 2009.

These safety standards are based on 6 minutes/day to exposure, without accounting for people who live close to cell towers 24x7.

See attachment #4

According to Dr. Joel Moskowitz, a public health professor at the University of California, the increase in mini-cell towers across towns and cities is only part of the concern. Dr. Moskowitz says the lower frequency millimeter waves used in 5G could cause major skin, eye, and nervous system problems.

The human skin has the ability to absorb more than 90% of microwave radiation and will cause major problems from head to toe especially for the vulnerable such as kids, elderly and pregnant women.

The U.S. Government currently uses MMV energy as a non-lethal weapon. This weapon is direct and more intense than the MMVs from a 5G network, however, it's similar and concerning. According to the U.S. Department of Defense, the active denial system creates focused MMV beam that is capable of penetrating the skin, which can create a burning or stinging sensation.

Some experts argue 5G will have a devastating impact on our environment as well. A 2010 linked aspen leaf damage to MMV exposure. Some researchers also found MMV's can cause cell damage in wheat plants, impact wildlife and affect our atmosphere.

Only time will tell how the 5G network will impact our health and the environment.

MMVs are also believed to cause physical pain receptors to flare up in the human body, and cause great damage to our eyes, cell growth and compromise our immune system. according to an article in Eluxe Magazine.

New cell phone towers 5 G are becoming more dangerous.

See attachment #5

Electromagnetic radiations International Agency for Research on Cancer IARC reported that mobile tower radiations are carcinogenic to humans and can cause brain cancer. It has the same effects as being surrounded by DDT, chloroform lead and petrol exhaust. If you go for expert advice, they would tell you that living within 50m of a mobile tower is like being stuck in a microwave oven for the entire day.

Cellphone tower microwaves have a significantly higher frequency than even radio waves. The higher the frequency, the more powerful the wave-and the more powerful effect on biological organisms. Mobile towers emit microwaves at 1900 MHz.

Children have thinner skulls and are hence known to be more affected by radiation from mobile phone towers. The same applies for pregnant woman carrying an underdeveloped child. The penetration of the radiation is easier on them and the effect could be really disastrous if not kept under check.

See attachment #6

There has been concern that signals from some RF devices could interfere with the operation of implanted electronic pacemakers and other medical devices. Because pacemakers are electronic devices, they could be susceptible to electromagnetic signals that could cause them to malfunction.

World Health Organization Studies that demonstrate a health risk.

See Chart

Attachment #7

Dr. Gerard Hyland, a physicist who was nominated twice for the Nobel Prize in medicine, says "Existing safety guidelines for cell phone towers are completely inadequate.

Mt. Shasta Bioregional Ecology Center, "Studies have shown that even at low levels of this radiation, there is evidence of damage to cell tissue and DNA, and it has been linked to brain tumors, cancer, suppressed immune function, depression, miscarriage, alzheimers disease, and numerous other serious illnesses."

Still, many people are wary that the incentives do not come close to matching the potential risk involved.

Attachment #8

Radiofrequency radiation emitted from Cell Towers 24 hours a day every day. We can turn off our cell phones, but we cannot turn off the signal from these antennas which are affecting us while we sleep.

Study which verifies the existence of a spatial correlation between base station clusters and cases of deaths by Neoplasia in the Belo Horizonte municipality, Mina Gerais state, Brazil from 1996 to 2006 and to measure the human exposure levels to EMF where there is a major concentration of cellular telephone transmitter antennas.

Attachment #9

The county of Palm Beach, Florida, the City of Los Angeles, Ca, and the country of New Zealand have all prohibited cell phone base stations and antennas near schools due to safety concerns. The British Columbia Confederation of Parent Advisory Councils passed a resolution in 2003 banning cellular antennae from schools and school grounds. This organization is comparable to the PTA in the U.S. The resolution was directed to B.C. Ministry of Education, B.C. Ministry of Children and Family Development, B.C. School Trustees Association, and B.C. Association of Municipalities.

Non-Thermal effects are recognized by experts on RF/MW radiation and health to be potential health hazards. Safe levels of RF/MW exposure for these low intensity, non-thermal effects have not yet been established.

Many national and international organizations have recognized the need to define the true risk of low intensity, non thermal RF/MW radiation exposure, calling for intensive scientific investigation to answer the open questions.

See attachment #10 for list

Internationally, Researchers and physicians have issued statements that biological effects from low-intensity RF-MW radiation exposure have not been established.

Many scientists and physicians question the safety of exposure to RF/MW radiation. The CSIRO study, notes that there are no clear cutoff levels at which low intensity RF/MW exposure has effect and that the results of ongoing studies will take years to analyze.

Attachment # 10

See Revised and Amended IAFF Resolution no. 15, Aug 2004

Attachment #11

See additional References and Studies

Attachment #12

German Study: The proportion of newly developed cancer cases was three times higher among those who had lived during the past ten years 400 m about 1300 ft from the cellular transmitter site, compared to those living further away. They also revealed that the patients fell ill on average 8 years earlier.

Attachment #13

Brazil Study: Over 80% of those who succumbed to certain types of cancer resided approximately a third of a mile away from one of the hundreds of cell phone antennae that populate the city. These cancers, primarily found in

prostate, breasts, lungs, kidneys, liver, are the ones associated with exposure to EMFs.

Cell phone tower studies which examined the relationship between radiation exposure and cancer rates were conducted in the city of San Francisco in addition to cities in Austria, Germany, and Israel, dating as far back as the 1970s. All the studies shared similar findings: living within a certain proximity to a cell phone tower increased the risk of cancer anywhere from two to 121 times depending on what type of cancer was detected. Adilza Condessa Dode, PhD, one of the engineering researchers as well as the coordinator of the Brazilian study, addresses those who are concerned about cell phone tower radiation and explains the Brazil study does not stand alone. Dode elaborates, "these levels EMFs are already high and dangerous to human health. The closer you live to an antenna, the greater the contact with the electromagnetic field."

A growing number of organizations and many more studies support the conclusions of the Brazilian study. The International Association for Research on Cancer IARC, based upon findings from research conducted by an international think tank, came to the conclusion that radio frequency radiation, including the radiation spewing from cell towers, is a possible carcinogen.

The BioInitiative 2012 Report written by a group of leading independent international scientists has put out an unequivocal health warning against exposure to EMFs. This includes exposures from cell phone towers.

The threat comes from the constant nature of the activity of the towers they emit pulsed radio frequency radiation. This radiation has been shown in thousands of studies to cause biological damage to the body and to be a precursor to disease.

What are some of the dangers besides cancer which result from this damage and are associated with EMFs and cell phone antennae?

Genetic mutations, Memory disruptions, Hindered learning, ADD, Insomnia, Brain disorders, Hormonal imbalances, Infertility, Dementia, Heart complications.

Cell towers are here to stay but their implantation needs effective regulation in terms of location and radiation levels. **Cell towers should be located away from residential areas and far away from schools and day care centers.**

Attachment #14

Cell tower Radiation 5 G Unknowns

Cell providers want less expensed infrastructure to be able to provide faster and better service, therefore, the introduction of 5G which no one knows what that generation of service will do to humans wildlife and the environment.

Research shows problems, especially cancer, what can we expect from 5G? No one really knows.

See research references listed on attachment #15

Attachment #15

Biological Effects of Microwaves and Radio Frequency Radiation

1972 Naval Medical Research Institute study, listing the effects of Radio Frequency upon the human body and in animals.

2,000 biological responses to radio frequency and microwave radiation.

Please review references I was not able to print.

Attachment#16

Summary:

There are a many **expert scientific studies** in growing numbers showing numerous serious health affects from Cell Phone Towers, low levels of radiation, in the US as well as other countries.

Studies show low levels of radiation to be dangerous to pregnant women, children, the general population, and animals.

Also, it could interfere with some medical equipment or pacemakers. There are many questions of the recommended safe levels of radiation, US has lower regulations than other countries.

Long range health affects are unknown.

Researchers and physicians have issued statements that safe levels of Low Intensity Radiation have not been established. Technology keeps advancing causing everything to even be stronger, for example 5G is unknown the effects on humans, the environment and animals.

The 1996 Telecommunicatons Act was signed in 1996. The last health study was done in the 1990s and many technologies have changed since in both instances.

The International Fire Fighters Association position on placing cell towers on fire department facilities, is that the IAFF oppose the use of fire stations as base stations for towers and or antennas for the conduction of cell phone transmissions until a study with the highest scientific merit and integrity on health effects of exposure to low-intensity radiation is conducted and it is proven that such sittings are not hazardous to the health of their members.

If Firefighters do not consider a tower 100% safe not sure what the difference would be if a cell tower were installed in a residential neighborhood? We would get the same 24/7 exposure . Why install in residential neighborhoods until it is proven without a doubt that it is safe?

We have the option to turn off our cell phones, internet, microwaves and other devices, however **cell towers radiate 24/7. It is more dangerous while we sleep.**

With so many questions and concerns why install a cell tower in our residential neighborhood until research is 100% sure that it is safe? Perhaps place the cell tower the recommended 1300 feet away from our homes. Attorneys recommend placing 1500 -2000 feet away from homes. Firefighters do not allow installation for health reasons from exposure to radiation.

Please do not install one near our homes, until we know for sure it is safe to live by.



Living a *Naturally Healthy*
life in our electromagnetic world.

Lloyd Burrell

As heard on Republic Broadcasting
Network Radio



Attachment #1 ElectricSense

Need Help? Type What You Are Looking For Below

Search ElectricSense

(examples: Is wifi safe? what is dirty electricity? cell phone protection tips, what is best emf meter?)

Store	Coaching	EMF meters	Electromagnetic protection	Electrical sensitivity	Cell phone radiation	EMFs in your life	Smart Meters	Teleseminars
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Cell Tower Radiation Dangers, Symptoms And Solutions

Posted by Lloyd Burrell on March 14, 2017 under [Podcasts & Teleseminars](#) | 13
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Like mushrooms, cell phone towers have been popping up everywhere over the last 3 decades.

These towers are now omnipresent.

Silently doing their job of keeping us connected.

They route our calls, messages, photos and videos via the Internet.

In fractions of a second these cell phone towers execute a very complex process.

Wonderful.

But of course there is a downside.

Because these towers, in doing their jobs, radiate our homes, schools, workplaces towns cities and countryside with radio frequency microwave radiation. 24/7.

There are those that claim this radiation is harmless.

There are others that claim that these exposures are highly detrimental to our health.

Everyone is entitled to their own opinion.

But there are a growing number of eminent scientists and researchers that are raising the alarm.

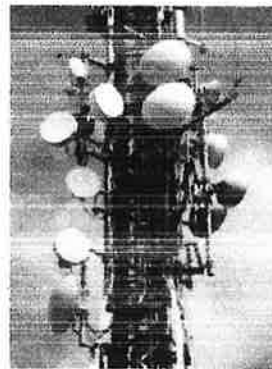
One of them is Professor Gishu Kumar.

He has a PhD in electrical engineering.

He is a former Assistant Professor in the Electrical Engineering Department at the University of North Dakota.

He is currently Professor in the Electrical Engineering Department at IIT Bombay.

He's been working on hazards of microwave radiation for over a decade.



"Ten Uncommon Secrets for
Living a Naturally Healthy Life
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iPad Radiation –
How To Reduce
Your Exposure

The Trifield TF2
EMF Meter – My
Review

Cordless Phones:
Even More
Dangerous Than
Cell Phones?

4 Best Apps For
Detecting EMF's

EMFs in Your
Home – My
Protection Tips

He's considered one of the world's leading experts on cell tower radiation.

Cell Tower Radiation Effects

All cell towers radiate invisible radio frequency microwave radiation.

These exposures have been linked to numerous adverse biological effects including:

- DNA damage
- Effects on Stress proteins
- Blood brain barrier damage
- Calcium ion release from cell membranes
- Risk to children and pregnant women
- Irreversible infertility
- Effects on skin
- Tinnitus and ear damage
- Uveal melanoma
- Weaker bones
- Salivary gland tumor
- Melatonin reduction
- Sleep disorders
- Neurodegenerative diseases

Level Of Exposure

Few people understand the hazards and workings of cell towers like Professor Kumar. There are various factors that come into play, principally:

- radiated power
- pattern of the antenna

The combination of these factors determines your exposure. Your level of exposure determines the health risk

Interview

Thursday, 16th March at 1:00 p.m. EST (10 AM PST or 6 PM GMT) I'm conducting a **LIVE interview** with **Grish Kumar** professor of Electrical Engineering Department at I.I.T. Bombay.

Professor Kumar has written more than 270 papers in the international and national journals and conference proceedings. He has written several reports and given presentations at various forums on cell phones and cell tower radiation hazards and solutions.

He is also the author of two books and has filed 5 patents. His latest book is entitled Report On Cell Tower Radiation.

It's a compilation of over 200 scientific peer reviewed studies on cell phone and cell tower radiation hazards. It also looks at the impact on the environment of cell tower radiation – not only humans but birds like sparrows, insects like butterflies and bees, and plants and animals have been affected by cell tower radiation.

The interview will last approximately one hour and it's **FREE** to listen to.

We are going to discuss:

- what are the characteristics of cell towers we need to be aware of?
- what are the maximum permitted transmit power levels in the US?
- how to tell where the maximum radiation of a cell tower antenna is directed – just by looking at it
- what's the safe distance to live from a cell tower?
- what are the solutions for dealing with cell tower radiation?



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Firefighter Unions Opposing Cell Towers

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(<https://www.addtoany.com/share?url=https%3A%2F%2Fehtrust.org%2Ffirefighter-unions-opposing-cell-towers%2F&title=Firefighter%20Unions%20Opposing%20Cell%20Towers>)

Firefighter groups in the United States have long opposed cell towers on their stations. Not only that, but in California they have been able to be exempt from the forced placement of towers on their stations because of the strong opposition they have- due to health concerns from the radiation.

ABC7 News: LA Firefighters Halt Cell Towers on Fire Station



On this page we are keeping documentation on the firefighters opposition and we have posted important news videos that cover this issue.

Teacher unions also have made position statements on wireless radiation. Learn more here. (<https://ehtrust.org/teacher-unions-parent-teacher-organizations/>)

In this news report below- California investigative reporter Julie Watts interviews firefighters and California officials on the SB649 exemption for firefighters.

ConsumerWatch: 5G Cellphone Towers Signal Renewed Co...



INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS (IAFF)

- "The IAFF opposes the use of fire stations as base stations for towers and/or antennas for the conduction of cell phone transmissions until a study with the highest scientific merit and integrity on health effects of exposure to low-intensity RF/MW radiation is conducted and it is proven that such sitings are not hazardous to the health of our members." (<http://www.nea.org/resolutions>)
- The IAFF Official Position Against Cell Towers on Fire Stations (<http://www.iaff.org/hs/Facts/CellTowerFinal.asp>) passed in 2004.
- This position was initiated after increasing complaints among firefighters with cellular antennas on their stations coupled with the California study showing neurological damage in California firefighters conducted by Dr. Gunnar Heuser.

Read the Press Release on the Firefighter Resolution and Research Study that found Neurological Damage (http://www.emrpolicy.org/news/press/pr_iaff_vote.pdf)

Read the Affidavit of Susan Foster detailing the study and findings here

X (<https://ecfsapi.fcc.gov/file/7022117660.pdf>)

X Dr. Gunnar Heuser, lead brain studies on firefighters following a cell tower installation on their firestation and found that they were all abnormal. His SPECT brain study on firefighters in 2004

X who complained of neurological problems following a cell tower installation at their firestation 5 years ago and found that they were abnormal. The symptoms they experienced were; headaches, memory problems, sleeping problems, depression, and anxiety

X <https://ecfsapi.fcc.gov/file/7022117660.pdf> (<https://ecfsapi.fcc.gov/file/7022117660.pdf>) . Dr. Heuser published a study recently on fMRI showing abnormalities in EHS similar to brain injury. Original study published in July 2017, without the controls, full text

(<https://www.degruyter.com/downloadpdf/j/reveh.2017.32.issue-3/reveh-2017-0014/reveh-2017-0014.pdf>) : Corrigendum to the study, which includes fMRI scans of the controls (non-

EHS) (<https://www.degruyter.com/view/j/reveh.2017.32.issue-4/reveh-2017-0027/reveh-2017-0027.xml?format=INT>)

LA County Firefighters Local 1014

- Local 1014 has a webpage dedicated to stopping towers because of a plan to install them on over 200 of their stations. <http://www.stopcellphonetowers.com/index.html> (<http://www.stopcellphonetowers.com/index.html>)

"As firefighters and paramedics, we live in these firehouses. What effect will these towers have on us? What are the risks to our neighbors? It's a no-brainer that LA County should at least have done a proper study before putting 200-foot high-power microwave antennas on top of our heads."

— Dave Gillotte, Active Duty Fire Captain, President, LA County Firefighters Local 1014 (https://www.youtube.com/watch?v=s-x_xv6dg9E)

- The Firefighter's Website in 2015 <http://www.stopcellphonetowers.com/index.html> (<https://web.archive.org/web/20160303012435/http://www.stopcellphonetowers.com/index.html>)

United Firefighters of Los Angeles City Local 112 IAFF-CIO-CLC Opposes Cell Towers on Their Stations.

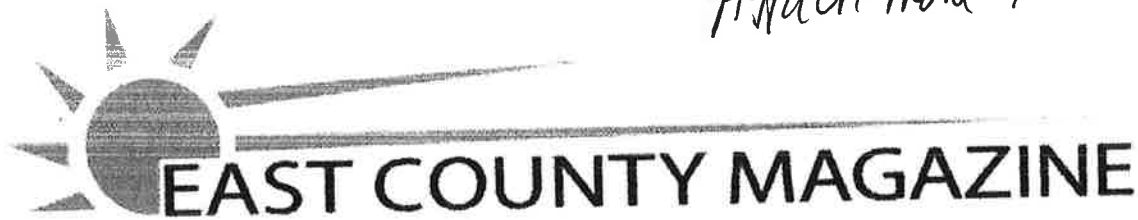
- X • "It is inexcusable that once again our firefighters in the field were the last to know about a massive 150 million dollar project that could jeopardize their health and safety. ... nobody talked to us and we have not heard from one single expert who has told us that this project will be safe."

- "UFLAC will strongly oppose the use of Fire Stations as base locations for cell towers and/or antennas"

- Download the letter from this LA Firefighters Union ([http://nebula.wsimg.com/1913ec76b5ea44ffd0dfabbcf32f6da?](http://nebula.wsimg.com/1913ec76b5ea44ffd0dfabbcf32f6da?AccessKeyId=FF4B01FD5B2965093C55&disposition=0&alloworigin=1)

- [AccessKeyId=FF4B01FD5B2965093C55&disposition=0&alloworigin=1](http://nebula.wsimg.com/1913ec76b5ea44ffd0dfabbcf32f6da?AccessKeyId=FF4B01FD5B2965093C55&disposition=0&alloworigin=1)) local 112 asking for an immediate halt to cell towers

Attach next 3



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DANGERS OF LIVING NEAR CELL PHONE TOWERS RAISED

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November 2008 Articles

La Mesa Council holds hearing Nov. 5 on proposal to erect cell phone tower in Lake Murray area

By Miriam Raftery



When Mom asked me to look into possible health hazards posed by cell phone panel antennas that a church in her neighborhood wants to put up, I expected to find reassuring facts to allay Mom's concerns. Instead, I found deeply disturbing data that makes me wonder why the public is not being informed about health risks—and why our government seems intent on covering up troubling truths.

Cell phone companies and the U.S. Food and Drug Administration assert that cell phone towers don't pose health risks to the public. Some studies support this assertion, but other studies suggest just the opposite.

Harvard-trained Dr. Andrew Weil at the University of Arizona's medical center recently observed, "In January 2008, the National Research Council (NRC), an arm of the National Academy of Sciences and the National Academy of Engineering, issued a report saying that we simply don't know enough about the potential health risks of long-term exposure to RF energy from cell phones themselves, cell towers, television towers, and other components of our communications system. The scientists who prepared the report emphasized, in particular, the unknown risks to the health of children, pregnant women, and fetuses as well as of workers whose jobs entail high exposure to RF (radiofrequency) energy.... Because so much of cell phone technology is new and evolving, we don't have data on the consequences of 10, 20 or 30 years worth of exposure to the RF energy they emit," Weil concluded. The report called for long-term safety studies on all wireless devices including cell phones, computers, and cell phone towers.

Attachment #4

The Kasliwals and fifty other families in the upscale C-scheme neighbourhood in Jaipur live under the shadow of death. Seven people in the neighbourhood have been diagnosed with cancer since cellphone towers were installed here in 2003. Since then, illnesses, both minor and major, have become a part of their lives.

Two of the three Kasliwal brothers were recently diagnosed with cancer. "First, our dog died of cancer. Last year, both my younger brother and I were diagnosed with brain cancer. It was only when the doctor asked whether we were exposed to some kind of radiation that it occurred to us that the cell-phone towers next to our home were to blame," said Sanjay Kasliwal, who is a part of a large joint-family living in C-scheme.

After treatment at the New York Presbyterian Hospital in the US, Pramod Kasliwal has been admitted to Medanta Medicity at Gurgaon. He is critical. "These towers were put up illegally and the Jaipur Municipal Corporation (JMC) has no records for granting any permission for installation of cell phone towers," says Kasliwal.



Sanjay Kasliwal (seated) and his brother, who have three cellphone towers next to their Jaipur home, have brain cancer. They have no family history of cancers. HIMANSHU VYAS/HT PHOTO

Killer waves

The World Health Organisation's International Agency for Research on Cancer (IARC) says radiation from cellphone handsets and towers is "possibly carcinogenic to humans" and may cause glioma, a type of brain cancer. Towers are more dangerous than handsets because they emit greater-intensity radiation 24x7.

"The area of concern is base-stations and their antennas, which provide the link to and from cellphones. This is because, in contrast to handsets, it (RF) is emitted continuously and is more powerful at close quarters...", said an inter-ministerial committee of experts on electromagnetic radiation exposure from cellphone towers in 2009.

Despite that, the response from government is predictable. "There is no scientific study to prove that anyone has got any health problem due to telecom towers in India. The WHO has prescribed norms on emission of radiation by Telecom Towers. Our norms are much below the WHO norms," said R Chandrasekhar, secretary, department of telecommunications (DoT). "The

Related Questions

What are the hazards of installing a mobile tower on the roof of my building?

Are mobile phone towers a health hazard?

Is it harmful to live near a mobile phone tower in pregnancy? The tower is atop the building next to ours.

What are the dangers of living next to cell phone towers?

What are the risks of having a mobile phone tower at your rooftop?

Is 4g tower harmful?

Which is healthier: living with a cell phone tower, or living with a WiFi router?

How do I check whether mobile/cell phone tower radiation is affecting my house?

I am living on 7th floor and next building has mobile tower on its roof (6th floor). Is it safe to live at same level of mobile tower?

Are mobile towers safe?

✚ Ask New Question

government has set up a committee under the department of science and technology to look into the issues. The matter is continuously under review."

But the norms adopted in India in 2009 are already outdated, say experts. "In 2009, India adopted the radiation norms specified by ICNIRP, which are now outdated as they were only intended to protect people against short-term gross heating effects and not against 'biological' effects such as cancers and genetic damage from long-term exposure," says Dr Girish Kumar, professor, department of electrical engineering, IIT Bombay, who submitted a report on Cell Tower Radiation to the secretary, DoT, in December 2010.

"Also, these safety standards are based on 6 minutes/day exposure, without accounting for people who live close to cell towers 24x7. The norms allow EMF of 4,500 mw/sq2," he adds.

Following the Girish Kumar report, the Inter-Ministerial Committee January 2011 report made recommendations to reduce the exposure to 450 mw/m2.

"However, even that hasn't been implemented yet," laments Kumar.

By the end of 2010, India had 5.4 lakh cell phone towers, of which Delhi alone has 5,364, including legal and illegal ones.

Sickened nation

The problem is not unique to Jaipur. Sushila Shah, 57, housewife and Wadala resident in Mumbai, was surprised when told one of the possible reasons for her cancer was just 50 feet away. There are some 20 cell towers on the terrace of very next building to where she stays. She called in experts to measure radiation levels in their home and found the terrace was in the danger zone with very high radiation, while the bedroom, kitchen and hall were in the caution zone. "Every day, we are faced with a new problem: severe headaches, body ache, fatigue, skin rashes and unbearable itchiness. Towers have been there for three years, they are a menace to society," she says.

In west Delhi's Vikas Puri H-block, the Anands claim even birds avoid their neighbourhood after tower was installed in their locality seven years ago. "All the five towers have been put up in and around the neighbourhood without 'no-objection, certificates being sought from the residents," says AK Anand, who plans to move court to get them removed.

"It is not legal to install cellular towers in residential areas without taking formal consent. People can complain at the MCD's office of their zone," said Mahender Nagpal, leader of the house, north Delhi Municipal Corporation. But complaining to the MCD has not worked for the Anands, who are now planning to move court with some of their neighbours.

Searching for a solution

Like them, the Kasliwals approached several regulators and service providers, but nothing happened. "There is no rule in JMC specifically to regulate mobile towers. We tried to make the bylaws for the mobile towers and sent them for approval of the state government, but due to some legal tangle, we still haven't got permission. Now the state government will reply in court and further instruct to JMC," says Jaipur Mayor Jyoti Khandelwal. Tired of the civic authorities and the regulators passing the buck, the Kasliwals filed a writ petition to remove the towers.

Related Questions

What are the hazards of installing a mobile tower on the roof of my building?

Are mobile phone towers a health hazard?

Is it harmful to live near a mobile phone tower in pregnancy? The tower is atop the building next to ours.

What are the dangers of living next to cell phone towers?

What are the risks of having a mobile phone tower at your rooftop?

Is 4g tower harmful?

Which is healthier: living with a cell phone tower, or living with a WiFi router?

How do I check whether mobile/cell phone tower radiation is affecting my house?

I am living on 7th floor and next building has mobile tower on its roof (6th floor). Is it safe to live at same level of mobile tower?

Are mobile towers safe?

+ Ask New Question

Attachment #5



ts, doctors and researchers, radiation has the power to change our bodies on the changes, as supported in several studies, create a perfect environment for cancer (HTTPS://WWW.RADIATIONHEALTHRISKS.COM/)

HOME (HTTPS://WWW.RADIATIONHEALTHRISKS.COM/) Other studies link cell phone and cell tower radiation to memory loss, headaches, changes in vision and mood, sleep disorders and leukemia. The rollout of 5G and the infrastructure to support it will only increase our risk of suffering major health issues down the road.

RECOMMENDED PROTECTIONS (HTTPS://WWW.RADIATIONHEALTHRISKS.COM/RECOMMENDED-PROTECTIONS/)

5G: WHAT DO THE STUDIES SAY?

VIDEOS (HTTPS://WWW.RADIATIONHEALTHRISKS.COM/VIDEOS/) BLOG (HTTPS://WWW.RADIATIONHEALTHRISKS.COM/BLOG/) As companies prepare to make 5G a reality, may doctors and scientists believe the technology will be a "massive public health experiment."

Q

According to Dr. Joel Moskowitz, a public health professor at the University of California, the increase in mini-cell towers across towns and cities is only part of the concern. Dr. Moskowitz says the lower frequency millimeter waves used in 5G could cause major skin, eye, and nervous system problems.

"The deployment of 5G, or fifth generation cellular technology, constitutes a massive experiment on the health of all species... Because MMWs are weaker than microwaves, they are predominantly absorbed by the skin, meaning their distribution is quite focused there. Since skin contains capillaries and nerve endings, MMW bio-effects may be transmitted through molecular mechanisms by the skin or through the nervous system," said Dr. Moskowitz.

Dr. Moskowitz also believes that MMV can make some pathogens resistant to antibiotics.

Dr. Moskowitz is not alone in his concern about 5G. Dr. Yael Stein from Jerusalem's Hebrew University recently wrote a letter to the Federal Communications Commission outlining his major concerns about 5G, MMV and how it could impact human skin.

Dr. Stein argues the human skin has the ability to absorb more than 90% of microwave radiation and will cause major problems from head-to-toe- especially for the vulnerable such as kids, elderly and pregnant women.

MMVs are also believed to cause physical pain. A recent article in Eluxe Magazine takes a deeper look at the issue. According to the article, MMVs could cause pain receptors to flare up in the human body, and cause great damage to our eyes, cell growth and compromise our immune system.

In fact, the U.S. Government currently uses MMV energy as a non-lethal weapon. This weapon is direct and more intense than the MMVs from a 5G network, however, it's similar and concerning. According to the U.S Department of Defense, the active denial system creates a focused MMV beam that is capable of penetrating the skin, which can create a burning or a stinging sensation.

Some experts even argue 5G will have a devastating impact on our environment as well. A 2010 linked aspen leaf damage to MMV exposure. Some researchers also found MMV's can cause cell damage in wheat plants, impact wildlife and affect our atmosphere.

Only time will tell how the 5G network will impact our health and the environment. We know existing cell towers are dangerous and with plans to build thousands, if not millions more- it could become very interesting. It's clear though, MMVs are not safe for the general public- especially considering we will be exposed everywhere we go, even at home.

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Attachment #6

Mobile towers - Sometimes installed on the tops of buildings. Mobile towers are especially dangerous because they emit microwaves at a frequency of 1900 MHz. Recent studies have shown that the intense radioactivity from mobile phone towers adversely impacts every biological organism within one square kilometer.

Cellphone tower microwaves have a significantly higher frequency than even radio waves. The higher the frequency, the more powerful the wave—and the more powerful effect on biological organisms (recall that a mobile tower emit microwaves at 1900 MHz).

1. Electromagnetic radiations: If you go for expert advice, they would tell you that living within 50m of a mobile tower is like being stuck in a microwave oven for the entire day. The electromagnetic radiations are cancerous elements that are straightforward lethal for health. Take a look at all those cell phone towers on the terrace of residential buildings and you can imagine how close a call people are taking with these perilous elements. The WHO's International Agency for Research on Cancer (IARC) reported that mobile tower radiations are carcinogenic to humans and can cause brain cancer. It has the same effects as being surrounded by DDT, chloroform, lead and petrol exhaust.

2. Unauthorized constructions: Out of all the mobile phone towers in metropolitan cities, a shocking 45% of them are illegal. They did not follow the norms that are set for the purpose and ignorantly put the lives of people at risk of cancer and other disastrous ailments. The buildings on which the tower is to be set must be authorized by the concerned government body but since most of them are illegal, hence unauthorized too.

3. Other issues: While cancer is the biggest threat to people living in the vicinity of a mobile phone tower, there are other health issues too. People in the area experience sleep disorders, fatigue, headache, memory loss, depression, hearing problems, joint pains, skin diseases, and even cardiovascular problems. Mobile phones emit radiation too but they are smaller in intensity while mobile towers generate higher intensity of radiation 24 hours. We can only imagine the kind of long term toll this can take on the health of people.

4. Birds on the go: The most notable effect of mobile tower radiation has been seen on birds. The numbers of local birds like sparrows have started to dwindle from the residential areas where mobile towers have been installed. The mobile towers are known to emit microwaves that are found to damage bird eggs and embryos as they cause thinning of the skulls of chicks as well as eggshells. Microwaves also interfere with the navigation sensors of the birds which they use to find their way back to nest. Imagine a mother bird on the spree for food trying to return to the kin but never being able to find the way back. It is dismal indeed.

5. On children and unborn: Children have thinner skulls and are hence known to be more affected by radiation from mobile phone towers. The same applies for pregnant woman carrying an underdeveloped child. The penetration of radiation is easier on them and the effect could be really disastrous if not kept under check. Children these days are known to have less concentration power – one of the effects of having cellular towers in residential areas, near schools and hospitals.

Related Questions

How harmful is living/staying under some mobile phone towers?

Which is healthier: living with a cell phone tower, or living with a WiFi router?

Is it dangerous for me to live near a cell phone tower and if so, is there any way I can make the company remove it?

What are the hazards of installing a mobile tower on the roof of my building?

Are mobile phone towers a health hazard?

Why are wasps attracted to cell phone towers?

Who owns most of the cell phone towers?

How big is a cell phone tower base?

What is the next generation of cell phones?

How do I track mobile phone?

Ask New Question

Attach ment #7

the safety of cell towers, especially when it comes to cell site workers. The lawmakers issued a challenge to the FCC on September 17, 2015,

Excessive exposure to RF radiation leads to well-documented potential harms, especially to workers who spend time near the antenna and in the line of the antenna's beam. At sufficient power levels and exposure durations, RF radiation has the ability to heat biological tissue. Thermal effects can include eye damage, sterility, and cognitive impairments.

We urge the FCC and the Occupational Safety and Health Administration (OSHA) to work together to enforce exposure limits and ensure wireless carriers are taking the required precautions to protect the safety of all persons who may be exposed to dangerous levels of RF radiation near wireless towers.

If the FCC agrees that cell tower workers are at risk, and two members of Congress are concerned enough to issue a reprimand, what does this say about the overall safety of cell sites?

LOOKING FOR SAFE PRODUCTS?



STUDIES THAT DEMONSTRATE A HEALTH RISK

The World Health Organization officially classifies electromagnetic radiation a possible 2B carcinogen. (The same category as lead, DDT, and styrene.)

The following studies suggest short-term and long-term health risks within 300-400 meters of a cell tower. (Less than three-tenths of a mile)

• Santini Study

This is a compelling survey of 270 men and 260 women showing changes in symptoms in relation to cell tower proximity. Note the decrease in reported headaches the further from the cell site.

Table 1. Percentages of complaints reported compared to responses of a level of 0 or less by persons living in the vicinity of base stations on a function of their distance away from a base station.

Symptoms	Distances from base stations in meters (m)											
	< 10 m		10 to 50 m		50 to 100 m		100 to 500 m		500 to 1000 m		> 1000 m	
	2	3	2	3	2	3	2	3	2	3	2	3
Fatigue	76*	72*	63.5*	50.9*	60.6	56.6*	64.2	41.1	66.6*	43.7	48.7	37.2
Irritability	32.8	23.2*	41.7*	25.7*	47.3*	44.1*	25.8	4.1	25	9	18	3.3
Headaches	21*	47.8*	40*	26.1*	48.6*	36.7*	60.7*	31.2*	19.3	0	15.6	1.8
Nausea	14.5*	6.9	8.4	3	5.7	3.8	2.4	4.6	0	2.3	2.1	1.1
Loss of Appetite	20.4*	8.3	8	3.5	5	5	6.9	0	4.2	0	2.3	3.3
Sleep Disturbance	41.3*	57.1*	41.4*	57.5*	56.6*	58.5*	45.9*	50*	33.3	35.5	13.5	24.3
Depression	16.9	26.8*	31.6	19.7*	11.6	3.4*	16.3	3.1	13.6	4.5	10.3	3.7
Feeling of Discomfort	38*	25.2*	23.2*	18.6	10.6*	12.8	12.7*	0	0.7	5.1	2.4	6.1
Difficulty in concentration	30.3	38.8*	37.5	36.6	34.3	26.4*	25	12.3	44.3	5.5	28.7	2.1
Memory Loss	27.8	28.4*	39.4	20.6*	27.1*	19*	25	15.6	17.2	11.3	17.9	5.8
Skin Problems	18.1*	17.1*	6.6	10.8	11.1*	11.1	13.9*	7.5	8.7	0	1.3	4.6
Visual Disturbances	14.5	24.3*	23	13.5	22	7.1	2.5	4.9	15	2.8	13.6	4.1
Hearing Disturbances	33.3*	17.4	17.7*	12	8.3	13.5	7.7	7.7	11.0	9.5	5.6	8.7
Dizziness	10	12.5*	17.3*	7.5*	9.6	9.6*	12.3	2.7	7.7	5.3	6.3	0
Movement Disturbances	5.6	7.7*	8.2	1.7	3	3	0	0	2	0	2.0	1
Vision-related Problems	10.1*	12*	15.3*	0.6	12.3*	7.4	8.7	0	8.5	6.3	1	2

* Significant difference ($p < 0.05$) in comparison to reference subjects found at > 1000 m or not exposed. For the responses 2 = "often" and 3 = "very often".

• Kempton West Study (2007)

Researchers measured blood levels of serotonin and melatonin in 25 participants before and after the activation of a new cell site. There were unfavorable changes in almost all participants.

• Naila Study (2004)

Researchers discovered a threefold increase in cancers after five years exposure to microwave radiation from a nearby mobile phone mast transmitter compared to those patients living further away.

• France Questionnaire (2003)

Attachment #8

reached this conclusion," said Russ Stromberg, senior manager of development at T-Mobile.

But other studies seem to tell a different story, with findings such as:

- A study by Dr. Bruce Hocking in Australia found that children living near three TV and FM broadcast towers (similar to cell towers) in Sydney had more than twice the rate of leukemia than children living more than seven miles away.
- Says Dr. Neil Cherry, a biophysicist at Lincoln University in New Zealand:
 - "Public health surveys of people living in the vicinity of cell site base stations should be being carried out now, and continue progressively over the next two decades. This is because prompt effects such as miscarriage, cardiac disruption, sleep disturbance and chronic fatigue could well be early indicators of the adverse health effects. Symptoms of reduced immune system competence, cardiac problems, especially of the arrhythmic type, and cancers, especially brain tumor and leukemia, are probable."
- Biomedical engineer Mariana Alves-Pereira says exposure to cell phone towers can lead to vibroacoustic disease. "From what I understand, some of the complaints are similar in what is seen in vibroacoustic disease patients, which are people who develop a disease caused by low frequency noise exposure," she said. Symptoms can include mood swings, indigestion, ulcers and joint pain.
- Dr. Gerard Hyland, a physicist who was nominated twice for the Nobel Prize in medicine, says, "Existing safety guidelines for cell phone towers are completely inadequate ... Quite justifiably, the public remains skeptical of attempts by governments and industry to reassure them that all is well, particularly given the unethical way in which they often operate symbiotically so as to promote their own vested interests."
- According to the Mount Shasta Bioregional Ecology Center, "Studies have shown that even at low levels of this radiation, there is evidence of damage to cell tissue and DNA, and it has been linked to brain tumors, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, and numerous other serious illnesses."
- According to Dr. W. Löscher of the Institute of Pharmacology, Toxicology and Pharmacy of the Veterinary School of Hannover in Germany, dairy cows that were kept in close proximity to a TV and cell phone tower for two years had a reduction in milk production along with increased health problems and behavioral abnormalities. In an experiment, one cow with abnormal behavior was taken away from the antenna and the behavior subsided within five days. When the cow was brought back near the antenna, the symptoms returned.



The government and cell phone companies maintain cell towers (and phones) are safe.

Incentives for Cell Phone Towers

Why would a church, school or other private property allow a cell phone antenna to be placed on the grounds? Cell phone companies pay "rent" for their placement that can range anywhere from \$800 to \$2,000 a month. This can mean all the difference for an under-funded school district or church.

Still, many people are wary that the incentives do not come close to matching the potential risk involved. This includes the International Association of Fire Fighters who, in 2004, came out against the use of firehouses for cell antennas "until a study with the highest scientific merit" can prove they are safe.

These sentiments are echoed by residents of St. Louis where T-Mobile plans to put a cell site on an 89-year-old church. "That revenue is in exchange for our potential well-being,

Attach next # 9



Aaliya Yaqub started this petition to Town of Atherton and Verizon Wireless and 1 other

Dear Verizon Wireless and Town of Atherton,

We urge you to stop allowing placement of Cell Towers and Antennas in Residential areas. This telecommunications equipment does not belong in our backyard nor does it belong in our schools where children are trying to get an education.

We are concerned about:

- * - Radiofrequency radiation emitted from these antennas 24 hours a day every day. We can turn off our cell phones, but we cannot turn off the signal from these antennas which are affecting us while we sleep.

The health risks associated with living near cell phone tower/antennas are something we cannot risk. The adverse health effects documented at levels below FCC guidelines, include altered white blood cells in schoolchildren; childhood leukemia; impaired motor function, reaction time and memory; headaches; dizziness; fatigue; weakness; and insomnia. These results are based on epidemiological studies of people living near cell-phone antennas in Spain, the Netherlands, Germany, Austria and Israel.

The European Parliament, representing all the member nations of the European Union, "concerned about the continuing uncertainties about possible health risks concerning magnetic radiation," adopted a report on April 2, by a vote of 559 to 22 providing that "the placement of antennas, mobile phone masts and high-voltage power lines be negotiated between industry actors, public authorities and residents' associations in order to minimize health risks and legal-action cases. This will also ensure that EMF-transmitting devices are kept clear of schools, crèches, retirement homes and health-care institutions."

Some compelling and scary research:

- * Study which verifies the existence of a spatial correlation between base station (BS) clusters and cases of deaths by neoplasia in the Belo Horizonte municipality, Minas Gerais state, Brazil, from 1996 to 2006 and to measure the human exposure levels to EMF where there is a major concentration of cellular telephone transmitter antennas.

<http://www.ncbi.nlm.nih.gov/pubmed/21741680>

Increased incidence of cancer near a cell phone transmitter station:

http://www.powerwatch.org.uk/news/20050207_israel.pdf

How does long term exposure to base stations and mobile phones affect human hormone profiles? "In conclusion, the present study revealed that high radio frequency radiation effects on pituitary adrenal axis represented in the reduction of ACTH, cortisol, thyroid hormones, prolactin in young females, and testosterone levels."

<http://www.sciencedirect.com/science/article/pii/S0009912011027330>

More evidence that RF fields impact thyroid hormone:

<http://www.ncbi.nlm.nih.gov/pubmed/20807179>

- Decreased memory, attention, and slower reaction time in school children ⁽²¹⁾
- Retarded learning in rats indicating a deficit in spatial "working memory" ⁽²²⁾
- Increased blood pressure in healthy men ⁽²³⁾
- Damage to eye cells when combined with commonly used glaucoma medications ⁽²⁴⁾

Many national and international organizations have recognized the need to define the true risk of low intensity, non-thermal RF/MW radiation exposure, calling for intensive scientific investigation to answer the open questions. These include:

- The World Health Organization, noting reports of "cancer, reduced fertility, memory loss, and adverse changes in the behavior and development of children." ⁽²⁵⁾
- The U. S. Food and Drug Administration (FDA) ⁽²⁶⁾
- The International Agency for Research on Cancer (IARC) ⁽²⁷⁾
- The Swedish Work Environmental Fund ⁽²⁸⁾
- The National Cancer Institute (NCI) ⁽²⁹⁾
- The European Commission (EC) ⁽³⁰⁾
- New Zealand's Ministry of Health ⁽³¹⁾
- National Health and Medical Research Council of Australia ⁽³²⁾
- Commonwealth Scientific Industrial Research Organization of Australia (CSIRO) ⁽³³⁾
- The Royal Society of Canada expert group report prepared for Health Canada ⁽³⁴⁾
- European Union's REFLEX Project (Risk Evaluation of Potential Environmental Hazards from Low Frequency Electromagnetic Field Exposure Using Sensitive *in vitro* Methods) ⁽³⁵⁾
- The Independent Group on Electromagnetic Fields of the Swedish Radiation Protection Board (SSI) ⁽³⁶⁾
- The United Kingdom's National Radiological Protection Board (NRPB) ⁽³⁷⁾
- The EMF-Team Finland's Helsinki Appeal 2005 ⁽³⁸⁾

Non-thermal effects are recognized by experts on RF/MW radiation and health to be potential health hazards. Safe levels of RF/MW exposure for these low intensity, non-thermal effects have not yet been established.

The FDA has explicitly rejected claims that cellular phones are "safe." ⁽³⁹⁾

The Environmental Protection Agency (EPA) has stated repeatedly that the current (ANSI/IEEE) RF/MW safety standards protect only against thermal effects. ⁽⁴⁰⁾

Many scientists and physicians question the safety of exposure to RF/MW radiation. The CSIRO study, for example, notes that there are no clear cutoff levels at which low intensity RF/MW exposure has no effect, and that the results of ongoing studies will take years to analyze. ⁽⁴¹⁾

Internationally, researchers and physicians have issued statements that biological effects from low-intensity RF/MW radiation exposure are scientifically established:

- The 1998 Vienna-EMF Resolution ⁽⁴²⁾
- The 2000 Salzburg Resolution on Mobile Telecommunication Base Stations ⁽⁴³⁾
- The 2002 Catania Resolution ⁽⁴⁴⁾
- The 2002 Freiburger Appeal ⁽⁴⁵⁾
- The 2004 Report of the European Union's REFLEX Project (Risk Evaluation of Potential Environmental Hazards from Low Frequency Electromagnetic Field Exposure Using Sensitive *in vitro* Methods) ⁽⁴⁶⁾
- The 2004 Second Annual Report from Sweden's Radiation Protection Board (SSI) Independent Expert Group on Electromagnetic Fields Recent Research on Mobile Telephony and Health Risks ⁽⁴⁷⁾
- Mobile Phones and Health 2004: Report by the Board of NRPB (The UK's National Radiological Protection Board) ⁽⁴⁸⁾

The county of Palm Beach, Florida, the City of Los Angeles, California, and the country of New Zealand have all prohibited cell phone base stations and antennas near schools due to safety concerns. The British Columbia Confederation of Parent Advisory Councils [BCCPAC] passed a resolution in 2003 banning cellular antennae from schools and school grounds. This organization is comparable to the Parent Teachers Association (PTA) in the United States. The resolution was directed to B.C. Ministry of Education, B.C. Ministry of Children and Family Development, B.C. School Trustees Association, and B.C. Association of Municipalities.

US Government Information

purpose, Industry Canada adopted the limits outlined in Health Canada's Safety-Code 6, which is a guideline document for limiting RF exposure. A downloadable version of "RSS-102 - Evaluation Procedure for Mobile and Portable Radio Transmitters with respect to Health Canada's Safety Code 6 for Exposure of Humans to Radio Frequency Fields", as well as additional information can be found at:
[http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/vwapj/rss102.pdf/\\$FILE/rss102.pdf](http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/vwapj/rss102.pdf/$FILE/rss102.pdf)
 (http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/vwapj/rss102.pdf/\$FILE/rss102.pdf)

Safety Code 6 specifies the requirements for the use of radiation emitting devices. This Code replaces the previous Safety Code 6 - EHD-TR-160. A downloadable version of "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz TO 300 GHz - Safety Code 6", as well as further detailed information can be found at <http://www.hc-sc.gc.ca/hecs-sesc/ccrpb/publication/99ehd237/toc.htm>
 (http://www.hc-sc.gc.ca/hecs-sesc/ccrpb/publication/99ehd237/toc.htm).

US and Canadian Legal Issues

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

In a recent opinion filed by Senior Circuit Judge Stephen F. Williams, No. 03-1336 *EMR Network v. Federal Communications Commission and United States of America*, the Court upheld the FCC's decision not to initiate an inquiry on the need to revise its regulations to address non-thermal effects of radiofrequency (RF) radiation from the facilities and products subject to FCC regulation as EMR Network had requested in its September 2001 Petition for Inquiry.

At the request of the EMR Network, the EMR Policy Institute provided legal and research support for this appeal. On January 13, 2005, a Petition for Rehearing *en banc* by the full panel of judges at the DC Circuit Court of Appeals was filed. Briefs, background documents and the DC Circuit decision are found at:
http://www.emrpolicy.org/litigation/case_law/index.htm
 (http://www.emrpolicy.org/litigation/case_law/index.htm).

The Toronto Medical Officer of Health for the Toronto Board of Health recommended to Health Canada that public exposure limits for RF/MW radiation be made 100 times stricter; however the recommendation was not allowed, since, as in the US, only the Canadian federal government can regulate RF/MW radiation exposure level.

World Health Organization Efforts

In 1996, the World Health Organization (WHO) established the International EMF Project to review the scientific literature and work towards resolution of health concerns over the use of RF/MW technology. WHO maintains a Web site that provides addition information on this project and about RF/MW biological effects and research. For further information go to <http://www.who.int/peh-emf/en/> (http://www.who.int/peh-emf/en/).

Conclusion

For decades, the International Association of Fire Fighters has been directly involved in protecting and promoting the health and safety of our membership. However, we simply don't know at this time what the possible health consequences of long-term exposure to low-intensity RF/MW radiation of the type used by the cell phone base stations and antennas will be. No one knows—the data just aren't there. The chairman of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), one of the leading international organizations which formulated the current RF/MW radiation exposure guidelines, has stated that the guidelines include "no consideration regarding prudent avoidance" for health effects for which evidence is less than conclusive⁽⁴⁹⁾

Again, fire department facilities, where fire fighters and emergency response personnel live and work are not the proper place for a technology which could endanger their health and safety

The only reasonable and responsible course is to conduct a study of the highest scientific merit and integrity on the RF/MW radiation health effects to our membership and, in the interim, oppose the use of fire stations as base stations for towers and/or antennas for the conduction of cell phone transmissions until it is proven that such sitings are not hazardous to the health of our members.

Footnotes

[back] 1. **Revised and Amended IAFF Resolution No. 15; August 2004**

Study of Firefighters Exposed to Radio Frequency (RF) Radiation from Cell Towers/Masts

WHEREAS, fire stations across the United States and Canada are being sought by wireless companies as base stations for the antennas and towers for the conduction of cell phone transmissions; and

WHEREAS, many firefighters who are living with cell towers on or adjacent to their stations are paying a substantial price in terms of physical and mental health. As first responders and protectors of the general public, it is crucial that firefighters are functioning at optimal cognitive and physical capacity at all times; and

WHEREAS, the brain is the first organ to be affected by RF radiation and symptoms manifest in a multitude of neurological conditions including migraine headaches, extreme fatigue, disorientation, slowed reaction time, vertigo, vital memory loss and attention deficit amidst life threatening emergencies; and

WHEREAS, most of the firefighters who are experiencing symptoms can attribute the onset to the first week(s) these towers/antennas were activated; and

WHEREAS, RF radiation is emitted by these cellular antennas and RF radiation can penetrate every living cell, including plants, animals and humans; and

WHEREAS, both the U. S. and Canadian governments established regulatory limits for RF radiation based on thermal (heat) measurements with no regard for the adverse health effects from non-thermal radiation which is proven to harm the human brain and immune system; and

WHEREAS, the U. S. Environmental Protection Agency stated in a July 16, 2002, letter, "Federal health and safety agencies have not yet developed policies concerning possible risk from long-term, non-thermal exposures. The FCC's exposure guideline is considered protective of effects arising from a thermal mechanism (RF radiation from cell towers is non-thermal) but not from all possible mechanisms. Therefore, the generalization by many that the guidelines protecting human beings from harm by any or all mechanisms is not justified"; and

WHEREAS, an Expert Panel Report requested by the Royal Society of Canada prepared for Health Canada (1999) stated that, "Exposure to RF fields at intensities far less than levels required to produce measurable heating can cause effects in cells and tissues. These biological effects include alterations in the activity of the enzyme ornithine decarboxylase, in calcium regulation, and in the permeability of the blood-brain barrier. Some of these biological effects brought about by non-thermal exposure levels of RF could potentially be associated with adverse health effects"; and

WHEREAS, based on concerns over growing scientific evidence of dangers from RF radiation, an international conference was convened in Salzburg, Austria, in the summer of 2000 where renowned scientists declared the upper-most RF radiation exposure limit from a tower-mast should be 1/10th of 1 microwatt (Note that 1/10th of 1 microwatt is 10,000 times lower than the uppermost limit allowed by the U. S. or Canada.); and it should be noted this limit was set because of study results showing brain wave changes at 1/10th of 1 microwatt; and

WHEREAS, in a recently cleared paper by Dr. Richard A. Albanese of the U. S. Air Force, a highly recognized physician in the area of the impact of radiation on the human body, Dr. Albanese states, "I would ask a good faith effort in achieving as low exposure rates as are possible within reasonable financial constraints. Also I would fund targeted studies using animal subjects and human groups living or working in high radiation settings or heavy cellular phone users, emphasizing disease causations. I urge acceptance of the ideal that there should be no unmonitored occupational or environmental exposures whose associated disease rates are unknown." (The opinions expressed herein are those of Dr. Albanese, and do not reflect the policies of the United States Air Force.); and

WHEREAS, recently a study, not affiliated with the wireless industry, was conducted of firefighters exposed to RF radiation from cell towers/antennas affixed to their stations.** The study revealed brain damage that can be differentiated from chemical causation (such as inhalation of toxic smoke) suggesting RF radiation as the cause of the brain damage found on SPECT scans; and

[back] 48. Released January 11, 2005, Mobile Phones and Health 2004: Report by the Board of NRPB Documents of the NRPB: Volume 15, No. 5. See: http://www.nrpb.org/publications/documents_of_nrpb/abstracts/absd15-5.htm (http://www.nrpb.org/publications/documents_of_nrpb/abstracts/absd15-5.htm)

From the Executive Summary:

The Board notes that a central recommendation in the Stewart Report was that a precautionary approach to the use of mobile phone technologies be adopted until much more detailed and scientifically robust information on any health effects becomes available.

The Board considers that it is important to understand the signal characteristics and field strengths arising from new telecommunications systems and related technologies, to assess the RF exposure of people, and to understand the potential biological effects on the human body.

[back] 49. The ICNIRP exposure guidelines are only designed to protect against "known adverse health impacts," according to Dr. Jürgen Bernhardt, ICNIRP's chairman. Bernhardt reviewed the updated limits, which cover the spectrum from 1 Hz to 300 GHz, in a presentation at the 20th Annual Meeting of the Bioelectromagnetics Society in St. Pete Beach, FL, on June 10. The limits protect against "short-term, immediate health effects" such as nerve stimulation, contact shocks and thermal insults, according to the guidelines, which appear in the April issue of *Health Physics* (74, pp.494-522, 1998). Despite "suggestive" evidence that power frequency magnetic fields can be carcinogenic, ICNIRP has concluded that this and other non-thermal health effects have not been "established." ICNIRP has long followed this approach to standard-setting. In his talk, Bernhardt noted that the guidelines include "no consideration regarding prudent avoidance" for health effects for which evidence is less than conclusive.

Microwave News, July/August 1998

Additional References and Studies

The following references reporting biological effects of radiofrequency radiation (RFR) at low intensities through January 2005 were compiled on 12/27/04 by Henry C. Lai PhD, Research Professor of Bioengineering, University of Washington, Seattle, WA

Balode *Sci Total Environ* 180(1):81-85, 1996 - blood cells from cows from a farm close and in front of a radar installation showed significantly higher level of severe genetic damage.

Boscol et al. *Sci Total Environ* 273(1-3):1-10, 2001 - RFR from radio transmission stations (0.005 mW/cm²) affects immune system in women.

Chiang et al. *J. Bioelectricity* 8:127-131, 1989 - people who lived and worked near radio antennae and radar installations showed deficits in psychological and short-term memory tests.

de Pomerai et al. *Nature* 405:417-418, 2000. *Enzyme Microbial Tech* 30:73-79, 2002 - reported an increase in a molecular stress response in cells after exposure to a RFR at a SAR of 0.001 W/kg. This stress response is a basic biological process that is present in almost all animals - including humans.

de Pomerai et al. (*FEBS Lett* 22;543(1-3):93-97, 2003 - RFR damages proteins at 0.015-0.020 W/kg.

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Dutta et al. *Bioelectromagnetics* 10(2):197-202 1989 - reported an increase in calcium efflux in cells after exposure to RFR at 0.005 W/kg. Calcium is an important component of normal cellular functions.

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Hallberg O, Johansson O, (2004) concluded that continuous disturbance of cell repair mechanisms by body-resonant FM electromagnetic fields seems to amplify the carcinogenic effects resulting from cell damage caused e.g. by UV-radiation.

Hjollund et al. *Reprod Toxicol* 11(6):897, 1997 - sperm counts of Danish military personnel, who operated mobile ground-to-air missile units that use several RFR emitting radar systems (maximal mean exposure 0.01 mW/cm²), were significantly lower compared to references.

Hocking et al. *Med J Aust* 165(11-12):601-605, 1996 - an association was found between increased childhood leukemia incidence and mortality and proximity to TV towers.

Ivaschuk et al. *Bioelectromagnetics* 18(3):223-229, 1999 - short-term exposure to cellular phone RFR of very low SAR (26 mW/kg) affected a gene related to cancer.

Kolodynski and Kolodynska, *Sci Total Environ* 180(1):87-93, 1996 - school children who lived in front of a radio station had less developed memory and attention, their reaction time was slower, and their neuromuscular apparatus endurance was decreased.

Kwee et al. *Electro- and Magnetobiology* 20: 141-152, 2001 - 20 minutes of cell phone RFR exposure at 0.0021 W/kg increased stress protein in human cells.

Lebedeva et al. *Crit Rev Biomed Eng* 28(1-2):323-337, 2000 - brain wave activation was observed in human subjects exposed to cellular phone RFR at 0.06 mW/cm².

Magras and Xenos *Bioelectromagnetics* 18(6):455-461, 1999 - reported a decrease in reproductive function in mice exposed to RFR at power densities of 0.000168 - 0.001053 mW/cm². Irreversible sterility was found in the fifth generation of offspring.

Mann et al. *Neuroendocrinology* 67(2):139-144, 1998 - a transient increase in blood cortisol was observed in human subjects exposed to cellular phone RFR at 0.02 mW/cm². Cortisol is a hormone involved in stress reaction.

Marinelli et al. *J Cell Physiol* 198(2):324-332, 2004 - exposure to 900-MHz RFR at 0.0035 W/kg affected cell's self-defense responses.

Michelozzi et al. *Epidemiology* 9 (Suppl) 354p, 1998 - leukemia mortality within 3.5 km (5,863 inhabitants) near a high power radio-transmitter in a peripheral area of Rome was higher than expected.

Michelozzi et al. *Am J Epidemiol* 155(12):1096-1103, 2002 - childhood leukemia higher at a distance up to 6 km from a radio station.

Navakatikian and Tomashevskaya "Biological Effects of Electric and Magnetic Fields, Volume 1," D.O. Carpenter (ed) Academic Press, San Diego, CA, pp.333-342. 1994 - RFR at low intensities (0.01 - 0.1 mW/cm²; 0.0027- 0.027 W/kg) induced behavioral and endocrine changes in rats. Decreases in blood concentrations of testosterone and insulin were reported.

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Tattersall et al. *Brain Res* 904(1):43-53, 2001 - low-intensity RFR (0.0016 - 0.0044 W/kg) can modulate the function of a part of the brain called the hippocampus, in the absence of gross thermal effects. The changes in excitability may be consistent with reported behavioral effects of RFR, since the hippocampus is involved in learning and memory.

Vangelova et al. *Cent Eur J Public Health* 10(1-2):24-28, 2002 - operators of satellite station exposed to low dose (0.1127 J/kg) of RFR over a 24-hr shift showed an increased excretion of stress hormones.

Velizarov et al. *Bioelectrochem Bioenerg* 48(1):177-180, 1999 - showed a decrease in cell proliferation (division) after exposure to RFR of 0.000021 - 0.0021 W/kg.

Veyret et al. *Bioelectromagnetics* 12(1):47-56, 1991 - low intensity RFR at SAR of 0.015 W/kg affects functions of the immune system.

Wolke et al. *Bioelectromagnetics* 17(2):144-153, 1996 - RFR at 0.001W/kg affects calcium concentration in heart muscle cells of guinea pigs.

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The International Association of Fire Fighters recognizes IAFF Local 3368, Carpinteria-Summerland, California, who brought this issue to the attention of our membership through the Resolution 15, submitted through our biennial convention in August 2004. Additionally, the following local affiliates provided support for the passage of the resolution: Brookline, Massachusetts, San Diego, California, San Francisco, California and Vancouver, British Columbia. We also acknowledge the efforts of Dr. Henry C. Lai, University of Washington, Seattle, Washington; Dr. Magda Havas of Trent University, Peterborough, Ontario; Janet Newton, President of the EMR Policy Institute; and Susan Foster Ambrose for their technical support and continued passion to protect the health and safety of fire fighters and emergency medical personnel. Finally, we thank Dr. Leslie Plachta and the Safe Ossining Schools for their research efforts and their battle to stop siting cell towers on Ossining, New York schools.

RMD; 3/2005

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Cell Phone Towers: How Far is Safe? by Taraka Serrano

If you or people you know live within a quarter mile of a cell phone tower, this may be of concern. Two studies, one from Germany and the other from Israel, reveal that living in proximity of a cell phone tower or antenna could put your health at significant risk.

German study: 3 times increased cancer risk

Several doctors living in Southern Germany city of Naila conducted a study to assess the risk of mobile phone radiation. Their research examined whether population living close to two transmitter antennas installed in 1993 and 1997 in Naila had increased risk of cancer.

Data was gathered from nearly 1,000 patients who had been residing at the same address during the entire observation period of 10 years. The social differences are small, with no ethnic diversity. There is no heavy industry, and in the inner area there are neither high voltage cable nor electric trains. The average ages of the residents are similar in both the inner and outer areas.

What they found is quite telling: the proportion of newly developed cancer cases was three times higher among those who had lived during the past ten years at a distance of up to 400m (about 1300 feet) from the cellular transmitter site, compared to those living further away. They also revealed that the patients fell ill on average 8 years earlier.

Computer simulation and measurements used in the study both show that radiation in the inner area (within 400m) is 100 times higher compared to the outer area, mainly due to additional emissions coming from the secondary lobes of the transmitter.

Also: [Do You Live Close to a Cell Tower?
These Tools Might Help You.](#)

Looking at only the first 5 years, there was no significant increased risk of getting cancer in the inner area. However, for the period 1999 to 2004, the odds ratio for getting cancer was 3.38 in the inner area compared to the outer area. Breast cancer topped the list, with an average age of 50.8 year compared with 69.9 years in the outer area, but cancers of the prostate, pancreas, bowel, skin melanoma, lung and blood cancer were all increased

Israel study: fourfold cancer risk

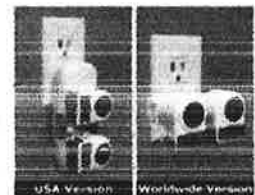
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New study links over 7,000 cancer deaths to cell phone tower radiation exposures

Saturday, June 22, 2013 by: Lloyd Burrell
 Tags: cell phone towers, radiation, cancer



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(NaturalNews) Could exposure to radiation from cell phone towers really responsible for over 7,000 cancer deaths? According to research findings from Brazil, the facts speak for themselves. The study established a direct link between cancer deaths in Belo Horizonte, Brazil's third largest city, with the cell phone network.

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What does this direct link stem from?

Over 80 percent of those who succumbed to certain types of cancer resided approximately a third of a mile away from one of the hundreds of cell phone antennae that populate the city.

These cancers, primarily found in the prostate, breasts, lungs, kidneys, liver, are the ones associated with exposure to electromagnetic fields (EMFs).

This is a real concern for cell phone users and even non-cell phone users. Those who shun mobile phone technology still suffer the consequences of cell phone tower radiation.

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Is the Brazilian study an isolated study?

Cell phone tower studies which examined the relationship between radiation exposure and cancer rates were conducted in the city of San Francisco in addition to cities in Austria, Germany, and Israel, dating as far back as the 1970s. All the studies shared similar findings: living within a certain proximity to a cell phone tower increased the risk of cancer anywhere from two to 121 times depending on what type of cancer was detected.

Adilza Condessa Dode, PhD, one of the engineering researchers as well as the coordinator of the Brazilian study, addresses those who are concerned about cell phone

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tower radiation and explains the Brazil study does not stand alone. Dode elaborates, "these levels (EMFs), are already high and dangerous to human health. The closer you live to an antenna, the greater the contact with the electromagnetic field."

The Brazilian study covers just one city in Brazil. Residents of the United States are vulnerable too as America is home to hundreds of thousands of these radiation emitting towers. In the U.S., with the proliferation of cell phones and the growing needs of cell phone users in recent years, there has been an explosion in cell towers.

Overwhelming evidence

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A growing number of organizations and many more studies support the conclusions of the Brazilian study. *The International Association for Research on Cancer (IARC)*, based upon findings from research conducted by an international think tank, came to the conclusion that radio frequency radiation, including the radiation spewing from cell towers, is a possible carcinogen.

The BioInitiative 2012 Report written by a group of leading independent international scientists has put out an unequivocal health warning against exposure to EMFs. This includes exposures from cell phone towers.

Why are cell phone towers particularly dangerous?

The threat comes from the constant nature of the activity of the towers; they emit pulsed radio frequency radiation. This radiation has been shown in thousands of studies to cause biological damage to the body and to be a precursor to disease.

What are some of the dangers (besides cancer), which result from this damage and are associated with EMFs and cell phone antennas?

- Genetic mutations
- Memory disruptions
- Hindered learning
- ADD
- Insomnia
- Brain disorders
- Hormonal imbalances
- Infertility
- Dementia
- Heart complications

These dangers clearly make it imperative to take action.

Cell towers are here to stay but their implantation needs effective regulation in terms of location and radiation levels. The 1996 *Telecommunications Act (TCA)*, does not qualify the public's right to protest cell tower locations based on health hazards. **Cell towers should be located away from residential areas and far away from schools and day care centers.**

Sources:

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<http://www.hellkom.co.za>
<http://www.cell-out.org/>
<http://whyhy.org>
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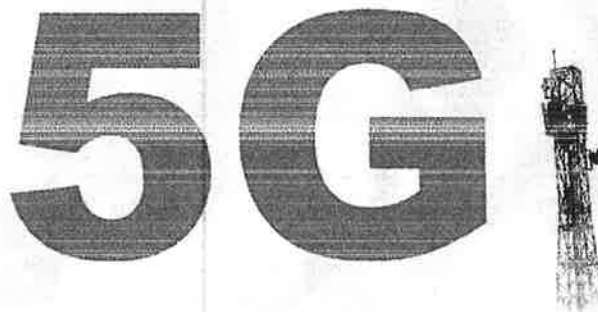
Cell Tower Radiation Facts & 5G Unknowns



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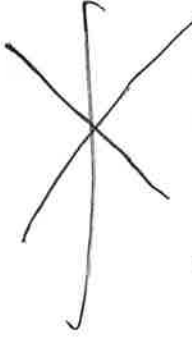
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By Catherine J. Frompovich

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Cell phone towers dot the landscape every so many hundred or thousand feet in most places, especially along interstate highways and on higher or hill-top locations. Because there is such a demand for cell phone service—*more cell phones now than the total global population*—more and more technology means of providing service have to be implemented. However, cell towers cost around \$150,000 each to erect. Consequently, cell providers want less expensive 'infrastructure' to be able to provide faster and 'better' service, therefore, the introduction of "5G", which no one knows what that "generation of service" will do to humans, wildlife and the environment.

One of the more resolute EMR/RF/cell phone radiation researchers is Lloyd Burrell of Royan Poitou Charentes, France, in the European Union.

Lloyd does an *exceptional job* of researching, providing a newsletter and also interviewing other researchers on his weekly Internet show, which can be accessed at *ElectricSense* and lloyd@electricsense.com.

Recently Lloyd produced an extremely informative document about "*Cell Tower Radiation & Cancer, The Facts*" wherein he listed 17 References and/or citations from scientific journals pointing out connections between cell towers and cancer. I've taken the liberty to reproduce those References below, as they point to apparent health hazards that are 'overlooked' in favor of implementing cell phone and tech services.

If the research below indicates problems, *especially cancer*, what can we expect from 5G? No one really knows!

1 1 Stock for Mar Boom - Like Bu Amazon at \$3.1

This pot stock could be buying Amazon for \$3.1
fool.com

2 9mm vs .40 vs . Ended - Video M Change Caliber

"Ugly Caliber Myths" Vid Watch This & See if You CCW/CPL Handgun Chc
concealedcarryconfidence.com

3 5 Best Herbs fo

Doctors Say 1 Weird Co Protects Against Demer New Shock Study.
[Nutreance](http://Nutreance.com)

4 Seniors-Still Ha Landline?

If you still have a landlin need to search this new technology.
Nation.com

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Attachment #16

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Biological Effects of Microwaves and Radio Frequency Radiation

Uploaded by Michael Janitch

1972 US Naval Medical Research Institute study, listing the effects of Radio Frequency (Microwaves) upon the human body, and in animals. Full description



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