

APPLE VALLEY, CALIFORNIA

AGENDA MATTER

Subject Item:

APPEAL (NO. 2008-001) OF THE PLANNING COMMISSION'S DENIAL OF CONDITIONAL USE PERMIT NO. 2008-001 AND DEVIATION PERMIT NO. 2008-002, A REQUEST TO CONSTRUCT A SIXTY (60)-FOOT TALL WIRELESS TELECOMMUNICATION MONOPOLE DESIGNED AS A BROADLEAF TREE WITHIN A 630 SQUARE FOOT FENCED LEASE AREA. THE PROJECT ALSO INCLUDED A REQUEST FOR APPROVAL OF A DEVIATION PERMIT TO ENCROACH UP TO APPROXIMATELY 820 FEET INTO THE REQUIRED 1,000-FOOT SEPARATION REQUIREMENT BETWEEN THE MONOPOLE AND RESIDENTIAL LAND USE, TO ALLOW A TWENTY (20)-FOOT SIDE YARD SETBACK WHERE A FORTY-FIVE (45)-FOOT SETBACK FOR THE ANTENNA IS REQUIRED AND TO ALLOW A SIXTY (60)-FOOT TALL MONOPOLE WHERE A MAXIMUM HEIGHT OF FIFTY (50) FEET IS ALLOWED.

Appeal Applicant:

Ms. Marcie Brown for Omnipoint Communication Inc. dba T-Mobile.

Location:

The project site is located at 13579 Nomwaket Road; APN 3087-381-16.

Summary Statement:

The applicant for CUP No. 2008-001/DVN No. 2008-002 is appealing the Planning Commission's July 16, 2008 denial of the proposed sixty (60)-foot tall mono-broadleaf wireless facility.

(continued on next page)

Recommended Action:

Open the public hearing and take public testimony.

Close the public hearing. Then:

1. Find that Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15270 (a), that a project which is denied is Exempt from CEQA.
2. Find the Facts presented within the staff report for the Council hearing of July 16, 2008, including the comments of the public and the Planning Commissioners as reflected in the Minutes of the Planning Commission Meeting of July 16, 2008, and the record as a whole as discussed and considered by the Council, including the negative findings that the proposed wireless facility is contrary the design requirements of the Wireless Communication Ordinance.
3. Deny Conditional Use Permit No. 2008-001/ Deviation No. 2008-002

Proposed by: Planning Division **Item Number** _____

Town Manager Approval: _____ **Budget Item** Yes No N/A

Summary Statement (continued from page 1):

At the July 16, 2008 public hearing, the Commission considered the information within the staff report (attached) and comments from the applicant and the public. As indicated in the attached minute excerpt for the meeting of July 16, 2008, the Commission's focus and concern was the number of deviations being requested and the tree design in relationship to the site's characteristics and surrounding area. The Planning Commission could not make positive findings to approve the project and denied the project with a 4-0-1 vote. Vice Chair Tinsely was absent at this meeting.

The Appeal application (attached), explains the reasons why the applicant/appellant believes the appeal should be granted, allowing the construction of the wireless facility at the proposed location. In summary, the applicant cites community need, compliance with the Development Code and the facility being a co-location facility.

Contrary to the applicant's comment that this facility is a co-location design, the proposed sixty (60)-foot tower height does not offer the necessary height for another carrier unless they can operate at a height below forty (40) feet, which such height is not desirable to the applicant as indicated in their justification. As designed, the applicant's antennas are located at heights of forty-three (43) and fifty-three (53) feet, which does not make this a viable co-location facility. A co-location facility is, customarily, a minimum height of seventy (70) feet with one carrier's antenna at fifty (50) to fifty (55) feet and another carrier's antenna at sixty (60) to sixty-five (65) feet. Nevertheless, if approved, a co-location facility can be built by adding to it subsequently with a building permit (non-discretionary approval).

The applicant indicates the facility is consistent with the Development Code because the camouflage design blends in well with the surrounding area. A design can only be considered "camouflage" if the design actually blends in with its current surroundings. In this instance, the site is currently developed as an automobile impound facility that includes a building and fenced automobile storage area and is void of any landscaping outside of six (6) existing pine trees, located to the front of the building, along the asphalt driveway. The closest mature trees the applicant is proposing to imitate are located approximately 150 feet to the north on an adjacent lot. Since the site is void of any tall structures or mature trees similar in height, there is nothing to minimize the appearance of the proposed structure or structure height. Also, as a result of these site characteristics, the facility fails to blend in with its surroundings. The Town has approved several wireless facilities and, in all cases, the tower design resembled a feature or structure on the site that made the facility blend in with its surroundings, or the facility was concealed. Therefore, the design is contrary to the intent of the Development Code, which states the facilities shall be sited in the least visually obtrusive manner, either screened or disguised, mounted on a facade and located on the same property as, or adjacent to, structures with tall features or trees similar in height.

The applicant also believes the mono-broadleaf tree design is consistent with the Development Code because such a design is not specifically prohibited. In response, the Development Code does discourage the use of a mono-pine, but a mono-pine may be considered by the Planning Commission, when the applicant can demonstrate the lack of reasonable, available alternatives consistent with the stealth/camouflaging requirements of the Code within the physical environment where the facility is to be located. Although the Development Code specifically states "mono-pine", staff considers a mono-broadleaf tree to be comparable to a mono-pine tree for consistency purposes. The Development Code's reference to "may allow" should not be confused with "permitted as a matter of right". Further, the applicant has not demonstrated "the lack of reasonable, available alternatives consistent with the stealth/camouflaging requirements

of the Code within the physical environment where the facility is to be located". The applicant has demonstrated through the RF maps that additional coverage within the general area is needed. There are preferred locations within the applicant's general coverage objective area of Highway 18 and Central Road that would offer relief from the separation and height requirements of the Code; however, the church located across the street, as referenced in the applicant's letter, is not one of them. Depending on the characteristics of the site or the lack thereof, tower design can be an issue whether or not the site is a preferred or non-preferred location.

Attachments:

1. Appeal application
2. Applicant findings
3. Minute excerpts from the Planning Commission meeting of July 16, 2008
4. Planning Commission report
5. RF Maps

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JUL 28 2008



Community Development

APPEAL

Appeal 2008-003
7-28-08

Appeal of CUP 2008-001
+ DM 2008-002

This request must be filed with the Planning Division within ten (10) calendar days following the date of action. An Appeal request received after this time will not be accepted. Appeals requiring Town Council consideration will be forwarded to the Town Clerk by the Director.

Type or print legibly in ink only

PROPERTY ADDRESS 13579 Nomwaket Lane

FEE

	<u>Initial Deposit</u>	<u>Actual Cost not to exceed</u>
<input type="checkbox"/> Appeal Fee – To Planning Commission	\$224.00	\$224.00
<input checked="" type="checkbox"/> Appeal Fee – To Town Council	\$224.00	\$224.00

The Appeal Fee does not apply to permits the Planning Commission acted to revoke or amend.

APPELLANT INFORMATION

Name Omnipoint Communications Inc. dba T-Mobile USA, Inc. Telephone clo. Marcie Brown 919-903-8721
 Fax _____ Email Marcie.Brown@T-Mobile.com
 Address 3257 E. Guest Rd - Ste 200
 City Ontario State CA Zip 91761

PROJECT INFORMATION

Project Number Being Appealed CUP No 2008-001 and Deviation Permit A2008-02
 Project Description Unmanned Wireless Telecommunications Facility stealth is a 120' high colocatable mmobroad leaf tree consisting of 12 antennas (4 antennas per sector, 3 sectors), six associated equipment cabinets, 6' high wrought iron fence, (1) GPS antennae and MW dish, emergency generator receptacle.
 Assessor's Parcel No. (s) 3087-381-16 Tract _____ Lot _____

APPEAL STATEMENT

Please see attached.

1. I am/We do hereby appeal the findings/conditions/interpretations of the Town of Apple Valley:

(Check one)

- | | |
|---|-------------------------|
| <input checked="" type="checkbox"/> Planning Commission | _____ Planning Director |
| _____ Public Works Director | _____ Building Official |
| _____ Town Engineer | _____ Fire Chief |

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2. I/We appeal to the Town of Apple Valley:
(check one)
 Planning Commission Town Council

3. I/We am/are appealing the project action taken to:
(Check those which apply)
 Deny the project Adopt a Negative Declaration
 Approve the project
 *Approve the project condition of (specify):

Other: _____

4. Detail what is being appealed and what action or change you seek. Specifically address the findings, mitigation measures and/or policies with which you disagree. Also state exactly what action/changes you would seek.

Please see attached

I/We understand that as appellant I/We have the burden of proof in this matter:

^{RLS}
Lucia Ortega Agent for T-Mobile
Signature

Lucia Ortega Agent for T-Mobile
Signature

Date 7/28/08



3234 South Fair Lane
Tempe, AZ 85282
TEL 602-889-1289
FAX 602.889.1291

Date: July 28, 2008

Honorable Mayor and City Council Members
Town Of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA. 92307

Re: Appeal of Planning Commission, July 16, 2008 Conditional Use Permit CUP No. 2008-001 & Deviation Permit No. 2008-002, Omnipoint Communications, Inc. dba T-Mobile USA, Inc., proposed project located at 13579 Nomwaket Road; APN 3087-381-16.

Dear Honorable Mayor and Council Members:

On July 16, 2008 The Town of Apple Valley Planning Commission denied Conditional Use Permit CUP No. 2008-001 & Deviation Permit No. 2008-002 for a proposed T-Mobile wireless telecommunications facility project at 13579 Nomwaket Road in The Town of Apple Valley. This serves as an attachment to the application of "Appeal" for the Planning Commission action and is filed on behalf of T-Mobile. Reliant Land Services, Inc. represents T-Mobile in this application and appeal. We request the Mayor and City Council members to overturn the Planning Commission's decision of denial and approve the proposed T-Mobile project based on the facts presented below. The appeal is filed under the following grounds:

Design- Consistent with 9.77.080 Wireless Communication Facilities - Purpose

- A. The proposed wireless facility has been designed as a colocatable Mono-broadleaf tree therefore reducing adverse impacts via innovative "stealth" camouflaging techniques to the surrounding districts and land uses.
- B. The proposed location is in Commercial area and not Residential.
- C. Through its collocation design it will minimize the total number of towers throughout the Town.
- D. Through initial analysis T-Mobile exhausted the possibility of a joint use with another carrier due to the distance of existing wireless facilities and RF coverage objective, which focused to provide service to residences along the areas of Happy Trails Highway and Central and the general area.
- E. The proposed wireless telecommunication facility would benefit the community because wireless facilities are considered vital to the health, welfare and safety of all communities. It will also provide increased coverage of wireless communication and provide enhanced 911 services to the Town quickly, effectively and efficiently. For example, in the Town of Apple Valley a total of 693, E911 call have been placed in one month by existing cell towers that surround our proposed wireless facility. Residential neighborhoods are now relying solely on their wireless telecommunication devices instead of phone land lines which are now becoming obsolete. The same is true of businesses no longer using phone land lines but expanding their wireless telecommunication services.
- F. T-Mobile designs and operates their wireless facilities under Public Utilities Commission (PUC) and the Federal Communications Commission (FCC).

There is a discrepancy regarding the stealth, conceal and disguised in that 9.77.130 Conditional Use Permits B9-d: "The town has two preferred methods to stealth/camouflage new telecommunications facilities on a site. First is that by its physical design and construction the facility/tower and associated antenna/supporting equipment is concealed within an architecturally designed feature/structure newly constructed on site, which matches or compliments the existing main structures on site. Second, the location of a new facility/tower and associated antenna/supporting equipment on or within an existing structure or building already on a site with no obviously distinguishable changes to that structure."

"Monopalm trees are inconsistent with the stealth/camouflaging noted above and are, therefore, expressly prohibited. Monopoles and monopines are discouraged, but **may be** considered by the Planning Commission **in the review of a Conditional Use Permit** application when the applicant can demonstrate the lack of a reasonable, available alternative consistent with the stealth/camouflaging above within the physical environment where the facility is proposed to be located." T-Mobile is proposing a Monobroadleaf tree which is not prohibited as an alternative stealth/camouflaging design and therefore consistent the development code.

Deviation- 9.77.200 Deviations From Established Standards

Per 9.77.200 Deviations From Established Standards: "The Planning Commission may increase or modify any standard relating to antenna height, setback, separation distance, security fencing or landscape screening established within this Chapter 9.77 "Wireless Telecommunications Towers and Antennas" if the goals of this ordinance would be better served by granting a Deviation Permit as prescribed in Chapter 9.25 "Deviation Permits" of this Code".

T-Mobile is requesting a deviation for height (max height for C-S zone 50ft.), reduction in setbacks to the nearest residential use (required 1000 ft. separation) and reduction in setback to adjoining lot line (45ft required-75% of pole height).

There is a non-conforming residence (zoned C-S) approximately 130 ft to the north of our proposed location. A non-conforming Mobile Home Park (zones C-S) is located 330ft. to the east of our proposed location. To the south of project we are 20ft from an adjoining property line (45ft required setback). Wireless is a line of sight technology and in this case our proposed wireless facility needs to be at a height of 60 ft high in order to achieve T-Mobile's RF objective which is focused to provide service to residences along the areas of Happy Trails Highway and Central and the general area.

Findings to grant a deviation for height and reduction of setbacks to residential uses.

- A. The proposed location is the only location available for T-Mobile to provide the coverage objective needed for the surrounding area. Limiting the proposed wireless telecommunication facility to 50ft would place the antennas at or below 45ft, limiting the technology/line of sight needed for the wireless signal and limiting the Mono-broadleaf tree collocation abilities.
- B. This location is zoned C-S Service Commercial. There is only one "preferred location" per Town of Apple Valley ordinance- in our desired search area. United in Christ Baptist Church (Preferred Location) located at 15380 Nomwaket across the street to the west of proposed location was approached in attempt to gain interest last via a letter sent September 2007 and was kicked by the tenant. Another letter in September of 2007 was sent to Blue Star Properties which is the property management company for the landlord advised that it was not interested.
- C. There are no available locations that would make it possible to conform with the required 1,000 foot separation distance as required by the Code.
- D. The deviations requested will have minimal impacts to the site, and surrounding area because it will be located in a Commercial Zone and the proposed wireless facility is proposed as a camouflaged colocatable 60' high Monobroadleaf tree. The top of our antennas are proposed at 55' high, the extra five feet in height requested is intended to ensure that the foliage will adequately disguise the proposed stealth tower. In addition, there numerous mature trees resembling that of our proposed Monobroadleaf tree provides a well blend with the existing topography. Furthermore, T-Mobile advised the planning commission that T-Mobile would be willing to plant additional trees to further minimize the appearance of our wireless facility.
- E. The proposed deviations will not be detrimental to public health, safety or general welfare, or injurious to the property or improvements in the vicinity and land use district because this is a Commercial zone with predominately commercial businesses within the local area. The proposed wireless facility has been designed as a colocatable Mono-broadleaf tree (consistent with 9.77.80 of the development code) that blends well with the surrounding topography in order to provide a more realistic broadleaf tree appearance in conformance with the City's screening and antenna tower stealthing requirement (both the Wireless Communication Facility Purposes and 9.77.100 (amended ord. 353) of the development code. T-Mobile antennas operate well within national safety guidelines established by the government.

We respectfully request that the City Council overturn the denial by the Planning Commission and approve Conditional Use Permit No. 2008-001 & Deviation Permit No. 2008-002. We submit this written appeal without waiving the right to present additional evidence in support of the proposed project. If you have any questions please don't hesitate to contact me at (213) 308-4705 or via e-mail at lucia.ortega@rlsusa.com. Thank you for your time and consideration.

Sincerely, Lucia Ortega, Reliant Land Services on behalf of Omnipoint Communications, Inc. dba T-Mobile USA, Inc

**MINUTES
EXCERPT
TOWN OF APPLE VALLEY
PLANNING COMMISSION
Regular Meeting
Wednesday, July 16, 2008**

CALL TO ORDER

At 6:03 p.m., the regular meeting of the Planning Commission of the Town of Apple Valley for July 16, 2008, was called to order by Chairman Hernandez.

ROLL CALL

Roll call was taken with the following members present: Commissioner Richard "Dick" Allen; Commissioner Bruce Kallen; Commissioner John Putko; Chairman David Hernandez. Excused Absence: Vice-Chairman B.R. "Bob" Tinsley

STAFF PRESENT

Ken Henderson, Director of Economic and Community Development; Becky Reynolds, Principal Planner; Carol Miller, Senior Planner; Richard Pedersen, Deputy Town Engineer; Pam Cupp, Associate Planner; Conrad Olmedo, Assistant Planner, and Patty Hevle, Planning Commission Secretary.

7. Conditional Use Permit No. 2008-001 and Deviation No. 2008-002.

Applicant: Reliant Land Services for T-Mobile

Location: The property is located at 13579 Nomwaket Road; APN 3087-381-16.

Chairman Hernandez opened the public hearing at 8:02 p.m.

Ms. Carol Miller, Senior Planner, presented the staff report as filed by the Planning Division. Ms. Miller commented on changes to the Findings, per the Town Attorney, and read those changes into the record. She stated staff was recommending denial of the project.

Mr. Henderson, Director of Economic and Community Development, stated the application cannot be made to come into compliance with the existing telecommunication ordinance. He stated the Commission would need Council's direction to review the ordinance and revise it to reflect current market and regulatory conditions. At the time the ordinance was adopted, there were existing preferred locations. However, there are few locations left that conform to the ordinance's preferred location requirements. This results in existing towers having to apply for a Deviation Permit. The ordinance needs to be revisited and the Commission may want to agendaize it for a future meeting.

Commissioner Putko commented on the nearby park being a preferred location and that it could be a possibility for this carrier.

Mr. Henderson responded that only if there are still co-locations available at the park and then the applicant would have to reach an agreement with the current carrier.

Ms. Lucy Ortega, a representative for T-Mobile, stated the only preferred location that would be acceptable is the church across the street, however, upon contact, they were not interested. She stated the park was not in their geographical area and there were no other co-location opportunities in that area. She stated that T-Mobile could provide more landscaping to minimize the visual effects of the mono-broadleaf tree.

Ms. Jane Norine of T-Mobile, stated they needed this site to provide better service for customers in Apple Valley.

Since there was no one else in the audience requesting to speak to this item, Chairman Hernandez closed the public hearing at 8:25 p.m.

MOTION:

Motion by Commissioner Kallen, seconded by Chairman Hernandez, that the Planning Commission move to

1. Find the testimony and facts presented as comments in the staff report do not support the required Positive Findings for approval and deny Conditional Use Permit No. 2008-001 and Deviation No. 2008-002.
2. Adopt the negative comments provided in the staff report as Findings in lieu of the positive Findings otherwise required to approve Conditional Use Permit No. 2008-001 and Deviation No. 2008-002, and based thereon, deny the Conditional Use Permit and Deviation Permit.

ROLL CALL VOTE:

Ayes: Commissioner Allen
Commissioner Kallen
Commissioner Putko
Chairman Hernandez
Noes: None
Abstain: None
Absent: Vice-Chairman Tinsley
The motion carried by a 4-0-0-1 vote



TOWN OF APPLE VALLEY PLANNING COMMISSION

Staff Report

- AGENDA DATE:** July 16, 2008
- CASE NUMBER:** Conditional Use Permit No. 2008-001
Deviation Permit No. 2008-002
- APPLICANT:** Reliant Land Services for T-Mobile
- PROPOSAL:** A request for approval of a Conditional Use Permit to construct a sixty (60)-foot tall wireless telecommunication monopole designed as a broadleaf tree. A 630-square foot fenced area is proposed adjacent to the monopole to enclose the proposed generator and six (6) equipment cabinets. The project includes a request for approval of a Deviation Permit to allow a sixty (60)-foot tall monopole where the maximum height of fifty (50) feet is permitted for a monopole not located within a “preferred location”; a request to allow a twenty (20)-foot side yard setback where a forty-five (45)-foot setback for the antenna is required and to allow an encroachment of approximately 850 feet into the required 1,000-foot separation requirement between the monopole and a single family residence.
- LOCATION:** The project site is located at 13579 Nomwaket Road; APN 3087-381-16.
- ENVIRONMENTAL DETERMINATION:** Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15270 (a), that a project which is denied is Exempt from CEQA.
- CASE PLANNER:** Ms. Carol Miller, Senior Planner
- RECOMMENDATION:** Denial
- PROJECT AND SITE DESCRIPTION:**
- A. **Project Size:** The telecommunication tower and equipment will occupy 630 square feet of lease area within the one (1.3)-acre site.

B. General Plan Designations:

Project Site - Service Commercial (C-S)
North - Service Commercial (C-S)
South - Service Commercial (C-S)
East - Service Commercial (C-S)
West - Service Commercial (C-S)

C. Surrounding Zoning and Land Use:

Project Site - Service Commercial (C-S), Impound yard
North- Service Commercial (C-S), Single family residence
South - Service Commercial (C-S), Vacant land
East - Service Commercial (C-S), Vacant land
West - Service Commercial (C-S), Commercial

D. Height:

Permitted Maximum:	50 ft. (outside of preferred location)
Proposed Maximum:	60 ft.

E. Parking Analysis:

Total Parking Required:	1 Space
Parking Provided:	0 Spaces
Handicap Provided:	0 Spaces
Total Parking Provided:	0 Spaces

F. Setback Analysis:

Antenna	Required	Proposed
Adjoining Property Line:		
From West	45 ft.	110 ft.
From East	45 ft.	180 ft.
From South	45 ft.	20 ft.
From North	45 ft.	130 ft.

G. Separation Analysis:

Tower	Required	Proposed
To SFR	1,000 ft.	150 ft.
To Existing Tower	1,500 ft.	Approx. 2,640 ft.

H. Site Characteristics

The subject site is currently developed as an automobile impound facility that includes a building and fenced storage area located to the side and rear of the building. The site is void of any landscaping, with the exception of five (5) existing pine trees located to the front of the building, along the asphalt driveway.

ANALYSIS:

A. General:

Pursuant to the Development Code, a Conditional Use Permit is required for all new telecommunication towers to afford the Commission the opportunity to review the architecture and aesthetics of any proposed structure. The Code allows telecommunications facilities within commercial and industrial zoning districts, as an accessory use, with approval of a Conditional Use Permit. The ordinance encourages telecommunication facilities to be stealth in design, sited in the least visually obtrusive

manner, either screened or disguised, mounted on a facade and located on the same property as, or adjacent to, structures with tall features or trees similar in height.

The subject site is not considered a preferred location as described in Section 9.77.180 of the Development Code. As such, the Code does not give any allowances for a reduction in separation or setback requirements or allowances for an increase in tower height for a non-preferred location or the non-preferred stealth designs.

B. Site Analysis:

The applicant is requesting Planning Commission review and approval of a Conditional Use Permit to construct a sixty (60)-foot high stealth, unmanned, wireless antenna ("Antenna") within a 630 square foot lease area enclosure. The applicant has proposed a six (6)-foot-high wrought fencing around the project perimeter to serve as security fencing.

The Code requires that the tower be setback a distance equal to at least seventy-five percent (75%) of the height of the tower from any adjoining lot line. This calculates to a forty-five (45)-foot (75% of 60 feet = 45 feet) setback from the adjoining property line. Any associated equipment or structures must satisfy the minimum zoning district setback requirements. Since the antenna is located twenty (20) feet from the southerly property line, the applicant is requesting a Deviation Permit.

The Code requires a minimum 1,000-foot separation between the tower and residential uses or land use district. Since the antenna is located 150 feet from the tower, the applicant is requesting a Deviation Permit.

The Code requires a minimum of 1,500 feet separation to an existing Antenna. The nearest existing Antennas are located approximately 2,640 feet to the west at James Woody Park and approximately 3,960 feet to the northeast at the Apple Valley Fire District Station. Therefore, there is no conflict regarding the separation requirements per the Code.

The subject site is currently developed as an automobile impound facility that includes a building and fenced automobile storage area located to the side and rear of the building. The site is void of any landscaping outside of five (5) existing pine trees located to the front of the building along the asphalt driveway. The area surrounding the site is predominately vacant. There are no structures or trees similar in height to further minimize the appearance of the structure or structure height, which is evident in the photo simulations provided by the applicant. As a result of these site characteristics, the proposed facility will be highly visible and emphasizes the appearance of the tower. This is contrary to the Wireless Communication Ordinance that establishes "Prohibited Locations" for the placement of telecommunications facilities.

The Code states "Proposed locations for telecommunications facilities, structures or devices, and all associated supporting equipment, structures and devices, which, by the nature of its design, size, configuration, appearance, color or character, would, by the visibility of the site, exaggerate or emphasize the appearance of the telecommunication facility, making it unique to the area, obviously noticeable, out of character with the surrounding setting (including buildings, landforms, landscaping or native vegetation) are expressly prohibited. "

The site currently has no formal parking spaces. The facility is proposed within a dirt area with no paved service access or parking. Aside from the antenna, related equipment and security fencing, no other improvements such as landscaping, paving etc, is proposed.

C. Deviation Permit:

With the submittal of a Deviation Permit application, the Planning Commission may increase or modify standards relating to antenna height, setback, separation distance, security fencing or landscape screening if the goals of the Development Code would be better served by granting the requested deviation. Development Code Section 9.77.200 states that the applicant must provide supporting documentation of the identified need that cannot be met in any other manner. There must also be unique circumstances associated with the proposed location necessitating the requested deviation. The applicant should also demonstrate that there are no reasonable alternative sites available to provide the services offered to grant the waiver. The applicant has not submitted the required supporting documentation indicating that this need cannot be met in any other manner. The applicant has provided written justification for the deviations, which is attached for Commission consideration (Attachment No. 3).

The applicant is requesting to deviate from setback requirements on a site that is not considered a "preferred location". The proposed facility is located to the south side of the building in an area void of any improvements. Since there is sufficient area on the site to locate the facility and meet the setback requirements, staff can find no justification to warrant the deviation in this highly visible location.

The applicant is requesting to deviate from the height requirements on a site that is not considered a "preferred location". The maximum height for an antenna outside a "preferred Location" is fifty (50) feet. The applicant states the need for greater coverage as their justification. Since there are sites within the area that are "preferred locations", that do allow for the requested height, staff can find no justification for the increase in height. The applicant has indicated that co-location on this site would be available should another carrier choose to do so. However, any additional antenna arrays would require an even further increase in antenna height in this highly visible location, making the site an unlikely candidate for future co-locating.

The applicant is requesting a Deviation Permit to allow the reduction in the required separation distance between a non-preferred stealth design wireless telecommunication facilities and existing residential uses or zoning districts. A legal non-conforming mobile home park is located approximately 330-feet to the northeast and an existing non-conforming residence is located within 150 feet, on the adjacent lot. Both sites have a zoning designation of C-S, Service Commercial. Unless the wireless facility is completely concealed, the Code requires a minimum separation distance of 1,000 feet from any property zoned, or used, for residential purposes. The Code does not give any separation allowances for a non-preferred location or the non-preferred stealth designs. With a strict adherence to the 1,000-foot separation requirement, the installation of a wireless facility to serve the vicinity within this commercial area would not be allowed. Therefore, staff believes some deviation may be justified provided an acceptable design that minimizes the appearance of the antenna from the surrounding area can be achieved.

D. Architecture Analysis:

The Development Code does discourage the use of mono-pine, but that a mono-pine may be considered by the Planning Commission in review of the CUP application when the applicant can demonstrate the lack of reasonable, available alternatives consistent with the stealth/camouflaging requirements of the Code within the physical environment where the facility is to be located. Although the Development Code specifically states mono-pine, staff considers a mono-broadleaf tree to be similar to a mono-pine tree.

The sixty (60)-foot high, mono-broadleaf is designed with full cladding that appears bark-like as the trunk of the tree, with foliage beginning at twenty (20) feet and extending to the top at sixty (60) feet, and with the parabolic antenna at forty-three (43) feet and antenna array at a height of fifty-three (53) feet. The mono-broadleaf tree will have three (3) sectors and four (4) antennas per sector within the foliage. Contrary to the applicant's justification that the design "blends well" with the surrounding area, without very tall/mature trees, the mono-broadleaf would appear out of character for the area which is predominately vacant land. Therefore, the sixty (60)-foot-high, mono-broadleaf design, telecommunications antenna will impact the aesthetics in and around the project, as it is not consistent in design with surrounding architectural elements or physical features. Given the fact that there are no mature trees nearby, the design is contrary to the intent of the Development Code for preferred stealth/camouflage design elements.

Due to the concern with what impact of weathering/ sunlight and high winds may have on such a tree design, the applicant provided information with respect to Ultra-Violet (U.V) and wind load capabilities. According to the information provided, the foliage under sunny and hot climates can "remain intact for three (3) to five (5) years". Also, a letter was provided regarding wind load capabilities, but does not specify if the structure itself or the foliage is designed for a ninety (90) mile per hour wind. Staff is concerned that the facility will not maintain its original appearance due to the impact of the U.V. rays will have on the foliage in a relatively short period of time and the foliage will not have the ability to withstand high desert winds.

E. Summary:

Based upon review of the information presented, the circumstances of the site and the operation of the facility, the project is considered inconsistent with the provisions of the Telecommunication Ordinance which states the facilities shall be sited in the least visually obtrusive manner, either screened or disguised, mounted on a facade and located on the same property as, or adjacent to, structures with tall features or trees similar in height. Therefore, the information provided does not appear to support the required Findings for granting the Conditional Use Permit and Deviation Permit. If the Commission can make the Findings in a positive manner, the Findings must be stated for the record and the Commission may then approve the Conditional Use Permit and Deviation Permit.

F. Licensing & Future Reviews:

Wireless telecommunication proposals are governed by regulations of the Federal Communications Commission (FCC) and are required to transmit signals on frequencies that will not interfere with other electronic equipment (e.g., fire, police, emergency radio frequencies, etc.). The Telecommunications Act of 1996 determined that electromagnetic fields associated with wireless telecommunication facilities do not pose a health risk and are required to conform with the standards established by the American National Standard Institute (ANSI) for safe human exposure to electromagnetic fields

and radio frequencies. It is recommended that the applicant be conditioned, if approved, to submit verification from ANSI by providing a copy of its FCC license agreement.

G. Environmental Assessment:

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15270 (a), a project which is denied is Exempt from CEQA.

G. Noticing:

The project was legally noticed in the Apple Valley News on June 27, 2008.

H. Conditional Use Permit Findings:

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make the following Findings:

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed construction of the mono-broadleaf designed telecommunications antenna is not in compliance with the Telecommunications Ordinance of the Development Code. The proposed mono-broadleaf design will be located within an area that lacks physical features for preferred stealth/camouflage design elements. The physical design and construction will result in a facility which is clearly distinguished from the general character of the area.

2. That the location, size, design and operating characteristics of the proposed use will be compatible with and will not adversely affect nor be materially detrimental to adjacent uses, residents, buildings, structures or natural resources;

Comment: The sixty (60)-foot high, mono-broadleaf design, telecommunications antenna may impact aesthetics in and around the project, as it is not consistent in design with surrounding architectural or natural elements. The physical design and construction will result in a facility that is clearly distinguished from the general character of the area.

3. That the proposed use is compatible in scale, bulk, lot coverage, and density with adjacent uses;

Comment: The proposed mono-broadleaf designed telecommunications facility and associated equipment cabinets are not consistent in design with surrounding architectural and natural elements. Although, it has not been designed with adequate setbacks, parking and access points, it is not anticipated to generate excessive noise, vibration, traffic or other disturbances. Further, it is not in conformance with the recommended separation distance between a non-preferred stealth design telecommunications facility and existing residential zones and uses.

4. That there are public facilities, services and utilities available at the appropriate levels, or that these will be installed at the appropriate time, to serve the project as they are needed;

Comment: There are existing improvements to serve the proposed site.

5. That there will not be a harmful effect upon desirable neighborhood characteristics;

Comment: The sixty (60)-foot high, mono-broadleaf design, telecommunications antenna may impact aesthetics in and around the project site, as it is not consistent in design with surrounding architectural and natural elements. The physical design, by its size, shape and appearance of the facility, is in conflict with the character and aesthetics of the site upon which it is proposed and the surrounding property in the general vicinity.

6. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: The proposed unmanned wireless telecommunication facility is not anticipated to generate additional traffic.

7. That traffic improvements and/or mitigation measures are provided in a manner adequate to maintain the existing service level or a Level of Service (LOS) C or better on arterial roads and are consistent with the Circulation Element of the General Plan;

Comment: Traffic generated from the project will not adversely impact the surrounding area. The proposed unmanned wireless telecommunication facility will be located within a developed site with adequate internal circulation and parking which can accommodate minimal traffic generated from the use proposed at this project site.

8. That there will not be significant harmful effects upon environmental quality and natural resources;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

9. That there are no other relevant negative impacts of the proposed use that cannot be reasonably mitigated;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

10. That the impacts, as described in paragraphs 1 through 9 above, and the proposed location, size, design and operating characteristics of the proposed use and the conditions under which it would be maintained will not be detrimental to

the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan;

Comment: The project, if approved, would be required to provide FCC (Federal Communications Commission) licensing which regulates electromagnetic fields and radio frequencies.

11. That the proposed conditional use will comply with all of the applicable provisions of this title;

Comment: The proposed telecommunications facility is not in conformance with the Telecommunications Ordinance of the Development Code, as the mono-broadleaf is not a preferred stealth/camouflage design. The nature of the design and construction will draw undue attention to the structure.

I. Findings for Deviation:

As required under Section 9.77.200 of the Development Code, the Planning Commission may increase or modify any standard relating to antenna height, setback, separation distance, security fencing or landscape screening established within Section 9.77, "Wireless Telecommunications Towers and Antennas". Prior to approval of a Deviation Permit the Planning Commission must make specific Findings. Below are the Findings with a comment to address each.

1. That the applicant has provided supporting documentation of the identified need that cannot be met in any other manner.

Comment: Documentation has been provided indicating the necessity for wireless coverage in the proposed vicinity; however, the documents do not demonstrate that this need can only be met by placing a mono-broadleaf at this location.

2. That there are unique circumstances associated with the proposed location necessitating the requested Deviations.

Comment: The general vicinity is zoned C-S, Service Commercial; however, there is a legal non-conforming mobile home park within 330 feet and nearby residential zoning districts. There are some available locations that would make it possible for a mono-broadleaf to conform to the required 1,000-foot separation distance as required by the Code. By utilizing a preferred stealth design, the applicant would eliminate the need for a Deviation Permit.

3. That there are no reasonable alternative sites available to provide the services offered.

Comment: There is a co-locatable site in the immediate vicinity; however, there are very few available locations that would make it possible for a mono-broadleaf to conform to the required 1,000-foot separation distance from residential uses or zones. By utilizing a preferred stealth design, the applicant would eliminate the need for a Deviation Permit.

4. That the submitted information and testimony from the applicant, staff and public illustrates a reasonable probability that allowance of the Deviation will have minimal or no adverse impacts to the site, surrounding area or the community in general.

Comment: The sixty (60)-foot high, mono-broadleaf design, telecommunications antenna may impact aesthetics in and around the project, as it is not consistent in design with surrounding architectural elements. The proposed mono-broadleaf design will be located within an area that lacks physical features for preferred stealth/camouflage design elements. The physical design and construction will result in a facility which is clearly distinguished from the general character of the area.

5. That the Commission finds that the proposed deviation will not be materially detrimental to the public health, safety or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

Comments: The location, size, design and operating characteristics of the proposed facility, and the recommended conditions under which it will be operated and maintained, will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity. The project is required to provide Federal Communications Commission (FCC) licensing which regulates electromagnetic fields and radio frequencies.

RECOMMENDATION:

If the Commission can make the Findings in a positive manner, the Findings must be stated for the record and the Planning Commission may approve the Conditional Use Permit and Deviation. However, based upon the information contained within this report, and any input received from the public at the hearing, it is recommended that the Planning Commission move to:

1. Find the facts presented in the staff report do not support the required Findings for approval and deny Conditional Use Permit No. 2008-001 and Deviation No. 2008-002.
2. Adopt the negative comments as provided in the staff report for the findings to approve Conditional Use Permit No. 2008-001 and Deviation No. 2008-002 and deny the Conditional Use Permit and Deviation.

Prepared By:

Reviewed By:

Carol Miller
Senior Planner

Lori Lamson
Assistant Director of Community Development

ATTACHMENTS:

1. Site Plan
2. Elevations
3. Justification for Deviations
4. Photo-simulations
5. Zoning Map

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3 IMPERIAL VALLEY BLVD. SUITE 1100
SANTA ANA, CA 92701

PLANS PREPARED BY:

THOMAS DESIGN GROUP
THOMAS DESIGN GROUP
10000 IMPERIAL VALLEY BLVD. SUITE 1100
SANTA ANA, CA 92701

CONSULTING GEORGRAPHER:

RELIANT
RELIANT
10000 IMPERIAL VALLEY BLVD. SUITE 1100
SANTA ANA, CA 92701

REVISIONS:

NO.	DATE	DESCRIPTION	BY
A	01/03/08	PRELIMINARY ZD	AM
0	01/21/08	FINAL ZD	AM
1	01/28/08	REVISED ZD	AM
2	02/13/08	REVISED ZD	AM

SITE INFORMATION:

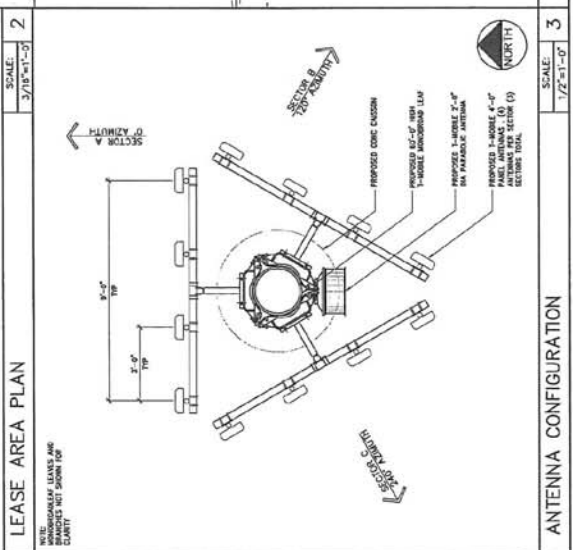
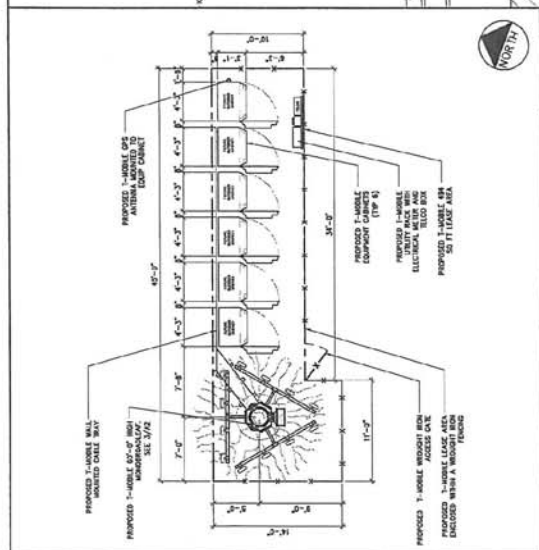
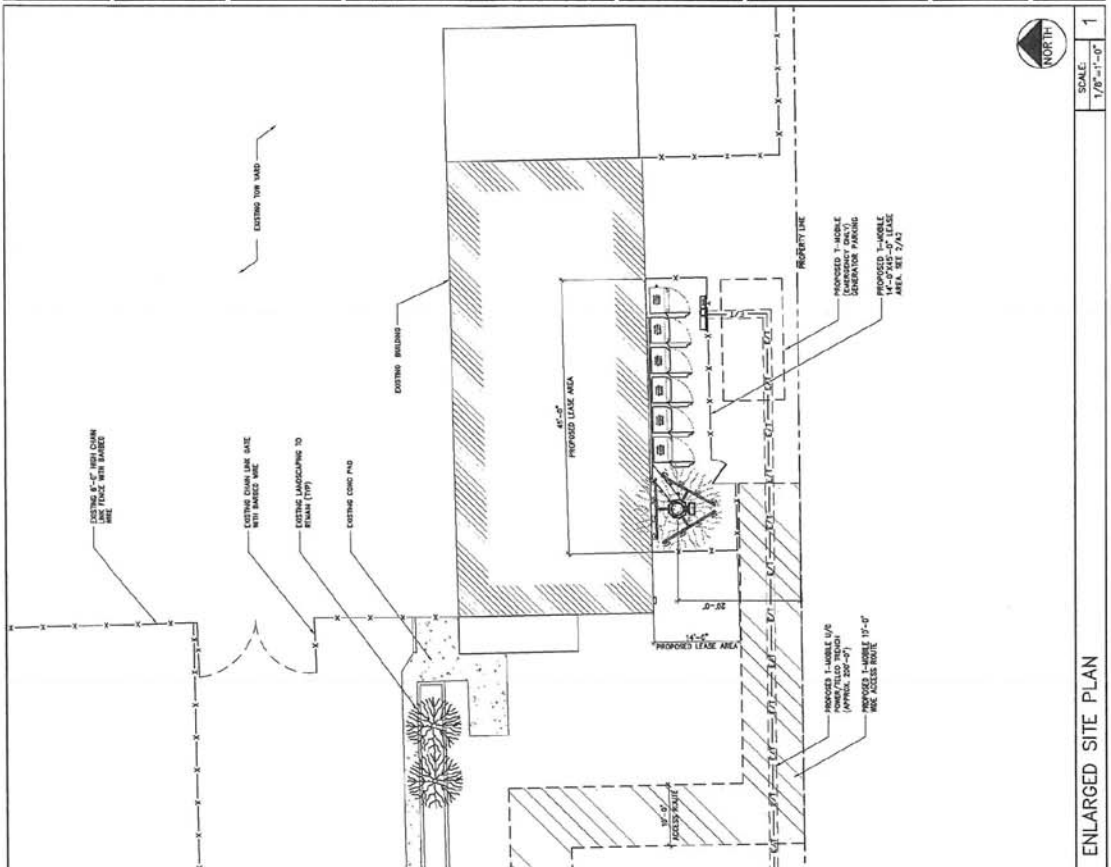
GM TOWING
IE25530-C
13578 NIMWAKET ROAD
APPLE VALLEY, CA 92307

SHEET TITLE:

ENLARGED SITE PLAN
LEASE AREA PLAN
ANTENNA CONFIGURATION

SHEET NUMBER:

A-2



LEASE AREA PLAN SCALE: 3/16"=1'-0" 2

ANTENNA CONFIGURATION SCALE: 1/2"=1'-0" 3

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

T-Mobile
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3 MARKET PROMENADE, SUITE 1100
SUNNYVALE, CA 94087

PLANS PREPARED BY:
PETERSON DESIGN GROUP
10000 UNIVERSITY AVENUE, SUITE 100
SAN DIEGO, CA 92121
TEL: 619-594-1234

CONSULTING GROUP:
RELIANT
RLS
3410 SERVICE DRIVE
SAN DIEGO, CA 92108
TEL: 619-594-1234

NO. (ISSUE) - DATE

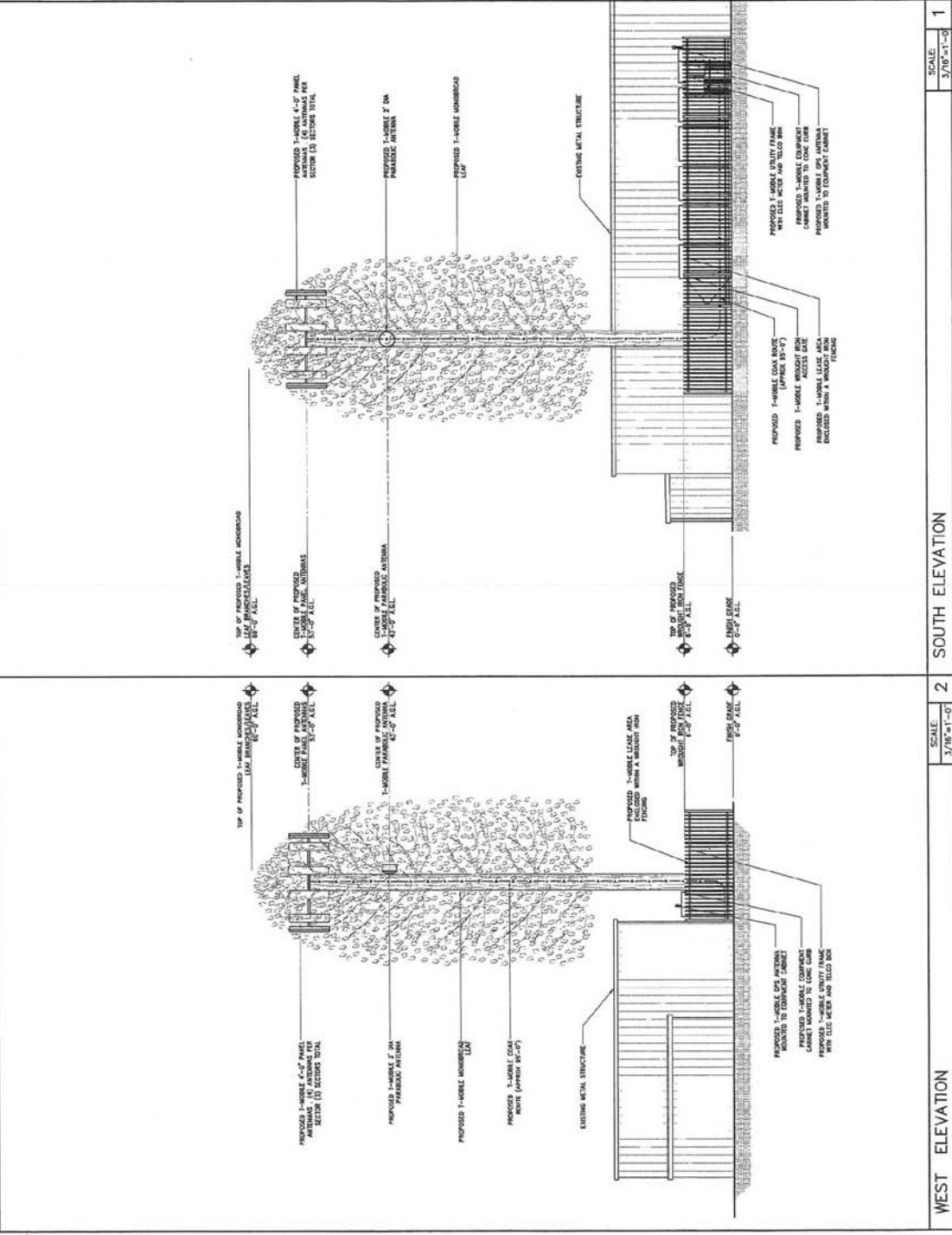
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1	01/28/08	REVISED ZD	AM
2	03/13/08	REVISED ZD	AM

SITE INFORMATION:
GM TOWING
IE25530-C
13579 NOMMARET ROAD
APPLE VALLEY, CA 92507

SEAL:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3



WEST ELEVATION	SOUTH ELEVATION
SCALE: 3/16"=1'-0"	SCALE: 3/16"=1'-0"
1	1



3234 South Fair Lane
Tempe, AZ 85282
TEL 602-889-1289
FAX 602.889.1291

May 2, 2008

Carol Miller

Senior Planner

Town of Apple Valley

14955 Dale Evans Parkway

Apple Valley, Ca. 92307

Subject: Conditional Use Permit #2008-001 and Deviation (DVN) # 2008-002;
T-Mobile Facility at 13579 Nomwaket Road. Response to letter dated 4/14/08..

Dear Ms. Carol Miller,

This letter is in response to your comments dated 4/14/08. Please review the responses to the following questions:

Height Deviation:

“Granting the deviation will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.”

1.) Granting the height deviation of a 60 ft. high wireless telecommunications facility stealth as Mono-broadleaf tree will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

The proposed location is used as a Tow yard and is very secure from public access. The wireless facility and associated equipment will be enclosed by a 6ft. high wrought iron fence. Wireless Telecommunication is a line of sight technology; T-Mobile needs to obtain a height of 55ft top of antennas in order to obtain their coverage objective. In addition, the proposed wireless facility has been designed as a colocatable Mono-broadleaf tree (consistent with 9.77.80 of the development code) that blends well with the surrounding topography in order to provide a more realistic broadleaf tree appearance in conformance with the City’s screening and antenna tower stealthing requirement (both the Wireless Communication Facility Purposes and 9.77.100 (amended ord. 353) of the development code). The proposed site is located in the “Service Commercial” zone. A telecommunications facility is allowed in “Service Commercial” zone. Furthermore, granting the deviation permit for height would be beneficial to the public interest, health, safety, welfare in that the addition of another telecommunication facility would increase coverage of wireless

communication. It will not be materially injurious to property or improvements in the vicinity and land use district in which it is proposed because it is in the neighborhood of numerous businesses and residences which would benefit from increased wireless coverage while enhancing the ability to provide telecommunications services to the Town quickly, effectively and efficiently.

Setback Deviation:

“Granting the deviation will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.”

2.) Typically, the primary issue in siting wireless telecommunications facilities is how to balance the applicant's needs for improving its wireless telecommunications network with the City's goals of reducing visibility of the antennae and not necessarily add to the height, mass, and bulk to buildings and structures. In this case, there are no other reasonable alternative sites available for T-Mobile to provide their services in the area for the required coverage objective (Deviations from Established Standards" Section 9.77.200). T-Mobile made every effort to locate the wireless facility as close up to the property facing south. Moving the wireless facility to meet the 45ft setback will impose on the tow yard access. The property owner does not want the wireless facility in the middle of his yard. It will cause a hardship on the Landlord. Wireless Telecommunication is a line of sight technology and is achieved through the required height for this location. Furthermore, the proposed wireless facility has been design as a Monobroadleaf tree that is compatible with the appearance to the surrounding topography. The installation of antennae and transmission equipment will not result in any material changes to the character of the local area. This proposed wireless telecommunications facility would operate in full compliance will all State and Federal regulations, including the Telecommunications Act of 1996. Granting the deviation from a 45 ft setback to a 20ft setback will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located. The proposed wireless facility has been designed as a colocatable Mono-broadleaf tree (consistent with 9.77.80 of the development code) that blends well with the surrounding topography in order to provide a more realistic broadleaf tree appearance in conformance with the City's screening and antenna tower stealthing requirement (both the Wireless Communication Facility Purposes and 9.77.100 (amended ord. 353) of the development code). The proposed site is located in the "Service Commercial" zone. A telecommunications facility is allowed in "Service Commercial" zone. Granting the deviation permit would be beneficial to the public interest, health, safety, welfare in that the addition of another telecommunication facility would increase coverage of wireless communication.

Please feel free to contact me at your convenience if you need anything further for CUP#2008-001 and Deviation#2008-002 project. I can be reached at Reliant Land Services Inc., 1588 Batavia Street Suite 1D, Orange, CA. 92867; Cell phone: 213-308-4705; Email: lucia.ortega@rlsusa.com.

Thank you,

Lucia Ortega
Reliant Land Services
Agent for T-Mobile

T-Mobile



LOCATION

PROPOSED



EXISTING

IE25530C
GM Towing

135,799 Normarket Road,
Apple Valley, CA 92307

VIEW 1

APPLICANT
T-Mobile
Marcie Brown
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT
Reliant Land Services
Lucia Ortega
9431 Haven Ave., Suite 222
Rancho Cucamonga, CA 91730
p 213.308.4705
f 602.889.1291



BLUE WATER DESIGN
1741 Tustin Ave. 10A
Costa Mesa, CA 92627
bluewaterdesign.net
michelle@bluewater-design.net
p 714.473.2942
f 949.631.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

...T-Mobile...



PROPOSED



EXISTING

IE25530C
GM Towing

13579 Nomwaket Road
Apple Valley, CA 92307

VIEW 2

APPLICANT

T-Mobile
Marcie Brown
3257 E. Guasti Rd. Suite 200
Ontario, CA 91761

CONTACT

Reliant Land Services
Lucia Ortega
9431 Haven Ave., Suite 222
Rancho Cucamonga, CA 91730
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F 602.889.1291



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bluewater-design.net
michelle@bluewater-design.net
P 714.473.2942
F 949.631.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION



Microsoft® Virtual Earth™
Normwaker Road
Powhatan Road

PROPOSED



PROPOSED CELL SITE LOCATION

EXISTING



APPLICANT
T-Mobile
Marcie Brown
3257 E. Guasti Rd., Suite 200
Ontario, CA 91761

CONTACT
Reliant Land Services
Lucia Ortega
9431 Haven Ave., Suite 222
Rancho Cucamonga, CA 91730
P 213.308.4705
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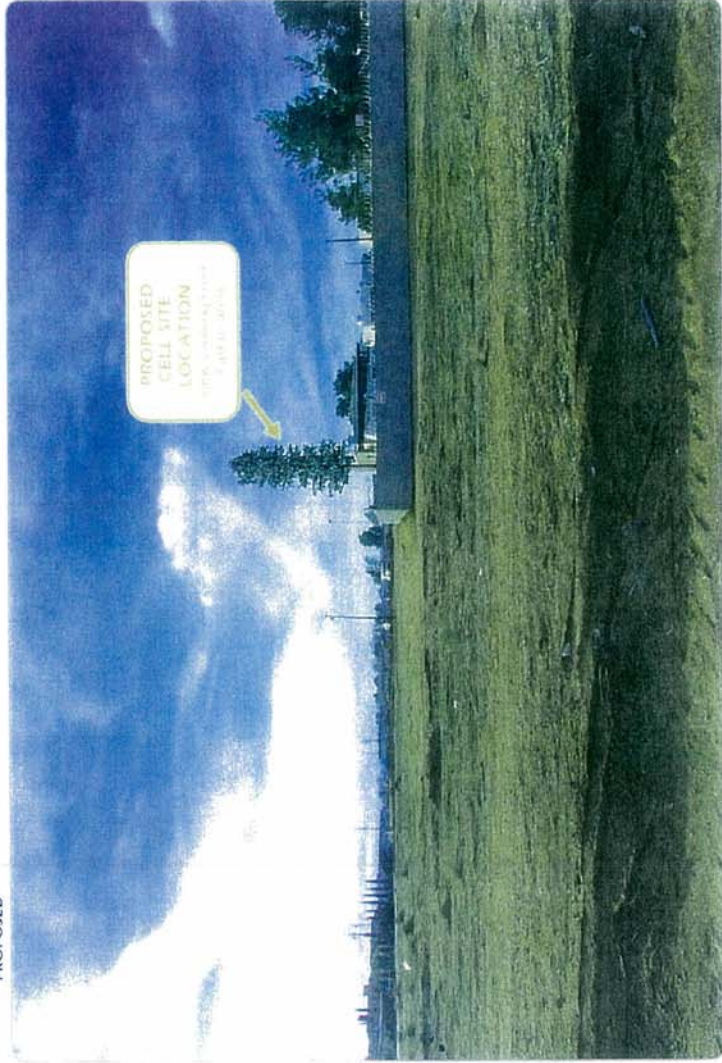
BLUE WATER DESIGN
1741 Tustin Ave. 19A
Costa Mesa, CA 92627
bluewater-design.net
michelle@bluewater-design.net
P 714.473.7942
F 949.631.2316

IE25530C
GM Towing
13579 Normwaker Road
Apple Valley CA 92307

VIEW 3

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

...T...Mobile...



IE25530C
GM Towing
 13579 Nomwaket Road
 Apple Valley, CA 92307

VIEW 4

APPLICANT
 T-Mobile
 Marcie Brown
 3257 E. Guasti Rd. Suite 200
 Ontario, CA 91761

CONTACT
 ReliantLand Services
 Lucia Ortega
 9431 Haven Ave., Suite 222
 Rancho Cucamonga, CA 91730
 p 213.308.4705
 f 602.889.1291

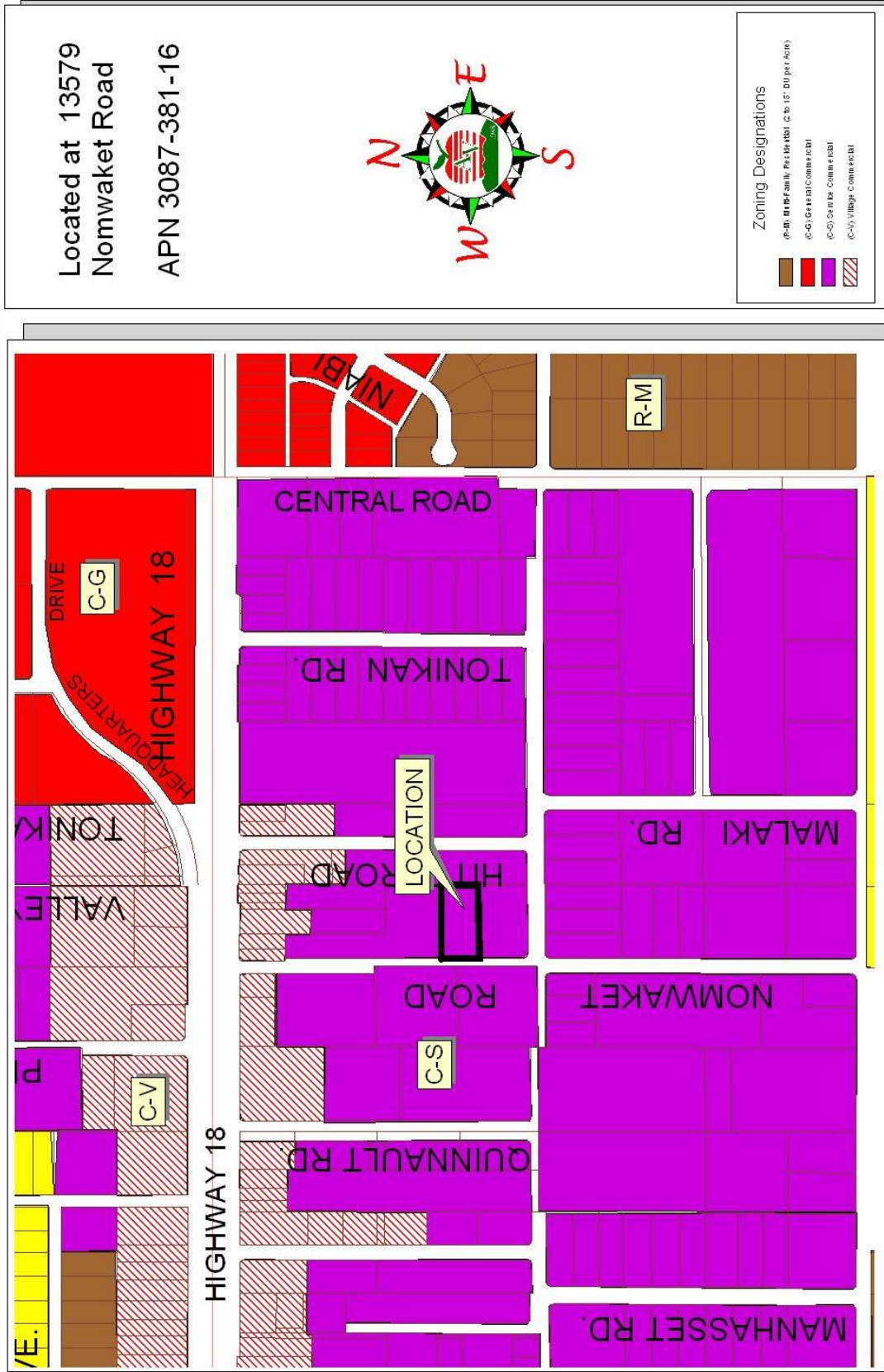


BLUE WATER DESIGN
 1741 Tustin Ave. 19A
 Costa Mesa, CA 92627
 bluewater-design.net
 michelle@bluewater-design.net
 p 714.473.2942
 f 949.631.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

ZONING MAP

CONDITIONAL USE PERMIT NO. 2008-001 &
 DEVIATION NO. 2008-002

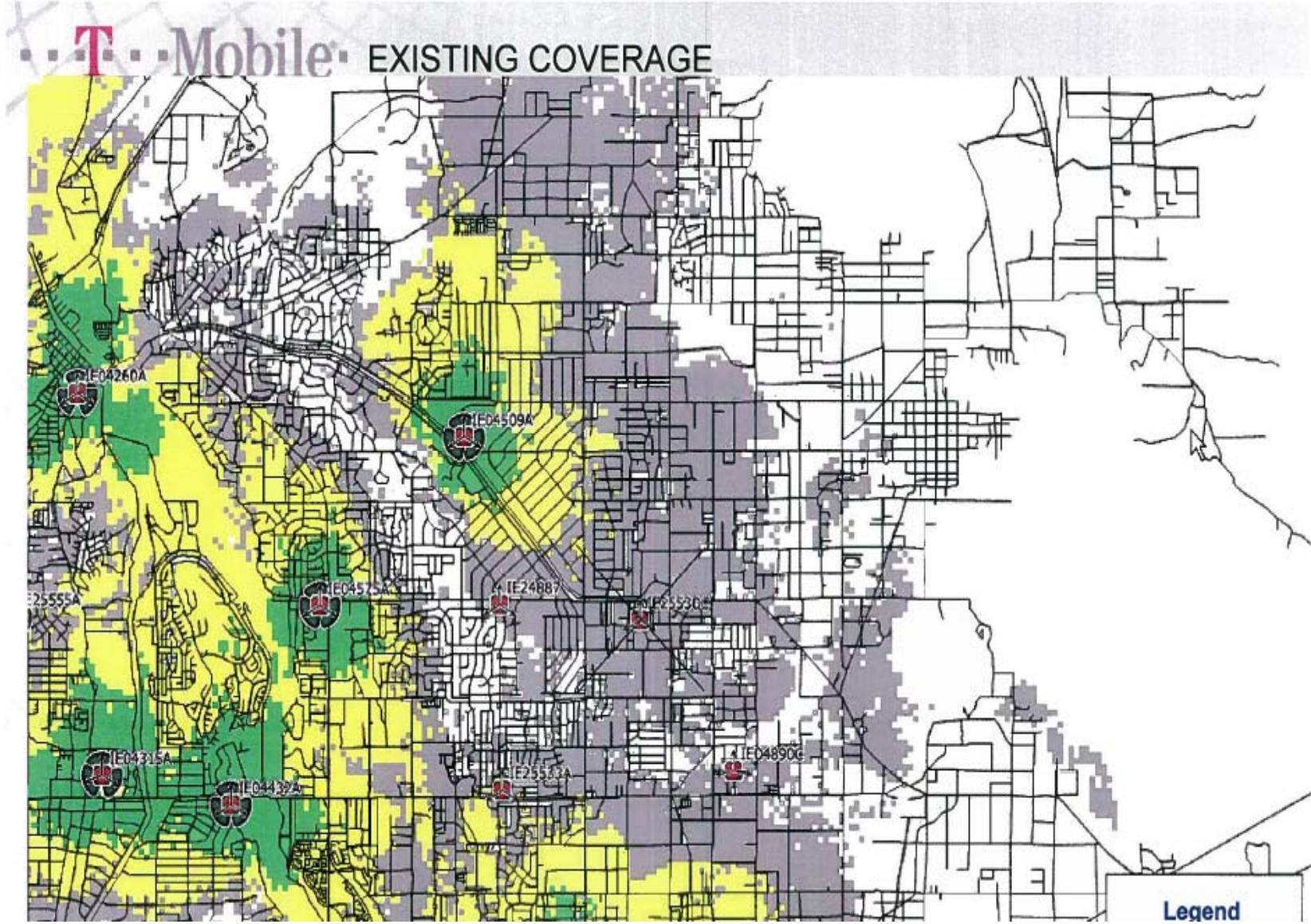


Located at 13579
 Nomwaket Road
 APN 3087-381-16



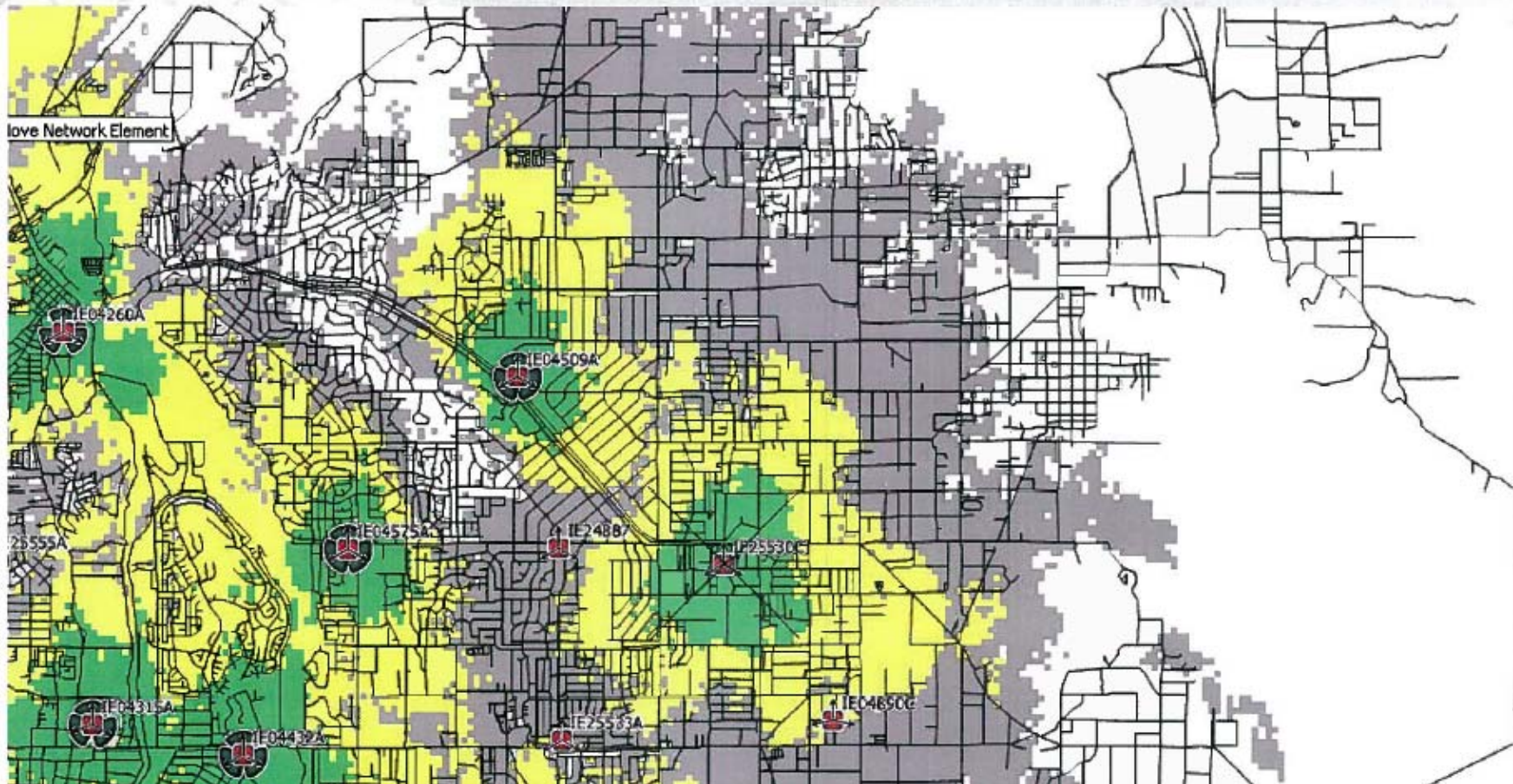
Zoning Designations

(R-M) Rural Family Residential (2 to 157 DU per Acre)
(C-G) Central Commercial
(C-S) Central Commercial
(C-V) Village Commercial





COVERAGE with IE25530C



It's time for better wireless coverage in Apple Valley



We, the undersigned, request that you do everything possible to ensure that we have access to reliable wireless service in the City of Apple Valley. We support T-Mobile's effort to place necessary wireless infrastructure in our community. Please do everything you can to ensure that citizens like us have reliable coverage, especially where we need it most - in our homes and neighborhoods.

Name (Please Print)	Address	City, State Zip	E-mail Address	Phone Number	Keep Me Informed	T-Mobile Customer
Trina CHALEZ	22158 Ramona	Apple Valley CA 92307	_____	240-6927	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Larry Briscoe	Portland	Hesperia	_____	760 680 9799	<input type="checkbox"/>	<input type="checkbox"/>
Dickie CALDWELL	POCONO	92308 Apple Valley	_____		<input type="checkbox"/>	<input type="checkbox"/>
JEOKA DAY	OCHOA RD	92307 Apple Valley	_____	961-1957	<input type="checkbox"/>	<input type="checkbox"/>
TRISHA FEARS	Catalpa St.	Hesperia	_____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marilyn James	Chama Rd.	Apple Valley	_____		<input type="checkbox"/>	<input type="checkbox"/>
John Falco	7449 S.V.L. Bop Victoreville, CA	Victoreville	_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Teresa Lohman	15667 Ute	Apple Valley CA 92307	nanasangels7@msn.com	760 912 5686	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Carolyn Ferrer	15667 Ute	A.V. CA 92307	_____	242 8464	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Name (Please Print)	Address	City, State Zip	E-mail Address	Phone Number	Keep Me Informed	T-Mobile Customer
Dawn Deming	9426 Tamarisk #49	Hesper CA 92345	—	242 8464	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lisa Harloff	9426 Tamarisk #37	Hesper CA 92345	—	242 8464	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pricilla Espinoza	22158 Ramona	AV CA 92307	—	240 6927	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alcides Garcia	38938 East 5th	Lucerne Valley	—	248-7637	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Lohman	15067 Ute	AV CA 92307	—	912 5687	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Kroese	15205 Blackfoot Rd	AV CA 92307	—	760-72-0725	<input type="checkbox"/>	<input type="checkbox"/>
Delilah Naby	8240 Deepcreek	AV 92308	—	240 6680	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lisa Antonelli's	11170 Heldon Rd	AV 92308	—	240 9958	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Randy Harloff	9426 #37 Tamarisk	Hesper CA 92345	—	242 8464	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Name (Please Print)	Address	City, State Zip	E-mail Address	Phone Number	Keep Me Informed	T-Mobile Customer
Brandy Lopez	Hesperia	CA 92345			<input type="checkbox"/>	<input type="checkbox"/>
Shannon Duran	V.V.	CA 92396			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Russell Eastclay	Cochran	AV			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerrie Russell	Victorville	CA 92395			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Christina Wyno	Hesperia	CA 92345 Hesperia			<input type="checkbox"/>	<input checked="" type="checkbox"/>
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					<input type="checkbox"/>	<input type="checkbox"/>

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Name (Please Print)	Address	City, State Zip	E-mail Address	Phone Number	Keep Me Informed	T-Mobile Customer
Melissa Chabera	16314 PUESTA DEL SOL DR VICTORVILLE CA 92394	VICTORVILLE CA 92394		912-0448	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Frank Flores	8566 SUL Rd Vict	Victorville CA. 92375		985-7136	<input type="checkbox"/>	<input type="checkbox"/>
Jessica Henderson	Yakima	Apple Valley, CA	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
Stasia Eastling	Wilson	AV	_____	_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>
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