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Board of Supervisors  
San Diego County  
1600 Pacific Hwy #335  
San Diego, CA 92101

RE: 5G Wireless Installation and Property Values

Dear Members of the San Diego County Board of Supervisors:

I'm writing to you as a real estate broker of 40 years and a member of the North San Diego Association of Realtors regarding my deep concern for property devaluation as 5G cell towers are permitted in and around residential areas.

My experience, as well as the literature and increasing industry norms, suggest that any resident who faces a 5G – or any cell tower – near their property is going to experience devaluation of property and difficulty selling their home.

As the County goes about syncing our present Ordinance for siting “small cell” 5G towers with recently issued FCC regulations, I urge you to consider San Diego County’s original cell tower ordinance which has stood the test of legislative time, having victoriously survived two appeals in the 9th Circuit Court of Appeals.

The four-tiered preferential option is less functional in the face of the new FCC regulations that include shot clocks for conditional and ministerial reviews. I would strongly urge you to include language in the new ordinance that includes **substantial setbacks from homes and residential properties**. Without these setbacks, I'm afraid the real estate market in San Diego will be diminished in terms of desirability, profitability, and there will be a taint to our industry that has long been an attribute to San Diego County.

Communities across the nation are working hard to protect their residential areas in view of these new FCC regulations. I know Susan Foster, who was originally on the cell tower siting ordinance committee in 2002 charged with creating the existing ordinance that has stood the test of legal challenge, has provided San Diego County planners with more than a dozen municipal zoning plans. Numerous cities inside California and across the country are working extremely hard to protect their residential areas from the encroachment of cell towers.

In my professional opinion we will lose real estate business if families cannot find what they consider to be safe homes and safe real estate investments in the San Diego area and likewise, if they find that these homes are difficult to sell with cell towers in front of them.

Below I will be citing several surveys done in this country and abroad that show concern dating back to 2003 with respect to cell towers and residences. Again, in my professional opinion, that concern has only grown. The perception of 5G is one of deep concern because of the failure to test this new technology and the fact the millimeter wave is also used in full body scanners that pregnant women are allowed to opt out of at airports. We have to exercise great caution to protect the real estate industry here in San Diego and *I would urge you all to be as generous as you possibly can be when it comes to residential setbacks from cell towers of all kinds.*

An EMF real estate survey conducted by the National Institute for Science, Law and Public Policy initiated in June 2014 was completed by 1000 respondents. The answer, published in “Neighborhood Cell Towers & Antennas—Do They Impact a Property’s Desirability?”, was an overwhelming yes. The majority of respondents (94%) **reported that the cell towers and antennas in a neighborhood or on a building would negatively impact their interest in a property and the price they would be willing to pay.** 79% said under no circumstance would they purchase or rent a property within a few blocks of a cell tower or antenna. 89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood. <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>

A survey conducted in New Zealand in 2003 showed there were concerns 16 years ago about living next to a cell site. “The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods” by Sandy Bond, PhD, and Ko-Kang Wang presents the results from both an opinion survey and a market sales analysis. The results of the sales analysis show *prices of properties were reduced by around 21% after a cell site was built in the neighborhood.* Please note this survey was conducted prior to all the adverse media publicity that continues to grow regarding cell sites. <http://electromagnetichealth.org/wp-content/uploads/2014/06/TAJSummer05p256-277.pdf>

We have to exercise great caution to protect the real estate industry and residential property values in San Diego County. I would urge you all to be as generous as you possibly can be when it comes to residential setbacks from cell towers of all kinds.

Thank you very much for your time and attention to this urgent matter.

Respectfully,



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