



# LAND USE SERVICES DEPARTMENT PLANNING DIVISION PLANNING COMMISSION STAFF REPORT



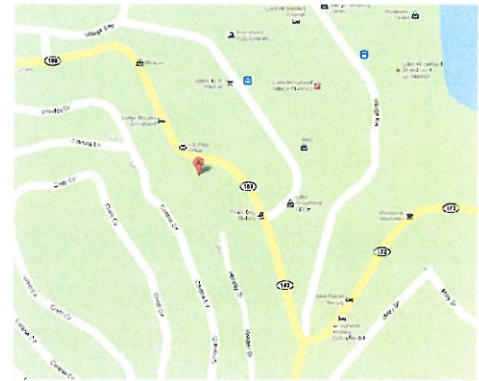
**HEARING DATE:** December 8, 2011

**AGENDA ITEM NO: 4**

**Vicinity Map**

**Project Description**

**APPLICANT:** METRO PCS (NEE ROYAL STREET COMMUNICATIONS)  
**APN:** 0335-114-02 & -03  
**PROPOSAL:** CONDITIONAL USE PERMIT TO ESTABLISH A 38-FOOT WIRELESS COMMUNICATIONS FACILITY TOWER CAMOUFLAGED AS A 40-FOOT MONOPINE WITH THREE PANEL ANTENNAS, ONE MICROWAVE ANTENNA, ONE GPS ANTENNA, AND FOUR EQUIPMENT CABINETS WITHIN THE SECOND STORY OF AN EXISTING "GUEST HOUSE" STRUCTURE WITH A VARIANCE TO ALLOW AN OFF-SITE RESIDENTIAL SETBACK LESS THAN THE 300-FOOT DISTANCE SEPARATION STANDARD ON 0.37 ACRES  
**COMMUNITY:** LAKE ARROWHEAD / 2<sup>ND</sup> SUPERVISORIAL DISTRICT  
**LOCATION:** ON THE NORTH SIDE OF HOLIDAY DRIVE, APPROXIMATELY 70 FEET WEST OF LAKES EDGE ROAD  
**PROJECT NO:** P201000221  
**REP:** CORE COMMUNICATIONS – ALEXANDER LEW



**44 Hearing Notices Sent:** November 18, 2011

**PC Field Inspection Date:** December 2, 2011

**Report Prepared By:** Tracy Creason

**Field Inspected by:** Ray Allard

**SITE DESCRIPTION:**

**Parcel Size:** Both parcels total 0.37 acres  
**Terrain:** Sloping from the southwest to the north and east, with an overall slope of approximately 21 percent  
**Vegetation:** Native mountain vegetation, including mature trees, mostly pine

**EXISTING LAND USES AND DISTRICT DESIGNATIONS:**

AREA	EXISTING LAND USE	ZONING/OVERLAY DISTRICT
Site	Arrowhead Coverings	LA/CG (Lake Arrowhead Community Plan/General Commercial); FS-1 (Fire Safety Overlay); Biological (Wildlife Corridor)
North	Lake Arrowhead Village	LA/CG; FS-1; Biological
South	Residential	LA/RS-14m (Single Residential, 14,000-square foot minimum parcel size); FS-1, Biological
East	Residential	LA/CG; FS-1; Biological
West	Multi-tenant Commercial	LA/CG; FS-1; Biological

**City Sphere of Influence MAC/CAP:**

**Water Service:**

**Septic/Sewer Service:**

**AGENCY**

Lake Arrowhead MAC

N/A

N/A

**COMMENTS**

No comment

Not required

Not required

**STAFF RECOMMENDATION:** **APPROVE** the Conditional Use Permit subject to the conditions of approval; **APPROVE** the Major Variance to allow an off-site residential setback less than the required 300 feet; **ADOPT** the Findings as contained in the staff report; **ADOPT** the Negative Declaration; and **FILE** a Notice of Determination.

In accordance with Section 86.08.010 of the Development Code, this action may be appealed to the Board of Supervisors.

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**BACKGROUND:**

The proposed project (Project) is a Conditional Use Permit to establish a 38-foot wireless communications facility tower camouflaged as a 40-foot monopine on two parcels totaling 0.37 acres. The facility proposes to include three panel antennas and one microwave antenna on the monopine. It proposes one GPS antenna attached to the side of and four equipment cabinets within the second story of an existing “guest house” structure. Furthermore, the Project includes a major variance to allow off-site residential setbacks less than the 300-foot distance separation standard. The Project would be located on the site of an existing commercial business, Arrowhead Floor & Window Coverings. The Project proponent, MetroPCS, currently has a coverage void in the area and surveyed existing co-location sites within their search ring that met their radio frequency (RF) objectives, but found none. They identified this site to be the most suitable for a new stealth facility.

The location of the proposed monopine is approximately 22 feet from the front property line, while the existing “guest house” is between four feet, eight inches and eight feet from the edge of the existing asphalt within a private access easement known as Holiday Drive, which exists across the rear of the property. The Project site is between State Highway 189, also known as Lakes Edge Road, and Holiday Drive. A proposed 12-foot wide easement would provide access to the Project site from Lakes Edge Road. The Project site is zoned General Commercial, in the Lake Arrowhead Community Plan area (LA/CG). The proposed Project site contains the operating business Arrowhead Floor & Window Coverings, accessory structures, and paved areas for parking, patios, and walkways. Parcels on all sides contain development. A single-family residence adjacent southeast of the proposed Project site is within 122 feet of the proposed monopine tower. A multi-tenant commercial structure exists west of the proposed site and is within 111 feet of the proposed monopine tower.

The original Project proposed to relocate an existing storage shed and build a 200-square foot, approximately 23-foot tall structure to enclose three panel antennas, one GPS antenna, and four equipment cabinets. This original proposal was exempt from the separation standard of 300 feet [in accordance with Development Code Section 84.27.040 (b)] as the wireless telecommunication facility was totally enclosed. Because of neighborhood outcry concerning the intrusion of the new proposed structure into their views of Lake Arrowhead, MetroPCS revised this original proposal.

In response to these neighborhood concerns, MetroPCS submitted other design proposals. One was a 55-foot tower with six panel antennas and one microwave antenna camouflaged as a 60-foot monopine, with four equipment cabinets and a GPS antenna underneath the existing storage shed behind a façade to match the exterior of the shed. The proposed location of the monopine was approximately 74 feet from the off-site residence. Resultantly, the second proposal included a major variance to allow off-site residential setbacks less than the 300-foot distance separation standard. As part of the second proposal, Metro PCS also submitted photo simulations of a slimline flagpole to replace the existing flagpole on site near State Route 189. Neighborhood concerns over lake views continued in response to both stealth options within the second proposal.

Once constructed, the proposed facility will be unmanned, with only occasional vehicle trips for maintenance purposes. The operation of the proposed facility requires no water usage. The Fire Safety Review (FS-1) and Wildlife Corridor Overlay Districts regulate the Project site and the surrounding areas. Accordingly, Staff required appropriate conditions.

## **ANALYSIS: CONDITIONAL USE PERMIT**

**PUBLIC INPUT.** On December 18, 2009, County Staff mailed the original Project notices to 35 owners of property within 300 feet of the Project site, as required by Development Code Section 84.27.070. In response, Staff received five letters, numerous emails, and frequent telephone calls in opposition. In response to the concerns expressed by the nearby residents, MetroPCS revised their proposal and on May 31, 2010, County Staff mailed 36 revised Project notices outlining the second proposal to owners of property within 300 feet of the Project site. On August 30, 2010, County Staff mailed 36 Project notices to the owners of property within 300 feet of the Project site amending the distance of the proposed tower to off-site residences. In response to the second proposal, Staff received letters and/or emails in opposition from 11 individuals, petitions signed by 68 individuals, and numerous pieces of informational correspondence sent on behalf of the neighborhood group "Tract 53 Neighbors Against Cell Site." The concerns expressed by opponents of the Project included the Project's inconsistency with zoning, visual impacts, impacts to trees, health concerns, and impacts to property values. Staff evaluated those concerns deemed within the purview of the Planning Division during Project review and through the incorporation of Project design changes and conditions of approval.

**ZONING CONSISTENCY.** The CG (General Commercial) land use zoning district allows wireless telecommunications facilities, defined in the land use tables under the "Transportation, Communication and Infrastructure" category. The land use type is subject to compliance with the specific use regulations for Wireless Telecommunications Facilities of the San Bernardino County Development Code.

**VISUAL IMPACTS.** The Project site is between State Highway 189, also known as Lakes Edge Road, and Holiday Drive. San Bernardino County classifies State Highway 189 as a two-lane mountain major highway. Caltrans maintains State Highway 189, which has the federal functional classification of Urban Minor Arterial, in its entirety from its beginning at State Route 18 to its end at State Route 173. The proposed Project site contains the commercial business Arrowhead Floor & Wall Coverings, accessory structures, and paved areas for parking, patios, and walkways. MetroPCS plans to site the proposed wireless communications monopine tower approximately 22 feet from the state highway in an area that contains mature trees, two of which are 109 feet and 94 feet in height. The proposed monopine design obscures the antennas allowing them to blend with the surroundings. The Planning Division reviewed the proposed monopine tower and determined the design to be the least intrusive into surrounding vistas. As a condition of Project approval, the applicant must submit color and material samples to the Planning Division for review and approval prior to the issuance of building permits.

**TREES.** The County prepared an Initial Environmental Study (IS) to evaluate potential impacts to biological resources, including trees. The IS determined that, due to the pre-disturbed nature of the site, its proximity to improved roadways, and local and on-site improvements, the potential for the unmanned facility with limited on-site activities to adversely impact any biological resource is less than significant. MetroPCS intends to preserve all trees on site.

**PUBLIC HEALTH.** Wireless telecommunication facilities must comply with Federal Communication Commission (FCC) regulations related to EMF (Electromagnetic field) emissions. These regulations preclude local jurisdictions from considering EMFs when reviewing projects. Although not required as part of the land use process, in response to community concern MetroPCS hired Trott Communications Group (Trott) from Irving, Texas to prepare an Engineering Report Radio Frequency (RF) Exposure Study for the proposed tower. The Study analyzed the worst-case RF field levels at three locations: the base of the proposed tower, atop nearby buildings, and inside nearby buildings. The Study concluded that due to the

mounting heights, locations, and RF operation, no RF fields would approach the FCC Maximum Permissible Exposure (MPE) level. Trott predicted that the anticipated worst-case levels (three carriers transmitting out of six antenna sectors), which would exist at the base of the monopine, would equal only 1.5 percent of the FCC General Population MPE limit.

### **ANALYSIS: VARIANCE**

The applicant requested a Major Variance to allow the proposed cell tower within 122 feet of an off-site residence, which is less than the required distance separation standard of 300 feet. Tract 53, Arrowhead Woods, which recorded in June 1922, created 95 lots. Original lot sizes within the tract were as small as 4,700-square feet and as large as 18,178-square feet. The County zoning on lots of the tract mainly adjacent to State Highway 189 along the north, south, and east boundaries (lots 1 through 17, lots 25, 26, 41 through 45 along with a small portion of lot 46, lots 57, 58, 80, and 81) is LA/CG. Zoning on the remaining lots within the tract is LA/RS-14M (Single Residential, 14,000-square foot minimum lot size). A majority of lots within Tract 53 continue to be smaller than the size required by the zoning. Section 84.27.040 of the San Bernardino County Development Code discusses separation from residences. Subsection (a) requires that telecommunication towers and antennas be located no closer than 300 feet or a distance equal to 200 percent of the tower height, whichever is greater, from an off-site residence. The nearest off-site residence, a 79-year old structure is 122 feet from the proposed tower. The County classifies this residence as a legally established, non-conforming use because it exists in a commercially zoned area that does not currently permit residential development. The separation distance between the proposed tower and the off-site residence is more than 300 percent of the tower height. Due to the small lot sizes in the area, the 300-foot distance separation standard is difficult to achieve.

### **SUMMARY:**

The applicant conducted an alternative site analysis for the 38-foot high tower and determined that the current site is necessary to accomplish the desired service coverage for the area. The addition of this tower will provide a needed and necessary facility for emergency and other communication purposes. The required functional/operational height and location limitations of this telecommunication facility are determined on a site-by-site basis by an engineering evaluation. MetroPCS modified the original stealth proposal and previous height and location proposals in response to neighborhood concerns. This proposed facility requires the requested location to operate effectively within the designed telecommunications system network parameters.

Staff evaluated the Project proposal through the preparation of an Environmental Initial Study in compliance with the California Environmental Quality Act (CEQA). The Initial Study, which reflects the County's independent judgment, determined that the Project would not have a significant adverse impact on the environment with the implementation of all the Conditions of Approval. Staff circulated the Initial Study through the Office of Planning and Research State Clearinghouse beginning on September 20, 2011. In addition, Staff mailed a Notice of Availability (NOA) and Notice of Intent (NOI) to adopt an Initial Study / Negative Declaration to 41 surrounding property owners and other interested parties, including the Arrowhead Lake Association, the Lake Arrowhead Municipal Advisory Council, and the Arrowhead Woods Architectural Committee, Inc. Furthermore, Staff advertised the same NOA/NOI in the San Bernardino County Sun, a newspaper of general circulation. Staff received one response, which did not express any concerns regarding the Project. The California Department of Fish and Game determined that the proposed Project has no potential effect on fish, wildlife, and habitat and does not require payment of the CEQA filing fee. Therefore, Staff recommends the adoption of a Negative Declaration.

**RECOMMENDATION:**

That the Planning Commission:

1. **ADOPT** the Negative Declaration;
2. **APPROVE** the Conditional Use Permit to establish a 38-foot wireless communications facility tower camouflaged as a 40-foot monopine with three panel antennas, one microwave antenna, one GPS antenna, and four equipment cabinets within the second story of an existing “guest house” structure on 0.37 acres, subject to the conditions of approval;
3. **APPROVE** a Major Variance to allow an off-site residential setback less than the 300-foot distance separation standard on 0.37 acres;
4. **ADOPT** the Findings as contained in the staff report; and
5. **FILE** the Notice of Determination.

**ATTACHMENTS:**

Exhibit A: Findings  
Exhibit B: Conditions of Approval  
Exhibit C: Aerial Map  
Exhibit D: Assessor's Page  
Exhibit E: Land Use Zoning District Map  
Exhibit F: Site Plan  
Exhibit G: Initial Study  
Exhibit H: Photo Simulations  
Exhibit I: Correspondence



## **EXHIBIT A**

### **FINDINGS**

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## **METRO PCS: CONDITIONAL USE PERMIT FINDINGS**

### General findings for all Use Permits (Conditional and Minor)

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading area, open spaces, parking areas, walls and fences, yards, and other required features pertaining to the application. To accommodate these requirements and to acquiesce to the concerns of the neighborhood, MetroPCS revised their original proposals. MetroPCS proposes to construct the monopine cell tower within a stand of tall pine trees on the site. The applicant intends to locate the associated equipment cabinets within the second story of an existing "guest house". The 0.37-acre site currently contains a structure built in 1922, which operates as Arrowhead Floor & Window Coverings, a carpet and window covering business. Due to the small lot sizes in the area, the applicant filed a major variance to allow smaller setbacks to off-site residences than required in the County Development Code. These findings are made separately.
2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use. Periodic maintenance personnel will access the cell site via a 12-foot wide easement from State Highway 189.
3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The site design incorporated the existing stand of pine trees and the existing "guest house". The monopine tower is approximately 122 feet from the nearest off-site residence and 22 feet from the nearest property line at State Highway 189. The equipment cabinets are within the second story of the existing "guest house", which is between four feet, eight inches and eight feet from the existing asphalt within a private access easement known as Holiday Drive, which exists across the rear of the property.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and the Lake Arrowhead Community Plan. The General Plan contains Goal CI 15, which states that the County will improve its telecommunications infrastructure and expand access to communications technology. Policy CI 15.3 states that the County will work with telecommunication industries to provide a reliable and effective network of facilities that is commensurate with open space aesthetics and human health and safety concerns. The Community Plan is silent on telecommunications.

5. There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels. The site contains an existing structure currently used as the commercial business Arrowhead Floor & Window Coverings, which has all required infrastructure. Because the project is a wireless telecommunications facility, the only utilities needed are electricity and telephone. Southern California Edison supplies electricity and Verizon Telephone provides telephone.
6. The County deems the lawful conditions stated in the approval reasonable and necessary to protect the public health, safety, and general welfare. The appropriate agencies evaluated all development issues and required applicable conditions to the project.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities. The only new proposed structure on site is the 40-foot monopine, which MetroPCS will place within a stand of existing pine trees. The anticipated diameter of the foliage on the monopine is approximately 13 feet. This MetroPCS facility will use equipment cabinets to eliminate the need for an air-conditioned equipment shelter. MetroPCS proposes to site these within the second story of the existing "guest house". There will be no permanent generator on-site; instead, the site will use a temporary generator if power is lost for more than 12 hours.
8. There is no substantial evidence that the project will have a significant effect on the environment, as determined and justified in the Initial Study prepared for the project. The Negative Declaration reflects the County's independent judgment.



## **EXHIBIT B**

### **CONDITIONS OF APPROVAL**

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## **CONDITIONAL USE PERMIT**

### **CONDITIONS OF APPROVAL**

#### **ON-GOING PROCEDURAL OR OPERATIONAL CONDITIONS OF APPROVAL**

##### **LAND USE SERVICES DEPARTMENT/Planning Division (760) 995-8140**

1. This Conditional Use Permit (CUP) is to establish a 38-foot wireless communications facility tower with three panel antennas and one two-foot diameter microwave antenna camouflaged as a 40-foot monopine. Also conditionally approved are one GPS antenna on the exterior of and four equipment cabinets within the second story of an existing "guest house" structure on 0.37 acres. A major variance to allow a 122-foot off-site residential setback in lieu of the 300-foot distance separation standard is included as part of the CUP. The project site lies within the unincorporated portion of the County of San Bernardino in the Lake Arrowhead Community Plan area. The property is located between Holiday Drive and State Highway 189, also known as Lakes Edge Road. Any alteration or expansion of these facilities or increase in the developed area of the site from that shown on the approved site plan may require submission of an additional land use application for review and approval.
2. Indemnification. In compliance with SBCC §81.01.070, the "developer" shall agree, to defend, indemnify, and hold harmless the County or its agents, officers, employees and volunteers from any claim, action, or proceeding against the County or its agents, officers, employees or volunteers (Indemnitees) to attack, set aside, void, or annul an approval of the County, an advisory agency, appeal board or legislative body concerning the map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the Indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the "developer" may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code shall include a requirement that the County acts reasonably to promptly notify the "developer" of any claim, action, or proceeding and that the County cooperates fully in the defense. The "developer" shall reimburse the County, its agents, officers, or employees for all expenses resulting from such actions, including any court costs and attorney's fees, which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County may at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the "developer" of their obligations under this condition to reimburse the County, its agents, officers, or employees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The Developer's indemnification obligation applies to the Indemnitee's "passive" negligence but does not apply to the Indemnitee's

"sole" or "active" negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

3. This Conditional Use Permit approval shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three years of the date of approval. The County may grant one extension of time, not to exceed three years upon written request and submittal of the appropriate fee, not less than 30 days prior to the date of expiration. PLEASE NOTE that this will be the only notice given for the specified expiration date. The applicant is responsible for initiating an extension request.
4. All of the conditions of this Conditional Use Permit are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner, tenant, applicant, developer, or any operator to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the Conditional Use Permit. The County shall provide adequate notice, time, and opportunity to the property owner or other interested party to correct the non-complying situation.
5. The applicant shall ascertain and comply with requirements of all federal, State, County and local agencies as are applicable to the proposed use and the project area. They may include, but are not limited to: **1) Federal**, Federal Communications Commission; **2) State**: South Coast Air Quality Management District; **3) County**: Department of Land Use Services - Divisions of Building & Safety and Code Enforcement, Department of Public Works, Fire Department; **4) Local**: Arrowhead Woods Architectural Committee.
6. If any County enforcement activities are required to enforce compliance with the conditions of approval, the County will charge the applicant and/or property owner for such enforcement activities in accordance with the San Bernardino County Code Schedule of Fees.
7. Additional fees may be required prior to issuance of development permits. Applicant shall pay fees as specified in adopted fee ordinances.
8. The applicant and/or property owner shall maintain all fencing and structures regularly so that all facets of the development are in continual good repair, including but not limited to the removal of graffiti. Applicant shall screen all trash and storage areas, loading areas, mechanical equipment, and roof top mechanical equipment from public view. Applicant shall maintain the property so that it is visually attractive and not dangerous to the health and welfare of the surrounding properties.



9. Applicant shall maintain all on-site "No Trespassing" or other "Posted Area" signs in a clean readable condition at all times. The applicant shall remove all graffiti and repair any vandalism on a regular basis.
10. Any diesel/electrical generators and air conditioning units installed on this site shall use noise-muffling equipment. If noise levels are in excess of local requirements, the applicant shall take appropriate additional steps to correct the problem.
11. Applicant shall arrange all lighting provided to illuminate the site to reflect away from adjoining properties and abutting streets. There shall be no lighting on the telecommunication facility unless required by the Federal Aviation Administration (FAA).
12. Applicant shall not extend any new aboveground power or communication lines to the site. Applicant shall place all utilities underground in a manner that avoids disturbing any existing/natural vegetation or the site appearance.
13. The access road to the facility shall remain unobstructed at all times.
14. Telecommunication Facility Time Limit. The occupancy and use of the telecommunication facility is limited to a renewable 10-year period. The facility is subject to evaluation, renewal, and extension in 10-year increments. Planning staff shall evaluate the applicability of current technology to determine if the applicant should upgrade the facility, allow continuing as approved, or terminate the tower. Planning staff will also evaluate whether the facility remains compatible with adjacent land uses and if any additional buffering and screening measures are appropriate. If Planning staff determines that the use should be terminated then a public hearing before the Planning Commission shall be scheduled to validate the staff determination and to determine a reasonable amortization period. Should the Planning Commission act to terminate the telecommunication facility use, then the County shall no longer consider it a valid legal use of the land after the established termination date. The County will grant the wireless service provider a minimum of one year from the date of the Planning Commission action to terminate operations. Any unapproved use of the telecommunication facility beyond the termination date shall be an enforceable violation.
15. FCC Conformance. The applicant/operator of the telecommunication facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the applicant shall submit an application to the County of San Bernardino to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the applicant to apply for such a review of the subject CUP to conform to

the FCC approval of revised RF emission regulations shall subject this approval to possible revocation of the approval.

16. FCC Regulations. The applicant/operator shall operate the proposed wireless communication equipment in strict conformance with FCC regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties.
17. Telecommunication Facility Abandoned Site Restoration. A wireless telecommunication facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owners of an abandoned facility shall remove all structures within 90 days of receipt of notice from the County notifying the owner of abandonment. The owner shall return the site to its approximate natural condition. If an abandoned facility is not removed within the 90-day time period, the County may remove all such structures at the owner's expense. The applicant shall restore the site to its prior natural condition or as otherwise authorized by the County Planning Division. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require new land use approval through the County Planning Division.
18. The applicant shall not affix microwave or other antenna dishes or sector panels beyond the limits of the simulated pine boughs. All such antennas will be inside the monopine and painted or otherwise camouflaged to blend with the simulated pine boughs or the simulated tree trunk.

DEPARTMENT OF PUBLIC WORKS/Land Development Division (909) 387-8145

19. Infrequent Flood Hazards. The site may be subject to infrequent flood hazards by reasons of overflow, erosion, and debris deposition in the event of a major storm.
20. FEMA Flood Zone. The project is located with Flood Zone D according to FEMA Panel Number 7955H dated 28 August 2008.
21. Tributary Drainage. Applicant should make adequate provisions to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties.
22. Additional Drainage Requirements. In addition to drainage requirements stated herein, Public Works might require other on-site or off-site improvements that cannot be determined from tentative plans at this time. Once the applicant submits more complete improvement plans and profiles to this office, Public Works might have additional drainage requirements.

PUBLIC HEALTH DEPARTMENT/Environmental Health Services Division (909) 387-4666

23. The applicant shall maintain noise levels at or below County Standards as contained in Development Code Section 83.01.080. For information, please call DEHS at (909) 387-4666.
24. All refuse generated at the premises shall be stored at all times in approved containers and placed in a manner so that environmental public health nuisances are minimal. Applicant shall remove all refuse not containing garbage from the premises at least **one** time per week and refuse containing garbage at least **two** times per week. Applicant shall ensure that all refuse is taken to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et seq. For information, please call DEHS/LEA at (909) 387-4655.

COUNTY FIRE DEPARTMENT/Community Safety Division (760) 995-8190

25. Cell site installation and operation of the proposed system shall not cause harmful interference to the County's Public Safety Telecommunications System (PSTS). If it is determined that the system causes harmful interference with PSTS operations, the cell tower operations shall cease immediately upon order of the Fire Chief or other County official.
26. The site is under the jurisdiction of the San Bernardino County Fire Department. Prior to any construction occurring on the parcel, the applicant shall contact the First Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

**PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:**

LAND USE SERVICES DEPARTMENT/Building and Safety Division (760) 995-8140

27. Prior to any land disturbance, the applicant shall submit an erosion and sediment control plan to the Building Official. The Building Official shall approve the plan.
28. The applicant shall obtain a demolition permit for any building or structure to be demolished. Underground structures must be broken in, back-filled, and inspected before covering.
29. Applicant shall submit a geologic feasibility report to the Building and Safety Division for review and approval by the County Geologist. Applicant must pay the fee for the review prior to final project approval.

30. Although applicant intends to remove no trees, applicant shall submit a preconstruction inspection, tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance for review and approval. Approval must occur prior to any land disturbance and/or removal of any trees or plants.
31. Applicant shall show proof of permits for all structures or obtain a field investigation inspection permit for each structure not permitted.
32. If grading exceeds 50 cubic yards, approved plans will be required.
33. Applicant shall provide a site plan that shows the specific uses of all structures on site, existing and proposed.
34. Applicant shall submit a floor plan of the existing or proposed buildings or units. Provide the following details: size and location of all openings, wall location, size of all rooms, type of construction (wood frame, metal, block), and interior/exterior wall covering. If the buildings or units include uses more than one purpose, list the use of the adjoining units. This plan is for record purposes only – it is not for plan review.

LAND USE SERVICES DEPARTMENT/Code Enforcement Division (760) 995-8140

35. Code Violations. Prior to issuance of any permits, applicant shall ascertain code violations and comply with all requirements to resolve them.

LAND USE SERVICES DEPARTMENT/Planning Division (760) 995-8140

36. *Prior to issuance of any permits, applicant must submit and process a Lot Merger application for APNs 0335-114-02 and -03. The existing structures and uses currently span both parcels.*
37. In order to obtain building and occupancy permits, the developer shall process a Condition Compliance Review through County Planning in accordance with the directions stated in the Conditional Approval letter. A minimum balance of \$1,000.00 must be in the project account at the time the applicant initiates the Condition Compliance Review. Sufficient funds must remain in the account to cover the charges during each compliance review.

DEPARTMENT OF PUBLIC WORKS/Land Development Division (909) 387-8145

38. Infrequent Flood Hazards. The site may be subject to infrequent flood hazards by reasons of overflow, erosion, and debris deposition in the event of a major storm.



39. FEMA Flood Zone. The project is located with Flood Zone D according to FEMA Panel Number 7955H dated 28 August 2008.
40. Tributary Drainage. Applicant should make adequate provisions to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties.
41. Additional Drainage Requirements. In addition to drainage requirements stated herein, Public Works might require other on-site or off-site improvements that cannot be determined from tentative plans at this time. Once the applicant submits more complete improvement plans and profiles to this office, Public Works might have additional drainage requirements.
42. Permit. Applicant shall obtain a permit, or authorized clearance, from County Public Works prior to issuance of a grading permit by County Building and Safety.
43. Caltrans Approval. Obtain comments, approval, and permits from Caltrans for access requirements and for working within their right-of-way. Submit verification documents to the Land Development Division.

DEPARTMENT OF TRANSPORTATION (CALTRANS) (909) 383-4557

44. Issuance of a Caltrans Encroachment Permit will be required prior to any construction within the State Route right-of-way. In addition, all work undertaken within SR-189 right-of-way shall comply with all current design standards, applicable policies, and construction practices. Detailed information regarding permit application and submittal requirements is available at:  
Office of Encroachment Permits, California Department of Transportation, 464 West Fourth Street, 6<sup>th</sup> Floor, MS 619, San Bernardino, CA 92401-1400, (909) 383-4557.

**PRIOR TO ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:**

LAND USE SERVICES DEPARTMENT/Building and Safety Division (760) 995-8140

45. Applicant shall install all erosion control devices at all perimeter openings and slopes prior to issuance of building permits. No sediment is to leave the job site.
46. The plan shall include a code analysis that justifies the area and type of construction for the proposed use.
47. Applicant must submit plans and obtain permits for all rehabilitation and remodeling work proposed.

48. Professionally prepared plans for any building, sign, or structure to be constructed or located on site will require review and approval by Building and Safety. Applicant must obtain permits prior to any construction. The plans must include the following:
- Disabled access requirements
  - Exiting requirements
  - Floor loads
  - Setback and exterior wall protection
  - Septic system location and size
  - Light and ventilation requirements
  - Any proposed remodeling of buildings
  - A fully dimensioned floor plan
  - A letter of intent describing the specific uses of all areas of the building
  - Necessary energy calculations
49. Applicant must list the specific use of all buildings on site. Plans must include the type of construction, and the amount and type of materials to be stored.
50. Applicant shall hold all runoff to pre-development levels per the San Bernardino County Development Code.
51. The proposed facility lies within the County-designated Geologic Hazard Overlay District. Applicant shall submit a geology report with the appropriate fees to the county Geologist for review and approval prior to issuance of building permits.

COUNTY FIRE DEPARTMENT/Community Safety Division (760) 995-8190

52. The applicant shall submit two sets of building plans to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression system, applicant shall submit four sets of plans for review and approval. This site is within the FS-1 overlay district and all buildings shall have a fire suppression system.
53. This site is within the FS-1 overlay and all future construction shall adhere to all applicable standards and requirements of this overlay district.
54. Structures shall have non-combustible exterior wall coverings or one-hour fire resistive construction.

PUBLIC HEALTH DEPARTMENT/Environmental Health Services Division (909) 387-4666

55. Applicant shall remit \$104.00 for EHS review fees and sign the conditional waiver form if use of an emergency generator is not proposed. Conversely, the applicant

shall comply with the following condition regarding preliminary acoustical information. For information, please call DEHS at (909) 387-4666.

56. Applicant shall submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standards, San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, EHS will require a project-specific acoustical analysis. Submit information and/or analysis to the Division of Environmental Health Services for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655.

INFORMATION SERVICES DEPARTMENT/Network Services (909) 388-5971

57. Obtain clearance from ISD. For information, contact Network Services at (909) 388-5971.

LAND USE SERVICES DEPARTMENT/Code Enforcement Division (760) 995-8140

58. SUP Annual Inspection. The applicant shall submit for review and gain approval of a Special Use Permit [SUP]. Thereafter, the applicant shall renew the SUP annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including all mitigation measures. This compliance review shall include evaluation of the maintenance of all storage areas, landscaping, screening, and buffering. Failure to comply shall cause enforcement actions to be brought against the property. Such actions may cause a hearing or action that could result in the revocation of this approval and the imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections that the Code Enforcement Supervisor deems necessary shall constitute a special inspection and shall be charged at a rate in accordance with the County Fee Schedule, including travel time with a time not to exceed three hours per inspection. Specifically the SUP shall evaluate and administer the following in accordance with the related provisions of these conditions:

- Telecommunication Facility maintenance. This includes all landscaping, screening, buffering, painting, and required stealthing and camouflaging elements of the installation.
- Telecommunication Facility time limit. Every 10 years a determination shall be made through the SUP based upon technology and land use compatibility as to whether or not the authorization for the use will be renewed for an additional 10 years.
- Telecommunication Facility FCC-RF regulation reevaluation.
- Telecommunication Facility Abandoned Site Restoration.
- Telecommunication Co-location Agreement.

- Termination Agreement and Surety for Removal.

59. Surety for Removal – Tower. The County shall require surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director for the complete removal of the telecommunication tower and other elements of the facility. The applicant shall either:

- a. Post a performance or other equivalent surety bond issued by an admitted surety insurer guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director; OR
- b. Cause the issuance of a certificate of deposit or an irrevocable letter of credit payable to the County of San Bernardino issued by a bank or savings association authorized to do business in this state and insured by the Federal Deposit Insurance Corporation for the purpose of guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director.

LAND USE SERVICES DEPARTMENT/Planning Division (760) 995-8140

60. Provide a minimum of two copies of a painting and design plan that demonstrates compliance with the painting, color, screening, and stealthing requirements for this telecommunication facility for Planning review and approval. The design plans shall include the following:

- Screening. Decorative coverings shall screen the second story windows and exterior doors of the "guest house". These shall blend with the existing look of the structures in the area and on site. Show such screening details on the plan. Screen parking areas where practical.
- Facility Design. The telecommunication facility shall be designed in accordance with the following standards:
  - \* Facade. The applicant shall install a 38-foot wireless communications tower camouflaged as a 40-foot monopine. County Planning will approve specific painting and design.
  - \* Paint or coating. County Planning shall approve all structure and equipment color. The applicant shall submit a suitable color "paint chip" and visual rendering to County Planning staff for reference and approval. County Planning will approve specific painting and design. Submittal of photographs of the site from various viewing positions during a sunny day to establish the predominant viewing background is required. Such photographs shall include ground level views from State Route 189 and Holiday Drive.

- \* Height. Adherence to the 38-foot tower height and 40-foot monopine height restriction approved by action on this project is required.
  - \* Accessory Support Facility Design. All accessory support facilities to the telecommunication facility shall be within the second story of the existing "guest house" with the exception of the GPS antenna, which can be affixed to the exterior of the structure. The applicant shall ensure that any changes to the exterior of the "guest house" shall integrate with the structural architecture of the on-site and adjacent uses and/or those predominant in the area.
61. Telecommunication Co-location Agreement: The applicant shall sign an agreement with the County that clearly establishes a commitment in both design and policy to allow for future joint use or co-location of other telecommunications facilities at this same cell site. County Planning Staff will review and approve the document, and retain it for future reference to allow coordination with future telecommunications providers/networks in this region. Code Enforcement will enforce the agreement through the required SUP
62. Termination Agreement. The owner of the telecommunication facility and the property owner shall sign an agreement with the County, prior to the issuance of any permits which states that they:
- (a) Agree to terminate the described land use within 10 years from approval or as extended, or before any termination date established through a public hearing before the Planning Commission;
  - (b) Agree that no vested right to such land use will exist after such termination date is established;
  - (c) Agree to not transfer ownership of the described property or operation rights to the telecommunication facility without first notifying the prospective purchaser(s) of the provisions, limitations, and conditions of this approval; and
  - (d) Agree that the County will enforce this agreement through the required Special Use Permit (SUP).

**PRIOR TO FINAL INSPECTION OR OCCUPANCY, THE FOLLOWING CONDITIONS SHALL BE MET:**

COUNTY FIRE DEPARTMENT/Hazardous Materials Division (909) 386-8401

63. Prior to occupancy, the operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.
64. Prior to occupancy, the applicant is required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage



Tank Permit. For information, contact Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

LAND USE SERVICES DEPARTMENT/Building and Safety Division (760) 995-8140

65. Applicant must address numerous code requirements prior to occupancy. The applicant should contact the local Building and Safety office for a pre-alteration / tenant improvement inspection.
66. Prior to occupancy and/or use, the applicant must complete all Planning Division requirements and obtain sign-offs.

LAND USE SERVICES DEPARTMENT/Current Planning Division (760) 995-8140

67. An exterior façade consistent with the existing "guest house" is required. A camouflaged monopine with three panel antennas and one two-foot diameter microwave antenna is required. Provide digital photographs of the site from various viewing positions. Such photographs shall include ground level views from State Route 189 and Holiday Drive, as well as from the general viewing area of nearby and uphill residents.
  68. Applicant shall construct the facilities per the design approved on the painting and design plans and the original site plan as revised on 6/16/2011. The applicant shall submit digital photographs of the site from various viewing positions during a sunny day.
  69. Applicant shall pay in full all expenses incurred under actual cost job number **P201000221** with sufficient funds remaining for file closure and archiving.
-



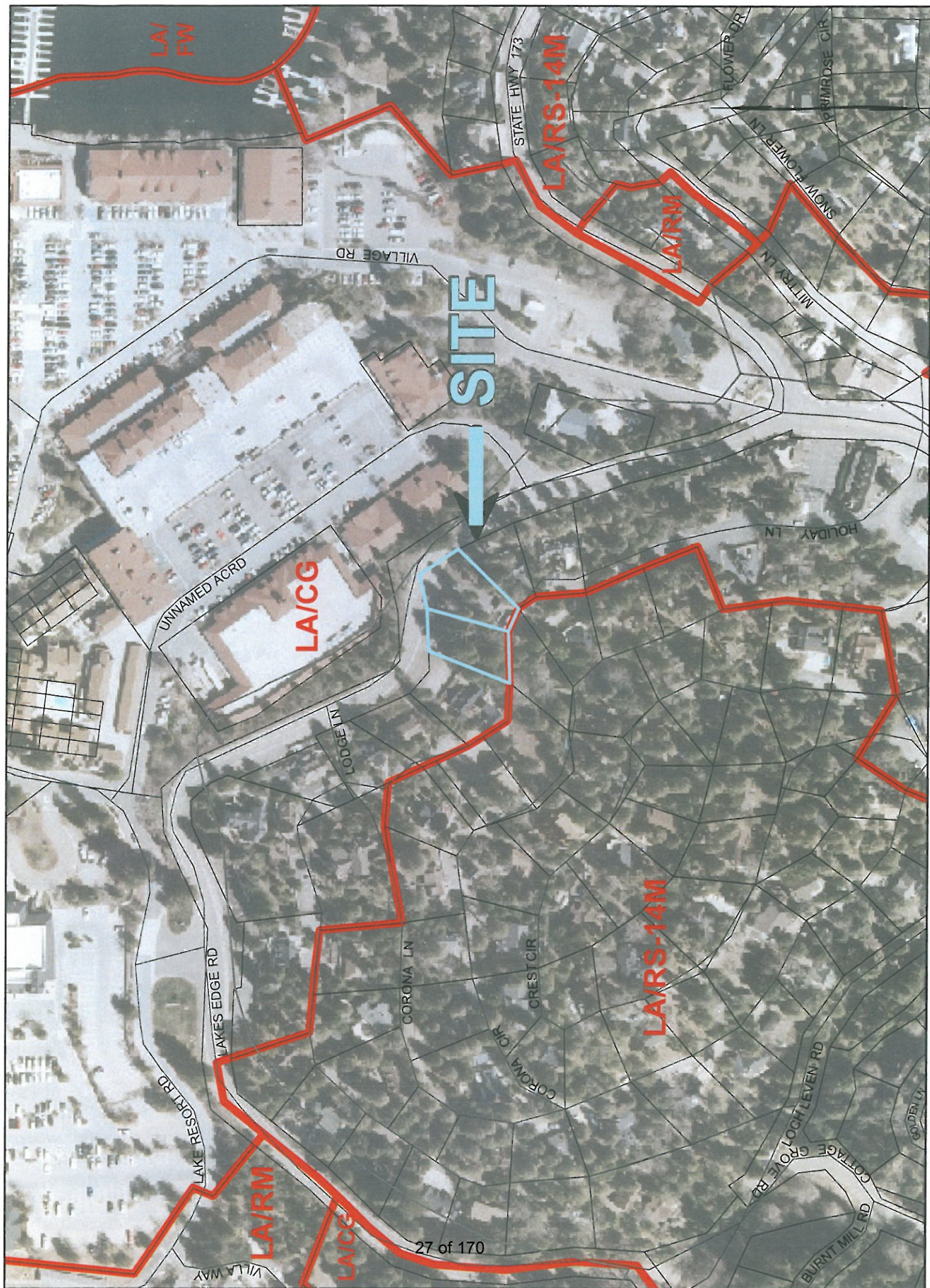
## **EXHIBIT C**

### **AERIAL MAP**

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# AERIAL MAP





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## **EXHIBIT D**

### **ASSESSOR'S PAGE**

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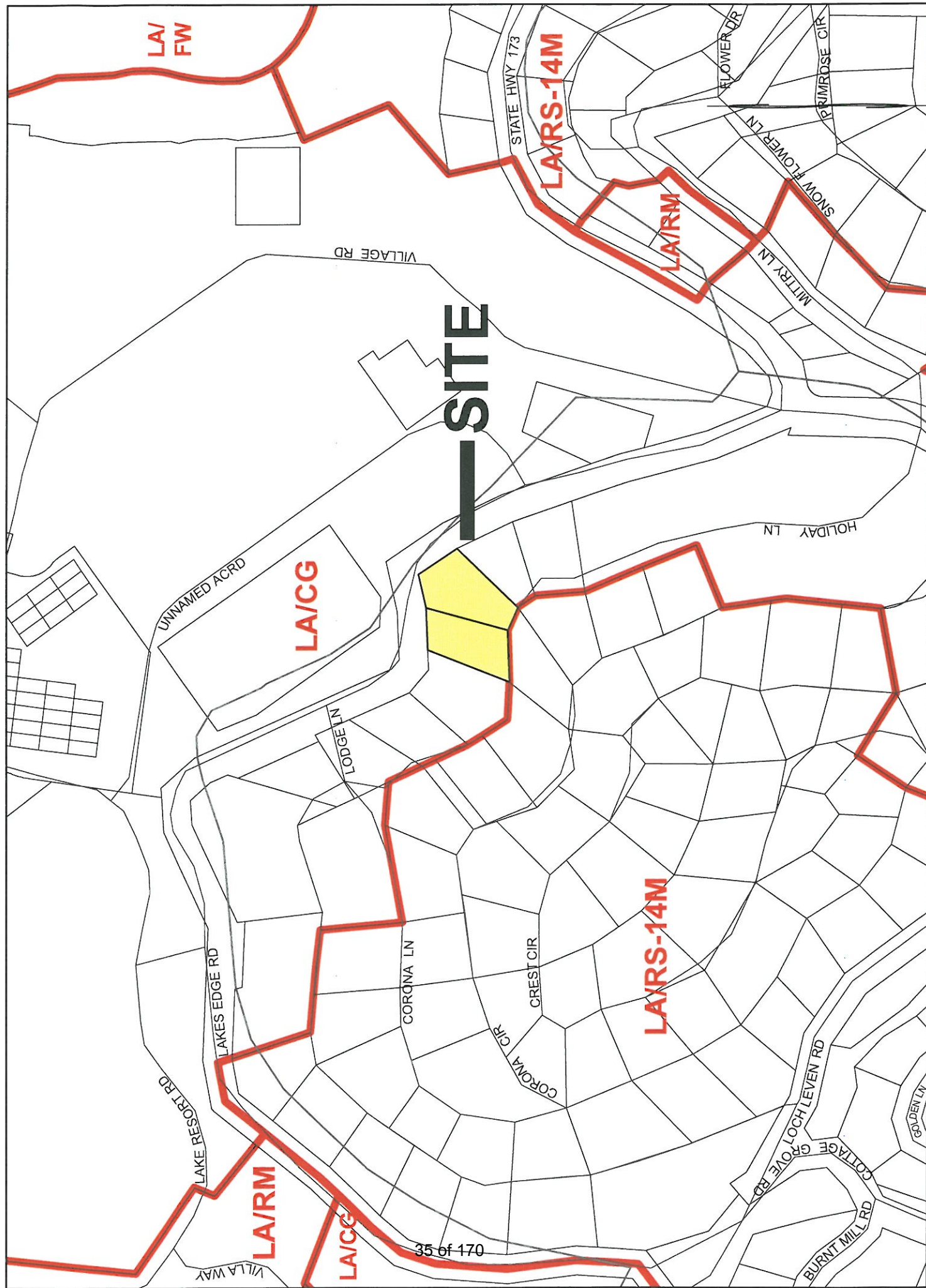
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## **EXHIBIT E**

### **LAND USE ZONING DISTRICT MAP**

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# LAND USE ZONING DISTRICT MAP



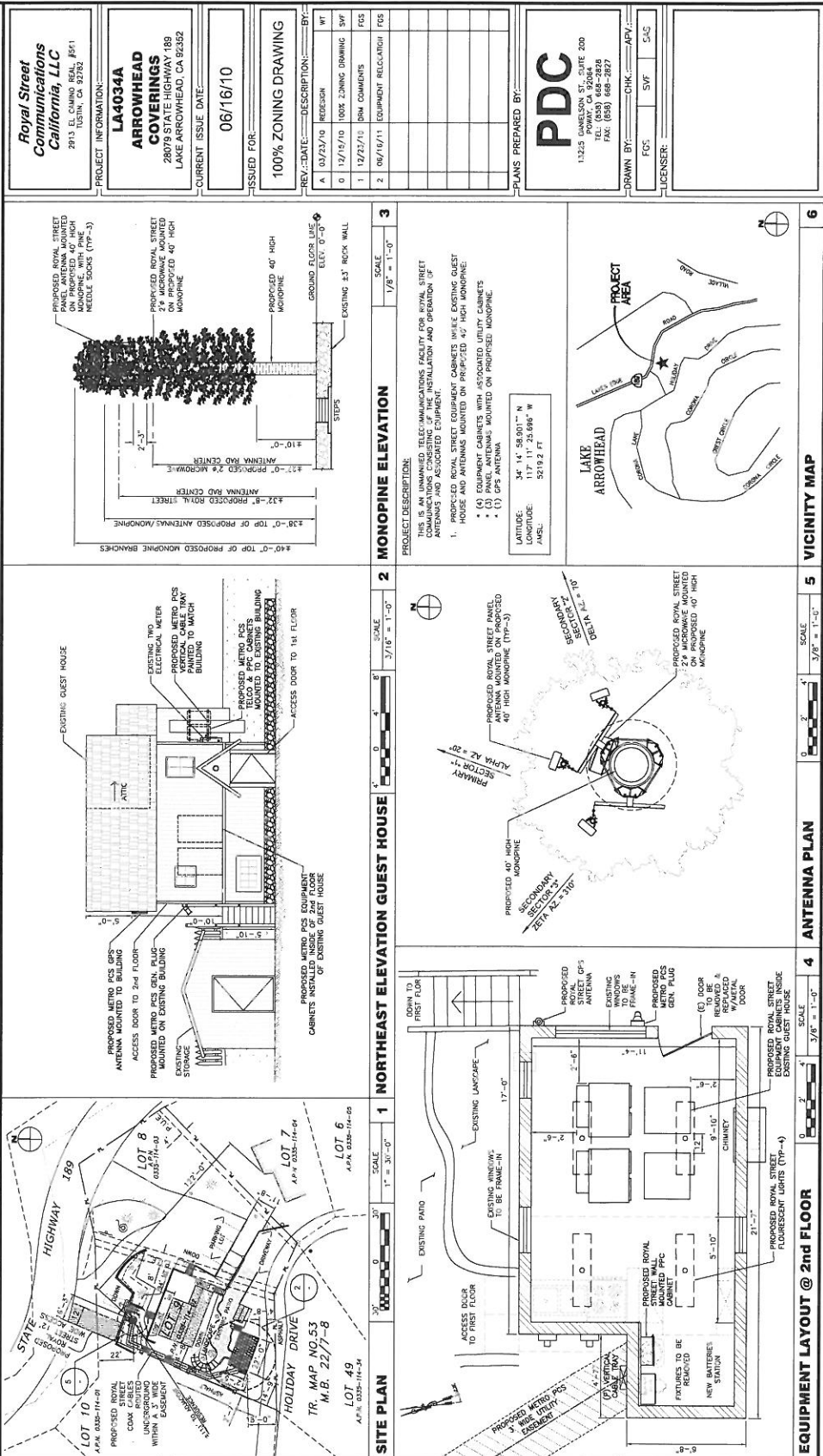
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## **EXHIBIT F**

### **SITE PLAN**

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## **EXHIBIT G**

### **INITIAL STUDY**

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## SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

### PROJECT LABEL:

<b>APN:</b> 0335-114-02 & -03	<b>USGS Quad:</b> LAKE ARROWHEAD
<b>APPLICANT:</b> METRO PCS (NEE ROYAL STREET COMMUNICATIONS) CONDITIONAL USE PERMIT TO ESTABLISH A 38 FOOT WIRELESS COMMUNICATIONS FACILITY TOWER CAMOUFLAGED AS A 40-FOOT MONOPINE WITH THREE PANEL ANTENNAS, ONE MICROWAVE ANTENNA, ONE	
<b>PROPOSAL:</b> GPS ANTENNA, AND FOUR EQUIPMENT CABINETS WITHIN THE SECOND STORY OF AN EXISTING "GUEST HOUSE" STRUCTURE WITH A VARIANCE TO ALLOW AN OFF-SITE RESIDENTIAL SETBACK LESS THAN THE REQUIRED 300 FOOT SETBACK ON 0.37 ACRES	<b>T, R, Section:</b> T2N R3W Sec.21 NE 1/4
<b>COMMUNITY:</b> LAKE ARROWHEAD / 3 <sup>RD</sup> SUPERVISORIAL DISTRICT	<b>Thomas Bros.:</b> P517 GRID: J2
<b>LOCATION:</b> ON THE NORTH SIDE OF HOLIDAY DRIVE, APPROXIMATELY 70 FEET WEST OF LAKES EDGE ROAD	<b>Planning Area:</b> LAKE ARROWHEAD COMMUNITY PLAN
<b>PROJECT NO.:</b> P201000221	<b>LUZD:</b> LA/CG
<b>STAFF:</b> TRACY CREASON	<b>Overlays:</b> FIRE SAFETY 1 WILDLIFE CORRIDOR
<b>REP:</b> CORE COMMUNICATIONS – ALEXANDER LEW	

### PROJECT CONTACT INFORMATION:

**Lead agency:** County of San Bernardino  
Land Use Services Department, Planning Division  
15900 Smoke Tree Street  
Hesperia, CA 92345

**Contact person:** Tracy Creason, Senior Planner  
**Phone No:** (760) 995-8143  
**E-mail:** tcreason@lusc.sbcounty.gov

**Fax No:** (760) 995-8167

**Project Sponsor:** Core Communications – Alexander Lew  
2903-H Saturn Street  
Brea, CA 92821

### PROJECT DESCRIPTION:

The original project proposed to relocate an existing storage shed and build a 200-square foot, approximately 23-foot tall structure to enclose three panel antennas, one GPS antenna, and four equipment cabinets. Because of neighborhood outcry concerning the intrusion of the structure into their views of Lake Arrowhead, Metro PCS revised their proposal. The second design they submitted was a 55-foot tower with six antennas and one microwave antenna camouflaged as a 60-foot monopine, with four equipment cabinets and a GPS antenna underneath the existing storage shed behind a façade to match the exterior of the shed. As part of the second proposal, Metro PCS also submitted photo simulations of another stealth option – a slimline flagpole to replace the existing flagpole on site. Neighborhood concerns over lake views continued in response to the second proposal. Through further discussions with the neighbors, Metro PCS submitted the present design, which is the one evaluated in this Initial Study. The third Metro PCS project proposes to mount antennas on a 40-foot tall monopine, a camouflage option that will closely mimic the existing pine trees on site. The tallest existing trees near the proposed monopine location are 94 feet and 109 feet in height, although numerous smaller trees exist as well. The proposed project is a Conditional Use Permit to establish a 38-foot wireless communications facility tower camouflaged as a 40-foot monopine with three panel antennas and one microwave antenna on a portion of 0.37 acres. The proposal includes locating the four equipment cabinets within the second story of an existing "guest house" structure and the GPS antenna on the eastern exterior wall of the structure. The application includes a variance to allow a setback from an off-site residence less than the required 300-foot setback. The project site lies within the unincorporated portion of the County of San Bernardino in the Lake Arrowhead Community Plan area. It is located on the north side of Holiday Drive, approximately 70 feet west of Lakes Edge

Road. The County's General Plan designates the project area as General Commercial (LA/CG) Land Use Zoning District. The Fire Safety 1 and Wildlife Corridor overlays regulate the site.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The property contains an existing flooring and window covering business known as Arrowhead Coverings. Development exists on all sides: to the north across Highway 189 is the Lake Arrowhead Village shopping center, to the west is a multi-tenant commercial use, and to the east and south single-family residences exist. The topography is sloping generally from the southwest to the north and east, with an overall slope of approximately 21 percent. The site is located in Wildlife Corridor Policy Area 21, which "...includes the environs of Lake Arrowhead ... used as a seasonal perching area by the endangered bald eagle. Substantial private ownership and extensive urbanization have occurred in the area around the lake. Open Space objectives for this area include maintaining perching sites and habitat for the bald eagle and habitat values for other species." Native mountain vegetation exists on the site, but not within the proposed project areas. The proposed project will not remove any mature trees.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT/OVERLAYS
Site	Arrowhead Coverings	LA/CG/FS-1/Biological (Wildlife Corridor)
North	Lake Arrowhead Village	LA/CG/FS-1/Biological (Wildlife Corridor)
South	Residential	LA/RS-14m/FS-1/Biological (Wildlife Corridor)
East	Residential	LA/CG/FS-1/Biological (Wildlife Corridor)
West	Multi-tenant Commercial	LA/CG/FS-1/Biological (Wildlife Corridor)

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):**

Federal: N/A

State of California: South Coast Air Quality Management District

County of San Bernardino: Land Use Services - Building and Safety, Code Enforcement; and County Fire

Local: Arrowhead Woods Architectural Committee



## VICINITY MAP



# **SITE PLAN**

<p><b>USE/TITLE BUILDING ANALYSIS</b></p> <p>LOT: 114-02, 114-03                  EXISTING USE: COMMERCIAL                  PROPOSED USE: COMMERCIAL                  ZONING: C-220                  DISTRICT: 114-02, 114-03</p>		<p><b>LAND USE</b></p> <p>LOT: 114-02, 114-03                  EXISTING USE: COMMERCIAL                  PROPOSED USE: COMMERCIAL                  ZONING: C-220                  DISTRICT: 114-02, 114-03</p>		<p><b>STREETS/BLVD.</b></p> <p>STREET: 114-02, 114-03                  BLVD: 114-02, 114-03                  DISTRICT: 114-02, 114-03</p>		<p><b>LANDSCAPE/UTILITY BOX ELEMENTS</b></p> <p>LOT: 114-02, 114-03                  EXISTING USE: COMMERCIAL                  PROPOSED USE: COMMERCIAL                  ZONING: C-220                  DISTRICT: 114-02, 114-03</p>		<p><b>PROJECT INFORMATION</b></p> <p>PROJECT: 114-02, 114-03                  CLIENT: 114-02, 114-03                  DATE: 114-02, 114-03</p>	
<p><b>USE/TITLE BUILDING ANALYSIS</b></p> <p>LOT: 114-02, 114-03                  EXISTING USE: COMMERCIAL                  PROPOSED USE: COMMERCIAL                  ZONING: C-220                  DISTRICT: 114-02, 114-03</p>		<p><b>LAND USE</b></p> <p>LOT: 114-02, 114-03                  EXISTING USE: COMMERCIAL                  PROPOSED USE: COMMERCIAL                  ZONING: C-220                  DISTRICT: 114-02, 114-03</p>		<p><b>STREETS/BLVD.</b></p> <p>STREET: 114-02, 114-03                  BLVD: 114-02, 114-03                  DISTRICT: 114-02, 114-03</p>		<p><b>LANDSCAPE/UTILITY BOX ELEMENTS</b></p> <p>LOT: 114-02, 114-03                  EXISTING USE: COMMERCIAL                  PROPOSED USE: COMMERCIAL                  ZONING: C-220                  DISTRICT: 114-02, 114-03</p>		<p><b>PROJECT INFORMATION</b></p> <p>PROJECT: 114-02, 114-03                  CLIENT: 114-02, 114-03                  DATE: 114-02, 114-03</p>	

**1 SITE PLAN**

**2 NORTHEAST ELEVATION GUEST HOUSE**

**3 MONOPRIE ELEVATION**

**4 ANTENNA PLAN**

**5 EQUIPMENT LAYOUT @ 2ND FLOOR**

**6 VICINITY MAP**

**LAO XIA**

100% 20' N.G. DRAWING

DATE: 08/16/10

**COVER SHEET**

100% 20' N.G. DRAWING

DATE: 08/16/10

**PDC**

100% 20' N.G. DRAWING

DATE: 08/16/10

### **EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 17 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------	---------------------------------------	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self-monitoring or as requiring a Mitigation Monitoring and Reporting Program.



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

## DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

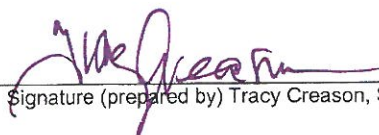
- ☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☐ 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.

- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- ☐ 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.

- ☐ 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.

  
Signature (prepared by) Tracy Creason, Senior Planner

13 Sept 2011  
Date

  
Signature: Matthew Slowik, MURP, MPA, Supervising Planner

Sept 16, 2011  
Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS</b> - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION** (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):

- I a) **Less than Significant Impact.** The proposed project is not located within a designated Scenic Corridor. Kuffel Canyon Road, the nearest scenic route, is approximately ½ mile southeast of the site. As mentioned previously, the original project proposed to relocate an existing storage shed and build a 200-square foot, approximately 23-foot tall structure to enclose three panel antennas, one GPS antenna, and four equipment cabinets. Because of neighborhood outcry concerning the intrusion of the structure into their views of Lake Arrowhead, Metro PCS revised their proposal. The second design they submitted was a 55-foot tower with six antennas and one microwave antenna camouflaged as a 60-foot monopine, with four equipment cabinets and a GPS antenna underneath the existing storage shed behind a façade to match the exterior of the shed. As part of the second proposal, Metro PCS also submitted photo simulations of another stealth option – a slimline flagpole to replace the existing flagpole on site. Neighborhood concerns over lake views continued in response to the second proposal. The third Metro PCS project proposes to mount antennas on a 40-foot tall monopine, a camouflage option that will closely mimic the existing pine trees on site. The tallest existing trees near the proposed monopine location are 94 feet and 109 feet in height, although numerous smaller trees exist as well. Metro PCS, which has made every effort to eliminate impacts to existing lake views, proposes to install the four equipment cabinets in the second floor of an existing “guest house” structure. The existing façade of this structure will not change. The site contains Arrowhead Coverings, a carpet and window covering business, which uses the first floor of the existing “guest house” structure for storage.
- I b) **Less than Significant Impact.** The proposed project would not substantially damage scenic resources including but not limited to rock outcroppings and historic buildings within a state scenic highway. As stated above in I a), the site is not adjacent to a scenic corridor. It contains existing structures: a business building and associated outbuildings. The project will not damage any rock outcroppings or historic buildings on the project site.
- I c) **Less than Significant Impact.** The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. As stated above in I a), Metro PCS proposes to locate the wireless communications equipment cabinets in the second story of an existing structure. They propose to locate the monopine tower adjacent to and amid existing pine trees on the site.
- I d) **Less than Significant Impact.** Locating an unmanned telecommunication facility in a resort area has the potential to produce new nighttime light and/or glare that may be noticeable from surrounding viewing areas. As a requirement of development, the project conditions of approval will require adherence with County Code that allows only hooded lighting, directed downward in a diffused pattern. The location of the equipment cabinets in the second story of an existing structure will further reduce any adverse impact from lighting. Site lighting will consist of overhead fluorescent lights within the second story of the structure. There will be no hazard warning lights associated with this project. Due to the location of the project, lighting restrictions, and the nominal intensity of the lights, impacts from lighting are less than significant.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>II. AGRICULTURE AND FOREST RESOURCES</b> - 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 Department 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 the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check ☐ if project is located in the Important Farmlands Overlay):

- II a-e) **No Impact.** The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. There are no agricultural uses currently on the site. Although the community of Lake Arrowhead is within the San Bernardino National Forest and the site supports numerous trees, mostly pine, it does not meet the definitions of forest land, timberland, or timberland zoned Timberland Production.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>III. AIR QUALITY</b> - 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. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

- III a) **No Impact.** The project would not conflict with or obstruct implementation of any air quality plan. Installation of the equipment cabinets is within an existing structure – there will be no additional land disturbance. Minimal land disturbance will occur because of the small size of the area needed for installation of the monopine.
- III b) **No Impact.** The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed uses do not exceed thresholds of concern as established by the District.
- III c) **No Impact.** The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed uses do not exceed established thresholds of concern.
- III d) **No Impact.** The project would not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants.
- III e) **No Impact.** The project would not create odors affecting a substantial number of people because there are no identified potential uses that would result in the production of objectionable odors.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒):

- IV a) **No Impact.** The property is not within an area known to contain habitat for 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. According to County Assessor records, the property has contained structures since 1922. As depicted on the Open Space Valley – Mountain Map and described in the Explanation Sheet of Open Space Map contained in the County General Plan, Wildlife Corridor Policy Area 21 covers the entire area of Lake Arrowhead. The Open Space objective for this area is to maintain perching sites and habitat for the bald eagle and habitat values for other species. Metro PCS does not propose to remove any existing trees or develop any undeveloped land. They propose to install a wireless communications facility on two adjacent parcels that support an existing business, which are adjacent to development on all sides.
- IV b) **No Impact.** This project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service because no such habitat has been identified or is known to exist on the project site.
- IV c) **No Impact.** This project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.)

through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.

- IV d) **No Impact.** This project would not 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. As mentioned previously, Wildlife Corridor Policy Area 21 covers the entire area of Lake Arrowhead. The Open Space objective for this area is to maintain perching sites and habitat for the bald eagle and habitat values for other species. Metro PCS does not propose to remove any existing trees or develop any undeveloped land. Due to the existence of development on site and on adjacent properties, the site contains no viable habitat or wildlife corridors.
- IV e) **Less than Significant Impact.** This project would not conflict with any local policies or ordinances protecting biological resources. There are pine trees on the site, but not within the proposed lease area. Metro PCS designed the project so that all existing trees would remain in place.
- IV f) **No Impact.** This project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES</b> - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

- V a) **No Impact.** This project would not impact nor cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near a known historical resource, as defined in §15064.5. The structures on site, which according to County Assessor records date to 1922, are not listed as historic resources. They will maintain their existing exterior façades. Metro PCS proposes to locate their equipment cabinets within the "guest house" structure on the second floor. Only interior modifications will occur.
- V b) **No Impact.** This project would not cause a substantial adverse change to an archaeological resource because the San Bernardino County Museum was notified of this project and had no comment regarding archaeological resources on the site, as defined by §15064.5
- V c) **No Impact.** This project would not destroy, directly or indirectly, a unique paleontological resource or site or unique geologic feature because the San Bernardino County Planning Division notified the San Bernardino County Museum of this project. The Museum had no comment regarding paleontological resources on the site.
- V d) **No Impact.** This project would not disturb any human remains, including those interred outside of formal cemeteries. Such burial grounds do not exist in the project area.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VI. GEOLOGY AND SOILS - Would the project:</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check ☐ if project is located in the Geologic Hazards Overlay District):

- VI a) **Less than Significant Impact.** (i-iv) The project would not 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, ii) strong seismic ground shaking, or iii) seismic-related ground failure, including liquefaction, because there are no such geologic hazards identified in the immediate vicinity of the project site. Lake Arrowhead is within a low to moderate landslide susceptibility area. The applicant shall comply with all recommendations of the required Geology Report. The nearest fault is the Cleghorn fault zone – Southern Cleghorn Section, which is approximately 2.9 miles northwest of the site.
- VI b) **Less than Significant Impact.** The project would not result in substantial soil erosion or the loss of topsoil because of the minimal land disturbance associated with the project.
- VI c) **No Impact.** The project is not located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- VI d) **No Impact.** The project site is not located in an area that is identified by the County Building and Safety Geologist as having the potential for expansive soils.
- VI e) **No Impact.** There is no wastewater associated with the proposed cell tower. There will be no wastewater facilities as part of the project.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VII GREENHOUSE GAS EMISSIONS - Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

- VII a, b) **Less than Significant Impact.** In September 2006, Governor Schwarzenegger signed the Global Warming Solutions Act (Assembly Bill 32), which was created to address the Global Warming situation in California. The Act requires that the greenhouse gas (GHG) emissions in California be reduced to 1990 levels by 2020. This is part of a larger plan in which California hopes to reduce its emissions to 80 percent below 1990 levels by 2050. This reduction shall be accomplished through an enforceable statewide cap on GHG emissions that shall be phased in starting in 2012 and regulated by the California Air Resources Board (CARB). With this Act in place, CARB is in charge of setting specific standards for different source emissions, as well as monitoring whether they are being met.

As discussed in Section III of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction shall result in greenhouse gas (GHG) emissions from the following construction related sources: (1) construction equipment emissions and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed project occur as carbon dioxide (CO<sub>2</sub>) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N<sub>2</sub>O) and methane (CH<sub>4</sub>), as well as other GHG emissions related to vehicle cooling systems. Although construction emissions are a one-time event, GHG emissions such as CO<sub>2</sub> can persist in the atmosphere for decades.

At present, the County has not established a quantitative threshold or standard for determining whether a project's GHG emissions are significant. In December 2008, the South Coast Air Quality Management District (SCAQMD) adopted interim CEQA GHG significance thresholds of 10,000 metric tons of CO<sub>2</sub>e (MTCO<sub>2</sub>e) per year for stationary/industrial projects that include a tiered approach for assessing the significance of GHG emissions from a project (SCAQMD 2008). For the purposes of determining whether GHG emissions from a project are significant, SCAQMD recommends summing emissions from amortized construction emissions over the life of the proposed project, generally defined as 30 years, and operational emissions, and comparing the result with the established interim GHG significance threshold. While the individual project emissions would be less than 10,000 MTCO<sub>2</sub>e/yr, it is recognized that small increases in GHG emissions associated with construction and operation of the proposed project would contribute to regional increases in GHG emissions.

GHGs and criteria pollutants would realize co-beneficial emissions reduction from the implementation of mitigation measures discussed in Section III, Air Quality, in this document. Furthermore, the construction of this project would result in "green" electric power generation that would otherwise be produced at a traditional fossil fuel burning plant, which generate considerably more GHG emissions. For these reasons, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### SUBSTANTIATION

- VIII a) **Less than Significant Impact.** The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Although Metro PCS sometimes uses lead acid batteries and diesel fuel for backup power, they are not proposing such backup at this facility. Should they decide to add such a backup system, they would need to submit an additional land use application. As part of that process, Hazardous Materials Division of the County Fire Department would require a Business Emergency/Contingency Plan and tank permits.
- VIII b) **Less than Significant Impact.** The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

- VIII c) **No Impact.** The project uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than ¼ mile away from the project site. The nearest school is Mary P. Henck Intermediate School, which is approximately 1.54 miles northwest of the site. Lake Arrowhead Elementary School is approximately 1.78 miles northeast of the project site, and Rim of the World Senior High School is approximately 1.60 miles southwest of the proposed project site.
- VIII d) **No Impact.** The site is not on the CAL/EPA Facility Inventory Data Base Hazardous Waste and Substances Sites List dated April 15, 1998, as summarized by San Bernardino Land Use Services Department.
- VIII e) **No Impact.** The project is not located within an airport land use plan or within two miles of a public airport or public use airport. It would not result in a safety hazard for people residing or working in the project area. The nearest public airport is Hesperia Airport, which is approximately 11.24 miles northwest of the site.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is Rabbit Ranch Airport, which is approximately 16.83 miles northeast of the project site. Mountains Community Hospital Heliport, which is approximately 1.55 miles northeast of the site, is the nearest landing pad.
- VIII g) **No Impact.** The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The site is adjacent to State Highway 189, near its intersection with State Highway 173. A 12-foot wide access easement from State Highway 189 is required to be dedicated to this proposed cell site, which will be unmanned.
- VII h) **Less than Significant Impact.** The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Any construction must meet the requirements of the Fire Department and shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards (such as use of specific building materials, fuel modification areas, building separations, etc.). These requirements will reduce fire hazard risk to below a level of significance.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUBSTANTIATION

- IX a) **No Impact.** The project would not violate any water quality standards or waste discharge requirements. The project will not consume or create a demand for any water. It will not generate any wastewater. There will be no impacts.
- IX b) **No Impact.** The project would not violate any water quality standards or waste discharge requirements. The project will not consume or create a demand for any water. It will not generate any wastewater. There will be no impacts.

- IX c) **No Impact.** The project would not 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 that would result in erosion or siltation on- or off-site. The project does not propose any alteration to a drainage pattern, stream, or river.
- IX d) **No Impact.** The project would not substantially alter any 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 that would result in flooding on- or off-site. The project does not propose any alteration to a drainage pattern, stream, or river.
- IX e) **No Impact.** The site is outside of any natural flows, flood prone areas, or other hazards associated with water resources.
- IX f) **No Impact.** The project would not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures are required.
- IX g) **No Impact.** The project would not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the project is not in a flood hazard area.
- IX h) **No Impact.** The project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area.
- IX i) **No Impact.** The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding because of the failure of a levee or dam. The project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake, or sheet flow situation.
- IX j) **No Impact.** The project would not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>X. LAND USE AND PLANNING</b> - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### SUBSTANTIATION

- X a) **No Impact.** This use is subject to the County Ordinance regarding the siting and design of telecommunications facilities. The design and location are consistent with the ordinance and the County Development Code. The Lake Arrowhead Community Plan is silent on wireless communication facilities.
- X b) **No Impact.** The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect because the project is consistent with all applicable land use policies and regulations of the Lake Arrowhead Community Plan, the County Development Code, and the General Plan. The project complies with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations.
- X c) **Less than Significant Impact.** The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site. No habitat conservation lands are currently required to be purchased as mitigation for the proposed project.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XI. MINERAL RESOURCES</b> - Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check ☒ if project is located within the Mineral Resource Zone Overlay):MRZ-4

XI a) **No Impact.** The project would not 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, because there are no identified important mineral resources on the project site. The classification of MRZ-4 designates 'Areas of Unknown Mineral Resource Significance with no known mineral occurrence'.

XI b) **No Impact.** The project would not 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, because there are no identified locally important mineral resources on the project site. The classification of MRZ-4 designates 'Areas of Unknown Mineral Resource Significance with no known mineral occurrence'.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XII. NOISE</b> - Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

- XII a) **No Impact.** The project would not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project will be conditioned to comply with the noise standards of the County Development Code.
- XII b) **No Impact.** The project would not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project must comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XII c) **No Impact.** The project would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the project must comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project.
- XII d) **No Impact.** Any noise associated with the cell tower would be temporary construction noise impacts. The project would not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because adherence with the noise standards of the County Development Code is required as part of the conditions of approval. Subsequent noise from maintenance vehicles and any associated repair activity will be periodic and minor.
- XII e) **No Impact.** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XIII. POPULATION AND HOUSING - Would the project:</b>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUBSTANTIATION

- XIII a) **No Impact.** The project proposes to provide cellular phone service for mountain residents, commuters, and tourists. No employees will report to the site for work. This project will not create the need for additional housing.
- XIII b) **No Impact.** The proposed use would not displace any housing units, necessitating the construction of replacement housing because an existing business exists on the site. Although the structure proposed to house the equipment cabinets is called a "guest house", the on-site business uses it for storage. The project does not propose to demolish any housing units.
- XIII c) **No Impact.** The proposed use would not displace any people necessitating the construction of replacement housing elsewhere, because the project would not displace any existing residents. As stated in XIII b), the "guest house" is used for storage.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

**XIV. PUBLIC SERVICES**

- 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- XIV a) **No Impact.** The project has no identifiable impacts upon any of these public services. Electrical and phone services exist at the site, which are the only public services needed for the project. There are no significant impacts to any public service anticipated because of this project.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XV. RECREATION</b>				
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SUBSTANTIATION

- XV a) **No Impact.** The proposed project will not increase use of any existing parks or recreational facilities. The project proposes to provide cellular phone service for mountain residents, commuters, and tourists.
- XV b) **No Impact.** No recreational facilities are proposed as part of this project. The project proposes to provide cellular phone service for mountain residents, commuters, and tourists.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC - Would the project:</b>				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUBSTANTIATION

- XVI a) **No Impact.** Local roads are currently operating at a level of service (LOS) at or above the standard established by the County General Plan. The facility would be unmanned. A maintenance worker would conduct periodic visits to the site, approximately every four to six weeks. This would not constitute a significant number of new traffic trips on area roadways, nor interfere with emergency routes or alternative transportation opportunities.
- XVI b) **No Impact.** Local roads are currently operating at a LOS at or above the standard established by the County General Plan. The facility would be unmanned; a maintenance worker would conduct periodic visits to the site, approximately every four to six weeks. This would not constitute a significant number of new traffic trips on area roadways, nor interfere with emergency routes or alternative transportation opportunities.
- XVI c) **No Impact.** The project would not 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. There are no airports in the immediate vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use.
- XVI d) **No Impact.** The project would not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road with good site distance access points and properly controlled intersections. There are no incompatible uses proposed by the project that would impact surrounding land uses. Periodic maintenance trucks would visit the unmanned site.
- XVI e) **No Impact.** The project would not result in inadequate emergency access because there are a minimum of two access points.

- XVI f) **No Impact.** The project would not result in inadequate parking capacity. The project is required to meet the parking standards established by the County Development Code.
- XVI g) **No Impact.** The project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Mountain Area Regional Transit Authority (MARTA) currently provides a bus-based alternative transportation system, which serves the Big Bear Valley, Running Springs, Lake Arrowhead, and Crestline areas, and provides off-the-mountain service to San Bernardino. The proposed cell tower project will not affect this existing service.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUBSTANTIATION

XVII a) **No Impact.** The proposed project does not produce wastewater. There will be no impacts.

XVII b) **No Impact.** The proposed project does not use water. There will be no impacts.

XVII c) **No Impact.** The proposed project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that would cause significant environmental effects. All construction must meet the requirements from the County Public Works, Land Development Division (Roads/Drainage).

XVII d) **No Impact.** The proposed project does not use water. There will be no impacts.

XVII e) **No Impact.** Although the Lake Arrowhead Community Services District (LACSD) provides wastewater treatment services for most of the Lake Arrowhead Community Plan area, the proposed project does not produce wastewater. There will be no impacts.

XVII f) **No Impact.** The proposed project would not generate on-going solid waste. Metro PCS must divert construction related waste as required by County Solid Waste. There will be no impacts.

XVII g) **No Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
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 major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUBSTANTIATION

- XVIII a) **No Impact.** The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or 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 major periods of California history or prehistory. The property contains existing structures, which according to County Assessor records were built in 1922. The existing on-site pine trees will remain.

There are no identified historic or prehistoric resources identified on this site. There are no archaeological or paleontological resources identified in the project area.

- XVIII b) **No Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites are developed or are capable of absorbing such uses without generating any cumulatively significant impacts.

- XVIII c) **No Impact.** The project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. There are no such impacts identified by review of other sources or by other agencies. Due to concerns expressed by surrounding property owners, Metro PCS commissioned an Engineering Report Radio Frequency Exposure Study for the site. Trott Communications Group, Inc. in Irving, Texas prepared the report. It concluded, "for all accessible locations ... no area approached or exceeded either of the FCC Maximum Permissible Exposure (MPE) Limits. The highest Radio Frequency (RF) field measured at this site during the survey was 0.2% of the FCC Occupational/Controlled MPE Limit and correspondingly 1.0% of the FCC General Population/Uncontrolled MPE Limit. No RF field measurements exceeded or approached one or both of the FCC MPE Limits."

At a minimum, the project is required to meet the conditions of approval for the project to proceed. The County anticipates that all such conditions of approval would further insure that construction activities, initial or future land uses authorized by the project approval would not introduce any potential for adverse impacts.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**



### **GENERAL REFERENCES**

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 2003 Update

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

California website – [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08\\_so.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08_so.pdf)

County Museum Archaeological Information Center

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino Development Code, 2007, amended 2010

County of San Bernardino General Plan, 2007, amended 2010

County of San Bernardino Hazard Overlay Map FH23-B

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 2007

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

Google Earth EC

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993

South Coast Air Quality Management District, *Air Quality Significance Thresholds*, March 2009

### **PROJECT SPECIFIC REFERENCES**

Metro PCS, Propagation maps, Site LA4034

Trott Communications Group, Inc., *Engineering Report, Radio Frequency Exposure Study, Arrowhead Coverings (LA4034)*, January 13, 2010; Updated September 28, 2010

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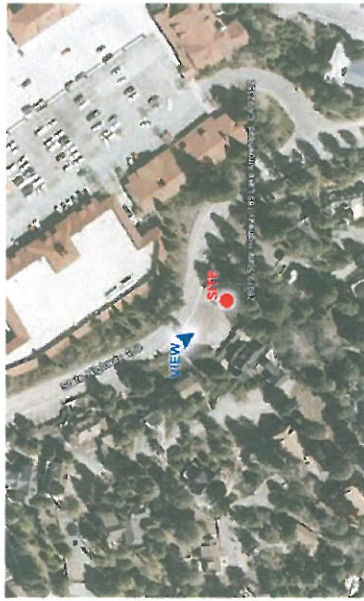
## **EXHIBIT H**

### **PHOTO SIMULATIONS**



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LOCATION



EXISTING



PROPOSED



NORTHWEST ELEVATION LOOKING SOUTHEAST

PROJECT INFORMATION

**SITE NUMBER**  
 LA4034A  
**SITE NAME**  
 ARROWHEAD COVERINGS  
 28079 State Highway 189  
 Lake Arrowhead, CA 92352

**APPLICANT**  
 Metro PCS California, LLC  
 350 Commerce, Suite 200  
 Irvine, CA 92602-1302

**SITE LOCATION**  
 LATITUDE: N 34°14'57.93"  
 LONGITUDE: W 117°11'23.52"

SHEET CONTENT

PHOTOSIMULATION  
 VIEW NORTHWEST ELEVATION  
 LOOKING SOUTHEAST

SHEET NUMBER

1  
 3



# LA4034A

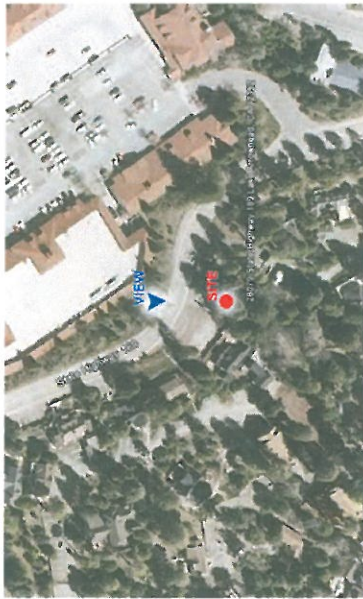
## ARROWHEAD COVERINGS

28079 State Highway 189 Lake Arrowhead, CA 92352

**metroPCS**  
California, LLC

**PDC CORP** PDC Corporation  
13225 Danielson Street,  
Suite 200  
Poway, CA 92064

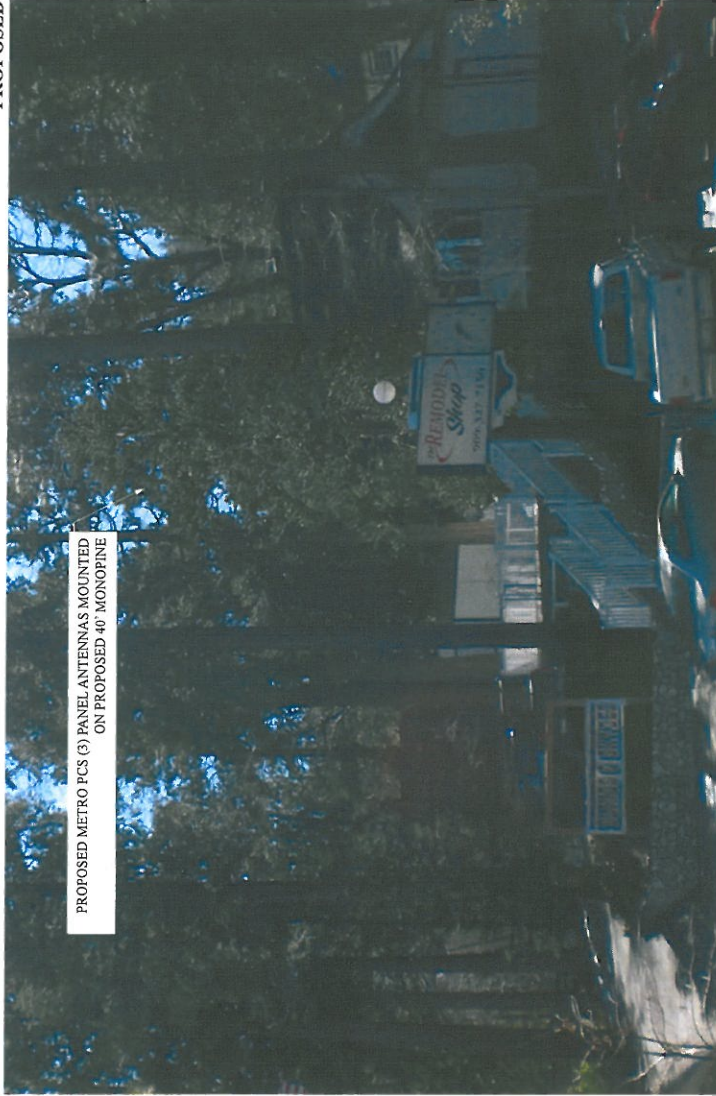
LOCATION



EXISTING



PROPOSED



NORTH ELEVATION LOOKING SOUTH

PROJECT INFORMATION		SHEET CONTENT		SHEET NUMBER
<b>SITE NUMBER</b> LA4034A	<b>APPLICANT</b> Metro PCS California, LLC 350 Commerce, Suite 200 Irvine, CA 92602-1302	<b>PHOTOSIMULATION</b> VIEW NORTH ELEVATION LOOKING SOUTH		
<b>SITE NAME</b> ARROWHEAD COVERINGS 28079 State Highway 189 Lake Arrowhead, CA 92352	<b>SITE LOCATION</b> LATITUDE: N 34°14'57.93" LONGITUDE: W 117°11'23.52"			2 3

PHOTOSIMULATION



# LA4034A

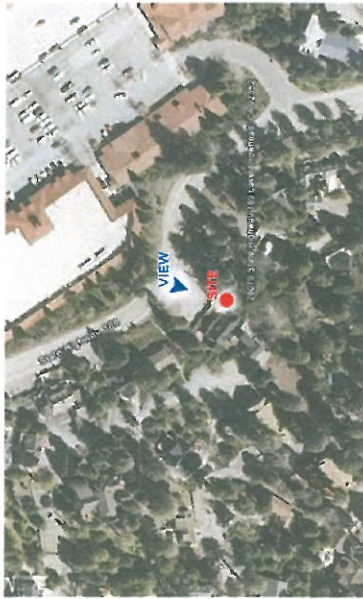
## ARROWHEAD COVERINGS

28079 State Highway 189 Lake Arrowhead, CA 92352

**metroPCS**  
California, LLC

**PDC CORP** PDC Corporation  
13225 Danielson Street,  
Suite 200  
Poway, CA 92064

LOCATION



EXISTING



PROPOSED



NORTHEAST ELEVATION LOOKING SOUTHWEST

### PROJECT INFORMATION

**SITE NUMBER**  
LA4034A  
**SITE NAME**  
ARROWHEAD COVERINGS  
28079 State Highway 189  
Lake Arrowhead, CA 92352

**APPLICANT**  
Metro PCS California, LLC  
350 Commerce, Suite 200  
Irvine, CA 92602-1302

**SITE LOCATION**  
LATITUDE: N 34°14'57.93"  
LONGITUDE: W 117°11'23.52"

### SHEET CONTENT

PHOTOSIMULATION  
VIEW NORTHEAST ELEVATION  
LOOKING SOUTHWEST

### SHEET NUMBER

3  
3

PHOTOSIMULATION

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## **EXHIBIT I**

### **CORRESPONDENCE**

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SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT  
PLANNING DIVISION PROJECT NOTICE

San Bernardino County Land Use Services Department/Planning Division  
15456 West Sage Street, Victorville, CA. 92392

Referral Date:  
May 28, 2010

RECEIVED  
JUN 10 2010

ATTENTION PROPERTY OWNERS

The development proposal listed below has been filed with the County Land Use Services Department/Planning Division. You are invited to comment because your property is located near the proposed project. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by this department no later than June 14, 2010 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Project Planner, TRACY CREASON at (760) 843-4340 or mail your comments to the address above. If you wish, you may also FAX your comments to (760) 843-4338.

ASSESSOR PARCEL NUMBER: 0335-114-02

(See map below for more information)

PROJECT NUMBER P201000221/CF

\* Multiple Parcel Associations \*

APPLICANT ROYAL STREET COMMUNICATIONS

LAND USE DISTRICT (ZONING): LA/CG

IN THE COMMUNITY OF: LAKE ARROWHEAD/3RD/ SUPERVISORIAL DISTRICT

LOCATED AT: HOLIDAY DRIVE, NORTH SIDE; APPROXIMATELY 70' WEST OF LAKES EDGE ROAD

PROPOSAL  
CONDITIONAL USE PERMIT TO ESTABLISH A 55' MONOPINE WIRELESS TELECOMMUNICATION FACILITY WITH 6 PANEL ANTENNAS AND ONE MICROWAVE DISH WITH A MAJOR VARIANCE TO ALLOW A 226' RESIDENTIAL SETBACK IN LIEU OF THE REQUIRED 300' SETBACK ON .16 ACRES

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.  
Comments (If you need additional space, please attach additional pages):

See attached:  
letter and pages.  
Total 12 pages.

GENE LAMAISSON  
40757 11th STREET WEST  
PALMDALE, CA. 93551

VICINITY MAP



SIGNATURE

DATE

AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO THE LAND USE SERVICES DEPARTMENT BEFORE THE PROJECT DECISION IS MADE BY THE PLANNING DIVISION.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

5 June 2010

From: Gene and Kip Lamaison  
40757 11<sup>th</sup> Street West  
Palmdale, Ca. 93551

(661) 272-9644      (661) 609-4829 cell

To: San Bernardino County Land use services Department  
Planning Division Project Notice  
15456 West Sage Street, Victorville, Ca. 92392

RE: Assessor Parcel Number;      0335-114-02  
Project number;                      P201000221/CF

I am objecting to this project going forward due to these reasons:

1. We own parcel # 033511435 which touches the project parcel in the south west corner. I purchased this parcel with the intention of building a full time home with a beautiful view of the Village and Lake. The Conditional use permit to establish a 55' Monopine Wireless Telecommunication Facility with 6 Panel Antennas and One Microwave Dish will greatly impact our planed view and will virtually destroy our possibilities to build our residence, plus destroying our properties value.
2. We have attached pictures of 360 degree view from the vague description of the placement of this antenna. This 85 years old neiborhood is the original neighborhood of the Lake Arrow Head Mountain Community. The parcels are small; they sit on a slope and contain many residential homes. This antenna will affect many residents. Our neighbors have already sent around a partition objecting this project. We will be happy to add our names to the list at the public hearing if needed.
3. Changing the Residential setback requirement from 300' to 226' tells us the Royal Street Communication has no regard to the health risk to the residents of this neighborhood. The 300' Residential Setback was put into effect for the safety of people living near Telecommunication Facilities.
4. We feel along with our neighbors there are better locations for this Facility even near the fire station on highway 173!

5 June 2010

From: Gene and Kip Lamaison  
40757 11<sup>th</sup> Street West  
Palmdale, Ca. 93551

(661) 272-9644 (661) 609-4829 cell

To: San Bernardino County Land use services Department  
Planning Division Project Notice  
15456 West Sage Street, Victorville, Ca. 92392

RE: Assessor Parcel Number; 0335-114-02  
Project number; P201000221/CF

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1. We own parcel # 033511435 which touches the project parcel in the south west corner. We purchased this parcel with the intention of building a full time home with a beautiful view of the Village and Lake. The Conditional use permit to establish a 55' Monopine Wireless Telecommunication Facility with 6 Panel Antennas and One Microwave Dish will *greatly impact* our planned view and will virtually destroy our possibilities to build our residence, plus destroying our properties value. In fact would keep us from building on our property.
2. SEE ATTACHED Pictures are of a 360 degree view taken apx. 70 feet west of Lakes Edge Road. In these pictures are 15 residential homes. This 85 year old neighborhood is the original neighborhood of the Lake Arrow Head Mountain Community. Located just a parcel over is an historic lodge built in the 1930's and has been beautifully restored. The parcels are small; they sit on a slope and contain many residential homes. This antenna will affect many views. As you can see the device will be sitting on the lowest parcel. So most residence will have this device in their lake view. We would request more detail to the exact location from Royal Street Communications
3. There fore I am requesting that Royal Street Communication be made to offer to purchase all lots that immediately surround the two lots housing the communication device.
4. Changing the Residential setback requirement from 300' to 226' tells us the Royal Street Communication has no regard to the health risk to the residents of this neighborhood. The 300' Residential Setback was put into effect for the safety of people living near Telecommunication Facilities. Further information on this must be provided.
4. Royal Street Communications has not disclosed any information as to any interference in our other communication devices in the neighborhood. Including our computers, TV, phones etc. From this device being so close to so many residential homes.



5. We feel along with our neighbors there are better locations for this Facility even near the fire station on highway 173! We are requesting that Royal Communications research other area's more appropriate and less populated.

*Gene Lamaison*  
*Kip Lamaison*



LAKES  
EDGE  
ROAD.

## View 1

Taken 70' off lake's edge road. apr. 4.  
And apr. 4. in the middle of the  
two parcels Royal Street is requesting to  
put the telecommunication device.

In these views there are 6 commercial  
buildings and 8 residential homes.

When standing-in person you can see  
15 homes from this position.





VIEW 2





VIEW 4



VIEW 3



HOME

HOME

HOME

HOME



VIEW 6



VIEW 5





VIEW 6 OPPOSITE VIEW











VIEW 9



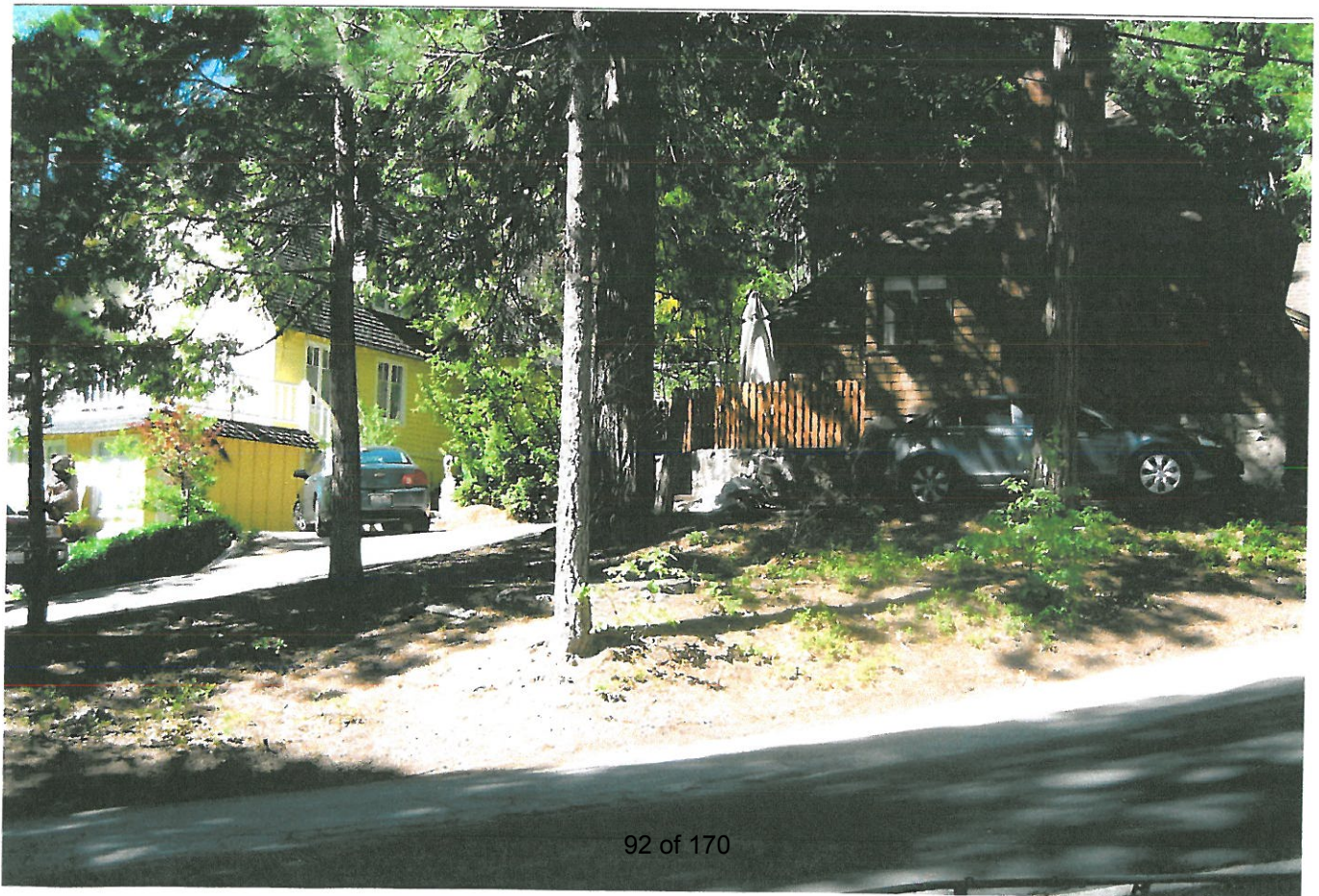
VIEW 8



VIEW  
11



IEW  
10







VIEW 13



VIEW 12





VIEW 15 BACK TO LAKES EDGE ROAD .



VIEW 14



San Bernardino County Land Use Services Department  
Project # P201000221/CF

RECEIVED  
JUN 15 2010  
PLANNING DIVISION

Project Planner Tracy Creason:

I'm a very close property owner to the site in question.

I do not want this development in my area.

This is an old tract of homes with very little trouble. This antenna will be directly in my lake view and will depreciate the value of my home 033511341 and my son's home 033511350. This will be a permanent loss of property value and visual distraction; this is not the zoning for this unit.

Lee Johnson  
909-913-9927 or  
909-820-0613





**SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT  
PLANNING DIVISION PROJECT NOTICE**

San Bernardino County Land Use Services Department/Planning Division  
15456 West Sage Street, Victorville, CA, 92392

Referral Date:  
May 28, 2010

RECEIVED  
JUN 11 2010

Page 1 of 2

**ATTENTION PROPERTY OWNERS**

The development proposal listed below has been filed with the County Land Use Services Department/Planning Division. You are invited to comment because your property is located near the proposed project. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by this department no later than June 14, 2010 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Project Planner, TRACY CREASON at (760) 843-4340 or mail your comments to the address above. If you wish, you may also FAX your comments to (760) 843-4338.

ASSESSOR PARCEL NUMBER: 0335-114-02 (See map below for more information)  
PROJECT NUMBER: P201000221/CF \* Multiple Parcel Associations \*  
APPLICANT: ROYAL STREET COMMUNICATIONS  
LAND USE DISTRICT (ZONING): LA/CG  
IN THE COMMUNITY OF: LAKE ARROWHEAD/3RD/ SUPERVISORIAL DISTRICT  
LOCATED AT: HOLIDAY DRIVE, NORTH SIDE; APPROXIMATELY 70' WEST OF LAKES EDGE ROAD  
PROPOSAL: CONDITIONAL USE PERMIT TO ESTABLISH A 55' MONOPINE WIRELESS TELECOMMUNICATION FACILITY WITH 6 PANEL ANTENNAS AND ONE MICROWAVE DISH WITH A MAJOR VARIANCE TO ALLOW A 226' RESIDENTIAL SETBACK IN LIEU OF THE REQUIRED 300' SETBACK ON .16 ACRES

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.  
Comments (If you need additional space, please attach additional pages):

*POOR LOCATION IN RESIDENTIAL AREA. PLEASE TURN DOWN APPLICATION.*

*Young Family Trust  
A.P.N. 0335-114-32*

VICINITY MAP



*John Young*  
SIGNATURE

6/9/10  
DATE

AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO THE LAND USE SERVICES DEPARTMENT BEFORE THE PROJECT DECISION IS MADE BY THE PLANNING DIVISION.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.



SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT  
PLANNING DIVISION PROJECT NOTICE  
San Bernardino County Land Use Services Department/Planning Division  
15456 West Sage Street, Victorville, CA. 92392

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ATTENTION PROPERTY OWNERS

PLANNING DIVISION

Page 1 of 2

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PROJECT NUMBER P201000221/CF \* Multiple Parcel Associations \*  
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LAND USE DISTRICT LA/CG  
(ZONING):  
IN THE COMMUNITY OF: LAKE ARROWHEAD/3RD/ SUPERVISORIAL DISTRICT  
LOCATED AT: HOLIDAY DRIVE, NORTH SIDE; APPROXIMATELY 70' WEST OF LAKES EDGE ROAD  
PROPOSAL CONDITIONAL USE PERMIT TO ESTABLISH A 55' MONOPINE WIRELESS TELECOMMUNICATION FACILITY WITH 6 PANEL ANTENNAS AND ONE MICROWAVE DISH WITH A MAJOR VARIANCE TO ALLOW A 226' RESIDENTIAL SETBACK IN LIEU OF THE REQUIRED 300' SETBACK ON .16 ACRES

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Comments (If you need additional space, please attach additional pages):

MARJORIE J. SOLÉ  
P.O. Box 1156  
LAKE ARROWHEAD CA.  
92352

VICINITY MAP



SIGNATURE

DATE

AGENCY

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## Petition Opposing a Cell Tower in Arrowhead Woods

To: Land Use Services Dept., Planning Division  
San Bernardino County, Victorville CA

Project #: P200900564/CUP-CELL

APN: 0335-114-02

Zoning: LA/CG (Commercial General), currently general retail

Property Owner: John & Deborah Harrison  
Arrowhead Floor and Window Covering

Applicant: Royal Street Communications, LLC  
Tustin, CA

The following neighbors **STRONGLY OPPOSE** approval of a Conditional Use Permit (CUP) for a cell tower or building because:

- (1) It will negatively impact our property values,
- (2) It uses access is from Holiday Drive, a one-lane residential street, and
- (3) It is not in keeping with the charming residential/resort character of the neighborhood, Tract 53 of Arrowhead Woods.

<u>Name /signature</u>	<u>Address</u>	<u>Lot #</u>
<u>Tom Brady</u>	<u>258 Holiday DR.</u>	<u>48</u>
<u>GREG NIXON</u>	<u>28101 Lakesedge Rd</u>	<u>7-53</u>
<u>MARGE SOLE</u>	<u>28105 LAKESEDGE RD</u>	<u>9 - tra 53</u>
<u>John Young</u>	<u>262 Holiday Dr</u>	<u>47</u>



The following neighbors of Tract 53 of Arrowhead Woods concur in this request by signing below:

<u>Name</u>	<u>Address</u>	<u>Lot</u>
<u>[Signature]</u>	<u>244 Corona Cir. LK Arrowhead</u>	<u>Tr 53</u>
<u>[Signature]</u>	<u>244 Corona Cir. 11 11</u>	<u>Tr 53</u>
<u>Debi Keys</u>	<u>201-Holiday Lane</u>	<u>Tr 53</u>
<u>Kathleen Laycock</u>	<u>205 Corona Lane</u>	<u>Tr 53</u>
<u>Norma Johnson</u>	<u>248 Corona Circle</u>	
<u>Jeanne Kratz</u>	<u>226 Holiday Lane</u>	
<u>Amber &amp; Phillip Hodge</u>	<u>222 Holiday</u>	
<u>Clint &amp; Jeanette France</u>	<u>237 Coronal Circle</u>	
<u>Wanda Presburger</u>	<u>208 Corona Circle</u>	
<u>Michael Schatz</u>	<u>271 CREST CIRCLE</u>	
<u>[Signature]</u>	<u>270 Crest Circle</u>	<u>86-55</u>
<u>DAVE ROSS</u>	<u>270 CREST CIRCLE</u>	
<u>BILL LAYCOCK</u>	<u>205 CORONA LANE</u>	
<u>Kelly Smith</u>	<u>204 Corona Lane</u>	

The following neighbors of Tract 53 of Arrowhead Woods concur in this request by signing below:

<u>Name</u>	<u>Address</u>	<u>Lot</u>
STAN Smith	204 Coronet Circle	
Glen Klingensmith	230 Holiday Ln	lot 27 Tr. 53
Nat Klingensmith	230 Holiday Lane	lot 27 Tr. 53
Solange Klingensmith	230 Holiday Lane	Lot 27 Tr. 53
Juan M. Poir	17951 Lakes Edge Rd.	
Lee Johnson	261 Crest Cir LA	Lot 52 Tr 53
Brant Poir	27951 Lakes Edge Rd	
Randy	229 CORONA LANE	Lot 162/53

## Creason, Tracy - LUS

---

**From:** Greg Nixon [worldgongood@hotmail.com]  
**Sent:** Monday, July 12, 2010 10:23 PM  
**To:** Creason, Tracy - LUS; tbgrady@yahoo.com; Greg Nixon  
**Subject:** The cell tower variance being discussed with Tom Grady

Dear Tracy:

I think it is time for you to start hearing more regularly from people who will be impacted beyond reason by the cell tower variance you are considering.

My family has owned our house at 28101 Lakesedge Road since 1950. It is the lot immediately adjacent to the cell tower.

I cannot imagine that you would allow another person - purely out of greed - to build a cell phone tower 30 feet from your kitchen, as this tower will actually be from our kitchen.

There are many reasons being discussed why this tower project would not be reasonable. Potential health reasons, urban blight, anti-resort planning, even financial ones... But let's just use the only test that it should take for a reasonable person and community leader to come to the right decision:

### **The grandmother test.**

Would you allow a cell phone tower to be built within eyesight and less than 30 feet from your grandmother's kitchen and bedroom? **Would you really?**

I don't know you, I'm sorry to say, but I can guess that it takes some sense of responsibility and caring for others to get into a position such as yours. I am sure that you are an excellent administrator and community leader, as well as a wonderful person. I can't understand why you've even allowed this to become an agenda item for the planning department to discuss.

### **Here's my challenge:**

If you would personally allow such a thing to be built near your family's house, I challenge you to have a cell tower put up within 30 feet of your grandmother or mother's house (in this case it's my 83 year old mother's house). Once it's erected, please contact me personally and I will inspect it and sign off on this variance immediately. I promise.

Clearly all you need to do is use the "grandmother test" to see if this tower is the right thing to do. No stats. No medical research. Just your heart and common sense. As well as a sense of what it would mean to your mother or grandmother.

Not much more that I need to say, I hope.

Thanks for taking the time to read this. I would love to hear back from you in response to this challenge.

Best regards,

Greg Nixon  
Cell: 562-754-5494

---

The New Busy is not the old busy. Search, chat and e-mail from your inbox. [Get started.](#)



Stacy Ann Winters  
254 Holiday Drive  
Lake Arrowhead, CA 92352  
(909) 239-3400  
annwinters99@mac.com

August 3, 2010

Land Use Services Department/ Planning Division  
San Bernardino County  
15456 West Sage St.  
Victorville, CA 92392

Subject: Project: P201000221/CF  
Royal Street Communications, Applicant  
APN: 0335-114-02

Attention: Tracy Creason, Project Planner

Enclosure (1): Dangers of Residential Cell Sites

Dear Ms. Creason,

RECEIVED  
AUG 05 2010

COUNTY OF SAN BERNARDINO  
BUILDING AND SAFETY

This follows up on your department's request earlier this year for property owner comments regarding the subject application. It is to express my concerns regarding all 3 Options described in the Project Description. Option 1 is a 60'-tall monopine, Option 2 is a 55'-tall slimline flagpole, and Option 3 is a 23' high "stealth" building.

I have a background in medicine and have been very concerned since CUP P200900564/CUP-CELL was issued in December, 2009. This is now called Option 3. Since then, I have observed increasing public awareness concerning the health risks from long-term RF Exposure for both wireless phones and base stations.

The applicant has provided us an Engineering Report, dated January 13, 2010, done by Trott Communications Group Inc. This does not at all reduce our neighborhood's concerns because it is silent on long-term RF Exposure.

My research per Enclosure (1) shows that there is a lot of concern in the medical/scientific community. The wireless industry probably has plenty of "not to worry" studies, but the fact is that nobody really knows the health risks from long-term RF Exposure and the consequences.

Neither I nor any of the neighbors want to be involuntary subjects of study for the long-term effects of RF Exposure. We do not want any of the 3 Options in our midst. Moreover, we submit that with increasing public awareness and perception of this health risk, there will be an increasing negative impact on our property values.

It is respectfully requested that the Land Use Services Department Planning Division, and the Planning Commission, deny the subject CUP. If approved, it will allow a cell site where about 30 private residences are within a 300' radius.

By copy of this letter to Core Communications, we ask please that Metro PCS /Royal Street Communications withdraw their request for a CUP, and locate in a non-residential area of Lake Arrowhead. This is encouraged by Chapter 84.27.010 (b) Goals and intent, paragraph (4), of the County Development Code.

Thank you in advance for reading my research, and for considering that there are 2 sides to this CUP's Health and Safety issues. My contact information appears above and at the conclusion of my report.

Sincerely,



Stacy Ann Winters  
254 Holiday Drive  
APN: 0335-114-34

CC: Alexander Lew, Core Communications Group  
2903-H Saturn St., Brea, CA 92821

CC: Tract 53 Neighbors Against Cell Site (53NACS)  
P.O. Box 3052  
Lake Arrowhead, CA 92352

Enclosure (1) to letter dated August 3, 2010

## DANGERS OF RESIDENTIAL CELL SITES

Research by Stacy Ann Winters

In spite of claims made by the wireless communication industry that exposure to radiofrequency electromagnetic radiation is perfectly safe at levels the FCC has established, there are no studies to address the effects of long-term exposure. This topic is still highly controversial as is evidenced by numerous newspaper articles, television news programs, internet websites and papers published by experts in the health care profession postulating that there is no way to determine the extent of health damage that will result from long term exposure. It is universally agreed that such studies need to be urgently implemented. Government agencies have had to change their position on the safety of tobacco use and second hand smoke. Therefore assurances that RF exposure is safe should seriously be called into question. Our properties located in such close proximity to the proposed PCS base station has given us grave concerns about the danger of full body exposure 24 hours a day, 365 days a year. Long-term health hazards are our main concern, but certainly not the only concern we have about locating a PCS base station in the midst of our historical residential resort neighborhood. Given that we will now have to disclose to prospective buyers that there is a PCS base station proposed for an adjacent property gives us good reason to raise the issue of health/safety risk from long-term RF exposure.

After carefully reading the consumer publications posted online by the FCC, as well as their documents addressed to the wireless communications industry, outlining government standards for maximum permissible exposure, one cannot be assured that long-term exposure poses no threat. These documents are based upon outdated research, with the revised editions being based upon standards established in 1986, and essentially no changes made to those 24 year old standards. At the end of these publications, the FCC posts the following disclaimer: "This document is for consumer education purposes only and is not intended to affect any proceeding or cases involving this subject matter or related issues." In other words, the federal government doesn't want to be held responsible for any claims made in their publications that may prove to be wrong. (1)



More recent research is raising many new questions about the safety of exposure to RF radiation. One study performed by doctors from the German city of Naila monitored 1000 residents who had lived in an area around 2 cell phone towers for 10 years. During the last 5 years of the study, they found that those living within 400 meters (approximately 1200 feet) of either tower had a newly diagnosed cancer rate three times higher than those who lived further away. Breast cancer topped the list, but cancers of the prostate, pancreas, bowel, skin melanoma, lung and blood cancer were all increased. (2)

According to EM watch, a watchdog organization publishing their findings on their website, “there is strong evidence that electromagnetic radiation from cell phone towers is damaging to human (and animal) health”. “Over 100 scientists and physicians at Boston and Harvard Universities Schools of Public Health have called cell towers a radiation hazard.” (2)

Increasing public awareness regarding the risk of exposure to RF radiation has led the San Francisco City Council to pass an ordinance requiring the specific absorption rate (SAR) of RF radiation specifications for every cell phone be disclosed at point of sale. This illustrates justification for public concern. (3)

The World Health Organization’s position is that further studies are urgently needed. (4) There is a “possibility that effects may be delayed substantially beyond the exposure period”. They outline how the studies should be conducted.

In his PhD research, Don Marsch published his findings and stated that “more follow-up studies were urged by researchers at Johns Hopkins because the latency periods for some types of cancer had been insufficient”. In addition, he states, “The Commonwealth Science and Industrial Research Organization’s Division of Radiophysics conducted a risk analysis in 1994 which highlights the high level of uncertainty in the RF literature in its inability to address the issue of chronic environmental level exposures”. (5)

The National Cancer Institute has this to say about the risks of exposure to RF radiation: “scientists feel that additional research is needed before firm conclusions can be drawn”. “Potential risk exists to brain, both cancerous and non cancerous tumors...”. “The results from long term studies are still limited”. “Further evaluation of long term exposures (more than 10 years) is needed”. “The time between exposure and the appearance of symptoms may be many years or decades. Scientists have been unable to study the long-term effects of

exposure since the technology is still new and rapidly changing. There is a lack of verifiable data regarding the cumulative RF energy exposure over time. Scientists caution that further surveillance is needed before conclusions can be drawn.” (6)

The Institute of Electrical and Electronics Engineers admits that “continued study in this complicated area will enhance our understanding of biological systems as well as help identify levels and types of...exposure that may be deleterious to human health.” (7)

In a report published by the National Institute of Environmental Health Sciences summarizing their findings, it says: “studies finding...biological changes merit further study.” “Little is know about potential health effects of long term exposure to RF radiation. Sufficient data from human studies may not be available for several years”. (8)

The National Toxicology Program, headquartered at the National Institute of Environmental Health Sciences and nominated by the Federal Food and Drug Administration to study the effects of RF radiation concludes that “additional data are needed”. They are in the initial stages of conducting toxicology and carcinogenicity studies in lab animals, but completion and reporting is not anticipated to be until 2014. (9)

Elaine Fox of the University of Essex, UK has published a scholarly paper which states: “there is genuine uncertainty regarding the non-thermal effects of mobile phones and their associated base stations.” (10)

A study published by the World Health Organization, presented by Neubauer in 2005, states “there is a problem with estimating exposure because of the numerous variables involved, such as frequency, signal strength, and whether whole body exposure has occurred.” (11)

The Larry King Live program on CNN aired on May 28, 2008 and July 29, 2008 interviewed experts in the medical and scientific fields on the dangers of cell phone use. Dr. Keith Black, Chairman of the Department of Neurosurgery at Cedars-Sinai Medical Center stated that there is “no definitive study to date...more data are needed”. Dr. Sanjay Gupta, a neurosurgeon and one of CNN’s medical correspondents stated “it’s difficult to say they are safe”. And Dr. Devra Davis, Director for the Department of Environmental Oncology at the University of Pittsburg stated that: “Children may be at greater risk.” Dr.



Paul Song, a radiation oncologist stated that it could be “fifteen to twenty years before cancer will show up.”(12)

After a huge laundry list is given, of what exposure to RF radiation can do to the human body in an article titled Microwave And Radiofrequency Radiation Exposure: A Growing Environmental Health Crisis? published by the San Francisco Medical Society, and written by Cindy Sage of Sage Associates, an environmental consulting firm, she states: “A growing body of scientific evidence reports such bioeffects and adverse health effects are possible, if not probable” Furthermore, “ Serious health effects may result, particularly from cumulative or chronic exposure. Scientific study on cumulative effects is very incomplete, and some studies report that low-intensity chronic exposure may produce permanent adverse health consequences...Public policies to address the issue of decision making in the face of this scientific uncertainty are evolving but are far behind the growth curve of wireless communications.” (13)

In another article, by Kelly Classic, Certified Medical Physicist of Health Physics Society, which also lists the known effects on human tissue by exposure to RF radiation, she states: “It is generally agreed that further research is needed to determine the effects and their possible relevance, if any, to human health”. (14)

Again, public concern on the dangers of exposure to RF radiation is continuing to grow. Since there is no definitive research on the long term effects of exposure to RF radiation, approving the placement of a wireless PCS base station in our midst puts us at unknown risk for possibly permanent adverse health consequences. This removes the safety factor that we expect to have in our own homes, by forcing us into constant exposure to RF radiation. The federal government is not infallible in setting standards for health and safety, as we have already seen with respect to cigarette smoking and exposure to second hand smoke.

Everyone is familiar with the results of litigation brought against Pacific Gas and Electric (the result of Erin Brockovich’s tenacious research) for PG&E’s negligence in exposing the public to toxic compounds which they believed to be safe, exposure to which was subsequently determined to be fatal in some cases.



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Kelly, Health Physics Society, Accessed July, 2010.

Stacy Ann Winters  
254 Holiday Drive, Lake Arrowhead  
APN: 0335-114-34  
Telephone: 909-239-3400  
E-mail: annwinters99@mac.com

258 Holiday Drive  
Lake Arrowhead, CA  
August 5, 2010

Land Use Services Department/ Planning Division  
San Bernardino County  
15456 West Sage St.  
Victorville, CA 92392

Subject: Project: P201000221/CF; Royal Street Communications; APN: 0335-114-02

Attention: Tracy Creason, Project Planner

Enclosure: Two (2) photos: Blocking of Lake Views with Option 3

Dear Ms. Creason,

We neighbors adjacent to the subject APN have both aesthetic and economic concerns regarding Option 3, a stealth building which is described by the PDC plan dated 9/4/09 for Royal Street Communications.

The concerns involve major losses of lake view. To show this, the balloons at 22' 7" per the Northeast Elevation of the plan have been connected by dashed, red lines.

Photo 1 was taken from Holiday Drive. It shows that lake view is essentially gone for neighbors and tourists who walk their dogs, or walk Holiday Drive instead of Hwy 189 to go to the 7/11, the Saddleback Inn, or Lake Arrowhead Village.

Photo 2 was taken between 258 and 254 Holiday Drive, the Grady and Winters residences.

Our aesthetic concern is that this loss of lake view is a bummer and impacts our quality of life on Holiday Drive. Our economic concern is that being within 100' of the cell site will significantly decrease our property values.

Please consider these comments and add them to the file concerning the subject CUP application.

Sincerely,



Tom Grady

Cc: Ann Winters

RECEIVED  
AUG 9 2010

PLANNING DIVISION











3949 La Cresta Drive  
San Diego, CA 92107  
August 6, 2010

Mr. Alexander Lew  
Core Communications Group  
2903-H Saturn St.  
Brea, CA 92821

Dear Mr. Lew:

Regarding the Cell Site project at Lake Arrowhead, the neighbors are concerned about whether the planning for Options 1 & 2 involves leaving all the existing trees in place, if either tower option is installed adjacent to them.

Enclosed are 2 photos showing a stack of 6 balloons placed at the proposed tower's location, per the Site Plan from PDC dated 3/23/10. The balloons were 10' apart, where starting at 60' high, there is a red, followed by a white at 50', a blue at 40', another red at 30', a white at 20', and a blue at 10'

According to the Monopine Elevation, the radiation center is at 52' 8". At this height, just above the upper white balloon, a dashed line has been added to the photo. It can be seen that some of the antennas will be radiating directly into/through the tops of several trees. These old and majestic trees have been there a long time. So, our question is: **Will all these existing trees remain as is?** If not, will one or more trees be taken down, be topped beneath the antenna beam, or something else? What happens if and when younger trees grow up into the antenna beam?

Can you please advise us what Royal Street Communications is planning to do in this regard?

We look forward to receiving a reply.

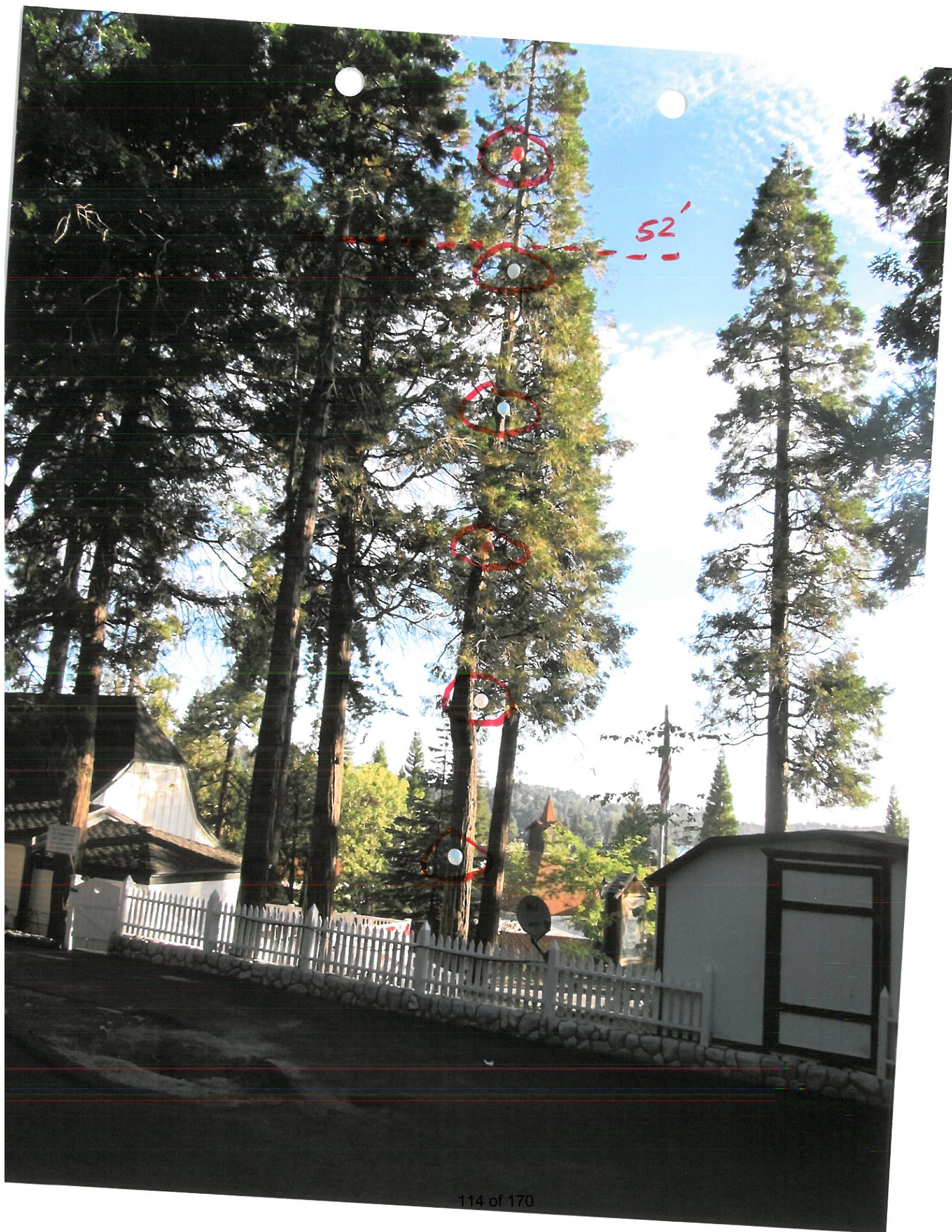
Sincerely,



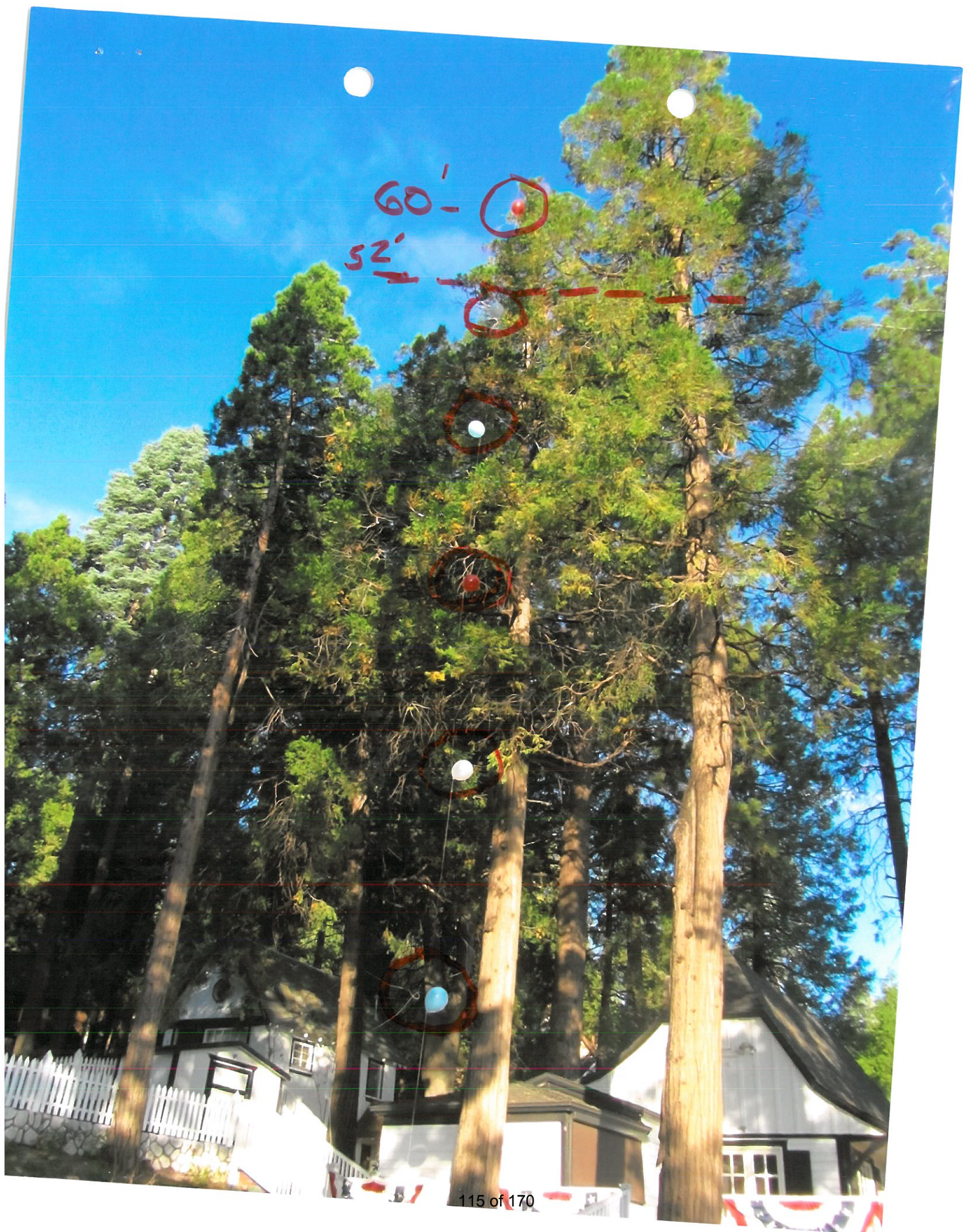
Tom Grady, and concerned neighbors

✓ cc: Tracy Creason, LUSD, Planning Division













SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT  
PLANNING DIVISION PROJECT NOTICE

San Bernardino County Land Use Services Department/Planning Division  
15456 West Sage Street, Victorville, CA. 92392

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0335-114-02 (See map below for more information)  
PROJECT NUMBER P201000221/CF \* Multiple Parcel Associations \*  
APPLICANT ROYAL STREET COMMUNICATIONS  
LAND USE DISTRICT LA/CG  
(ZONING):  
IN THE COMMUNITY OF: LAKE ARROWHEAD/3RD/ SUPERVISORIAL DISTRICT  
LOCATED AT: HOLIDAY DRIVE, NORTH SIDE; APPROXIMATELY 70' WEST OF LAKES EDGE ROAD  
PROPOSAL CONDITIONAL USE PERMIT TO ESTABLISH A 55 FOOT WIRELESS TELECOMMUNICATIONS FACILITY TOWER CAMOUFLAGED AS A 60 FOOT MONOPINE WITH 6 PANEL ANTENNAS, ONE TWO-FOOT DIAMETER MICROWAVE ANTENNA, ONE GPS ANTENNA, AND FOUR EQUIPMENT CABINETS WITH A MAJOR VARIANCE TO ALLOW A 74 FOOT RESIDENTIAL SETBACK IN LIEU OF THE REQUIRED 300 FOOT SETBACK ON 0.37 ACRES.

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Comments (If you need additional space, please attach additional pages):

The proposal site is located in one of the most beautiful and visible areas of Lake Arrowhead. A tower in this location would be an eyesore. This area is within the zone protected by the Arrowhead Woods Architectural Committee and thus should be subject to the same aesthetic rules that home owners are held to. This kind of structure would also reduce the value of all of the homes nearby.

VICINITY MAP



SIGNATURE

DATE

AGENCY

IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE LAND USE SERVICES/DEPARTMENT/PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

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116 of 170





# SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT

## PLANNING DIVISION PROJECT NOTICE

San Bernardino County Land Use Services Department/Planning Division  
15456 West Sage Street, Victorville, CA. 92392

### ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0335-114-02

(See map below for more information)

PROJECT NUMBER P201000221/CF

\* Multiple Parcel Associations \*

APPLICANT ROYAL STREET COMMUNICATIONS

LAND USE DISTRICT (ZONING): LA/CG

IN THE COMMUNITY OF: LAKE ARROWHEAD/3RD/ SUPERVISORIAL DISTRICT

LOCATED AT: HOLIDAY DRIVE, NORTH SIDE; APPROXIMATELY 70' WEST OF LAKES EDGE ROAD

PROPOSAL CONDITIONAL USE PERMIT TO ESTABLISH A 55 FOOT WIRELESS TELECOMMUNICATIONS FACILITY TOWER CAMOUFLAGED AS A 60 FOOT MONOPINE WITH 6 PANEL ANTENNAS, ONE TWO-FOOT DIAMETER MICROWAVE ANTENNA, ONE GPS ANTENNA, AND FOUR EQUIPMENT CABINETS WITH A MAJOR VARIANCE TO ALLOW A 74 FOOT RESIDENTIAL SETBACK IN LIEU OF THE REQUIRED 300 FOOT SETBACK ON 0.37 ACRES.

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Comments (If you need additional space, please attach additional pages):

*adamantly opposed*  
*Please see attached 7 pages*

VICINITY MAP



*Signature*

*9/10/10*

SIGNATURE

DATE

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Stacy Ann Winters  
254 Holiday Drive  
Lake Arrowhead, CA 92352  
(909) 239-3400  
annwinters99@mac.com

September 10, 2010

Land Use Services Department/ Planning Division  
San Bernardino County  
15456 West Sage St.  
Victorville, CA 92392

Subject: Project: P201000221/CF  
Royal Street Communications, Applicant  
APN: 0335-114-02

RECEIVED  
SEP 13 2010  
PLANNING DIVISION

Attention: Tracy Creason, Project Planner

Enclosure (1): Dangers of Residential Cell Sites

Dear Ms. Creason,

This follows up on your department's request for property owner comments regarding the subject application. It is to express my concerns regarding a 55'-tall monopine telecommunications tower with six panel antennas, one two-foot diameter microwave antenna, one GPS antenna, and four equipment cabinets with a **MAJOR VARIANCE to allow a 74 foot residential setback in lieu of the REQUIRED 300 foot setback.**

I have a background in medicine and have been very concerned since CUP P200900564/CUP-CELL was issued in December, 2009. Since then, I have observed increasing public awareness concerning the health risks from long-term RF Exposure for both wireless phones and base stations.

The applicant has provided us an Engineering Report, dated January 13, 2010, done by Trott Communications Group Inc. This does not at all reduce our neighborhood's concerns because it is silent on long-term RF Exposure.

My research per Enclosure (1) shows that there is a lot of concern in the medical/scientific community. The wireless industry probably has plenty of "not to worry" studies, but the fact is that nobody really knows the health risks from long-term RF Exposure and the consequences.

Neither I nor any of the neighbors want to be involuntary subjects of study for the long-term effects of RF Exposure. We do not want this facility in our midst, especially with the requested variance. Moreover, we submit that with increasing public awareness and perception of this health risk, there will be an unquestionable negative impact on our property values.

It is respectfully requested that the Land Use Services Department Planning Division, and the Planning Commission, deny the subject CUP. If approved, it will allow a cell site where about 30 private residences are within a 300' radius.

By copy of this letter to Core Communications, we ask please that Metro PCS /Royal Street Communications withdraw their request for a CUP, and locate in a non-residential area of Lake Arrowhead. This is encouraged by Chapter 84.27.010 (b) Goals and intent, paragraph (4), of the County Development Code. As I understand it, Mountains Community Hospital has expressed their willingness to have a cell tower on their property.

Thank you in advance for reading my research, and for considering that there are 2 sides to this CUP's Health and Safety issues. My contact information appears above and at the conclusion of my report.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stacy Ann Winters".

Stacy Ann Winters  
254 Holiday Drive  
APN: 0335-114-34

CC: Alexander Lew, Core Communications Group  
2903-H Saturn St., Brea, CA 92821

CC: Tract 53 Neighbors Against Cell Site (53NACS)  
P.O. Box 3052  
Lake Arrowhead, CA 92352



Enclosure (1) to letter dated August 3, 2010

## DANGERS OF RESIDENTIAL CELL SITES

Research by Stacy Ann Winters

In spite of claims made by the wireless communication industry that exposure to radiofrequency electromagnetic radiation is perfectly safe at levels the FCC has established, there are no studies to address the effects of long-term exposure. This topic is still highly controversial as is evidenced by numerous newspaper articles, television news programs, internet websites and papers published by experts in the health care profession postulating that there is no way to determine the extent of health damage that will result from long term exposure. It is universally agreed that such studies need to be urgently implemented. Government agencies have had to change their position on the safety of tobacco use and second hand smoke. Therefore assurances that RF exposure is safe should seriously be called into question. Our properties located in such close proximity to the proposed PCS base station has given us grave concerns about the danger of full body exposure 24 hours a day, 365 days a year. Long-term health hazards are our main concern, but certainly not the only concern we have about locating a PCS base station in the midst of our historical residential resort neighborhood. Given that we will now have to disclose to prospective buyers that there is a PCS base station proposed for an adjacent property gives us good reason to raise the issue of health/safety risk from long-term RF exposure.

After carefully reading the consumer publications posted online by the FCC, as well as their documents addressed to the wireless communications industry, outlining government standards for maximum permissible exposure, one cannot be assured that long-term exposure poses no threat. These documents are based upon outdated research, with the revised editions being based upon standards established in 1986, and essentially no changes made to those 24 year old standards. At the end of these publications, the FCC posts the following disclaimer: "This document is for consumer education purposes only and is not intended to affect any proceeding or cases involving this subject matter or related issues." In other words, the federal government doesn't want to be held responsible for any claims made in their publications that may prove to be wrong. (1)

More recent research is raising many new questions about the safety of exposure to RF radiation. One study performed by doctors from the German city of Naila monitored 1000 residents who had lived in an area around 2 cell phone towers for 10 years. During the last 5 years of the study, they found that those living within 400 meters (approximately 1200 feet) of either tower had a newly diagnosed cancer rate three times higher than those who lived further away. Breast cancer topped the list, but cancers of the prostate, pancreas, bowel, skin melanoma, lung and blood cancer were all increased. (2)

According to EM watch, a watchdog organization publishing their findings on their website, "there is strong evidence that electromagnetic radiation from cell phone towers is damaging to human (and animal) health". "Over 100 scientists and physicians at Boston and Harvard Universities Schools of Public Health have called cell towers a radiation hazard." (2)

Increasing public awareness regarding the risk of exposure to RF radiation has led the San Francisco City Council to pass an ordinance requiring the specific absorption rate (SAR) of RF radiation specifications for every cell phone be disclosed at point of sale. This illustrates justification for public concern. (3)

The World Health Organization's position is that further studies are urgently needed. (4) There is a "possibility that effects may be delayed substantially beyond the exposure period". They outline how the studies should be conducted.

In his PhD research, Don Marsch published his findings and stated that "more follow-up studies were urged by researchers at Johns Hopkins because the latency periods for some types of cancer had been insufficient". In addition, he states, "The Commonwealth Science and Industrial Research Organization's Division of Radiophysics conducted a risk analysis in 1994 which highlights the high level of uncertainty in the RF literature in its inability to address the issue of chronic environmental level exposures". (5)

The National Cancer Institute has this to say about the risks of exposure to RF radiation: "scientists feel that additional research is needed before firm conclusions can be drawn". "Potential risk exists to brain, both cancerous and non cancerous tumors...". "The results from long term studies are still limited". "Further evaluation of long term exposures (more than 10 years) is needed". "The time between exposure and the appearance of symptoms may be many years or decades. Scientists have been unable to study the long-term effects of exposure since the technology is still new and rapidly changing. There is a lack of verifiable data regarding the cumulative RF energy exposure over time. Scientists caution that further surveillance is needed before conclusions can be drawn." (6)

The Institute of Electrical and Electronics Engineers admits that "continued study in this complicated area will enhance our understanding of biological systems as well as help identify levels and types of...exposure that may be deleterious to human health." (7)

In a report published by the National Institute of Environmental Health Sciences summarizing their findings, it says: "studies finding...biological changes merit further study." "Little is known about potential health effects of long term exposure to RF radiation. Sufficient data from human studies may not be available for several years". (8)

The National Toxicology Program, headquartered at the National Institute of Environmental Health Sciences and nominated by the Federal Food and Drug Administration to study the effects of RF radiation concludes that "additional data are needed". They are in the initial stages of conducting toxicology and carcinogenicity studies in lab animals, but completion and reporting is not anticipated to be until 2014. (9)

Elaine Fox of the University of Essex, UK has published a scholarly paper which states: "there is genuine uncertainty regarding the non-thermal effects of mobile phones and their associated base stations." (10)



A study published by the World Health Organization, presented by Neubauer in 2005, states “there is a problem with estimating exposure because of the numerous variables involved, such as frequency, signal strength, and whether whole body exposure has occurred.” (11)

The Larry King Live program on CNN aired on May 28, 2008 and July 29, 2008 interviewed experts in the medical and scientific fields on the dangers of cell phone use. Dr. Keith Black, Chairman of the Department of Neurosurgery at Cedars-Sinai Medical Center stated that there is “no definitive study to date...more data are needed”. Dr. Sanjay Gupta, a neurosurgeon and one of CNN’s medical correspondents stated “it’s difficult to say they are safe”. And Dr. Devra Davis, Director for the Department of Environmental Oncology at the University of Pittsburgh stated that: “Children may be at greater risk.” Dr. Paul Song, a radiation oncologist stated that it could be “fifteen to twenty years before cancer will show up.”(12)

After a huge laundry list is given, of what exposure to RF radiation can do to the human body in an article titled Microwave And Radiofrequency Radiation Exposure: A Growing Environmental Health Crisis? published by the San Francisco Medical Society, and written by Cindy Sage of Sage Associates, an environmental consulting firm, she states: “A growing body of scientific evidence reports such bioeffects and adverse health effects are possible, if not probable” Furthermore, “ Serious health effects may result, particularly from cumulative or chronic exposure. Scientific study on cumulative effects is very incomplete, and some studies report that low-intensity chronic exposure may produce permanent adverse health consequences...Public policies to address the issue of decision making in the face of this scientific uncertainty are evolving but are far behind the growth curve of wireless communications.” (13)

In another article, by Kelly Classic, Certified Medical Physicist of Health Physics Society, which also lists the known effects on human tissue by exposure to RF radiation, she states: “It is generally agreed that further research is needed to determine the effects and their possible relevance, if any, to human health”. (14)

Again, public concern on the dangers of exposure to RF radiation is continuing to grow. Since there is no definitive research on the long term effects of exposure to RF radiation, approving the placement of a wireless PCS base station in our midst puts us at unknown risk for possibly permanent adverse health consequences. This removes the safety factor that we expect to have in our own homes, by forcing us into constant exposure to RF radiation. The federal government is not infallible in setting standards for health and safety, as we have already seen with respect to cigarette smoking and exposure to second hand smoke.

Everyone is familiar with the results of litigation brought against Pacific Gas and Electric (the result of Erin Brockovich’s tenacious research) for PG&E’s negligence in exposing the public to toxic compounds which they believed to be safe, exposure to which was subsequently determined to be fatal in some cases.



## REFERENCES:

- (1) [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety), Federal Communications Commission: Radiofrequency Safety, Office of Engineering and Technology. OET Bulletin No. 56, Questions and Answers about the Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields, Information: Human Exposure to Radiofrequency Fields from Cellular and PCS Radio Transmitters., Towers: Cellular and PCS Sites. Human Exposure to Radiofrequency Fields, Guidelines for Cellular and PCS Sites., Accessed January, 2010.
- (2) [www.emwatch.com](http://www.emwatch.com), Cell Tower Health Risks, accessed July, 2010.
- (3) <http://abcnews.go.com/Technology/san-francisco-cellphone-radiation-law-raises-health-issue/story>, Lieberman, David, U.S.A. Today, July 18, 2010, Accessed July 27, 2010.
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- (8) National Institute of Environmental Health Sciences July 1998 report., p 134, Accessed January, 2010.
- (9) [www.niehs.nih.gov/health/docs/cell-phone-fact-sheet.pdf](http://www.niehs.nih.gov/health/docs/cell-phone-fact-sheet.pdf), National Toxicology Program, Accessed July, 2010.
- (10) [www.who.int/peh-emf/meetings/archive/fox\\_bsw.pdf](http://www.who.int/peh-emf/meetings/archive/fox_bsw.pdf), Fox, Elaine, Health Effects of Mobile Phone Base Stations: Human Studies, Electromagnetics and Health Laboratory, University of Essex, UK, Accessed January, 2010.
- (11) [www.who.int/peh-emf/meetings/archives/neubauer\\_bsw.pdf](http://www.who.int/peh-emf/meetings/archives/neubauer_bsw.pdf), Accessed, January, 2010.
- (12) Youtube.com, Larry King Show Cell Phone Danger, Accessed July, 2010.
- (13) [www.sfms.org](http://www.sfms.org), Sage, Cindy, Microwave and Radiofrequency Radiation Exposure: A Growing Environmental Health Crisis? San Francisco Medical Society, Accessed July, 2010.
- (14) [www.hps.org/hpspublications/articles/rfradiation.html](http://www.hps.org/hpspublications/articles/rfradiation.html), Classic, Kelly, Health Physics Society, Accessed July, 2010.

Stacy Ann Winters  
254 Holiday Drive, Lake Arrowhead  
APN: 0335-114-34  
Telephone: 909-239-3400  
E-mail: annwinters99@mac.com



**SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT**  
**PLANNING DIVISION PROJECT NOTICE**  
 San Bernardino County Land Use Services Department/Planning Division  
 15456 West Sage Street, Victorville, CA. 92392

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<b>PROJECT NUMBER</b>	P201000221/CF	* Multiple Parcel Associations *
<b>APPLICANT</b>	ROYAL STREET COMMUNICATIONS	
<b>LAND USE DISTRICT (ZONING):</b>	LA/CG	
<b>IN THE COMMUNITY OF:</b>	LAKE ARROWHEAD/3RD/ SUPERVISORIAL DISTRICT	
<b>LOCATED AT:</b>	HOLIDAY DRIVE, NORTH SIDE; APPROXIMATELY 70' WEST OF LAKES EDGE ROAD	
<b>PROPOSAL</b>	CONDITIONAL USE PERMIT TO ESTABLISH A 55 FOOT WIRELESS TELECOMMUNICATIONS FACILITY TOWER CAMOUFLAGED AS A 60 FOOT MONOPINE WITH 6 PANEL ANTENNAS, ONE TWO-FOOT DIAMETER MICROWAVE ANTENNA, ONE GPS ANTENNA, AND FOUR EQUIPMENT CABINETS WITH A MAJOR VARIANCE TO ALLOW A 74 FOOT RESIDENTIAL SETBACK IN LIEU OF THE REQUIRED 300 FOOT SETBACK ON 0.37 ACRES.	

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 Comments (If you need additional space, please attach additional pages):

*We live AT 226 Holiday And do object to the conditional use permit being granted for this wireless telecommunication tower. Except for the lot this project is proposed for the neighborhood is residential. And should be placed elsewhere.*



*Mickey C. Brazil*

*Mickey C. Brazil*

*9/9/10*

SIGNATURE

DATE

AGENCY

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September 8, 2010

Mr. Alexander Lew  
Core Communications Group  
2903-H Saturn St.  
Brea, CA 92821

Subject: CUP Project 201000221/C,  
Royal Street Communications on APN 0335-114-02

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PLANNING DIVISION

Dear Alexander,

Thanks for looking into the "tower in the lake" idea, which turned out to be impractical because of access. I should have done more homework before suggesting it.

The neighborhood group thinks a good outcome for all parties would be to find an alternate site, both suitable and cost effective to RSC, but in a non-residential area of Lake Arrowhead. This would satisfy Section 84.27.010 (b) (4) of the San Bernardino County Development Code, where location in non-residential areas is stated as a goal.

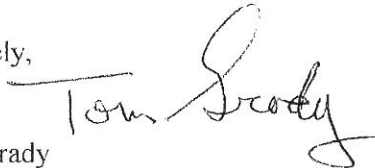
I've talked further with the Arrowhead Lake Association (ALA) about whether they would consider a roof-mounted antenna on their boat storage "stacker" building. This is located next to the ALA Headquarters at 870 Highway 173, which is near the Marina.

Please consider that this site could have several advantages:

- \* A roof-mounted antenna installation ought to be much less expensive than a 55'-tall tower or a stealth building.
- \* The ALA is in a commercial zone, with no residences within 300 ft.
- \* Adequate power and physical space, so equipment can be its own secured area and have 24 hour access.
- \* The location has good RF line-of-sight towards Lake Arrowhead Village and beyond.
- \* There are no trees to degrade the antenna signals, or needing to be cut down.
- \* Should Metro PCS wish to run RF Coverage Predictions for this structure, the latitude is N - 34 15.816, the longitude is W - 117 10.173, and altitude of a full lake is 5,191 ft, to which about 65' should be added for the elevation at the roof top. The coverage might be better than on Highway 189.

If the RSC management wished to further explore this idea, the ALA point of contact is Laura Dyberg, the same person you spoke with about the earlier idea. Her number is (909) 337-2595, ext 103. I think you will find the ALA quite open to discussions in this regard.

Sincerely,



Tom Grady  
258 Holiday Drive, Lake Arrowhead, CA

CC: Tracy Creason, LUSD, Planning



# SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT

## PLANNING DIVISION PROJECT NOTICE

San Bernardino County Land Use Services Department/Planning Division  
15456 West Sage Street, Victorville, CA. 92392

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Comments (If you need additional space, please attach additional pages):

There is no way our  
neighborhood will  
consider putting up with  
CRAP like this!  
Installation should be  
on the rim or remotely  
installed! away from  
neighboring areas.

VICINITY MAP



Chet France

805-452-4658

SIGNATURE

DATE

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IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE LAND USE SERVICES/DEPARTMENT/PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

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258 Holiday Drive  
Lake Arrowhead, CA  
September 11, 2010

Land Use Services Department/ Planning Division  
San Bernardino County  
15456 West Sage St.  
Victorville, CA 92392

Subject: Project: P201000221/CF; Royal Street Communications; APN: 0335-114-02

Attention: Tracy Creason, Project Planner

Enclosures: (1) Property owner comment on the subject project  
(2) Comment Addendum by Marshall Waters, Appraiser  
(3) Photo #1 of Cell Tower under construction  
(4) Photo #2 of Monopine on Highway 18

Dear Tracy,

This is to provide comment in accordance with the project notice. The residential neighbors to this property oppose this project and are requesting, please, that the County deny all options within the above CUP application. The neighbors do not believe that this project meets the Goals and Intent of Section 84.27.010 (b) of the San Bernardino County Development Code to "minimize adverse aesthetic, health, safety and economic impacts". In particular, the aesthetic and economic impacts to us will be really detrimental. We want to preserve the residential character and quality of mountain life that we now have. We are an historic Lake Arrowhead residential community.

The concerns expressed in Enclosures (1) and (2) are the result of neighborhood meetings in Tract 53 of Arrowhead Woods and in the greater Lake Arrowhead area.

As voters and taxpayers, please consider these comments and phone or e-mail me if you have any questions.

Sincerely,

Tom Grady



Cc: Tract 53 Neighbors Against Cell Site

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128 of 170



**Property Owner Comment on CUP for Project P201000221/CF**  
**Royal Street Communications, Applicant**  
**APN: 0335-114-02**

The residential neighbors to this property oppose this project and ask the County to deny all options within this application.

Sections 84.27.010 (b) (2) and (3) of the San Bernardino County Development Code encourage and provide that wireless communications facilities “minimize their adverse aesthetic, health, safety, and economic impacts.”

**Historic Background regarding this location:**

The property proposed for this cell site is located among historic residences dating from the 1920s. It is on Lots 7 and 8 of Tract 53 of Arrowhead Woods, and also is known as Arrowhead Floor and Window Coverings. The 600 sq. ft. main building on the property was built as a private residence 1920s by the parents of Marge Sole, who now lives 2 doors away. She lived there as a child.

The Tract 53 records stem from the conveyance of a deed from Robert G. Lester to Title insurance and Trust Company dated August 9, 1922, recorded in Book 764 Page 17 of Deeds in the Office of the County Recorder, San Bernardino County. The neighboring residences belonging to Nixon, Sole, Grady, and Winters all were built in the 1920s. Howard Hughes used to land a sea plane on the Lake and stay at the Raven, now known as the Saddleback Inn. Established in 1917, one of the rooms there still is referred to as Howard’s Hanger. The neighborhood has majestic trees, lake views, private one-lane streets and many historic older homes.

The proposed cell site property is zoned LA/CG. However, this commercial zone is just one lot deep and boards only on Highway 189. There are 30 private residences in residential zones within a 300’ radius of the proposed cell site. Moreover, there still are 3 private residences on Highway 189 in this commercial zone. The other commercial properties have been only for offices or lodging since the 1920s. These have had a relatively low aesthetic impact on the residential mountain resort/vacation character of the Tract 53 neighborhood.

**Aesthetic Impact of Cell Site:**

**Options 1:** This is for a 55’-tall monopine. The design is defined by a PDC plan dated 03/23/10.

A cell tower currently is being constructed adjacent to the Shell station at 5 Points, between Blue Jay and Twin Peaks. It is MASSIVE as shown in Photo #1. This tower is about the same height and would dominate the property. It’s too big to hide and will be visually obtrusive.

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The tower will be obvious when driving towards Blue Jay, or walking along Holiday Drive and Corona Circle. From several private residences, it will detract from our partial lake views FOREVER.

The tower site is very close to mature trees and is just a few steps from the Arrowhead Floor Sales Office shown on the Site Plan. So this location requires people to park a car, and walk around a cell tower to look at carpet samples. Does this make sense?

The Antenna Plan by PDC shows the 6 antennas extending about 2' from the monopine mast. The equipment growth design will require a second 6 antenna array to be added. Two antenna arrays will be more visually obvious than one.

A question remains regarding a letter dated August 6, 2010 to the Core Communications Group and asking "will the existing trees remain as is?" If they are to be topped or taken down this would have a further negative aesthetic impact.

With age, monopines can become "ratty" looking. An example of this is shown in Photo #2, taken at Highway 18 and Old Waterman Canyon Road. Once installed, is there any incentive for a wireless carrier to maintain a monopine's appearance, or to care about a residential neighborhood?

Even with best efforts to make a monopine look like a tree, it just can't compete with mother nature. Out along a busy highway or Interstate, the aesthetics might matter less. But Lake Arrowhead is a resort, recreational, tourist, vacation and residential area. A cell tower so close to Highway 189, Lake Arrowhead Village, and in the midst of 30 private residences just does not fit aesthetically.

**Option 2:** This is for 55'-tall flagpole. No PDC plans have been provided for Option 2.

If it replaces the existing on-site flagpole which is less than 30' from Highway 189, it will be seen clearly from there, Holiday Drive and residences in Tract 53. It would be much more visually obtrusive than Option 1, and it does not meet Section 84.27.050, Minimizing Impacts.

**Option 3:** This is for a 23'-tall stealth building. The design is defined by a PDC plan dated 09/04/09.

This option brings the source of RF emissions much closer than for the 55'-tall towers. Five properties would be within 100'. Because of the lower antenna height, the RF coverage for MetroPCS probably will be not as favorable as with the 55'-tall towers.

From the abutting Grady and Winters properties, the Option 3 stealth building greatly blocks their lake views. This can be seen in photos submitted to the LUSD on August 5, 2010.

The Project Description describes Options 1 and 2 as having "less aesthetic impact than the original proposal." We agree with this. However, regarding Option 3's proposed architecture that "integrates with a storage shed", this doesn't do much for blending in with the rest of the



neighborhood. Tract 53 of Arrowhead Woods encompasses many quaint and old cottages and cabins, many of which have been handed down from generation to generation. A 23 foot tall by 20 foot wide stealth building would definitely block the beautiful village and lake views that homeowners now enjoy. Compared to lake views, any stealth structure would have an adverse aesthetic impact on our residential neighborhood.

#### **Health Impacts of Cell Site:**

This is a contentious topic. The proposed equipment does meet current FCC standards for RF exposure to radiation. The applicant has provided an Engineering Report, dated January 13, 2010, done by Trott Communications Group, showing that radiation levels are safe. However, our concerns regard long-term RF exposure, a topic where public awareness regarding health risk is increasing.

Owner comment on this topic already has been submitted by Ann Winters by letter dated August 3, 2010; and by Greg Nixon in an e-mail dated September 9, 2010. Please refer to those submissions.

The Tract 53 neighbors do not want to be involuntary subjects of a study for the long-term effects of RF Exposure. Why should we accept any new or future health risk?

As the debate regarding this topic increases, and there is more government funding for research studies, we believe the growing public perception of potential cancer health risks from long-term RF Exposure will have an increasingly negative economic impact on our property values.

#### **Safety Impacts of Cell Site:**

Over the years, there have been several lightning strikes in Tract 53. The trees that were hit are still here as evidence. The Options 1 or 2 towers would probably be higher risk than would be Option 3.

#### **Economic Impacts of Cell Site:**

Tract 53 owners think that any of the 3 Options would have a negative economic impact on us. We think our property values will go down by some percent, compared to market values with no cell site in our midst. This would stem from:

- The adverse aesthetic impacts described above.
- The growing public **perceptions** of possible health risks from RF Exposure.
- A stigma against buying property near High Voltage transmission lines or Cell Sites.
- The loss of lake views.
- An alarming trend towards commercialization and away from the resort, tourist, recreational, vacation and residential character of Arrowhead Woods.

To confirm this economic impact, an experienced Lake Arrowhead appraiser, Marshall Waters, was contacted for comment. Mr. Waters is licensed in the State of California as a Real Estate



Appraiser, and has decades of experience in the Lake Arrowhead community. His Comment Addendum and a copy of his License are attached. His view is that surrounding property values could be down by 5%, depending on proximity to the cell site. Properties with loss of lake view could be down more. The economic impact on property owners definitely will be negative.

Why should the commercial interests of one property owner and of MetroPCS of Dallas, Texas be approved over the objections of Lake Arrowhead property owners and residents?

#### **Section 84.27.080 (a) - Review Factors**

We would like to comment on the factors to be considered in determining whether to issue a CUP for this wireless telecommunications facility.

- (1) **Height of proposed tower or antenna structure.** To obtain the 55'-tall antenna, a massive tower is required that will dominate the site. The 23 foot high stealth building blocks lake views.
- (2) **Proximity of tower to residential structures.** A variance to allow a 74 foot residential setback is way too close. Should not be permitted.
- (3) **Nature of uses on adjacent and nearby properties.** There are 30 private residences within 300 feet. Negative impact on the "quality of residential life" in a historic Old Arrowhead community.
- (4) **Surrounding tree coverage and foliage.** Some older majestic trees will be in the antenna beam, degrading coverage unless topped or cut down.
- (5) **Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.** Even the best monopine will be an eyesore right on Highway 189 and visually obtrusive from Holiday Drive and Corona Circle.
- (6) **Proposed ingress and egress.** Not an issue, if from Highway 189 only.
- (7) **Availability of suitable existing towers and other structures.** By letter of September 8, 2010 to Core Communication Group, the ALA stacker building has been suggested as an existing structure that should be considered.
- (8) **Identification of signal coverage area.** This site backs on a hillside steeply rising to Highway 18 at the rim. Trees, terrain, and residential buildings all will block some signal coverage.
- (9) & (10) These factors are not for property owner comment.

M WATERS APPRAISAL  
COMMENT ADDENDUM

File No.

Case No.

Borrower

Property Address

City

County

State

Zip Code

Lender/Client

Address

PRIMARILY AS A CONCERNED MEMBER OF THE COMMUNITY OF LAKE ARROWHEAD FOR THE PAST SEVERAL DECADES I AM SHARING MY OPINION AS A CALIFORNIA CERTIFIED REAL ESTATE APPRAISER WITH THE FELLOW MEMBERS OF MY COMMUNITY.

AS AN APPRAISER I HAVE NOT APPRAISED A RESIDENTIAL PROPERTY IN SUCH CLOSE PROXIMITY TO THE PROPOSED CELL TOWER NEAR HOLIDAY DRIVE IN LAKE ARROWHEAD TO THE NEIGHBORING HOMES. I HAVE APPRAISED MANY PROPERTIES IN CLOSE PROXIMITY TO OTHER SIMILAR NUISANCE TYPE ELECTRICAL HIGH TENSION TOWERS AND OTHER SIMILAR DETRIMENTS THOUGH. IT IS MY OPINION AS A CERTIFIED APPRAISER THAT A CELL TOWER WOULD HAVE A SIMILAR EFFECT AS SIMILAR TOWERS IN SIMILAR AREAS. TO PUT A DOLLAR AMOUNT WOULD BE DIFFICULT BUT IN MY EXPERIENCE A LOSS OF VALUE TO THE NEARBY PROPERTIES THAT WOULD FALL WITHIN THE INFLUENCE OF THE TOWER COULD BE UP TO OR MORE THAN AT LEAST 5% OF THE PROPERTY VALUE DEPENDING ON THE DETRIMENTAL EFFECT. SOME HOMES WILL MORE THAN LIKELY HAVE A LAKEVIEW OBSTRUCTION FROM THE TOWER AND MAY HAVE A GREATER LOSS IN VALUE. AT THE VERY LEAST IT WILL MAKE HOMES IN THE IMMEDIATE AREA HARDER TO SELL AND MOST LIKELY TO SELL FOR LESS. AGAIN DEPENDING ON THE AMOUNT OF INFLUENCE THE DIMINUTION OF VALUE WOULD VARY.

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SEP 16 2010

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APPRAISER:

Signature: *Marshall Waters*  
Name: MARSHALL WATERS  
Date Signed: 07/14/2010  
State Certification #: AR028209  
or State License #: \_\_\_\_\_  
State: CA  
Expiration Date of Certification or License: 07/19/2011

SUPERVISOR:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Borrower				
Property Address				
City	County	State	Zip Code	
Lender/Client		Address		













RECEIVED  
OCT 18 2010  
PLANNING DIVISION

258 Holiday Drive  
Lake Arrowhead, CA  
October 14, 2010

Tracy Creason  
Land Use Services Department, Planning Division  
15900 Smoke Tree Street  
Hesperia, CA 92345

Dear Tracy,

The neighbors have continued to add new names to the petition that we submitted to you in June. The first submission had 26 names and we have gathered 42 more.

These are labeled Submissions #2 (29 names) and #3 (13 names) and they are enclosed. That brings the total to 68 names so far. We expect to be adding more, because of the added negative impact, now that more people learn about the Edison power poles along Holiday Drive.

Please consider and include this submission in the County's file for P201000221/CF.

Thanks in advance for your assistance in this regard.

Sincerely,



Tom Grady

CC: Tract 53 Neighbors Against Cell Site



Submission #2  
29 names

**Tract 53 Neighbors Against Cell Site**  
**P. O. Box 3052, Lake Arrowhead, CA 92352**

**To: Land Use Services Dept., Planning Division**  
**San Bernardino County, Victorville CA**

**Project #: P20100021/CF, APN: 0335-114-02**

**Applicant: MetroPCS/Royal Street Communications, LLC; Tustin, CA**

**This petition is to add more names to the petition with 26 signatures submitted to you on June 15, 2010.**

**Supplement to Petition submitted in June**

**The following *additional* neighbors STRONGLY OPPOSE approval of any of the 3 options for a Conditional Use Permit (CUP) for a cell tower or building because: (1) it will have a negative economic impact on surrounding property values, and (2) it will have a negative aesthetic impact on the community.**

**By signing below, each of the following *additional* neighbors request that the LUSD deny Project 20100021/CF:**

<u>Name</u>	<u>Address</u>	<u>Lot</u>
<u>Tom Houske</u>	<u>26581 Hillcrest</u>	<u>_____</u>
<u>Angelique Mendez</u>	<u>PO Box 2813 Lake Arrowhead</u>	<u>_____</u>
<u>Charles Moore</u>	<u>530 Pioneer Rd. La.</u>	<u>_____</u>
<u>_____</u>	<u>P.O. Box 298 Blue Jay</u>	<u>_____</u>
<u>_____</u>	<u>PO Box 354</u>	<u>_____</u>
<u>Darbara Martinez</u>	<u>L. Arrowhead</u>	<u>22-59</u>
<u>Kathleen Judy</u>	<u>Box 2464 427 Kuyper</u>	<u>_____</u>
<u>_____</u>	<u>Lk. Arrowhead Canyon</u>	<u>_____</u>
<u>Marthy R. Reich</u>	<u>P.O. Box 3382</u>	<u>_____</u>
<u>_____</u>	<u>Blue Jay, Ca.</u>	<u>_____</u>

By signing below, each of the following *additional* neighbors request that the LUSD deny Project 20100021/CF:

<u>Name</u>	<u>Address</u>	<u>Lot</u>
Marilyn Johnson	Bergschwand	
Mary Carreno	1403 Yosemite Dr	
Renee Love	1343 Saddle Creek LA	
Sean Brown	27587 Super Pine	
Robert Wright	27625 Meadow Bay Dr.	
Tom Kelly	495 Golf Course Blvd	
Larry Anderson	26685 Thousand Oaks Dr. <sup>Knapwood</sup>	
Elaine C. Hewitt	26695 Amador Lane <sup>W. A. Head</sup>	
Lee Adams	71453 BAYSHORE DR	
Ch. [Signature]	26925 Tuna Dr LA 92352	
Peter Paulsen	981 Lucerne Ln Lake Arrowhead 92352	
Gloria Wolf	767 Grandview Rd #207 Twin Peaks, Ca. 92391	

By signing below, each of the following *additional* neighbors request that the LUSD deny Project 20100021/CF:

<u>Name</u>	<u>Address</u>	<u>Lot</u>
Lyncha Hill	1155 Grass Valley	
R. Salveson	221 N. John Muir Rd	68
Shirley Chatterley	314 Shasta Dr.	
Wes F. Andel	336 LAKE SIDE DR	
Arnold R. Andel	27481 West Bay Dr	
Joe Johnson	275 MANZANITA	
Tyler Vintaker	703 Rose Lane	
GLEN BENNETT	707 GRANDVIEW	
KATHY RODGER	27049 Overlook LN Lake Arrowhead 92352	
Stacy Smedley	254 Holiday Dr.	
Rt Pottison	28739 Zion	



Submission #3

13 names

**Tract 53 Neighbors Against Cell Site**  
**P. O. Box 3052, Lake Arrowhead, CA 92352**

**To: Land Use Services Dept., Planning Division**  
**San Bernardino County, Victorville CA**

**Project #: P20100021/CF, APN: 0335-114-02**

**Applicant: MetroPCS/Royal Street Communications, LLC; Tustin, CA**

**This petition is to add more names to the petition with 26 signatures submitted to you on June 15, 2010.**

**Supplement to Petition submitted in June**

The following *additional* neighbors **STRONGLY OPPOSE** approval of any of the 3 options for a Conditional Use Permit (CUP) for a cell tower or building because: (1) it will have a negative economic impact on surrounding property values, and (2) it will have a negative aesthetic impact on the community.

By signing below, each of the following *additional* neighbors request that the LUSD deny Project 20100021/CF:

Name

Address

Lot

[Signature] 257 CORONA LN \_\_\_\_\_

Jamela Pater 257 CORONA LN \_\_\_\_\_


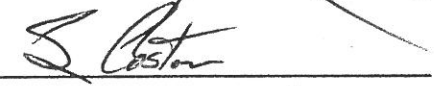
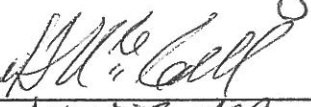
CEST France 237 Corona Circle \_\_\_\_\_

Wanda Presburger 208 Corona Lane \_\_\_\_\_

Michael Schulz 271 CREST CIRCLE \_\_\_\_\_

BRIAN HELGOE 242 Holiday Lane \_\_\_\_\_

By signing below, each of the following *additional* neighbors request that the LUSD deny Project 20100021/CF:

<u>Name</u>	<u>Address</u>	<u>Lot</u>
Dryden Helgoe	242 Holiday Ln.	
	252 Corona Cr	66
	252 Corona Cr	66
Brett Wilson	1075 Gross Valley Alley	
Matt Kelley	23018 Ponderosa Dr.	
 MIKE CALL	28498 NORTH SHORE ROAD, L.A.	
George Smith	266 ELDONADO DR LAKE ARROWHEAD	

258 Holiday Drive  
Lake Arrowhead, CA  
October 14, 2010

Tracy Creason  
Land Use Services Department, Planning Division  
15900 Smoke Tree Street  
Hesperia, CA 92345

Dear Tracy,

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These are labeled Submissions #2 (29 names) and #3 (13 names) and they are enclosed. That brings the total to 68 names so far. We expect to be adding more, because of the added negative impact, now that more people learn about the Edison power poles along Holiday Drive.

Please consider and include this submission in the County's file for P201000221/CF.

Thanks in advance for your assistance in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Grady", with a long horizontal line extending to the left.

Tom Grady

CC: Tract 53 Neighbors Against Cell Site



**Tract 53 Neighbors Against Cell Site**  
**P. O. Box 3052, Lake Arrowhead, CA 92352**

RECEIVED  
JUN 18 2010  
PLANNING DIVISION

To: Land Use Services Dept., Planning Division  
San Bernardino County, Victorville CA

Project #: P20100021/CF, APN: 0335-114-02

Applicant: Royal Street Communications, LLC; Tustin, CA

This petition is to add more names to the petition with 26 signatures submitted to you on June 15, 2010.

**Supplement to Petition submitted in June**

The following *additional* neighbors STRONGLY OPPOSE approval of any of the 3 options for a Conditional Use Permit (CUP) for a cell tower or building because: (1) it will negatively impact our property values, and (2) it will have a negative aesthetic impact our nice neighborhood.

Each of the following *additional* neighbors of Tract 53 of Arrowhead Woods concur in this request by signing below:

<u>Name</u>	<u>Address</u>	<u>Lot</u>
<u>Gene Lamaison</u>	<u>Parcel # 0335-114-02</u>	<u>#50</u>
<u>Rip Lamaison</u>	<u>Parcel # 0335-114-02</u>	<u>#50</u>
<u>De Mikande</u>	<u>  </u>	<u>  </u>
<u>Nicole Mirande</u>	<u>Parcel 0335-114-02</u>	<u>#50</u>
<u>Allison Mirande</u>	<u>  </u>	<u>  </u>
<u>Peter J. Mirande</u>	<u>  </u>	<u>  </u>

**Each of the following *additional* neighbors of Tract 53 of Arrowhead Woods concur in this request by signing below:**

Name

**Address**

Lot

Die Markung ~~Der~~ 0335-1402-150

[illegible]

3949 La Cresta Drive  
San Diego, CA 92107  
October 18, 2010

Tracy Creason  
Land Use Services Department, Planning Division  
15900 Smoke Tree Street  
Hesperia, CA 92345

Dear Tracy,

Thank you for visiting Holiday Drive and meeting with us on October 8th. This follows up that meeting. You mentioned that Alexander Lew had supplied you a copy of a letter of interest from the Mountains Community Hospital (MCH). I understand from the hospital that he called them with some "excuse" and saying that Royal Street would not consider the MCH as a suitable site.

The hospital has been chosen by Verizon, AT&T and Sprint, which speaks volumes to the point that it has very good RF coverage. These big wireless companies pick sites that are in their own best economic interests, including long term maintenance, access, and support. If 3 major wireless carriers are achieving good RF coverage, we neighbors don't think any lame excuse from Royal Street should be accepted without being challenged. Why should MetroPCS be against any alternative site with better RF coverage and/or better cost effectiveness?

The County Development Code not only encourages cell sites to be located in non-residential areas, but also to make use of existing towers and antenna sites. We read in section 84.27.050 (a) (1) (A) that it requires: "EVIDENCE OF INFEASIBILITY OF CO-LOCATION ON ANOTHER FACILITY OR JOINT LOCATION IN AN EXISTING ANTENNA FARM ....

If Royal Street Communications submits any evidence claiming infeasibility, we respectfully ask, please, to be provided a copy and the opportunity to review it and comment.

Another point that we ask the LUSD and Planning Commission please consider is the economic impact regarding the "Greater Good" to the Lake Arrowhead Community. We submit that it is much more beneficial if cell site revenue goes to the hospital, rather than to one private property owner.

As voters and tax payers, we again ask the County to deny this CUP application.

Sincerely,

Tom Grady



Cc: Tract 53 Neighbors Against Cell Site

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OCT 20 2010  
PLANNING DIVISION



## Creason, Tracy - LUS

---

**From:** Alexander Lew [alew@core.us.com]  
**Sent:** Monday, October 04, 2010 12:17 PM  
**To:** Creason, Tracy - LUS  
**Cc:** Maree Hoeger  
**Subject:** LA4034A MetroPCS Lake Arrowhead Cell Site - Letter of Interest from Mountains Community Hospital  
**Attachments:** LA4034A - Mountains Community Hospital Interest Letter.pdf

Hello Tracy,

I received this letter from Mountains Community Hospital offering their site as a potential location for a cell site. While the site is 1.69 miles to the north-east of the search ring and therefore is not a viable alternative for this search ring, the attached letter of interest says a lot about wireless coverage in the area and the local medical establishment's view on health effects.

The fact that there are three carriers (one of which has been at the medical campus for nearly fifteen years) at the hospital indicates that there are established wireless networks in the area, and the proximity of the existing three sites to a traditionally sensitive use (hospital) shows that the medical professionals at the medical campus are not concerned about the perceived health risks of wireless sites.

Alexander Lew  
Project Manager - Zoning

Core Development Services  
2903-H Saturn Street  
Brea, CA 92821  
714-401-2241 mobile  
714-729-8404 office  
714-333-4441 fax



*The Heart of Mountain Healthcare*

October 1, 2010

Mr. Alexander Lew  
Core Communications Group  
2903-H Saturn Street  
Brea, CA 92821

Dear Mr. Lew:

We recently noted in an article in the Mountain News that your company was having difficulty in obtaining a site for a cell tower.

We would be interested in discussing the use of our campus as a site since we already host three companies, AT&T, Sprint and Verizon and have found them to be good tenants (we have had our relationship with AT&T and its predecessors for nearly fifteen years. We currently have two towers and one rooftop installation. Our hospital campus commands an excellent position relative to the mountain communities and as you probably know, the County encourages co-location of cell facilities.

If you would like to discuss this option and/or come and visit our campus, please call me at (909) 436-3200.

Sincerely,



Charles H. Harrison  
Chief Executive Officer

SAN BERNARDINO MOUNTAINS COMMUNITY HOSPITAL DISTRICT

29101 HOSPITAL ROAD ♦ P.O. Box 70 ♦ LAKE ARROWHEAD ♦ CALIFORNIA 92352 ♦ (909) 336-3651 ♦ [www.MCHcares.com](http://www.MCHcares.com)

October 14, 2010  
242 Holiday Drive  
Lake Arrowhead, CA 92352

Tracy Creason  
Land Use Services Department, Planning Division  
15900 Smoke Tree Street  
Hesperia, CA 92345

RECEIVED NOV 08 2010

Dear Tracy,

With respect to P201000221/CF, I just purchased a home on Holiday Drive, Lake Arrowhead. My family and I have been looking for a home in Lake Arrowhead for 3 years and we finally found a dream house with views of the lake in a community with a strong, supportive neighborhood to raise our 2 girls, Mary (4) and Anna (1). A major reason that we bought our house was the view we enjoy across Holiday Drive to Lake Arrowhead. The other reason is that there is a strong neighborhood bond that we feel comfortable will be a good environment for our kids.

My family is active in the community. As an example, I have served on the Los Angeles County Arboretum for 6 years. I am a member of the California Club and an active board member of the Men's Garden Club of Los Angeles. Dryden, my wife, is a commissioner on the Santa Monica Parks and Recreation Commission. Our family belongs to the oldest beach club in Santa Monica (the Salt Air Club). We firmly believe in engaging our community and getting involved at the highest levels that we can contribute. I am the Vice President of Operations for a >\$1Billion dollar landscaping company and 4 other executives at my Firm own property in Lake Arrowhead.

I was shocked to learn that a new cell tower plus 45' power poles might be installed in our residential neighborhood by Royal Street Communications, also known as MetroPCS. Here are several reasons why the cell tower and poles make no sense to me:

1. It should not be a policy to put cell towers and power poles that obstruct quantifiably, economically valuable views amidst 30 private residences. If this cell site location sets a precedent for other towers and 45' power poles to be placed in other residential neighborhoods in Lake Arrowhead at will, other citizens of Lake Arrowhead, other mountain resorts, and most San Bernardino County residents would be greatly opposed to the actions of county supervisors that allow this to happen. It would be easy to generate great political opposition to this plan. It seems publishing the fact that all residential neighborhoods in Arrowhead (and other areas of San Bernardino County with views) are at risk for the placement of cell towers and large power poles would generate a lot of negative publicity and votes for elected county officials
2. There are other towers in the community with capacity to hold more cell wireless carriers. Is the reason here solely to save MetroPCS money from co-locating with another carrier?



3. Why isn't the parking structure for Lake Arrowhead Village, or other roof-line areas in Lake Arrowhead Village, a suitable alternate cell site? The local Mountains Community Hospital has other cell facilities and is, in my understanding, welcoming of additional cell phone utilities on its property. It seems that a potential reason that MetroPCS's choose this particular location is that the residential neighborhood could be a more politically and financially expedient, assuming that there would be no significant resistance from either County Supervisors or local residents. If that is true, I will commit with the support of my neighbors to make sure there is strong resistance.
4. Why couldn't the power poles be placed underground? Whatever the cost would be, it would be less than the collective loss in property value by creating an obstruction to Lake Views along Holiday Drive. Would property owners be compensated for this loss? How would the loss be determined? Could other legal precedents be used to make a strong case against the County, Royal Street Communications, and any installation company installing the cell tower and power poles? Would my property tax and the property tax of my neighbors be reduced because of the reduction of property value due to the intrusion of power poles and cables into our view of Lake Arrowhead and the surrounding mountains?
5. There are no public streets in the neighborhood; all the properties have a setback that is required for private roads. Does that mean that we do not have the right to refuse an unnecessary and unwanted "eyesores" in our neighborhood? Is this eminent domain? Based on what I have learned from my neighbors, it is not right that the need for 45' power poles along Holiday Drive was not put forward by Royal Street Communications in their Project Description.

It appears another big business is attempting to influence local politicians to save money and time by picking on a few residents. It is your job, and your fellow colleague's job, to represent the citizens of San Bernardino County and stop abuses like this from happening. WE DO NOT WANT THIS CELL SITE IN OUR NEIGHBORHOOD. There are other, better locations for this cell site. MetroPCS has not seriously pursued these, which include the Mountain Community Hospital and the Arrowhead Lake Association (ALA) stacker building, to name just two.

I plan to vigorously defend my property rights against the unwanted cell tower or stealth building and power poles. I will work to clearly publish and advertise any elected, appointed, or other county representative that actively or passively allows a cell site and power poles to be placed over the objections of Tract 53 residents, property owners, and the local community.

The cell site proposed by Royal Street Communications requires a 45' high voltage power pole to be installed on MY PROPERTY at 242 Holiday Drive. This power pole will obstruct my view and cause real, economic loss of property value if the power poles are used. As a taxpayer, I oppose this cell site location and the power poles/wires it brings along, and ask the County to deny this CUP application.

If there is a decision on this project, or a date scheduled with the Planning Commission, please notify me by e-mail. My email address is: [bhelgoe@valleycrest.com](mailto:bhelgoe@valleycrest.com).

Sincerely,



Brian Helgoe

Cc: Tract 53 Neighbors Against Cell Site



## Creason, Tracy - LUS

---

**From:** Brian Helgoe [bhelgoe@valleycrest.com]  
**Sent:** Tuesday, October 19, 2010 8:56 AM  
**To:** Creason, Tracy - LUS  
**Cc:** tbgrady@yahoo.com; cscoston@msn.com; Brian Helgoe  
**Subject:** Cell Site on Holiday Drive, Lake Arrowhead  
**Attachments:** SCE Poles in Lake Arrowhead letter.doc

**Importance:** High

Dear Tracy,

With respect to P201000221/CF, I just purchased a home on Holiday Drive, Lake Arrowhead. My family and I have been looking for a home in Lake Arrowhead for 3 years and we finally found a dream house with views of the lake in a community with a strong, supportive neighborhood to raise our 2 girls, Mary (4) and Anna (1). A major reason that we bought our house was the view we enjoy across Holiday Drive to Lake Arrowhead. The other reason is that there is a strong neighborhood bond that we feel comfortable will be a good environment for our kids.

My family is active in the community. As an example, I have served on the Los Angeles County Arboretum for 6 years. I am a member of the California Club and an active board member of the Men's Garden Club of Los Angeles. Dryden, my wife, is a commissioner on the Santa Monica Parks and Recreation Commission. Our family belongs to the oldest beach club in Santa Monica (the Salt Air Club). We firmly believe in engaging our community and getting involved at the highest levels that we can contribute. I am the Vice President of Operations for a >\$1 Billion dollar landscaping company and 4 other executives at my Firm own property in Lake Arrowhead.

I was shocked to learn that a new cell tower plus 45' power poles might be installed in our residential neighborhood by Royal Street Communications, also known as MetroPCS. Here are several reasons why the cell tower and poles make no sense to me:

1. It should not be a policy to put cell towers and power poles that obstruct quantifiably, economically valuable views amidst 30 private residences. If this cell site location sets a precedent for other towers and 45' power poles to be placed in other residential neighborhoods in Lake Arrowhead at will, other citizens of Lake Arrowhead, other mountain resorts, and most San Bernardino County residents would be greatly opposed to the actions of county supervisors that allow this to happen. It would be easy to generate great political opposition to this plan. It seems publishing the fact that all residential neighborhoods in Arrowhead (and other areas of San Bernardino County with views) are at risk for the placement of cell towers and large power poles would generate a lot of negative publicity and votes for elected county officials
2. There are other towers in the community with capacity to hold more cell wireless carriers. Is the reason here solely to save MetroPCS money from co-locating with another carrier?
3. Why isn't the parking structure for Lake Arrowhead Village, or other roof-line areas in Lake Arrowhead Village, a suitable alternate cell site? The local Mountains Community Hospital has other cell facilities and is, in my understanding, welcoming of additional cell phone utilities on its property. It seems that a potential reason that MetroPCS's choose this particular location is that the residential neighborhood could be a more politically and financially expedient, assuming that there would be no significant resistance from either County Supervisors or local residents. If that is true, I will commit with the support of my neighbors to make sure there is strong resistance.

4. Why couldn't the power poles be placed underground? Whatever the cost would be, it would be less than the collective loss in property value by creating an obstruction to Lake Views along Holiday Drive. Would property owners be compensated for this loss? How would the loss be determined? Could other legal precedents be used to make a strong case against the County, Royal Street Communications, and any installation company installing the cell tower and power poles? Would my property tax and the property tax of my neighbors be reduced because of the reduction of property value due to the intrusion of power poles and cables into our view of Lake Arrowhead and the surrounding mountains?
5. There are no public streets in the neighborhood; all the properties have a setback that is required for private roads. Does that mean that we do not have the right to refuse an unnecessary and unwanted "eyesores" in our neighborhood? Is this eminent domain? Based on what I have learned from my neighbors, it is not right that the need for 45' power poles along Holiday Drive was not put forward by Royal Street Communications in their Project Description.

It appears another big business is attempting to influence local politicians to save money and time by picking on a few residents. It is your job, and your fellow colleague's job, to represent the citizens of San Bernardino County and stop abuses like this from happening. WE DO NOT WANT THIS CELL SITE IN OUR NEIGHBORHOOD. There are other, better locations for this cell site. MetroPCS has not seriously pursued these, which include the Mountain Community Hospital and the Arrowhead Lake Association (ALA) stacker building, to name just two.

I plan to vigorously defend my property rights against the unwanted cell tower or stealth building and power poles. I will work to clearly publish and advertise any elected, appointed, or other county representative that actively or passively allows a cell site and power poles to be placed over the objections of Tract 53 residents, property owners, and the local community.

The cell site proposed by Royal Street Communications requires a 45' high voltage power pole to be installed on MY PROPERTY at 242 Holiday Drive. This power pole will obstruct my view and cause real, economic loss of property value if the power poles are used. As a taxpayer, I oppose this cell site location and the power poles/wires it brings along, and ask the County to deny this CUP application.

If there is a decision on this project, or a date scheduled with the Planning Commission, please notify me by e-mail. My email address is: [bhelgoe@valleycrest.com](mailto:bhelgoe@valleycrest.com).

Sincerely,

Brian Helgoe  
Cc: Tract 53 Neighbors Against Cell Site

***Brian Helgoe***

***Vice President, Operations***  
ValleyCrest Landscape Development  
24151 Ventura Boulevard  
Calabasas, California 91302  
tel: 818.737.2727 fax: 818.225.6827  
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[www.valleycrest.com](http://www.valleycrest.com)



## Creason, Tracy - LUS

---

**From:** tbgrady@yahoo.com  
**Sent:** Sunday, March 13, 2011 1:00 PM  
**To:** Creason, Tracy - LUS  
**Cc:** Ann Winters; Marge Sole; Craig & Stephanie Coston; Lee & Kim Johnson; Stacey Smedley; Greg Nixon; John Young; Mickey Brazil; Stop Cell Site  
**Subject:** Fw: Cell phone radiation alters brain activity, study shows

Good Morning Tracy,

This is to let you know that the neighbors on Holiday Drive are still very concerned regarding the MetroPCS application. Alexander and Jeff had promised to contact us regarding design changes they might make to reduce the neighborhood's concerns, but we had heard nothing since last year. In my last conversation with Alexander, I had shared the idea of locating the antennas in the attic of the existing building. This was based on my telephone conversation with you regarding the possibility of not having to accomodate a second wireless carrier.

Below is a new article regarding radiation exposure. Please add this to the file, as this topic remains a concern with all of us in close proximity.

I hope all is well with you,

Best regards,

Tom

--- On **Thu, 2/24/11**, **Greg Nixon** <[worldgongood@hotmail.com](mailto:worldgongood@hotmail.com)> wrote:

**From:** Greg Nixon <[worldgongood@hotmail.com](mailto:worldgongood@hotmail.com)>  
**Subject:** Cell phone radiation alters brain activity, study shows  
**To:** "Tom Grady" <[tbgrady@yahoo.com](mailto:tbgrady@yahoo.com)>  
**Date:** Thursday, February 24, 2011, 9:10 PM

Tom: An interesting science article... if a small cell phone causes concern, what does a tower crackling with power and radiation do?

---

**Feed:** msnbc.com: Top msnbc.com headlines  
**Posted on:** Tuesday, February 22, 2011 3:24 PM  
**Author:** msnbc.com: Top msnbc.com headlines  
**Subject:** Cell phone radiation alters brain activity, study shows



Spending 50 minutes with a cell phone plastered to your ear is enough to change brain cell activity in the part of the brain closest to the antenna.

[View article...](#)



## Cell phone radiation alters brain activity, study shows

But it's not clear whether that causes any harm, scientists say



Lucas Jackson / REUTERS

A man talks on his cell phone inside Grand Central Station in New York in this March 4, 2008, file photo.

By Julie Steenhuysen



updated 2/22/2011 5:24:15 PM ET

CHICAGO— Spending 50 minutes with a cell phone plastered to your ear is enough to change brain cell activity in the part of the brain closest to the antenna.

But whether that causes any harm is not clear, scientists at the National Institutes of Health said on Tuesday, adding that the study will likely not settle recurring concerns of a link between cell phones and brain cancer.

"What we showed is glucose metabolism (a sign of brain activity) increases in the brain in people who were exposed to a cell phone in the area closet to the antenna," said Dr. Nora Volkow of the NIH, whose study was published in the Journal of the American Medical Association.

The study was meant to examine how the brain reacts to electromagnetic fields caused by wireless phone signals.

Volkow said she was surprised that the weak electromagnetic radiation from cell phones could affect brain activity, but she said the findings do not shed any light on whether cell phones cause cancer.

"This study does not in any way indicate that. What the study does is to show the human brain is sensitive to electromagnetic radiation from cell phone exposures."

Use of the devices has increased dramatically since they were introduced in the early-to-mid 1980s, with about 5 billion mobile phones now in use worldwide.

Some studies have linked cell phone exposure to an increased risk of brain cancers, but a large study by the World Health Organization was inconclusive.

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## Creason, Tracy - LUS

---

**From:** Creason, Tracy - LUS  
**Sent:** Monday, April 18, 2011 11:37 AM  
**To:** 'tbgrady@yahoo.com'  
**Subject:** Cooking Eggs or Popcorn with Cell Phones

I thought you might find the following article from snopes.com interesting:  
<http://www.snopes.com/science/cookegg.asp>

Tom,

I will add your email and this Snopes.com article to the Royal Street Communications project file.

Sincerely,

Tracy



## Creason, Tracy - LUS

---

**From:** tbgrady@yahoo.com  
**Sent:** Sunday, April 17, 2011 3:29 PM  
**To:** Creason, Tracy - LUS  
**Cc:** Craig & Stephanie Coston; Brian Helgoe; Greg Nixon; Marge Sole; Lee & Kim Johnson; Gene Johnson; Gene Lamaison; Ann Winters; John Young; Stacey Smedley; Mickey Brazil  
**Subject:** Video Clip of Students using cell phones to pop popcorn

Good Morning Tracy,

I spoke with Alexander Lew last week, who said that MetroPCS had not yet come up with design ideas that would overcome the objections of the Holiday Drive neighbors. At our meeting on Holiday Drive last November, Jeff Clark had promised to get back with us when they do. Our group is going to resume looking for alternative sites anyway, now that winter is past.

Also last week, I received an e-mail referring me to a video clip where college students were using cell phones to pop popcorn. To access this:

1. Copy and paste the following link into the address line of a browser.

[http://www.dailymotion.com/video/x5odhh\\_pop-corn-telephone-portable-micro-o\\_news](http://www.dailymotion.com/video/x5odhh_pop-corn-telephone-portable-micro-o_news)

2. Wait about 20 seconds for the Chase ATM commercial to pass.
3. Observe students calling their cell phones, which then pop popcorn.

Then the e-mail concluded with:

***This is probably what it does to our brain cells - like putting your head in a microwave .***

***Check this out! And we're supposed to believe that cell phones are safe?***

We don't know if this is for real, but some in our group are going to try to duplicate it. We might try it with a cell tower too. Because you have a lot of experience with cell sites, we'd like to know if you, or the Health and Safety people, have ever come across this video clip before?

In any event, please add this to the file for Project P201000221/CF.

Best regards,

Tom



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## Oeuf the Wall

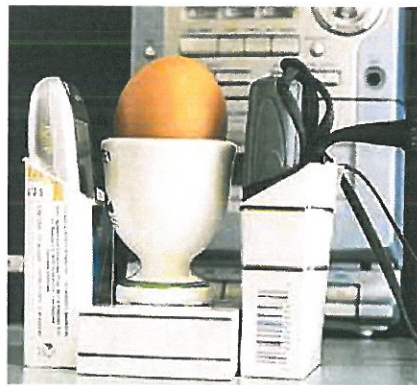
**Claim:** Eggs or popcorn kernels can be cooked by placing them between activated cell phones.

**FALSE**

**Example:** *[Collected via e-mail, May 2007]*

**We need:**

One egg and 2 mobiles  
 65 minutes to call from one phone to the other  
 Set up something like in the graphic



We'll initiate the call between the mobiles to last for 65 min's approximately; Nothing will happen on the first 15 minutes...

After 25 minutes the egg starts warming up, after 45 min's; The egg is already hot; and after 65 min's the egg is cooked

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#### Conclusion:

If the microwave radiation emitted by the mobiles is capable to modify the proteins in the egg. Imagine what it can do with the proteins in our brains when we talk through the mobiles.

**Origins:** The introduction of many a new technology has been accompanied by claims that its use results in unforeseen, deleterious health effects — claims that have at times ranges from the completely loopy to the not entirely unfounded. This phenomenon has been particularly prevalent in recent years, as new, "invisible" technologies (e.g., microwave ovens that cook food without flames or heating elements, cell phones and computer networks that transmit and receive data without connecting wires) have replaced older and more familiar forms.

In 2000, the web site [Wymsey Village Web](#) published a spoof [article](#) ("Weekend Eating: Mobile Cooking") about using two mobile phones to cook an egg. The implications of this information were ominously obvious: If cell phones could cook an egg inside its shell, imagine what they might be doing to your brain! Charlie Ivermee, the founder of the site (which is presented as the online home of a fictional English village), explained that he penned the piece to poke fun at precisely those kinds of technological fears:

There was a lot of concern about people's brains getting fried and being from a radio/electronics background I found it all rather silly. So I thought I'd add to the silliness.

Although the names of the article's putative authors ("Suzzanna Decantworthy" and "Sean McCleanaugh") should have been enough by itself to give away (even to those unfamiliar with the nature of the Wymsey Village web site) that the item was spoof, Ivermee noted that more than a few readers took his humor piece on the level:

I really underestimated how many people would take it seriously. No other page on the [Wymsey Village] site has grabbed people's attention and ire button as much as this one. My only regret is that I did not get a dime for every hit on that page.

In April 2006, the Russian tabloid *Komsomolskaya Pravda* sent the same hoax winging on another trip around the Internet by publishing an [article](#), complete with pictures, in which journalists Vladimir Lagovski and Andrei Moiseynko claimed to have produced a hard-boiled egg in a little over an hour by placing the egg between two activated cell phones. (Click [here](#) for an approximate English translation of that article.) Photographs from the *Pravda* piece, along with some brief explanatory text (as replicated in the "Example" block above), were widely forwarded via e-mail, including the dire conclusion that "If the microwave radiation emitted by the mobiles is capable of modifying the proteins in the egg, imagine what it can do with the proteins in our brains when we talk through the mobiles."



For those who remain skeptical that even though these articles may have been spoofs, their underlying principle isn't necessarily false, we note that every instance we could find of someone's attempting to replicate this experiment resulted in dismal failure.



For example, in March 2006 food writer Paul Adams penned a *New York Times* [column](#) about his efforts to cook an egg with two cell phones:

I stood an egg in an egg cup between two short stacks of books. With my new Treo 650 I called my old Samsung cellphone, answering it when it rang. I laid the two phones on the books so their antennas pointed at the egg. Supposedly, this would give me a cooked egg.

But after 90 minutes, with the Treo's fresh battery running low, the egg was still cold. Maybe, I thought, this method uses some sort of telephonic radiation to coagulate protein without heat? I whacked it on the table and watched raw egg ooze out. I poached it later by conventional means.

Clearly, people are eager to have their technophobias confirmed, but a cellphone's power output is half a watt at most, less than a thousandth of what a typical microwave oven emits.

The Three Wise Men web site purportedly chronicles a similar [experiment](#) — this one using three cell phones, two video monitors, and two laptop computers — that ended with similar results:

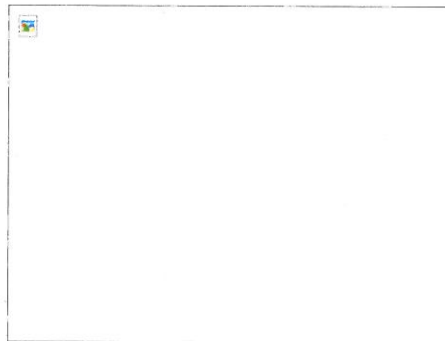
We felt sorry for a whole 10 minutes while we imagined [the egg] getting pounded with invisible radio waves.

When we took the egg out, we were shocked to feel it was still cold. But, hey, the article didn't say it would be hot, just that it would be cooked.

So, we felt sorry for the egg one last time while Adam cracked its shell.

We were shocked to find that the egg was completely uncooked.

In October 2005 the television program *Brainiac*, a UK-based science show, aired an episode in which they tried cooking an egg by placing it under a pile of 100 cell phones. All they ended up with was an unwarmed, uncooked egg:

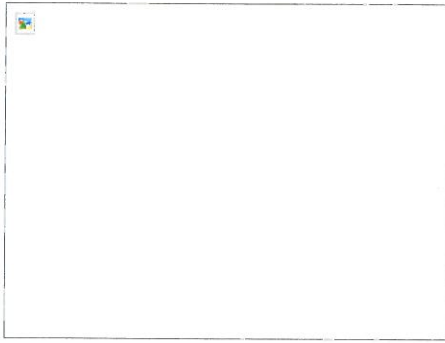


So prevalent was this hoax that the Mobile Manufacturers Forum, an international association of radio communications equipment manufacturers, put up a brief [article](#) on their web site explaining why the "cook an egg with two cell phones" rumor wasn't technically feasible:

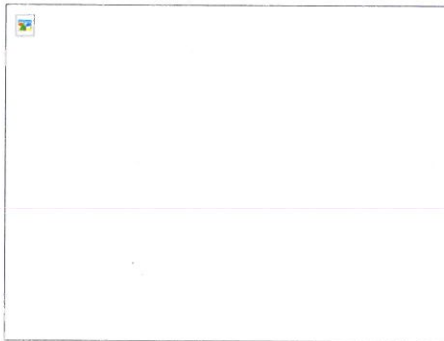
The claim that RF energy from two mobile phones can cook an egg in 60 minutes cannot be true as it is impossible for the egg's temperature to rise to a level that will cook the egg. We can demonstrate this as follows: even if you assume that each mobile phone is emitting RF energy at its maximum average power of 0.25 W (based on a peak power of 2 W per phone) for 60 minutes; and even if the total power ( $2 \times 0.25 \text{ W} = 0.5 \text{ W}$ ) of both phones was completely absorbed by the egg (assuming it weighs 50 g), then the result would be a maximum temperature rise after 60 minutes of only 13°C. Even if the egg was at room temperature before starting the experiment, the result would still be far below the temperature actually needed to cook an egg (which is approx. 65-70°C).

In reality, an egg placed between two phones would have a much lower temperature rise because the egg is not thermally insulated and it would only absorb a small portion of the energy emitted.

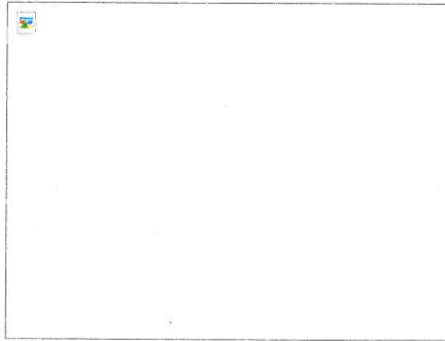
The egg-cooking jape remains a popular one, though, with various pranksters producing concocted videos (like the one displayed below) ostensibly showing successful experiments in this vein:



In June 2008 the joke was expanded to include videos depicting people purportedly using cell phones to pop popcorn, all of them part of a marketing scheme launched by [Cardo](#) Systems, Inc. (a provider of Bluetooth Headset solutions).



As shown in this CNN [report](#), the popcorn effect was achieved by dropping already-popped corn into the scene during filming, then using digital editing to remove the kernels from the table:



**Last updated:** 17 March 2009

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## Creason, Tracy - LUS

---

**From:** Lee Johnson [lrjohnsonconstruction@yahoo.com]  
**Sent:** Friday, October 21, 2011 4:02 PM  
**To:** Creason, Tracy - LUS  
**Subject:** Metro PCS LA4034A

Tracy Creason, Senior Planner Pro No P201000221/cup-cell

I am an owner of two properties within the distance of this site. I own 261 Crest Circle & 257 Corona Circle. The 300 feet set back is conservative enough, this doesn't serve the community at all. This only satisfies Metro PCS and the owner of that property, who does not live here. We would all experience a large loss in property value and they would gain at our expense. It is wrong for San Bernardino County to provide a variance for Metro PCS the 300 set back should stand.

Thank you,  
Lee Johnson  
909-913-9927 Cell



## Creason, Tracy - LUS

---

**From:** Alexander Lew [alew@core.us.com]  
**Sent:** Thursday, October 27, 2011 11:57 AM  
**To:** tbgrady@yahoo.com  
**Cc:** Maree Hoeger; Creason, Tracy - LUS; Jeffrey Clarke  
**Subject:** MetroPCS LA4034A Arrowhead Coverings // SCE Power Route

Hello Mr. Grady,

I received your message yesterday and followed up with MetroPCS' utilities coordinator to see if SCE has given an alternate power route further consideration. Unfortunately I have been informed that Mike Marshall from SCE brought the issue up to management and the decision was made by SCE to have MetroPCS utilize the original power design. No further alternatives to that power design will be considered by SCE.

Regards,

Alexander Lew  
Project Manager - Zoning

Core Development Services  
2903-H Saturn Street  
Brea, CA 92821  
714-401-2241 mobile  
714-729-8404 office  
714-333-4441 fax

## Creason, Tracy - LUS

---

**From:** tbgrady@yahoo.com  
**Sent:** Monday, November 14, 2011 4:04 PM  
**To:** Jennifer.Menjivar@sce.com  
**Cc:** Alexander Lew; Creason, Tracy - LUS  
**Subject:** Fw: MetroPCS Lake Arrowhead Site // Correspondence from SCE to MetroPCS RE Power Route  
**Attachments:** LA4034A Letters from SCE RE Power Route.pdf

Ms. Jennifer Menjivar  
Local Region Manager  
Southern California Edison

Subject: MetroPCS proposed Conditional Use Permit (CUP)

Hello Jennifer,

Thank you for calling this afternoon.

This is to forward communications from MetroPCS via their subcontractor Core Communications, who is handling their CUP application with the Land Use Services Department, San Bernardino County. Attached are 2 letters from Mike Marshall to MetroPCS, which were forwarded to us.

The reasons for sticking with high voltage poles/wires are vague, specially in light of the fact that many communities in Lake Arrowhead have underground electric power already.

Moreover, the SCE web site states that "SCE supports undergrounding because it provides substantial aesthetic benefits of local communities."

The residential neighbors surrounding the proposed cell site location are Edison customers too. Therefore, we don't think it is appropriate for SCE to side with MetroPCS on a CUP issue at the Planning Commission regarding 45' poles vs. undergrounding.

Thank you for investigating this matter internally. Please let me know if we can provide any futher information, or can meet with you.

Sincerely,

Tom Grady

--- On Tue, 11/8/11, Alexander Lew <[alew@core.us.com](mailto:alew@core.us.com)> wrote:

From: Alexander Lew <[alew@core.us.com](mailto:alew@core.us.com)>

Subject: MetroPCS Lake Arrowhead Site // Correspondence from SCE to MetroPCS RE Power Route  
To: [tbgrady@yahoo.com](mailto:tbgrady@yahoo.com)  
Cc: "Jeffrey Clarke" <[JClarke@metropcs.com](mailto:JClarke@metropcs.com)>, "Maree Hoeger" <[mhoeger@core.us.com](mailto:mhoeger@core.us.com)>, "Creason, Tracy - LUS" <[Tracy.Creason@lus.sbcounty.gov](mailto:Tracy.Creason@lus.sbcounty.gov)>  
Date: Tuesday, November 8, 2011, 2:40 PM

Hello Mr. Grady,

It was nice speaking with you this afternoon. As I had mentioned, nothing to date other than the original email I had sent to you on October 27 regarding SCE's position about the power design has made its way to the County. I just received a copy of the attached correspondence from SCE's Mike Marshall to MetroPCS about the power route and the decision SCE has taken to have MetroPCS utilize the original power design. Unfortunately the letters do not specify the exact reasons behind SCE's decision, but I believe your recent conversation with Mike Marshall was fairly clear on the reasons behind their decision, a couple being the life safety hazards of working within an underground vault, and the potential delays in restoring service should an outage occur during the winter months due to clearing snow and trenching the route to find breaks in the line.

It has been a great experience working with you and the rest of the Tract 53 Neighbors and on behalf of MetroPCS, we are glad we have been able to address the neighborhood's concerns on this proposal with the exception of this power design which is unfortunately out of our control.

Respectfully,

Alexander Lew  
Project Manager - Zoning

Core Development Services  
2903-H Saturn Street  
Brea, CA 92821  
714-401-2241 mobile  
714-729-8404 office  
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October 20, 2011

Tim Linville  
Metro PCS California, LLC.  
350 Commerce  
Suite 200  
Irvine, California 92602

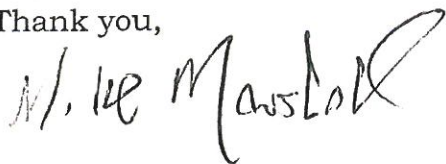
**RE: LA4034A**

Tim,

As we have discussed, I did bring the homeowner's concerns regarding the existing design up before our Planning supervisors and a large representative section of planners from across the Edison territories.

It is our collective opinion that Metro work off of the original design.

Thank you,



Michel T. Marshall  
Project Manager  
IMS Group- SCE  
1851 West Valencia Drive  
Building E  
Fullerton, California 92833

August 4, 2011

Tim Linville  
Metro PCS, Inc.  
350 Commerce  
Suite 200  
Irvine, California 92602


**RE: Metro PCS, INC. LA4034A**

Tim,

Last fall this job was walked with a number of parties to ensure that the most appropriate power design could be utilized reflecting SCE standards and the interests of the community. The original planner from the group that primarily handles telecommunications customers was on hand to discuss his design. A planning representative from the SCE Lake Arrowhead District was on hand to ensure that any design, and the use of materials, was in keeping with the standards typically used by local Planning. Local Public Affairs also had representation.

Having had continued discussions with Planning, it is our belief that the existing design is the most feasible way to serve this customer.

Thank you,



Michael T. Marshall  
Project Manager  
IMS Group - SCE  
1851 West Valencia Drive  
Building E  
Fullerton, California 92833



November 22, 2011

RECEIVED  
NOV 23 2011  
PLANNING DIVISION

Tracey Creason  
San Bernardino County  
Land Use Services Dept., Planning Division  
15900 Smoke Tree St.  
Hesperia, CA 92345

**Re: MetroPCS Condition Use Permit Application(CUP) # P201000221/CF**

Dear Ms. Creason:

I have been retained by Tom Grady, the owner of residential property at 258 Holiday Drive, Lake Arrowhead, California in regards to the above referenced application. Mr. Grady informs me that the application is scheduled for hearing on December 8, 2011. Mr. Grady is requesting that the application be either (1) denied or (2) continued to (a) allow the other owners and residents in the neighborhood to attend and (b) for additional studies regarding impact on views and traffic safety be developed and submitted. I expect that other owners will join in Mr. Grady's requests.

I would first note that the "Initial Study Environmental Checklist Form" incorrectly indicated that the site is located in the Third District. The site was recently changed into the Second District. The hearing should be continued to allow more time for Second District staff to be apprised of this application and the significant impacts it will have on the nearby properties.

The Initial Study Environmental Checklist Form incorrectly concludes that the project will only have a "less than significant" impact on the aesthetics in the area. The fact is that there will be a "significant impact." Scenic vistas for at least one dozen homes will be impacted, some more than others. The loss in view can be measured by the loss in value of the properties, which will approach one-half million dollars. More time is needed to develop a more precise amount of the loss of value.

The reason that so many homes were built on Holiday Drive, and the reason for living there, is the magnificent views of Lake Arrowhead. Other than the views of Lake Arrowhead, the same home could be purchased in a different neighborhood for one-half the price.

Telephone: 909.337.2557  
Fax: 909.336.3697

27321 North Bay Road  
Post Office Box 1875  
Lake Arrowhead, CA 92352  
Email: [jwurm@linkline.com](mailto:jwurm@linkline.com)



The fake tree will be located in a prominent location directly adjacent to State Highway 189. While there are mature real trees that may be taller than the fake tree, the fake tree will stick out like a 40 foot sore thumb. Not only will it look artificial, the antennas attached to it, as shown on page 4, will clearly mark it as a transmission pole, not a tree. Further, if it is erected, the owner will attach more and more antennae to it, further degrading the views. Eventually, the antennae could outnumber and overwhelm the fake branches.

While a real tree grows slowly and residents may not even notice it, the fake tree will appear overnight and will make a dramatic appearance. If a transmission site is needed, it could easily be located in Lake Arrowhead Village, where there are already transmission sites that are unobtrusive.

The Initial Study Environmental Checklist Form is completely silent regarding the MetroPCS power plan. There is no information regarding their plan to install two, new 45 foot high voltage power poles and wires along Holiday Drive. (The existing lower poles are not removed.)

Because there is insufficient electric capacity at the proposed site, more power must be brought in. That construction may have a significant effect on the environment, requiring an Environmental Impact Report. The Initial Study Environmental Checklist Form is remiss for not including details on the power plan within the CUP application. This so that power plan could have been evaluated for environmental impact.

The residential neighbors to the project are very concerned regarding the aesthetics of new poles/wires along Holiday Drive, which will have a substantial adverse effect on lake views and property values.

The proposed project will install one 40 foot "Monopine" Cell Tower in the front yard of the Arrowhead Floor Coverings Business directly on Highway 189, with two 45 foot high voltage power poles and wires along about 250 feet of Holiday Drive.

- The proposed fake tree will be only a few feet from the edge of State Highway 189.
- Driving from Blue Jay, it will be in clear view of everyone going to Stater Bros., the Post Office, or the Village.

- Even with the best camouflage, anyone can tell the difference between a fake tree and a real tree.
- All of the other cell sites in the vicinity are cleverly designed into existing buildings. No one knows they are there. These are the Clock Tower in the Village and the rooftop of the Arrowhead Resort Hotel.
- A fake tree, so close to the Village and highway, damages the resort/residential character for the entire Lake Arrowhead community and is a negative to tourists and visitors as well.
- The fake tree will be only about 70 feet from the adjacent Nixon residence on APN 0335-114-04. From their deck, looking towards Blue Jay, the most prominent feature will be a cell tower. It will have a negative effect on their property value and enjoyment of a home that has been in the family for many years

This letter is to request that the hearing be continued, that the Initial Study be updated to include the power plan, and the neighbors have some additional time to provide input to that update, before the Initial Study and this project goes to the Planning Commission.

Holiday Drive is a narrow one lane "country road." The 45 foot high power poles will potentially create significant traffic hazard. The power lines should be placed underground. Holiday Drive is not plowed by the County and the poles, depending on their location, could create a hazard to snow removal operations. The poles could result in Holiday Drive not being plowed at all, creating a transportation problem or a traffic accident if a plow hits a pole, blocking Holiday Drive and/or causing a power outage. Holiday Drive is so narrow that when there is a heavy snow storm, snow must be removed with a skip loader. A pole that is placed in a certain location can prevent the skip loader from turning around or swinging the bucket.

The Initial Study Environmental Checklist Form completely ignores an important fact. The project can't work without this construction to bring sufficient electricity to the site. The poles/wires substantially degrade the existing visual character or quality of the site and its surroundings.

There are four existing residences belonging to the Lee Johnson, Gene Johnson, Craig Coston, and Brian Helgoe families, all of which have fabulous lake views now. The two poles and wires will be in their direct views to the Lake. The existing poles will not be removed.

MetroPCS CUP  
November 22, 2011  
Page 4

Unless mitigated by undergrounding, the Aesthetics box (c) on page 7 of 29 should be changed to "Potentially Significant Impact," and the Determination on page 6 of 29 should be changed to "The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT required."

Mitigation of the significant aesthetic and traffic impacts caused by the power poles should be mitigated by requiring the lines be placed underground. The Initial Study Environmental Checklist Form should be redone and input considered from the Lake Arrowhead community and the Second District Supervisor's office to correct the mistakes and consider this additional information.

Please contact me to discuss these issues.

Very truly yours,

LAW OFFICES OF JOHN G. WÜRM

A handwritten signature in black ink, appearing to read 'JG Wurm', with a stylized flourish extending to the right.

JOHN G. WÜRM

JGW/ldj

cc: Client