



# Interoffice Memo

**DATE:** June 18, 2015

**PHONE:** 909/387-8311

**FROM:** TERRI RAHHAL, AICP  
Planning Director  
Land Use Services Department

**TO:** HONORABLE PLANNING COMMISSION

<b>SUBJECT</b>	<b>CONTINUED PUBLIC HEARING FOR WIRELES TELECOMMUNICATIONS FACILITY IN THE MT. BALDY AREA; CASE NO. P201200254</b>
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## Background

This Project was first heard by the Planning Commission on January 22, 2015, at which time it was continued to April 9, 2015 to allow time for the vacant Planning Commission seat to be filled. Immediately prior to the April 9, 2015 hearing, concerns were raised by the public about the Project's potential effect on an existing spring in the area, due to landslide conditions. Staff contacted the applicant to request a geotechnical report to address the issue. The applicant provided a geotechnical report, and staff requested a further continuance to May 7, 2015, to allow time for review by the County Geologist. The County Geologist reviewed the report and requested additional information that could not be resolved prior to the May 7<sup>th</sup> hearing date, resulting in the most recent continuance to June 18, 2015.

Since the last continuance, the County Geologist has approved the geotechnical report and recommended revisions to the project design and the conditions of approval.

## Geologic Investigation and Conclusions

The County Geologist requested the following additional investigations and analysis:

- An exploratory boring to the depth of the proposed caissons (20 to 25 feet).
- Additional analysis of the onsite landslide conditions.
- A more detailed stability analysis.
- An evaluation of the potential effects of grading on the nearby spring.

Based upon the additional investigation the applicant and the County Geologist concurred on the following design modifications and conclusions:

- ✓ The original subsurface caisson design to support the cell tower has been modified to a semi-rigid mat placed to a depth of six (6) feet.

- ✓ The area landslide is relatively old and currently buttressed. Therefore, unstable conditions are not expected.
- ✓ Should slope failure occur, the cell tower would be at least 100 feet from the top of the cut slope, and the proposed monopine would not be impacted.
- ✓ There will be no grading along the existing roadway, to avoid potential impacts to existing springs and the hydro-geologic regime of the area. Any modification to the project that would require such grading would require additional evaluation.

#### Additional Conditions of Approval

Based upon the County Geologist's review, the following additions to the conditions of approval are recommended:

- The Project Geotechnical Engineer (Geotechnical Solutions, Inc.) shall review and sign the foundation plans. Alternatively, the Geotechnical Engineer may submit a written review of the plans but must indicate that the plans incorporate the geotechnical recommendations for site development as outlined in the Preliminary Geotechnical Report.
- The Project Geotechnical Engineer shall inspect and approve footing excavations prior to pouring of concrete.

#### Findings

The Development Code contains seven (7) specific findings required for approval of a conditional use permit. Findings for approval of the Project were recommended with the January 22, 2015 staff report. At the January 22 hearing, after a vote of 2-2 on the Project, the Planning Commission directed staff to prepare alternative findings for denial of the Project, in case that would be the ultimate conclusion of the Planning Commission. Staff still recommends approval of the project. However, based on the previous direction of the Planning Commission, and in the interest of preventing any further delay in a decision on the Project, staff has attached an alternative finding for denial of the Project. The reason for denial would be based on potential aesthetic incompatibility having a negative effect on abutting properties.

#### Recommendation

Staff recommends that the Planning Commission:

- Adopt the proposed Mitigated Negative Declaration.
- Approve the proposed Conditional Use Permit, based on the original findings for approval and subject to the modified conditions of approval.
- Direct staff to file a Notice of Determination.
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Attachments: January 22, 2015 Staff Report  
 Conditions of Approval  
 Correspondence from Applicant and County Geologist  
 Applicant prepared Geotechnical Report  
 Project correspondence  
 Alternative finding for denial  
 Initial Study/Mitigated Negative Declaration



## **ATTACHMENT 1**

### **January 22, 2015 Staff Report**



# LAND USE SERVICES DEPARTMENT

## PLANNING COMMISSION STAFF REPORT

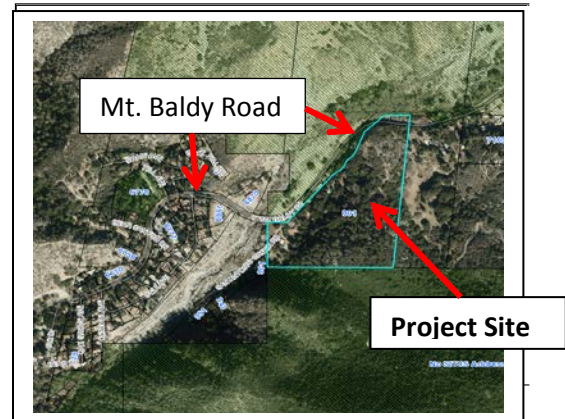
**HEARING DATE: January 22, 2015**

### Project Description

<b>APN:</b>	<b>0353-151-18</b>
<b>Applicant:</b>	Verizon Wireless
<b>Community:</b>	Mt. Baldy/2 <sup>nd</sup> Supervisorial District
<b>Location:</b>	801 San Antonio Creek Road
<b>Project No:</b>	P201200254
<b>Staff:</b>	Jim Morrissey, Contract Planner
<b>Applicant Rep:</b>	Randi Newton
<b>Proposal:</b>	Conditional Use Permit to establish a wireless telecommunications facility consisting of 12 panel antennas on a 45-foot monopine; a 12-foot 4-inch X 18-foot block building; installation of an 8-foot chain-link fence with a 4-foot wide gate; installation of a 30-kilowatt generator mounted on a 5-foot X 8-foot concrete pad, and; installation of 2 GPS antennas on 17.56 acres.

**AGENDA ITEM # 7**

### Vicinity Map



24 Hearing Notices Sent On: January 9, 2015

Report Prepared By: Jim Morrissey

### **SITE INFORMATION**

**Parcel Size:** 17.56 acres, Assessor's Parcel Number 0353-151-18  
**Terrain:** Unimproved  
**Vegetation:** Riversidean Sage Scrub and Scrub Oak Chaparral

### **SURROUNDING LAND DESCRIPTION:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Unimproved, vacant land.	RC (Resource Conservation)
North	Unimproved, vacant land and Mt. Baldy Road	RC (Resource Conservation)
South	Unimproved, vacant land	National Forest
East	Single family residence	RC (Resource Conservation)
West	Vacant land, Mt. Baldy Road, and San Antonio Creek	SD-RES (Special Development – Residential) and RC (Resource Conservation)

### **AGENCY**

### **COMMENT**

City Sphere of Influence: None  
 Water Service: None  
 Sewer Service: None

**STAFF RECOMMENDATION:** That the Planning Commission **ADOPT** the proposed Findings, **APPROVE** the Conditional Use Permit subject to the attached Conditions of Approval, and **FILE** a Notice of Determination.

In accordance with Section 86.08 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days after the Planning Commission hearing.

Project Name: Verizon Wireless  
Project Number/APN: P201200254, APN 0353-151-18  
Planning Commission Staff Report  
Date of Hearing: January 22, 2015

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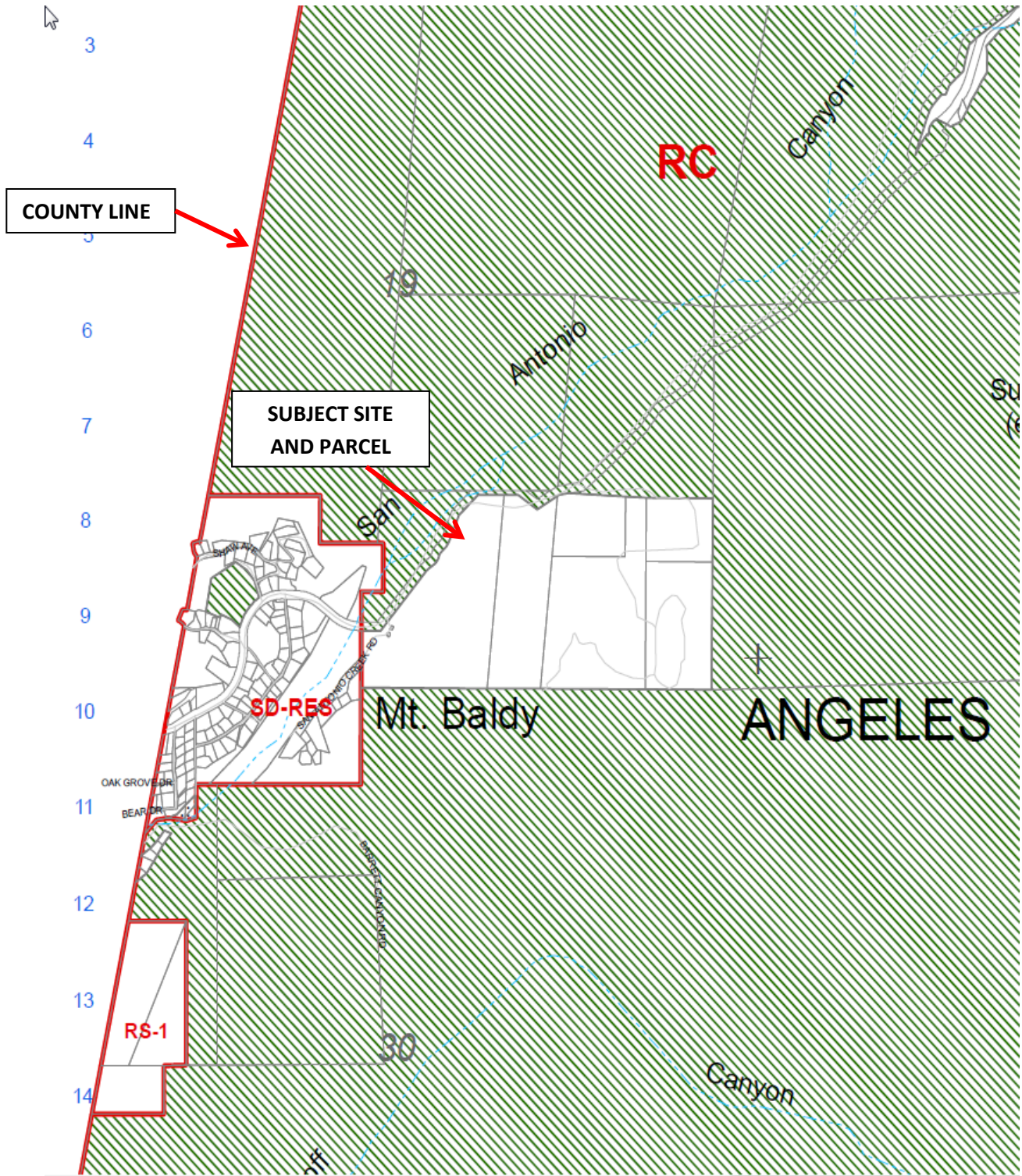
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## VICINITY MAP





## OFFICIAL LAND USE DISTRICT MAP







## SITE PHOTOS

Project Site Looking North. Mt. Baldy Road is located beyond powerlines.



Project Site Looking South



Lower Portion of Access Road Leading Up to the Site.



Upper Portion of Access Road/Path Just South of Project Site



## **BACKGROUND:**

Project: The proposed project (Project) is a wireless telecommunications facility on a 17.56 acre parcel in the Mount Baldy area. The proposed facility consists of 12 panel antennas mounted on a proposed 45-foot monopine; a 12-foot 4-inch by 18-foot block building; installation of an 8-foot chain link fence with a 4-foot wide gate; installation of a 30-kilowatt generator mounted on a 5-foot X 8-foot concrete pad, and; installation of 2 GPS antennas. The facility is designed as a monopine to reflect the general tree vegetation pattern in the area.

Location and Access: The proposed facility is approximately 900 square feet in size and is located on a large parcel that includes multiple uses, including the Mt. Baldy Trout Pools, business office, several residences, paved parking area, and a number of accessory structures, APN 0353-151-18. Adjacent to the parking area is a gate that is used to access a graded dirt road that extends to a point near the proposed cell tower site. The development of the wireless facility will also require the extension of the graded roadway approximately 230 feet. The facility is over 300 feet from existing residences.

Environmental Setting: The Project is located on a large parcel, just to the east of Mt. Baldy Road. The site is at approximately 4,350 feet above mean sea level, which is estimated to be approximately 80 feet above the roadway. An existing electrical line traverses the property near the Project site. A *General Biological Resources Assessment* and a *Cultural Resources Assessment* have been prepared and did not identify any potentially significant resources, although mitigation measures have been recommended to provide a pre-construction nesting survey to determine whether nesting birds would be affected at the time of construction and respond to the possibility of uncovering historic or paleontological resources during Project installation. The Project area generally includes Riversidean Sage Scrub and Scrub Oak Chaparral. No trees will be removed as part of the Project improvements.

## **ANALYSIS:** CONDITIONAL USE PERMIT

Public Notifications: Project Notices were mailed and circulated on October 17, 2012 after Project acceptance. Public hearing notices were mailed out January 8 and 9, 2015.

Consistency with General Plan and Zoning Regulations: The current General Plan Land Use District is RC (Resource Conservation). This designation allows development of unmanned telecommunication facilities.

## ***Development Code Compliance***

The Project meets all of the applicable Development Code standards, including use within the RC District and its associated maximum height restrictions of 55 feet (Section 84.27.030) and minimum 300 foot distance from an off-site residence (Section 84.27.040).



### ***Visual Impact***

The proposed tower will not cause adverse visual impacts due to the 45 foot height of the facility, which is within the 55 feet maximum height limit of the RC (Resource Conservation) District. A higher height is permitted if the site is within a “forested” area. The immediate area around the Project site is not forested. The proposed tower design will be similar to a pine tree to reflect the type of tree vegetation in the area.

### ***Public Health***

Wireless telecommunication facilities are required to comply with Federal Communication Commission (FCC) regulations related to Electromagnetic field (EMF) emissions. These FCC regulations preclude local jurisdictions from considering potential health impacts of EMF emissions when reviewing telecommunications projects as part of the land use approval process for cell towers.

### ***Environmental Resources***

A *General Biological Resources Assessment* and *Cultural Resources Assessment* were completed for the Project site. Both Assessments involved a field evaluation and consultation with appropriate databases/repositories. The Project site does not contain suitable habitat for any federally or state-listed threatened or endangered species. The Project site does contain suitable habitat for sensitive plant species, but they were not observed and due to the small size of the site impacts upon these potential species, if they were observed, would not be considered significant. A similar conclusion was found as part of the potential for wildlife species.

The *Cultural Resource Assessment* included contact with the Native American Heritage Commission. Significant resources were not identified within one mile of the Project site. A mitigation measure is recommended to address potentially significant cultural resources that may be uncovered as part of subsurface earthwork.

### **ENVIRONMENTAL REVIEW:**

An Initial Study has been prepared and potentially significant impacts were identified for biological and cultural resources. Mitigation measures were included to respond to each of these issues as they relate to disturbing nesting birds and uncovering previously unknown paleontological and cultural resources. The implementation of these measures will reduce the potential level of impact to less than significant. The following additional measures were also included to further reduce potential impacts, although these measures were not in response to an identified significant impact:

- Dust Control. Prepare and implement a dust control plan.
  - GHG Emissions. Undertake various actions as part of construction activities to reduce the level of greenhouse gas emissions.
  - Noise Muffling Equipment. Utilize noise muffling equipment on permanent or temporary generators and air conditioning units installed at the site.
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All of these measures were included as conditions of approval.

Five (5) public responses were received when the Initial Study was distributed for public review. In summary, the letters provided the following comments:

- Author suggested optional locations for the tower.
- Author expressed a concern that a portion of the access road was on their property and that the designation of the natural pond on the Chapman Ranch (Exhibit 7 of the Biological Assessment) is incorrect and is a small cement pond.
- Author indicated the proposed Project may need to comply with Section 401 of the Clean Water Act requiring approval of the Regional Water Quality Control Board.
- Author requested a copy of the General Biological Resources Assessment.
- Author requested:
  - ✓ Property line should be “flagged” by a surveyor to ensure that no grading occurs on the Author’s property.
  - ✓ Confirm that the referenced utility pole is not on the Author’s property.
  - ✓ Change exhibit that references “Natural Pond” to “Man-Made Pond”.

In response to these comments the Planning Commission may consider the following:

- Verizon representatives have indicated they have looked at optional sites and the subject property is the preferred site.
- An aerial photograph of the property utilizing the County’s GIS Viewer displays the existing dirt roadway as being entirely on the subject property.
- The *General Biological Resource Assessment* did not identify potential jurisdictional waters, although the Initial Study did identify the potential need for a 401 Certification from the Regional Board.
- Improvements proposed by the applicant are designed and intended to occur on the subject property and are sited well within its boundaries.
- Additional comments provided by commenters are acknowledged.

The full text of each letter is attached to the Staff Report, Exhibit D.

### **SUMMARY:**

Technical studies have been prepared to evaluate potential biological and cultural impacts and no significant impacts were identified. The Project is consistent with the requirements of the County Development Code and mitigation measures have been recommended based upon the completion of an Initial Study.

**RECOMMENDATION:** That the Planning Commission:

- A. **ADOPT** a Mitigated Negative Declaration and find that the Draft Initial Study has been completed in compliance with CEQA, that is has been reviewed and considered prior to the Project and that the Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Bernardino County;
- B. **APPROVE** the Conditional Use Permit to establish an unmanned telecommunications facility consisting of a 45-foot monopine cell tower and associated facilities;
- C. **ADOPT** the proposed Findings for approval of the Conditional Use Permit as contained in the staff report; and
- D. **FILE** a Notice of Determination.

**ATTACHMENTS:**

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Draft Initial Study/Mitigated Negative Declaration
- Exhibit D: Public Comment Letters
- Exhibit E: CEQA Comments Letters

## **EXHIBIT A FINDINGS**

## **FINDINGS: CONDITIONAL USE PERMIT**

Conditional Use Permit for the construction of an unmanned telecommunications facility (Project) on a 17.56 acre parcel (APN: 0353-151-18) located in the Mount Baldy area.

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other features pertaining to the application, because the proposed Project has been designed to meet all applicable County standards. The monopine design is intended to mimic the types of trees contained in the surrounding forest. The Project is located on a relatively large parcel and separated from surrounding residences by over 300 feet.
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, because an existing graded dirt roadway extends near the proposed facility site and will be extended to provide vehicle access. Vehicle access to the Project site is controlled through a gate operated by the property owner.
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, because the facility will be unmanned and mitigation measures, including preparation of a dust control plan, requiring use of noise muffling of equipment, and implementation of specific construction mitigation measures to reduce greenhouse gas emissions. A minimal amount of additional traffic will be generated due to periodic maintenance visits and a mitigation measures have been included to address the potential for nesting birds and buried cultural resources, if found.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan, because the Project site is permitted in the existing Land Use District and County General Plan Goal CI-15 states that the County will improve its telecommunications infrastructure and expand access to communications technology and network resources.
5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed development without significantly lowering service levels, because electrical service is located adjacent to the Project site and no water or sewer lines are necessary since the facility is unmanned.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare, because the Project has been evaluated by County agencies and appropriate conditions of approval have been required.
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, because the proposed Project will occupy approximately 900 square feet of a 17.56 acre parcel.

## **ATTACHMENT 2**

### **Conditions of Approval**

## CONDITIONS OF APPROVAL

### CONDITIONAL USE PERMIT

Verizon Wireless Facility  
801 San Antonio Creek Road  
Mount Baldy

### GENERAL REQUIREMENTS

#### Conditions of Operation and Procedures

#### LAND USE SERVICES– Current Planning (909) 387-8311

1. Project Description. This Conditional Use Permit (CUP) is approved to construct an unmanned wireless telecommunications facility consisting of the installation of 12-panel antennas at 38-foot height on a proposed 45-foot high monopine, a 222 square foot equipment shelter with two GPS antennas, and one emergency 30-kilowatt generator within a 900 square-foot lease area on 17.56 acre parcel. The project shall be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the California Fire Code (CFC), these conditions of approval, a complete signed and approved Telecom facility Agreement (TFA), the approved site plan and all other required and approved reports and/or displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements for the project site. Project No. P201200254; APN: 0353-151-18.
2. Project Location. The Project site is generally located northeasterly of the intersection of San Antonio Creek Road and Mount Baldy Road, along a 12-foot wide access easement on the easterly side of Mount Baldy Road, within an unincorporated area of Mount Baldy.
3. 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.

4. Expiration. This project permit approval shall expire and become void if it is not “exercised” within THREE years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either the permittee has commenced actual construction or alteration under a validly issued building permit, or commenced the approved land use activities on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
  - a. Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
  - b. The land use is determined by the County to be abandoned or non-conforming.
  - c. The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The developer is responsible to initiate any Extension of Time application.

5. Extensions of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension



request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060) Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)

6. Continuous Effect/Revocation. 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.
7. Revisions. Any proposed changes to the approved use/activity on the site (e.g. from cell tower to a convenience store); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocations, landscaping, lighting, allowable number of occupants shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
8. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
  - a) Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
  - b) Building Permits - a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
  - c) Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
9. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:

- FEDERAL: Department of Fish and Wildlife.
  - STATE: Regional Water Quality Control Board.
  - COUNTY: Land Use Services-Building and Safety/Code Enforcement, and Land Development; County Fire, and; Information Services.
  - LOCAL: None.
10. Continuous Property Maintenance. The current project property owner and developer shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The developer shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety.
  - b) Graffiti and debris shall be removed within 24 hours' notice from the County.
  - c) Erosion control measures shall be maintained to reduce water runoff, siltation, and promote slope stability, if any.
  - d) Architectural controls shall be enforced by the developer to maintain compatibility of with the project approval.
  - e) External Storage, loading, recycling and trash storage are NOT allowed.
  - f) Metal Storage Containers are NOT allowed as part of this approval.
  - g) Screening shall be visually attractive to ensure wireless facility, the lease area and supporting equipment, are screened from public view from street level.
  - h) Signage including posted area signs (e.g. "No Trespassing") and all other on-site signs shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed within 24 hours of notification.
  - i) Parking on site shall be for wireless company employees ONLY while servicing the site limited to the designated area per approved site plan.
11. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
12. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Applicant shall pay fees as specified in adopted fee ordinances.
13. Structure Maintenance. 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.

14. Property Access. The access to the existing property driveway and 12-foot wide non-exclusive travel access to the facility shall remain unobstructed at all times.
15. Renewable Occupancy. The occupancy and use of the telecommunication facility is limited to a **renewable ten-year period**. The facility is subject to evaluation, renewal, and extension in ten-year increments. Planning staff shall evaluate the applicability of current technology to determine if the facility should be required to be upgraded, continue as approved, or be terminated. 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 telecommunications facility use, then it shall no longer be considered a valid legal use of the land after the established termination date. The owner shall be granted 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.
16. 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.
17. 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.
18. 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 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 Planning Division.

19. Project Account. The Job Costing System (JCS) account number is P201200254. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
20. Grading and Excavation. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
21. Signs. Any sign must be applied for, permitted, and registered per the Sign Regulations found in Development Code Sections 83.13.030-83.13.050. Signs are subject to an annual sign registration requirement. A sign- registration decal shall be issued by the Code Enforcement Division. All signs and their components shall be regularly maintained and kept in good repair and appearance.
22. Noise Muffling Equipment. *Noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken by the applicant to rectify the problem. [Mitigation Measure XII-1]*
23. Non-Reflective Colors. Structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with non-reflective colors to provide concealment of the facilities.

24. Exterior Lighting. All exterior lighting shall be allowed only where the lighting is activated and controlled by motion sensors, consistent with Section 84.27.050 of the County Development Code
25. FCC Signage. All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.
26. Access Gate. The access gate into the cell tower site shall remain accessible for fire and emergency entrance. An approved Fire Department key box may be required.
27. Minimize Disturbance. The applicant shall avoid or minimize disturbance to the natural landscape. Applicant shall repair disturbed areas immediately following construction and shall regularly check to ensure that disturbances to the natural landscape do not occur or are promptly repaired.
28. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
29. No outdoor storage. No outdoor storage of equipment, materials or supplies shall be allowed.

#### **LAND USE SERVICES – Code Enforcement (909) 387-8311**

30. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
31. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

**LAND USE SERVICES– Land Development– Drainage (909) 387-8311**

32. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
33. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
34. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. Special attention shall be given to observe best practices for erosion control on unimproved mountain trails.

**PUBLIC HEALTH - Environmental Health Services (800) 442-2283**

35. Noise Level. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, call DEHS at (800) 442-2283.

**COUNTY FIRE– Community Safety (909) 386-8400**

36. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire 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. [F01].

**PRIOR TO ISSUANCE OF GRADING PERMITS OR  
ANY LAND DISTURBING ACTIVITY  
THE FOLLOWING SHALL BE COMPLETED**

**LAND USE SERVICES – Building and Safety (909) 387-8311**

37. Grading Plan/Permit. If grading exceeds 50 cubic yards, approved plans will be required.
38. Erosion Control. An erosion and sediment control plan and permit shall be submitted to an approved by the Building Official prior to any land disturbance.

**LAND USE SERVICES – Planning (909) 387-8311**

39. Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and on-site dust production.
- a) Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
  - b) Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
  - c) Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.
  - d) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
  - e) Storage piles that are to be left in place for more than three working days shall either:
    - be sprayed with a non-toxic soil binder, or
    - be covered with plastic or
    - be revegetated until placed in use.
  - f) Tires of vehicles will be washed before leaving the site and entering a paved road.
  - g) Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust. [Mitigation Measure III -1] Grading Permits/Planning
40. GHG – Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement both the approved Dust Control Plan and Coating Restriction Plan.
  - b) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).
  - d) Grading plans shall include the following statements:
    - “All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications”.

- *“All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”*
  - e) *Minimize vehicles and equipment operating at the same time.*
  - f) *Reduce daily equipment operation hours during smog season (May-October).*
  - g) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
  - h) *Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
  - i) *The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services. [Mitigation Measure VII-1]*
41. *In the event that nesting birds are observed by a qualified biologist during the pre-construction survey, the following mitigation measure will be required. A letter report of findings shall be completed documenting the type of nest, its general location, and estimated buffer area shall be provided to San Bernardino County Land Use Services Planning Division. The buffer area shall be no less than 200 feet around any active nest and shall be established by a qualified biological monitor based on the avian species and type of disturbance in the area. Construction activities may occur within the 200-foot buffer area at the discretion of the monitor. All construction-related activities with the potential to cause a nest to fail would be prohibited from the area until the nestings have fledged. The mitigation measure will reduce the potential for nest failure within the project site and immediate vicinity and reduce the impacts to a level less than significant. A biological monitor shall be present during all vegetation removal and ground-disturbing activities. The nest monitoring will continue during construction activities until there are no longer any nesting activities. [Mitigation Measure IV-1]*
42. *If a potentially significant cultural resource is encountered during subsurface earthwork activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. The County shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to building materials, glass, ceramics, wood, railroad features, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those*



*categories of data for which the site is significant. The archaeologist shall also conduct appropriate technical analysis, prepare a comprehensive report and file it with the appropriate information Center, and provide for the permanent curation of the recovered materials. [Mitigation Measure V-1]*

#### **LAND USE SERVICES– Land Development– Drainage (909) 387-8311**

43. Drainage Design. Design adequate drainage to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties.

#### **PRIOR TO ISSUANCE OF BUILDING PERMITS THE FOLLOWING CONDITIONS SHALL BE COMPLETED**

#### **LAND USE SERVICES – Building and Safety (909) 387-8311**

44. Construction Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans for review and approval by the Building and Safety Division.

#### **LAND USE SERVICES – County Geologist (909) 387-8311**

45. Geotechnical Review. The Project Geotechnical Engineer (Geotechnical Solutions, Inc.) shall review and sign foundation plans. Alternatively, the Geotechnical Engineer may submit a written review of the plans but must indicate that the plans incorporate the geotechnical recommendations for site development as outlined in the preliminary geotechnical report.
46. The Project Geotechnical Engineer shall inspect and approve footing excavations prior to pouring of concrete. A note requiring this inspection shall be included on the foundation plans.

#### **COUNTY FIRE – Community Safety (909) 386-8400**

47. Fire Fees. Required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.
48. Flammable Liquids. This review did not include analysis of any flammable liquids or hazardous materials to be present. If there are to be any hazardous materials present in excess of exempt amounts, the applicant must provide a letter identifying the materials to be stored and/or used and return it to the Fire Department for review and approval prior to introduction of such materials into the building.

49. Steep Slope Access. Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department. Standard 902.2.1 [F46]
50. Combustible Vegetation. Combustible vegetation shall be removed as follows:
  - Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum of thirty (30) feet from all structures or to the property line, whichever is less.
  - Where the average slope of the site is 15% or greater- Combustible vegetation shall be removed a minimum of one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance 902.4 [F52]
51. Appropriate Standards. All construction must comply with all applicable fire protection installation standards as adopted by the San Bernardino County Fire Department.
52. Combustible Protection. Prior to combustibles being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]
53. Cell Site Building. The applicant shall submit three (3) complete sets of building plans shall be submitted to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression system, four (4) sets of plans shall be submitted for approval. This site is with the FS1, 2 or 3 Overlay District and all such buildings shall have a fire suppression system. [F50]
54. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. Standard 902.4 [F85]
55. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required. Standard 902.4 [F86]
56. Primary Access Road. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions (Fire# F-8), including width, vertical clearance and turnouts, if required. [F89]
57. Generator. Fuel tank in excess of 55 gallons must be permitted.

**INFORMATION SERVICES – Network Services (909) 388-5971**

58. Obtain clearance from ISD, to ensure non-interference with emergency and public service communications. For information, contact Network Services at (909) 388-5971.

**LAND USE SERVICES – Planning (909) 387-8311**

59. Telecommunication Tower Removal Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for the complete removal of the telecommunication tower and other elements of the facility, and submitted to Code Enforcement along with the Special Use Permit (SUP) application. 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 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.
60. Exterior Lighting Features. External structures or lighting shall be allowed only where the lighting is activated and controlled by motion sensors.
61. Power Lines. As required in County Development Code Section 84.27.050(k), the applicant shall not extend any new aboveground power or communication lines to the site, unless clear and convincing evidence demonstrates that undergrounding these lines would result in substantial environmental impacts. Prior to installation of power line whether underground or overhead, submittal of verification to the County Planning Division is required prior to issuance of building permits.
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:

- Agree to terminate the described land use within ten years from approval or as extended or before any termination date established through a public hearing before the Planning Commission;
  - Agree that no vested right to such land use will exist after such termination date is established.
  - 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
  - Agree that this agreement will be enforced through the required Special Use Permit (SUP).
63. 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 exterior doors of the storage structure. These shall blend with the existing look of the structures in the area and on site. Show such screening details on the plan.
  - Facility Design. The telecommunication facility shall be designed in accordance with the following standards:
    - \* Monopine. The applicant shall install a 38-foot wireless communications tower camouflaged as a 45-foot Monopine. The tower pole will be covered in a "bark" material, giving the appearance of a pine tree. The camouflaged tower shall include heavy-density branch coverage per the manufacturer's specifications. These branches shall incorporate variegated hues of green to mimic the look of nearby pine trees. The applicant shall paint the antennas to match the pine leaves color to further blend with the Monopine to camouflage them with an approved concealment. The applicant shall paint the microwave dish to match the simulated bark covering or camouflage it with an approved concealment. County Planning will approve specific painting and design. The applicant shall submit suitable painting examples for antenna and microwave dish camouflage, pine branch example, a simulated bark example, and visual renderings to County Planning staff for reference and approval.
    - \* Accessory Support Facility Design. All accessory support facilities, the pre-fabricated equipment shelter and the emergency generator, to the telecommunication facility shall be with installed within the enclosure with the exception of the two GPS antenna, which can be affixed to the exterior of the structure. The applicant shall ensure that any changes to the exterior of the storage structure shall integrate with the structural architecture of the on-site and adjacent uses and/or those predominant in the area.

64. Telecommunication Co-location Agreement: The applicant shall sign an agreement with the County that clearly establishes a commitment both in design and policy to allow for future joint use or co-location of other telecommunications facilities at this same cell site. The document will be reviewed and approved by County Planning Staff, enforced through the required SUP, and retained for future reference to allow coordination with future telecommunications providers/networks in this region.

**LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-8311**

65. SUP Annual Inspection & Removal Surety. The applicant shall submit for review and gain approval of a Special Use Permit (SUP). The Telecommunication Tower Removal Surety shall also be submitted with the SUP application. 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 ten 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 ten years.
  - Telecommunication Facility FCC-RF regulation reevaluation.
  - Telecommunication Facility Abandoned Site Restoration.
  - Telecommunication Co-location Agreement.
  - Termination Agreement.
  - Telecommunication Tower Removal Surety.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY  
THE FOLLOWING CONDITIONS SHALL BE COMPLETED**

**LAND USE SERVICES – Building and Safety (909) 387-4226**

66. Condition Compliance Release Form Sign-off. Prior to occupancy all Department/Division requirements and sign-off's shall be completed.

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

67. Business Emergency Plan. 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.
68. HAZ MAT Handler Permit. 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 – Planning Division (909) 387-8311**

69. Fees. Prior to final inspection by the Building and Safety Division and/or issuance of a Conditional Use Permit by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201200254.

**COUNTY FIRE DEPARTMENT/Community Safety Division (909) 386-8400**

70. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.[F88]

**END OF CONDITIONS**

## **ATTACHMENT 3**

### **Correspondence from Applicant and County Geologist**



## Land Use Services Department

### Building and Safety

Tom Hudson  
Director

April 16, 2015

Verizon Wireless  
15505 Sand Canyon Avenue, Building D  
Irvine, California 92618

**RE: REVIEW OF GEOLOGIC AND GEOTECHNICAL INVESTIGATION REPORT,  
PROPOSED WIRELESS COMMUNICATIONS FACILITY, MT. BALDY,  
COUNTY REVIEW NO. 1766**

The following report prepared by Geotechnical Solutions, Inc., dated January 29, 2015, was submitted for review:

*Geotechnical Engineering & Geology Update Report, Verizon Cellular Facility, Mount Baldy Resort, LAX-277, 801 San Antonio Creek Road, Mt. Baldy, California 91759, Project No. VS-4195-06*

The report is signed and sealed by Fred Aflakian, California Professional Geologist and Certified Engineering Geologist, Dharma R. Shakya, California Professional Engineer and Certified Geotechnical Engineer and Abraham S. Baha, California Professional Engineer.

Although the title of the report suggests it is an update, the report is intended to supersede any previous reports and was submitted as a standalone report.

The report indicates that the parcel will be developed with a 45-foot high monopine tower, an equipment shelter and a generator pad. It is also our understanding that an existing access road will be improved and extended as part of the project.

The geotechnical field investigation included a hand-dug excavation approximately 3 feet deep. Cobbly and gravelly sand was exposed. Sampling for laboratory analysis was conducted at a depth of 2 feet. The report states that the testing was conducted to "establish foundation-bearing characteristics".

Based upon the three-foot deep excavation as well as observations of the adjacent road cut along Mt. Baldy Road, the report concludes that the tower can be supported by cast-in-place concrete caissons bearing into gneissic bedrock estimated at a depth of 20 to 25 feet beneath the tower site.

#### BOARD OF SUPERVISORS

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The site is located within the Geologic Hazard Overlay District designated by the County of San Bernardino to include areas known to have a potential for slope instability. In addition, the entire site is located upon a large mapped landslide referred to in the geologic literature as the Cow Canyon landslide. Any development proposed within the boundaries of a mapped landslide requires careful analysis.

The report acknowledges that the site is underlain by landslide materials and states that these materials *"are not considered a suitable base for structural foundation support"*. The report estimates that non-landslide competent bedrock underlies the site at a depth of 20 to 25 feet based upon observation of the road cut. However, the Cow Canyon landslide plane is likely beneath the elevation of the roadway and likely not exposed in the road cut. In the July 6, 2002 report entitled *"Evaluation of Supplementary Groundwater Sources Near Mt. Baldy Trout Ponds"* for the San Antonio Canyon Mutual Water Services Company, Dr. Jonathan Nourse of the Department of Geological Sciences at California State Polytechnic University suggests the Cow Canyon landslide plane could well be over one hundred feet in depth in the immediate vicinity of the tower site.

The report concludes *"It is unlikely that development of this unmanned wireless facility at the subject property will be prone to geologic hazards like landslide ... However, there is a possibility that landslide may occur in case of heavy rainfall near Mt. Baldy Road and top 20 feet of subgrade soil could be affected."* The report also states *"the most significant geologic hazard impacting the site is the presence of landslide debris beneath the site"* and *"landslide materials appear to be highly permeable, and could reactivate and move downhill during an event of severe rain fall and saturation"*.

In addition, the report states that there is a potential for *"very high ground motions at the site from local large earthquakes"* but also indicates *"we do not expect seismic slope instability"*.

These statements are vague, contradictory and unsubstantiated. A more detailed stability analysis is warranted.

The report indicates that there was no evidence of shallow groundwater or springs and estimates groundwater *"to be very deep at the project site"*. However, there is apparently a developed spring along the proposed access alignment referred to as the Trout Pond Spring in Dr. Nourse's 2002 report for the San Antonio Canyon Mutual Water Services Company. Dr. Nourse also states that the spring discharges from *"a porous and highly permeable zone within the Cow Canyon landslide deposits."* There is some indication that this water is utilized for domestic purposes locally. Groundwater conditions should be reevaluated at the project site in light of this information.

The following conditions apply:

- Samples from a three foot hole do not characterize foundation conditions. As is typically required, an exploratory boring extending to a minimum depth equivalent to the base of proposed caissons must be completed, logged, sampled and tested.

- The geologic portion of the report must better characterize and evaluate the onsite landslide including anticipated depth, age, stability and hydrogeology.
- A static and dynamic slope stability analysis must be conducted for the adjacent road cut if complete failure of the cut slope could potentially impact the site.
- Grading for the access roadway must be addressed, including whether cut or fill slopes are proposed as well as whether the project will impact the spring and whether any specific recommendations are necessary to ensure the spring is not impacted by grading or grading-related erosion.

Sincerely,

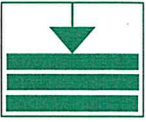


**WESSLY A. REEDER**, County Geologist  
PG 4270 EG 1447  
Building and Safety Division  
Land Use Services Department  
909.387.4111



WAR:mp

cc: Geotechnical Solutions, Inc.  
Geology File  
APN File



## Geotechnical Solutions, Inc.

Geotechnical, Structural & Environmental Engineering

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May 15, 2015

Project No: VS-4195-06

**Verizon Wireless**

Spectrum Services, Inc.

4405 East Airport Drive Suite 100

Ontario, California 91761

**Attention: Mr. Garrett Hawthorne**

**Re: Responses to San Bernardino County Review Comments  
County Geologic Report No. 2377  
Geotechnical Engineering & Geology Update Report  
Verizon Wireless - Mt. Baldy  
801 San Antonio Creek Road  
Mt. Baldy, California 91759**

Gentlemen:

This letter report is prepared in response to San Bernardino County, Land Use Services Department, Building & Safety Review comments dated April 16, 2015 and will serve as an addendum to our original Geotechnical Engineering Report dated January 9, 2015. For the user convenience, the San Bernardino County comments are written and responded as follows:

***San Bernardino County Comment No. 1:***

*Samples from a three foot hole do not characterize foundation conditions. As is typically required, an exploratory boring extending to a minimum depth equivalent to the base of proposed caissons must be completed, logged, sampled and tested.*

**Response to San Bernardino County Comment No. 1:**

The proposed foundation is no longer a caisson type foundation. Pad type foundation is now proposed. As such, it is our opinion that previous exploration is sufficient for the currently proposed foundation. Based on the review of the site aerial photos and report by Dr. Jonathan A. Nourse, it is our current opinion that the site is underlain by more than 100 feet of landslide materials. The landslide debris consist of cobbly and gravelly sand with large boulder size metamorphic bedrock inclusions in the upper 40 feet of the site based on the exposure on the roadcut along San Antonio Creek Road which would make conventional deep drilling at the proposed site very difficult.

***San Bernardino County Comment No. 2:***

*The geologic portion of the report must better characterize and evaluate the onsite landslide including anticipated depth, age, stability and hydrogeology.*

**Response to San Bernardino Comment No. 2:**

Based on further review of available geotechnical maps, site aerial photos and reports (including the referenced report by Dr. Jonathan A. Nourse), it is our opinion that the landslide (Cow Canyon) is relatively deep seated and over 100 feet deep at the proposed monopine location.

It is now our opinion that the road cut along San Antonio Creek Road exposes landslide material throughout the entire section. The slide has been buttressed at the toe by San Antonio Creek. Based on the landslide geomorphology and the fact that the san Antonio creek alluvium has been mapped by others as resting on landslide debris it is likely that the landslide is a relatively old landslide. Existing seepage/springs near the subject site are at least 70 feet below the proposed monopine elevation. Since no deep foundations are being proposed the foundation should not adversely impact the existing hydro-geologic regime for the area.

***San Bernardino County Comment No. 3:***

*A static and dynamic slope stability analyses must be conducted for the adjacent road cut if complete failure of the cut slope could potentially impact the site.*

**Response to San Bernardino Comment No. 3:**

It is our opinion that complete failure of road cut is unlikely as lower portion of cut consists of relatively dense fine grained materials which are not exhibiting surficial failure characteristics. Also, the landslide is buttressed by San Antonio Creek alluvium. If failure of the road cut were to occur it is most likely that it would involve the upper 40 feet of materials which consist of cobbles and boulders in sandy matrix.

If these materials were to fail, it is likely that it would fail back to a 1:1 to 1.5:1 angle which would impact an area 20 to 40 feet to the north from the top of the slope (The slope angle currently is approximately 1/2:1).

The distance from the top of the slope to the existing power lines on the north is approximately 75 feet and the proposed monopine is located further 25 feet towards north.

Given the distance from the top of the road cut to the proposed monopine we do not think the monopine will be impacted by slope failure in the road cut.

***San Bernardino County Comment No. 4:***

*Grading for the access road must be addressed, including whether cut or fill slopes are proposed as well as whether the project will impact the spring and whether any specific recommendations are necessary to ensure the spring is not impacted by grading or grading-related erosion.*

**Response to San Bernardino Comment No. 4:**

Based on our review of the site plan and verbal discussion with the project civil engineer,

no grading is being proposed along the existing access road. Rather, the existing road is being utilized “as-is”.

Any possible grading to widen the road along the side of the hill should be avoided as this could adversely impact the existing springs and hydro-geologic regime in this area.

### **Additional/Revised Recommendations**

Since it is going to be very difficult to drill because of presence of cobbles and boulder, we recommend mat foundation support for the proposed 45-foot high steel monopine.

The semi-rigid mat foundation should be at least 6-feet or more below the finish grade and may be designed for an allowable bearing capacity of 2,000 pounds per square foot. This basic allowable bearing value is for dead load plus live load and may be increased by one-third for short duration loading, such as wind or seismic forces. Modulus of subgrade reaction, k value may be taken as 100 pci for subgrade soil.

For lateral support, an average passive capacity of 300 pounds per square foot per foot to a maximum of 4,500 psf may be used for mat footing.

Minimum thickness of mat footing should be 36 inches. The bottom of excavation at 6 feet below the finish grade should be compacted to 90 % of the maximum density as per ASTM D-1557 laboratory Standard, certified by the Geotechnical Engineer of record prior to pouring concrete. Other aspects of the design, including reinforcement and the thickness of the mat should be determined by the project structural engineer. The mat may be buried and should be backfilled with selected on-site material compacted to 90 percent. The fill materials should not have rocks larger than 3 inches in diameter.

All other recommendations of our geotechnical engineering report dated January 9, 2015 are still valid and applicable.

## Remarks

We trust the responses presented herein adequately address the information requested in the review comments. Should you have any questions or require additional information, please do not hesitate to call us.

This office will be available for further assistance and services.

Respectfully Submitted,

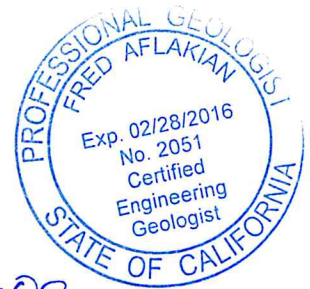
**Geotechnical Solutions, Inc**



Dharma Shakya, PhD, PE, GE  
Principal Geotechnical Engineer



Abraham S. Baha, P.E., MASCE  
Sr. Principal



Fred Aflakian, CEG #2051  
Engineering Geologist  
Exp. Date 02/28/16

Appendix A: Review sheets (3) pages, San Bernardino County, dated April 16, 2015.

Distributions: (3+pdf) Addressee

### **References:**

San Bernardino County, Land Use Services Department, Building & Safety, 2015, "Review Comments on Geotechnical Engineering & Geology Update Report, Verizon Wireless Facility, Mt. Baldy Resort Located at 801 San Antonio Creek Road, Mt. Baldy, California, Project No. VS-4195-06, dated January 9", County Review No. 1766 dated April 16.

Geotechnical Solutions, Inc., 2015, "Geotechnical Engineering & Geology Update Report for Verizon Wireless Cellular Facility, Mt. Baldy Resort, LAX-277, Located at 801 San Antonio Creek Road, Mt. Baldy, California", Project No.: VS-4195-06, dated January 9.

Dr. Jonathan A. Nourse, 2002, "Evaluation of Supplementary Groundwater Sources Near Mt. Baldy Trout Ponds", dated July 6.



## **Appendix A**

### **San Bernardino County Review Sheets**



## Land Use Services Department

### Building and Safety

Tom Hudson  
Director

May 20, 2015

Verizon Wireless  
15505 Sand Canyon Avenue, Building D  
Irvine, CA 92618

**RE: REVIEW OF RESPONSE REPORT, GEOLOGIC AND GEOTECHNICAL INVESTIGATION, PROPOSED WIRELESS COMMUNICATIONS FACILITY, MT. BALDY, COUNTY REVIEW NO. 1766.1**

The following report prepared by Geotechnical Solutions, Inc., dated May 15, 2015, was submitted for review:

*Responses to County of San Bernardino Review Comments, County Geology Report No. 2377 [sic] Geotechnical Engineering & Geology Update Report, Verizon Wireless - Mount Baldy, 801 San Antonio Creek Road, Mt. Baldy, California 91759, Project No. VS-4195-06*

The report is signed and sealed by Fred Aflakian, California Professional Geologist and Certified Engineering Geologist, Dharma R. Shakya, California Professional Engineer and Certified Geotechnical Engineer and Abraham S. Baha, California Professional Engineer.

The report was submitted in response to our review of the January 29, 2015 geologic and geotechnical investigation report (County Review No. 1766 dated April 16, 2015).

The previous report indicated that the parcel will be developed with a 45-foot high monopine tower, an equipment shelter and a generator pad. It was also our understanding that an existing access road would be improved and extended as part of the project.

As a result of additional analysis, the report concludes that the site is likely underlain by more than 100 feet of landslide materials. The report further indicates that the landslide materials are part of the Cow Canyon landslide, which is relatively old and is currently buttressed. Gross instability of the landslide is therefore, not expected.

The response report indicates that failure of the adjacent steep road cut, which exposes landslide materials is unlikely. However, should road cut failure occur, the report notes that the proposed tower will be 100 feet from the top of the cut slope and states "*Given the distance from the top of the road cut to the proposed monopine we do not think the monopine will be impacted by slope failure in the road cut.*"

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The response report also outlines several significant changes in the proposed scope of development that have occurred since the last report. The previous report recommended that the tower be supported by cast-in-place concrete caissons extending to a minimum depth of 20 to 25 feet. As a result of the anticipated presence of cobbles and boulders in the subsurface, the response report recommends that the tower be supported by a semi-rigid mat foundation a minimum thickness of 36 inches placed a minimum depth of 6 feet below grade.

In addition, it was our understanding that the existing access road was to be improved and extended as part of this project. Our previous review requested that the consultant evaluate proposed road grading and any possible impacts with respect to erosion and effect on the adjacent natural spring, which is apparently utilized as a local water supply. However, the response report indicates that no grading is being proposed along the existing access road and recommends "*Any possible grading to widen the road along the side of the hill should be avoided as this could adversely impact the existing springs and hydro-geologic regime in this area.*"

The response report adequately addresses the areas of concern outlined in our previous review and is approved this date. Should changes to the proposed tower location or tower foundation occur or if road grading is proposed, additional evaluation may be necessary.

The following conditions apply:

- The Project Geotechnical Engineer (Geotechnical Solutions, Inc.) must review and sign foundation plans. Alternatively, the Geotechnical Engineer may submit a written review of the plans but must indicate whether the plans appear to incorporate the geotechnical recommendations for site development as outlined in the preliminary geotechnical report.
- The Project Geotechnical Engineer must inspect and approve footing excavations prior to pouring of concrete.

Sincerely,



**WESSLY A. REEDER**, County Geologist  
PG 4270 EG 1447  
Building and Safety Division  
Land Use Services Department



WAR:mp

cc: Geotechnical Solutions, Inc.  
Geology File  
APN File

## **ATTACHMENT 4**

### **Applicant prepared Geotechnical Report**

GEOTECHNICAL ENGINEERING  
& GEOLOGY UPDATE REPORT

VERIZON CELLULAR FACILITY  
MOUNT BALDY RESORT  
LAX-277

AT

801 SAN ANTONIO CREEK ROAD  
MT. BALDY, CALIFORNIA 91759

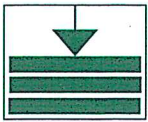
FOR

VERIZON WIRELESS  
C/O SPECTRUM SERVICES, INC.  
4405 EAST AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761

PROJECT NO: VS-4195-06

JANUARY 9, 2015

GEOTECHNICAL SOLUTIONS, INC.  
GEOTECHNICAL & ENVIRONMENTAL  
ENGINEERING



# Geotechnical Solutions, Inc.

Geotechnical, Structural & Environmental Engineering

---

January 9, 2015

Project No: VS-4195-06

**Spectrum Services, Inc.**  
4405 East Airport Drive Suite 100  
Ontario, California 91761

**Attention: Mr. Garrett Hawthorne**

**Re: Update Geotechnical & Geology Report**  
**Verizon Wireless – Mt. Baldy Resort - LAX-277**  
801 San Antonio Creek Road  
Mt. Baldy, California 91759

Gentlemen:

As requested, we have performed a study to update our previous geotechnical engineering & Geology report for Verizon Wireless - Mt. Baldy Resort LAX-277 located at 801 San Antonio Creek Road, Mt. Baldy, California. This update became necessary because the report needs to comply with the Current California Building Code (2013 CBC), which reflects changes on seismic and other parameters.

For the report user's convenience, all applicable contents of the previous reports are also included in this update; therefore this is a self-standing report. The accompanying engineering report presents the results of our previous subsurface exploration, laboratory testing and our conclusions and recommendations for the geotechnical engineering aspects of the project design.

The project development consists of (12) Verizon Wireless panel antennas at a 38 feet centerline, and (2) Verizon Wireless GPS antenna mounted on a new 45-foot high steel monopine, equipment shelter block building, 30 KW generator pad, and 8-feet high chain link fence enclosure within a 30' x 30' Verizon lease area.

The closest known active fault capable of producing a major earthquake is the Cucamonga fault, which is located about 3.8 miles (6.1 km) away from the site.

The site does not lie within or near an Alquist-Priolo Earthquake Fault Zone as designated by the California Geological Survey (CGS). The potential for direct surface fault rupture at the site is considered unlikely.

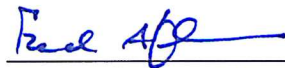
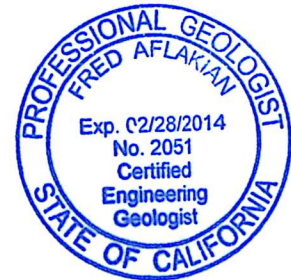
The investigation was made in accordance with generally accepted geotechnical engineering principles and procedures and included such field and laboratory tests considered necessary under the circumstances. In the opinion of the undersigned, the accompanying report has been substantiated by mathematical and other data and presents fairly the design information requested by your organization.

Respectfully submitted,

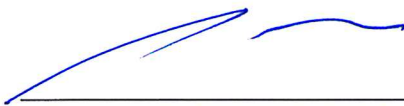
**Geotechnical Solutions, Inc.**



Dharma Shakya, PhD, PE, GE  
Principal Geotechnical Engineer



Fred Aflakian, CEG #2051  
Engineering Geologist  
Exp. Date 02/28/16



Abraham S. Baha, P.E., MASCE  
Sr. Principal



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## **Introduction**

The primary objectives of this study were to explore the site conditions beneath the project site and evaluate the existing earth materials relative to foundation support and lateral pressure design factors.

In general, the study objectives were met by a visual reconnaissance of the site and vicinity, review of available tentative development plans, exploratory test pit, seismic evaluations, geologic hazards and engineering analysis. The general scope and objectives of the study were established in collaboration with the client.

## **Proposed Construction**

The project will consist of installation of (12) Verizon Wireless panel antennas at a 38 feet centerline, 4' parabolic antenna, and (2) Verizon Wireless GPS antenna mounted on a new 45-foot high steel monopine, equipment shelter block building, equipment cabinets, and 30 KW generator pad within a 30' x 30' Verizon Wireless lease area.

The design vertical load of the monopine will not exceed 60 kips, and horizontal shear force will vary in relation to the height of the monopine and transient loads.

## **Site Description**

The project site is located in an unincorporated area within San Bernardino County, south of Mount Baldy Road, California. More specifically it is located at 801 San Antonio Creek Road, Mount Baldy, San Bernardino County, California within APN No. 0353-151-18 as shown on the Vicinity Map (Plate A) and Plot Plan and Boring Location Map (Plate B).

## **Geologic Setting and Site Condition**

The site is situated in the eastern Gabriel Mountains within Transverse Ranges province. The Transverse Ranges geomorphic province is so named because of the conspicuous

east-west alignment of the mountain ranges which is in contrast to the majority of the mountain ranges in North America which trend north-south. The province extends from point Arguello and San Miguel Island (Channel Islands) on the west, about 320 miles to the Joshua Tree National Monument area on the east where it merges with the Mojave and Colorado deserts geomorphic provinces. The province reaches its maximum width (60 miles) along the Ventura-Los Angeles County line. Its most narrow width (40 miles) is at its western most end. The northern boundary from Ventura County east to the Cajon Pass is formed by the San Andreas Fault system. The Peninsular Ranges geomorphic province forms the southernmost boundary.

The province is characterized by major mountain ranges with intervening alluviated, broadly synclinal valleys and narrow stream canyons. The province subdivides into several individual ranges and geologic features. The major subdivisions of interest are the Santa Ynez Mountains, Central Ventura County Mountains, Santa Monica Mountains, Ventura/Soledad Basin, Ridge Basin, San Gabriel Mountains, Los Angeles Basin, San Bernardino Mountains, and the Eastern Boundary Ranges.

Locally, the site is located on a mildly sloping (northward) hilltop, northeast of Mt. Baldy Village which is an unincorporated community in San Bernardino County, California. The site is about 160 feet from the top of the road cut facing San Antonio Creek and Mt. Baldy road. Based on the published geologic maps (Plates E and F) the site is underlain by flood/landslide debris which consist of cobble to boulder size rock clasts in sand and silt matrix which overlies gneiss bedrock (see Plate G). The road cut is approximately 75 feet tall, near vertical and expose both landslide debris and bedrock outcrops. The landslide materials appear to be highly permeable, and could reactivate and move downhill during an event of severe rain fall and saturation and therefore are not considered a suitable base for structural foundation support. The tower foundation should be founded into bedrock and also designed adequately to neglect passive bearing for rock debris materials. It should be noted due to hardness nature of metamorphic bedrocks below

landslide debris, drilling difficulties should be expected and special handling could be required during caisson excavation. The site access currently is via a narrow trail and not accessible for an exploratory drilling rig. Based on our estimation from the outcrop exposures in the road cut, the thickness of landslide debris could be up to 20- to 25- feet beneath the site.

### **Surface Water and Site Surface Drainage**

Surface water on this site is the likely result of precipitation or surface run-off from surrounding sites. Overall site drainage is in a northerly direction. Provisions for surface drainage will need to be accounted for by the project civil engineer.

### **Groundwater**

No evidence of near surface groundwater was observed during the field study. No springs or perennial stream flow in local drainages exist based on topographic maps. No well closed to the vicinity was found. The project site is situated at an elevation of 4501 feet above mean sea level. We believe that the groundwater is estimated to be very deep at the project site.

Groundwater is not anticipated to affect the site adversely. However, these observations reflect site conditions at the time of the investigation and do not preclude changes in local groundwater conditions, localized seepage due to variations in rainfall, heavy irrigation, damaged structure (pipes, etc.), or altered site drainage pattern(s).

### **Geologic Hazards**

The most significant geologic hazard impacting the site is the presence of landslide debris beneath the site. This issue was addressed on pages 2 and 3 of this report.

The site is not located near any impounded bodies of water therefore seiches are not considered a potential hazard to the project.

The site is not within a designated subsidence or liquefaction zone. It is our opinion that the potential for the subsidence or liquefaction within the site is unlikely due to lack of shallow ground water and presence of dense cobbly materials and bedrock.

### **Faulting and Seismicity**

The project site is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. An active fault is defined by the State of California as a “sufficiently active and well defined fault” that has exhibited surface displacement within the Holocene time (about the last 11,000 years). A potentially active fault is defined by the State as a fault with a history of movement within Pleistocene time (between 11,000 and 1.6 million years ago).

These active and potentially active faults are capable of producing potentially damaging seismic shaking at the site. It is anticipated that the project site will periodically experience ground acceleration as the result of small to moderate magnitude earthquakes. Other active faults without surface expression (blind faults) or other potentially active seismic sources are not currently zoned and may be capable of generating an earthquake. Based on our review of geologic maps for the site and vicinity, no State of California designated Earthquake Fault Zone (Alquist-Priolo) is shown to be located on the site. The potential for direct surface fault rupture are considered very low.

Revised version of the 2008 U.S.G.S. National Seismic Hazard Mapping Project (NSHMP) PSHA Interactive Deaggregation for the spectral period of 0 second (PGA) is used. The Peak Horizontal Ground Acceleration for 10% probability of exceedance in 50 years i.e. return period of 475 years, 10% probability of exceedance in 100 years i.e. return period of 949 years, and 2% probability of exceedance in 50 years i.e. return period of 2,475 years, are 0.7190g, 0.9204g and 1.2309g respectively.

No faults have been mapped projecting towards or through the site area. The site does not lie within an Alquist-Priolo Earthquake Fault Zone as designated by the California

Geological Survey (CGS). The potential for direct surface fault rupture are considered unlikely.

In addition to possible very high ground motions at the site from local large earthquakes, other secondary effects were considered which include: induced liquefaction, induced flooding, subsidence and landsliding. Due to the geographic/topographic position, lack of near surface groundwater, the potential for any of the secondary effects mentioned above are low at the subject property.

### **Exploration**

The field investigation consisted of subsurface exploration by means of one hand-dug test pit to a depth of 3 feet. Approximate test pit location is shown on Plate B. A continuous record of the soils encountered during excavation was made by the field geologist and are presented on Plate I, Log of Test Hole.

### **Soils Condition**

The site is underlain by flood/landslide debris which consists of cobble to boulder size rock clasts in sand and silt matrix, generally light brown to brownish gray, dense to very dense, medium to coarse grained sand, damp to slightly moist. Based on our estimation from the outcrop exposures in the road cut, gneiss bedrock may be encountered at a depth from 20- to 25-feet. A more detailed soil profile is shown on Plate I, Log of Test Pit Hole.

### **Laboratory Testing**

Laboratory testing was programmed following a review of field investigation data and after considering the various foundations, floor slabs, and grading elements to be evaluated. In general, this includes physical testing to establish foundation-bearing characteristics, and classification tests.



### **A. Moisture and Density**

In situ moisture content was determined for the bulk sample obtained during test pit excavation operation. Test result is tabulated on Plate I, Log of Test Pit.

### **B. Mechanical Analysis**

The texture composition of a selected typical sample determined by the hydrometer test method was as follows:

<u>Test Pit No.</u>	<u>Depth (Feet)</u>	<u>Percent Sand</u>	<u>Percent Silt</u>	<u>Percent Clay</u>
TP-1	1-3	92	8	2

### **C. Expansion**

Expansion characteristic was determined by the Expansion Index test of a typical bulk sample considered to be generally representative of the near subgrade soils. Test results are as follows:

<u>Test Pit No.</u>	<u>Moisture (%)</u>	<u>Dry Density (pcf)</u>	<u>Expansion Index</u>
TP-1	7.5	120.0	0

The soil underneath the project site is classified as non-expansive to very low expansive.

### **D. Chemical Analysis**

Chemical sulfate analysis was performed on a representative sample by the CAL 417-A method. A soluble sulfate of 136 parts per million was indicated, which is negligible, however we recommend to use Type II Portland cement for the foundation elements in contact with the underlying soil.

## Design Values

Representative values were selected from the test data and other sources for design and is tabulated below:

Field Density	120 pcf
Expansion Index	0
Modulus of Subgrade Reaction (K)	100 pci

## Seismic Factors

The following are the geotechnical parameters for earthquake design data in accordance with California Building Code (CBC), 2013:

NO.	PARAMETERS	VALUES	REFERENCE
1	0.2-Second Mapped Spectral Response Accelerations, $S_s$ for Site Class B	<b>2.142g</b>	USGS eqhazmaps
2	1-Second Mapped Spectral Response Accelerations, $S_1$ for Site Class B	<b>0.759g</b>	USGS eqhazmaps
3	Site Class	<b>D</b>	Table 1613.5.2
4	Site Coefficient, $F_a$	<b>1.0</b>	Table 1613.5.3 (1)
5	Site Coefficient, $F_v$	<b>1.5</b>	Table 1613.5.3 (2)
6	Maximum Considered Earthquake Spectral Acceleration for Short Period, $S_{MS}$	<b>2.142g</b>	Equation 16-37
7	Maximum Considered Earthquake Spectral Acceleration for 1-Second Period, $S_{M1}$	<b>1.138g</b>	Equation 16-38
8	5 % Damped Design Spectral Response Accelerations at Short Period, $S_{DS}$	<b>1.428g</b>	Equation 16-39

9	5 % Damped Design Spectral Response Accelerations at 1-Second Period, $S_{D1}$	0.759g	Equation 16-40
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Other seismic parameters are as follows:

Closest Fault Distance	3.8 miles (6.1 km)
Fault Name	Cucamonga Fault
Earthquake Magnitude	6.9 $M_w$
Slip Rate (mm/year)	5.0
Largest Maximum-Earthquake Site Acceleration	0.58g

### PSHA Deaggregation

The following are the results of U.S.G.S. National Seismic Hazard Mapping Project, 2008, Interactive PSHA Deaggregation:

Peak Horizontal Ground Acceleration for 10% probability of

exceedance in 50 years i.e. return period of 475 years 0.7190g

Peak Horizontal Ground Acceleration for 10% probability of

exceedance in 100 years i.e. return period of 949 years 0.9204g

Peak Horizontal Ground Acceleration for 2% probability of

exceedance in 50 years i.e. return period of 2,475 years 1.2309g

**The PSHA Deaggregation plots are presented in Appendix B.**

## **Liquefaction Potential**

Soils susceptible to liquefaction are generally saturated loose to medium dense sands and non-plastic silt deposits below the water table. It is our opinion that the potential for liquefaction at the site is low, due to the lack of shallow groundwater, presence of dense to very dense cobbly to boulder size materials overlying gneiss bedrock.

## **Other Geologic/ Seismic Hazards**

Based on the materials encountered at this site, the existing topographic conditions, we do not expect seismic slope instability and debris flows to be a concern. Also, due to the absence of the site's proximity from any large bodies of impounded water (existing drainage pond is at lower elevation), we believe that seiches should not be considered a potential hazard to the project.

Since there is no liquefaction, the site does not appear to be susceptible to seismically induced lateral spreading.

Tsunamis are seismic sea waves generated predominantly by vertical displacement of the ocean floor during an earthquake. Due to inland location of the site, tsunamis do not pose a seismic risk hazard to the site.

Relatively dry soils (e.g., soils above the groundwater table) with low density or softer consistency tend to undergo a certain degree of compaction during a seismic event. Earthquake shaking often induces significant cyclic shear strain in a soil mass that responds to the vibration by undergoing volumetric changes.

Volumetric changes in dry soils take place primarily through changes in the void ratio (usually contraction in loose or normally consolidated, soft soils, and dilation in dense or overconsolidated, stiff soils) and secondarily through particle reorientation. Such volumetric changes are generally non-recoverable. The dynamic settlement for dry soils was found to be less than 1/4".

Hydroconsolidation or soil collapse, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. When saturated, collapsible soils undergo a rearrangement of their grains and the water removes the cohesive or cementing material and settlement results.

Based on the type of existing soil materials and non-expansive to very low expansive material, hydroconsolidation of the soils should not pose any significant safety hazard to the proposed development.

### **Conclusions and Recommendations**

It is concluded that the site will be suitable for the proposed construction described in this report, provided that the design and construction are properly executed. Our recommendations are based on site conditions encountered during the test pit excavation, laboratory tests, and experience with similar sites, and are in accordance with generally accepted geotechnical engineering practices.

It is unlikely that development of this unmanned wireless facility at the subject property will be prone to geologic hazards like landslide, subsidence and liquefaction. However, there is a possibility that landslide may occur in case of heavy rainfall near Mt. Baldy Road and top 20 feet of subgrade soil could be affected. However, the proposed development will not have an adverse affect on adjoining properties and vice versa.

Followings are more specific recommendations:

### **Equipment Shelter Support**

Proposed equipment shelter and enclosure wall may be supported by a minimum of 12-inch deep and 12 inches wide continuous footings bearing into the newly compacted subgrade soil or natural firm material. A 12-inch deep continuous footing resting on

newly compacted subgrade soil or natural soil may be designed for an allowable bearing value of 1,500 pounds per square foot. The estimated total settlement will be less than one-half of an inch and differential settlement will be negligible.

Recommended bearing values are for dead plus live loads and may be increased one-third for combined dead, live, and seismic forces.

All continuous footings shall be incorporated with 2#5 bars at the top and 2#5 bars at the bottom. It is recommended to over excavate and re-compact the equipments pad area to a depth of 12 inches below finish subgrade and recompact.

### **Floor Slab for Equipment Shelter and Generator Pad**

Based on test results, the underlying surface soils are very low expansive; therefore, special measures will not be required for expansion potential. The subgrade for slab on grade should be kept moist (optimum moisture) at top 12 inches and the slab be incorporated with reinforcement of #3 bars 16 inches center to center each way. The slab thickness should be 4 inches minimum and shall be placed over approved subgrade. However, the structural engineer should design the thickness of the slab.

### **Caisson Foundation**

Proposed 45-foot high steel monopine may be supported by cast in place concrete caissons bearing into the bedrock material.

The lateral forces will be the controlling element in this case depending on the height of the monopine and wind load. Therefore, it is recommended that the minimum pier diameter should be 36 inches and should be extended at least 5 feet into the bedrock; hence the depth may be 25- to 30-feet below the ground surface, subject to field verification. Difficult drilling condition may be encountered in the field.

The pier may be designed for an allowable end bearing of 4,000 pounds per square foot or for an average frictional resistance of 200 pounds per square foot. Most probably, end bearing will provide adequate foundation support for the monopine.

For lateral support a passive capacity of 150 pounds per square foot per foot to a maximum of 2,000 psf may be used for the top 20 feet depth and a passive capacity of 400 psf per foot may be used for bedrock to a maximum of 5,000 psf.

It is recommended that concrete be placed immediately after drilling. The concrete for the pier should be placed through tremmie or other directional devices. Pier drilling operations should be subject to observation by this office to confirm the conditions encountered are consistent with the conclusions and recommendations of this report and/or to make any appropriate modifications, if necessary.

At the time of construction, the contractor will use the bigger diameter rig (at least 4 feet diameter) for caisson drilling and caving may occur, therefore necessary measures should be considered to prevent the drilled shaft from caving. Also, difficult drilling may be encountered during construction due to the presence of cobbles, boulders and gneiss bedrock.

### **Lateral Passive Pressure**

Horizontal forces of shallow footings (continuous) may be resisted by the combined effect of friction resistance of 0.4 times the dead load and a passive pressure of 150 pounds per square foot per foot of depth (for top 20 feet and 400 psf per foot beyond 20 feet depth). The weight of the pier may be neglected. If combining friction and passive resistance, the friction component shall be reduced by 1/3. The allowable bearing capacity and the allowable resistance of horizontal forces may be increased 1/3 for earthquakes and other transient forces.

### Active Earth Pressure

Recommended active lateral soil pressure values for design of drained retaining wall are as follows:

Surface Slope of Retained Material (Horizontal:Vertical)	Equivalent Fluid Weight (pcf) (Native Backfill)
Level	35
2 : 1	45

A pipe and gravel drain (4" perforated PVC embedded in at least three cubic feet of filter gravel per lineal foot of pipe, both wrapped with geofabric) should be provided on the retained side located near the top of the footing base on the outside face. While all backfill should be compacted to the required degree, care should be taken when working close to the walls to prevent excessive pressure.

### At-Rest Earth Pressure

Retaining walls (basement walls, underground vault, if applicable) should be designed for at-rest conditions. The recommended earth pressure for at-rest conditions is an equivalent fluid density of 60 pounds per cubic foot without surcharge loading.

### Seismic Force (if applicable)

Lateral forces on retaining walls due to earthquake movements in accordance with Section 1803A.5.12 of the 2013 CBC for active and at-rest conditions may be calculated as follows:

Seismic active Force      =  $10 H^2$  pounds/ft of wall (Inverted triangular distribution, acting at 0.6H from bottom).

Seismic at-rest Force      =  $20 H^2$  pounds/ft of wall (Rectangular Distribution, acting at 0.6H from bottom).



Where,  $H$  = Height of the retaining wall in feet

### **Field Resistivity**

Resistivity tests were performed at the field using NILSSON Model 400 Soil Resistance Meter by driving 4 test rods 12 inches deep into the ground in a straight line with a uniform distance of 5 and 10 feet in the same line. Test results and the field engineer's report are enclosed in Appendix C.

### **Corrosivity**

A major factor in determining soil corrosivity is electrical Resistivity. The electrical resistivity of a soil is a measure of its resistance to the flow of electrical current. Corrosion of buried metal is an electrochemical process in which the amount of metal loss due to corrosion is directly proportional to the flow of electrical current (DC) from the metal into the soil. Corrosion currents, following Ohm's Law, are inversely proportional to soil resistivity. Lower electrical resistivity result from higher moisture and chemical contents and indicate corrosive soil. Other soil characteristics that can influence corrosivity toward metals are pH, chemical content, soil types and site drainage.

Based on the test results the soils are classified as moderately to mildly corrosive to ferrous metals and non-corrosive to Portland cement concrete; nevertheless, it is recommended to use Type II Portland cement for all concrete elements in contact with soil. Ferrous metals and pipes shall be properly coated or wrapped.

### **Grading Procedures**

Minor grading may be required for the proposed development. Followings are the general recommendations related to the grading, if any.

- a. After the site clearing, the equipment shelter and generator pad areas should be excavated 12 inches below lowest grade; moisture conditioned and compacted, subject to inspection.
- b. On-site material is acceptable for backfill if moisture conditioned and over size rocks over 6-inches are removed. If required, import fill should consist of clean, granular, non-expansive soils free from vegetation, debris or rocks larger than three inches in size. The Expansion Index value should not exceed a maximum of 20.
- c. All recompacted native and import soil should be spread, watered or aerated, mixed and compacted by mechanical means of approximately six-inch thick lifts.
- d. The minimum degree of compaction obtained should be at least 90 percent of the ASTM D-1557 Laboratory test standard.
- e. Backfill placed in narrow, restricted areas such as along utility trenches, may be placed in 12 to 18 inch thick lifts, provided; the minimum required degree of compaction is obtained.
- f. Observation and testing of all compaction should be under the direction of the Geotechnical Engineer. The Engineer should be notified at least two days in advance of the start of the grading.

### **Recommendations for Construction**

**Surveying.** The contractor shall set necessary stakes to verify lines and grades as shown on the plan. The owner or his representative shall monitor the work to verify that the depth of footing embedment is correct.

**Caisson Drilling.** Drilling operation of the pier and footing excavations should be observed by a representative of Geotechnical Solutions, Inc.

**Footing and Utility Excavations:** All footing trenches for the proposed structure should be observed by a representative of this firm to verify that they were excavated into competent bearing soils per the recommendations of this report as well as to the minimum depths recommended. These observations should be performed prior to the placement of forms or reinforcement. The excavations should be trimmed neat, level and square. All loose, sloughed or moisture softened soil should be removed prior to placing concrete.

**Site Drainage:** The site should be sloped to direct water away from all structures. All roof and pad drainage shall be conducted to appropriate drainage systems via non-erosive devices. All drainage systems should be maintained in good working condition.

**Changed Conditions:** Changed conditions not found during field investigation should be brought to the attention of the soil engineer. As a result of the changed conditions, further recommendations will be provided by the soil engineer.

### **Additional Services**

This report is based on the assumption that an adequate program of monitoring and testing will be performed by Geotechnical Solutions, Inc. during construction to check compliance with recommendations given in this report. The recommended tests and observations include, but are not necessarily limited to the following:

- (a) Review of the plans during the design phase of the project.
- (b) Observation and testing during site preparation, and foundation construction.
- (c) Consultation as required during design and construction.

### **Limitations**

This report is issued with the understanding that it is the responsibility of the owner or his representative to see that the information and recommendations contained herein are called to the attention of the other members of the design team for the project and that the applicable information is incorporated into the plans, and that the necessary steps are

taken to see that the contractors and the subcontractors carry out such recommendations. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or due to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes outside of our control. The validity of the recommendations of this report assumes that Geotechnical Solutions, Inc. will be retained to provide these services.

**Geotechnical Solutions, Inc.**

### **References**

California Building Code, 2013, California Code of Regulations, Title 24, Volume 2 of Part 2.

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<http://wdl.water.ca.gov>.

California Geologic Survey, 2000, Seismic hazard Evaluation of the Mount Baldy 7.5 Minute Quadrangle, Los Angeles County, California, Published by USGS.

California State University, Pomona, Annual Field Trip Number 36, June 19 and 20, 2010, Geology and Hydrology in the Eastern San Gabriel of Time(<http://geology.csupomona.edu/janourse/ArticlesAbstracts>)

Dibblee, T. W., Jr., 2002, Geologic map of the Mt. Baldy Quadrangle, Los Angeles and San Bernardino, Counties, California: Dibblee Geological Foundation Map DF-90.

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Jennings, C.W., 1994, Fault Activity Map of California and Adjacent Areas, Scale, 1:750,000, California Division of Mines and Geology, California Data Map Series.

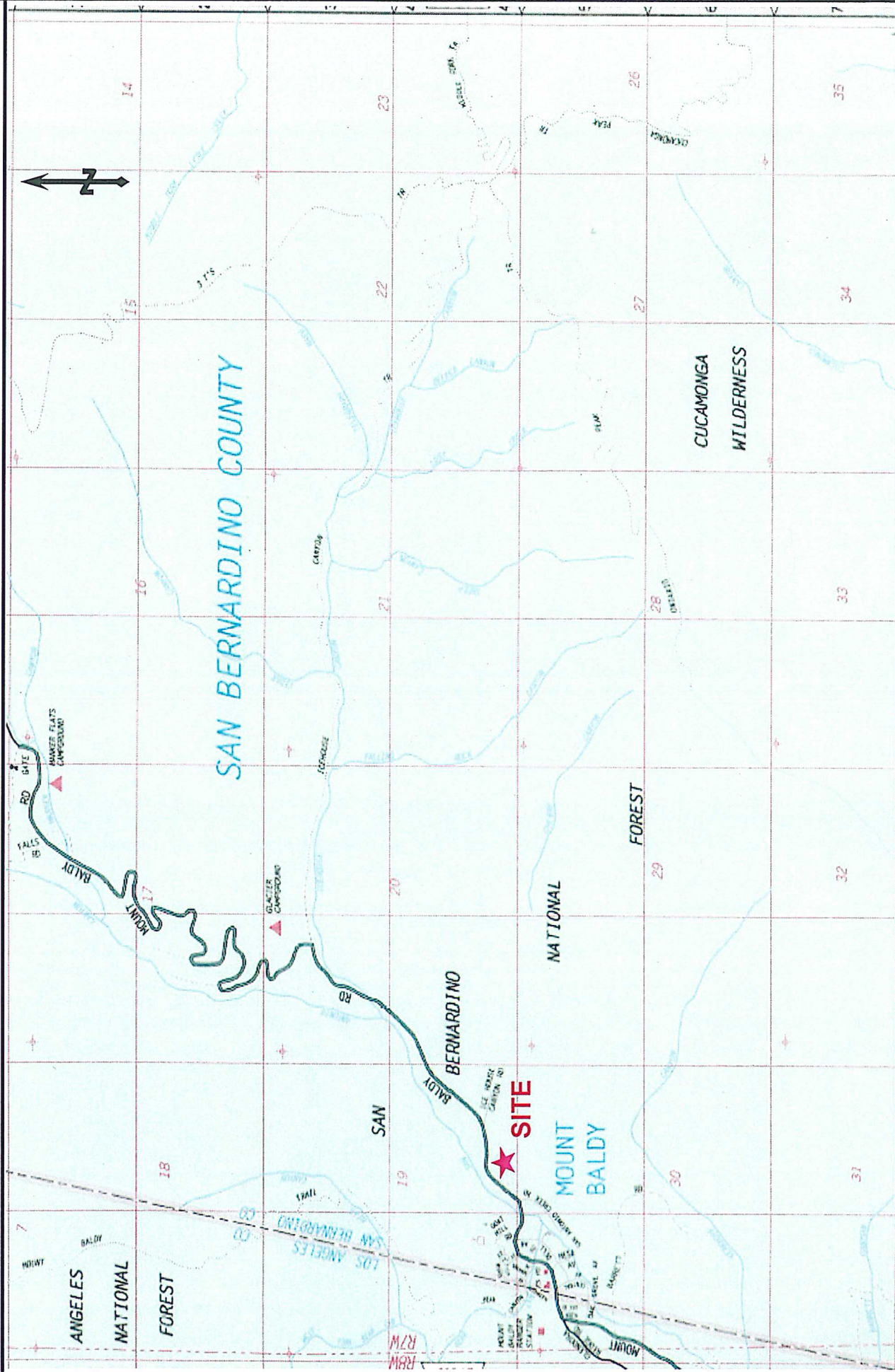
U.S.G.S., Geologic hazards Science Center, 2008 PSHA Interactive Deaggregation web Site

## **APPENDIX A**

### **Plates**

- Vicinity Map
- Plot Plan & Test Boring
- Topographic Map
- Google Map
- Geology Map
- Landslide Debris Map
- View from Mt. Baldy
- Fault Zone Map
- Test Pit Log
- Direct Shear Test
- Consolidation Tests

# VICINITY MAP



VERIZON WIRELESS - Mount Baldy LAX-277

801 San Antonio Creek Road, Mt. Baldy, California

Project No. VS-4195-06

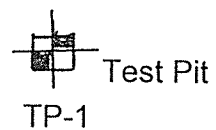
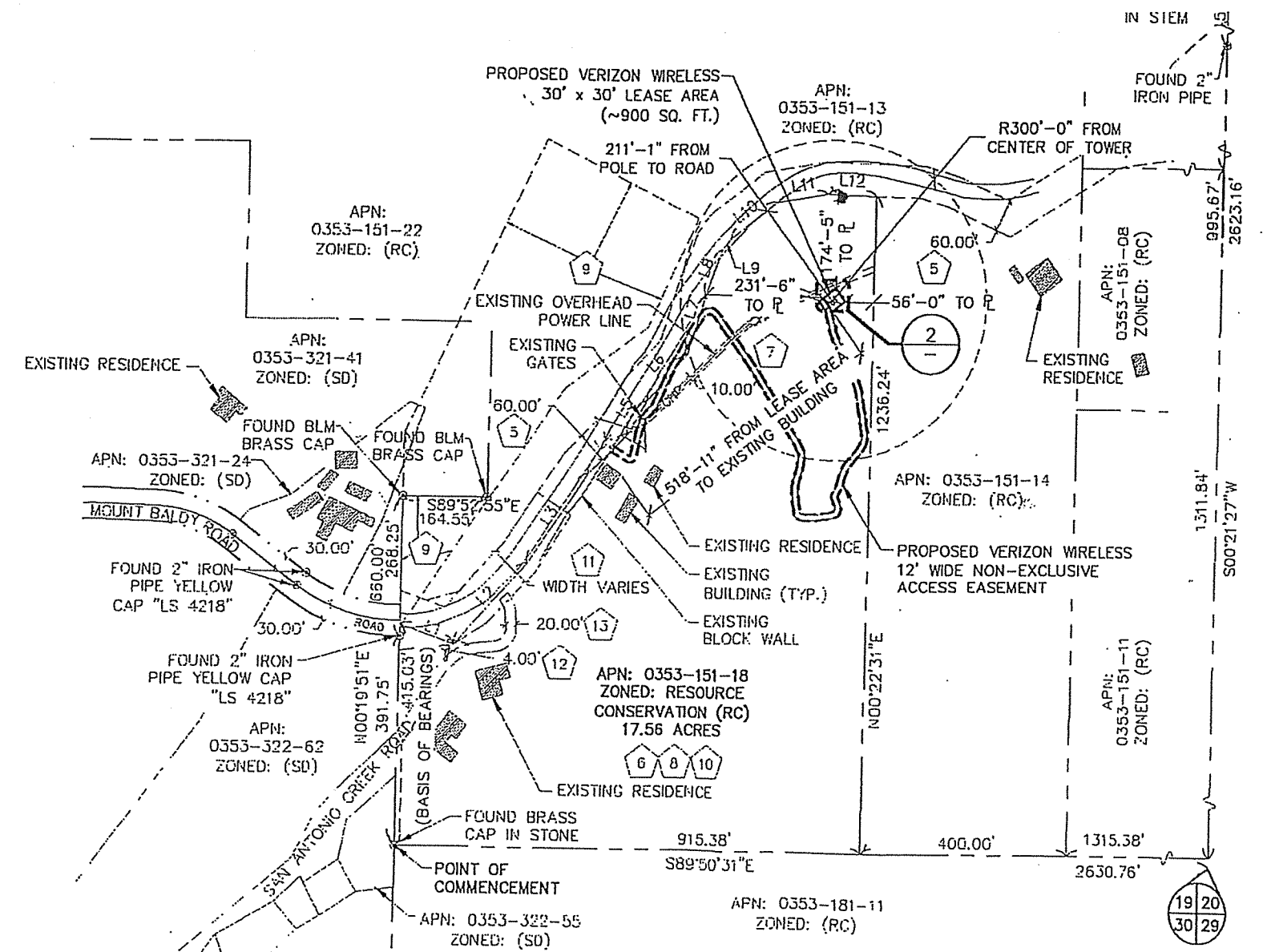
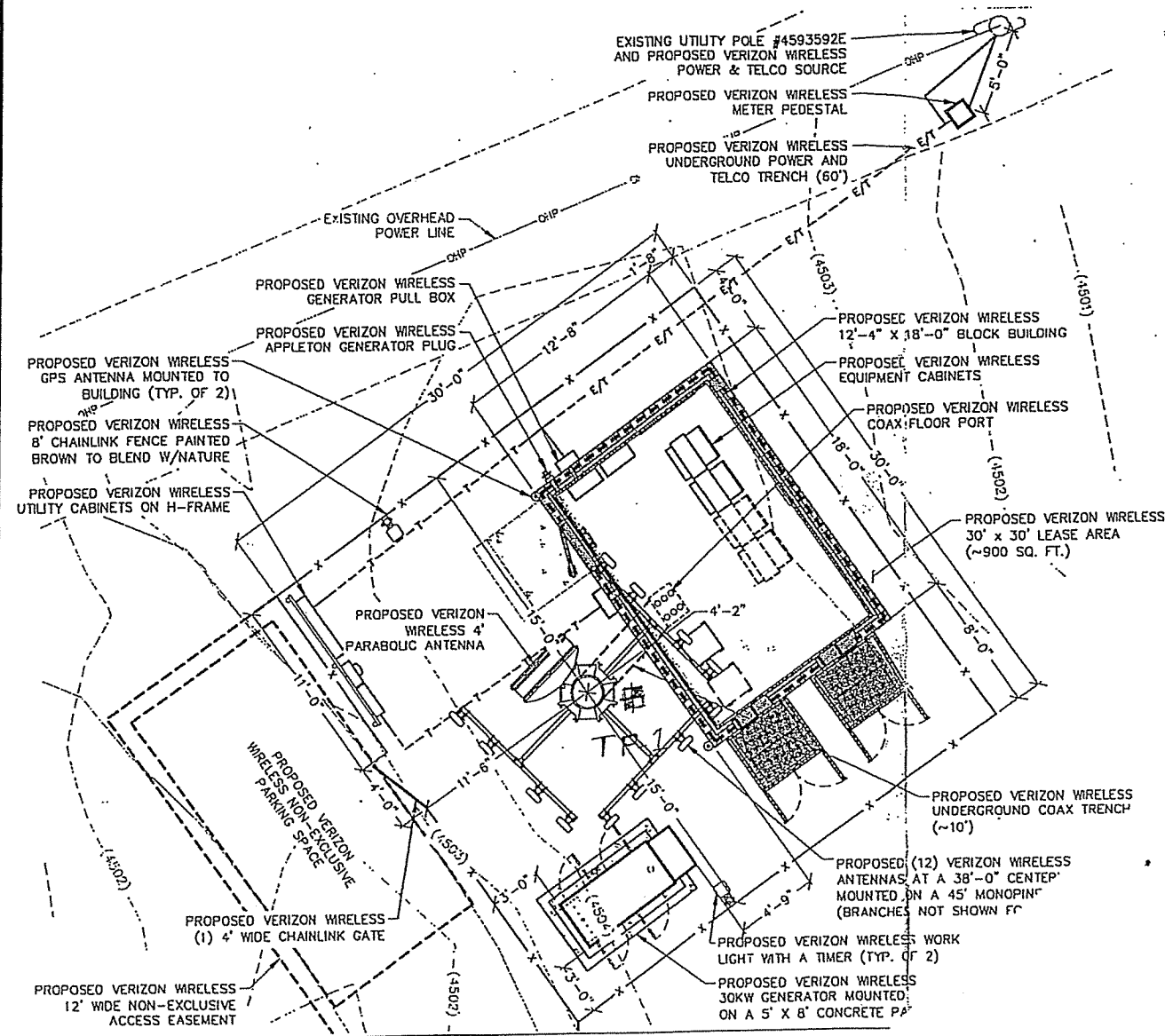
Plate: A

Geotechnical Solutions, Inc.



## PLOT PLAN & BORING LOCATION MAP

ENLARGED PLAN  
SCALE: 1" = 10'



Scale: 1" = 300'

VERIZON WIRELESS - Mount Baldy LAX-277

801 San Antonio Creek Road, Mt. Baldy, California

Project No.

VS-4195-06

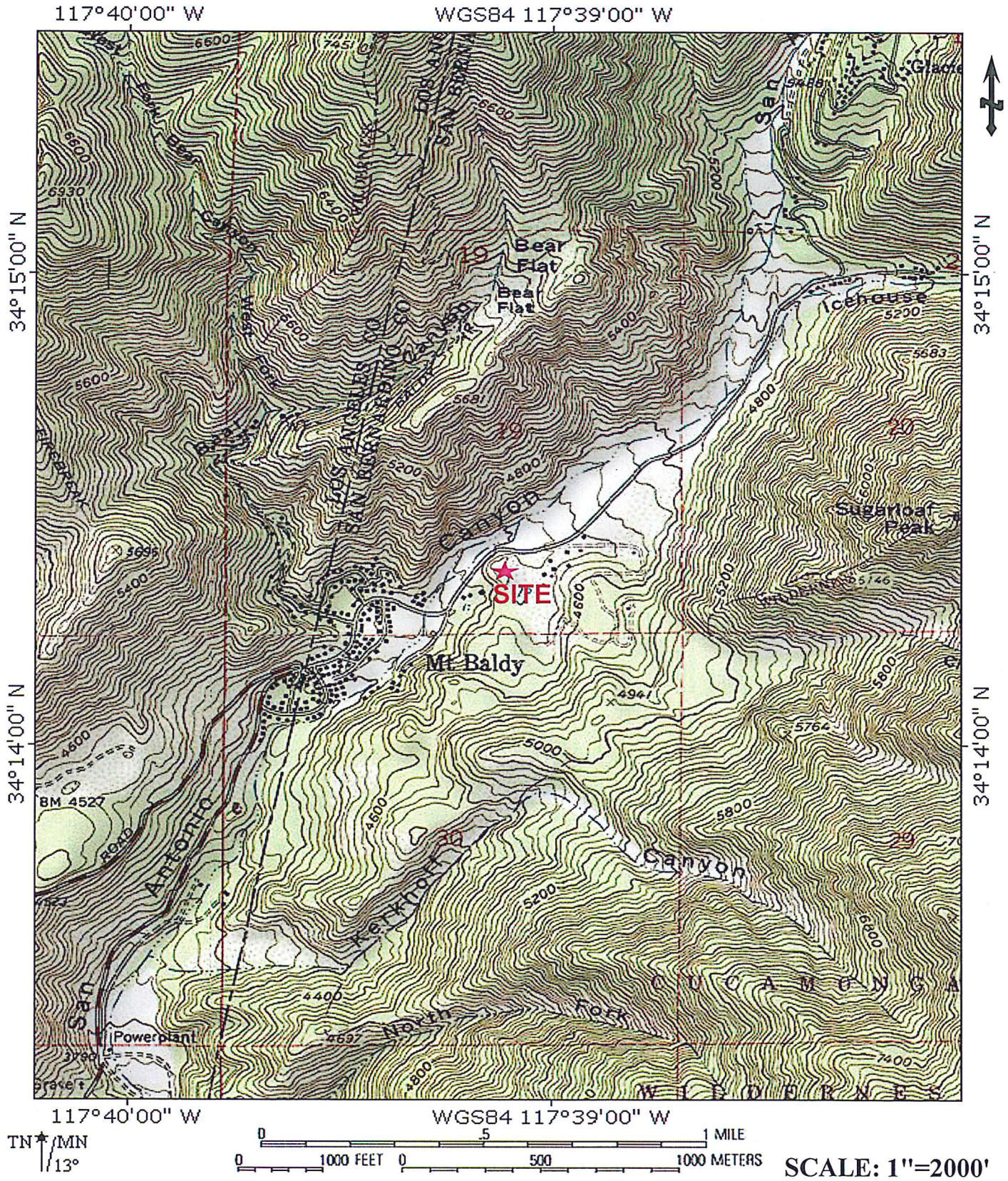
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Geotechnical Solutions, Inc.



# TOPOGRAPHIC MAP

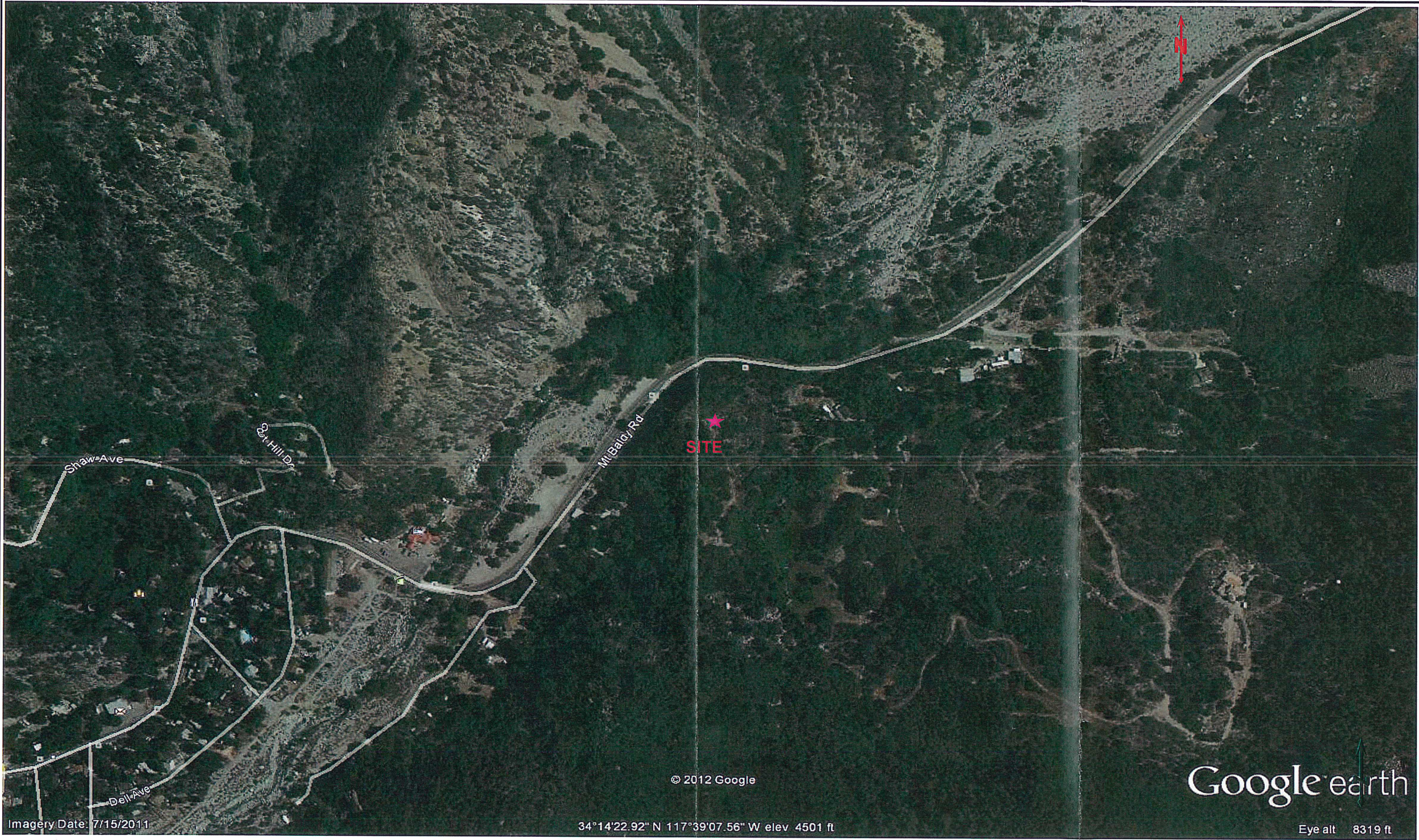


Project No.	VS-4195-06
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Plate:	C
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Geotechnical Solutions, Inc.





VERIZON WIRELESS - Mount Baldy LAX-277

801 San Antonio Creek Road, Mt. Baldy, California

Geotechnical Solutions, Inc.

Project No.

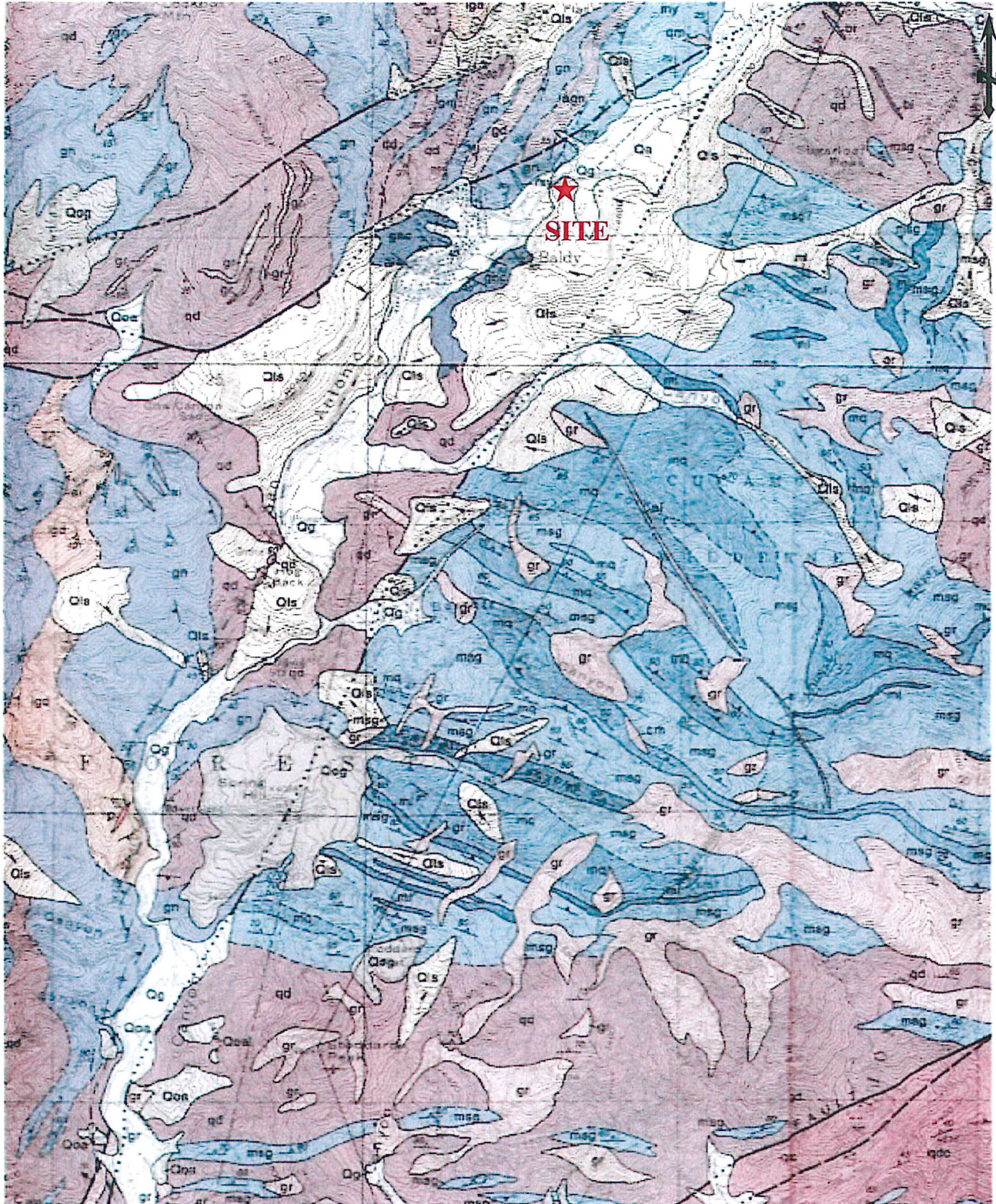
VS-4195-06

Plate:

D



# GEOLOGY MAP



Geologic Map of the San Antonio Canyon in the vicinity of Mt. Baldy Village. From Dibblee, 2002.

**VERIZON WIRELESS - Mount Baldy LAX-277**

801 San Antonio Creek Road, Mt. Baldy, California

Project No.

VS-4195-06

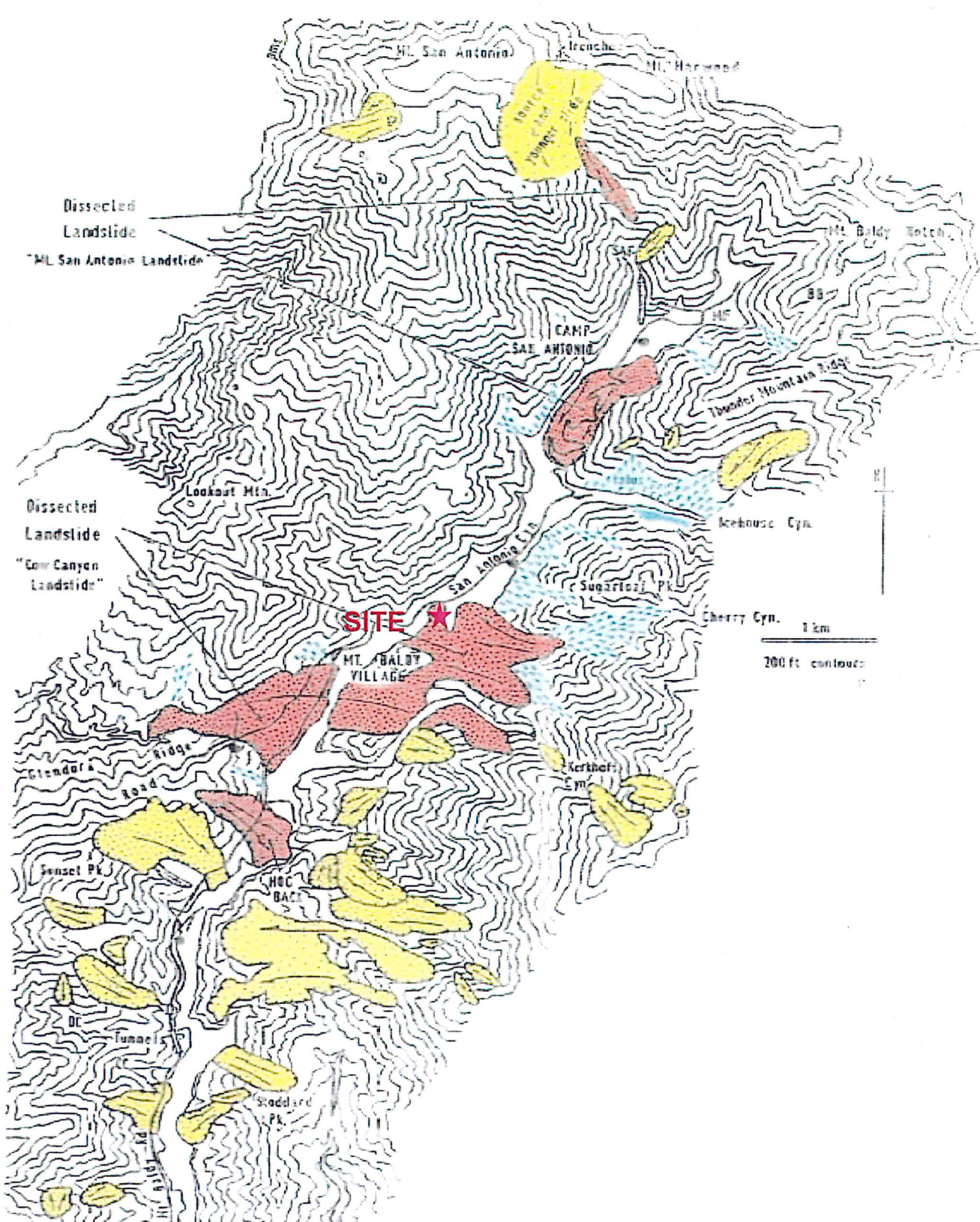
Plate:

E

**Geotechnical Solutions, Inc.**



# Landslide and Debris Map



Landslides and Debris Flows in the San Antonio Canyon (from Hazlett, 2001)

VERIZON WIRELESS - Mount Baldy LAX-277

801 San Antonio Creek Road, Mt. Baldy, California

Project No.

VS-4195-06

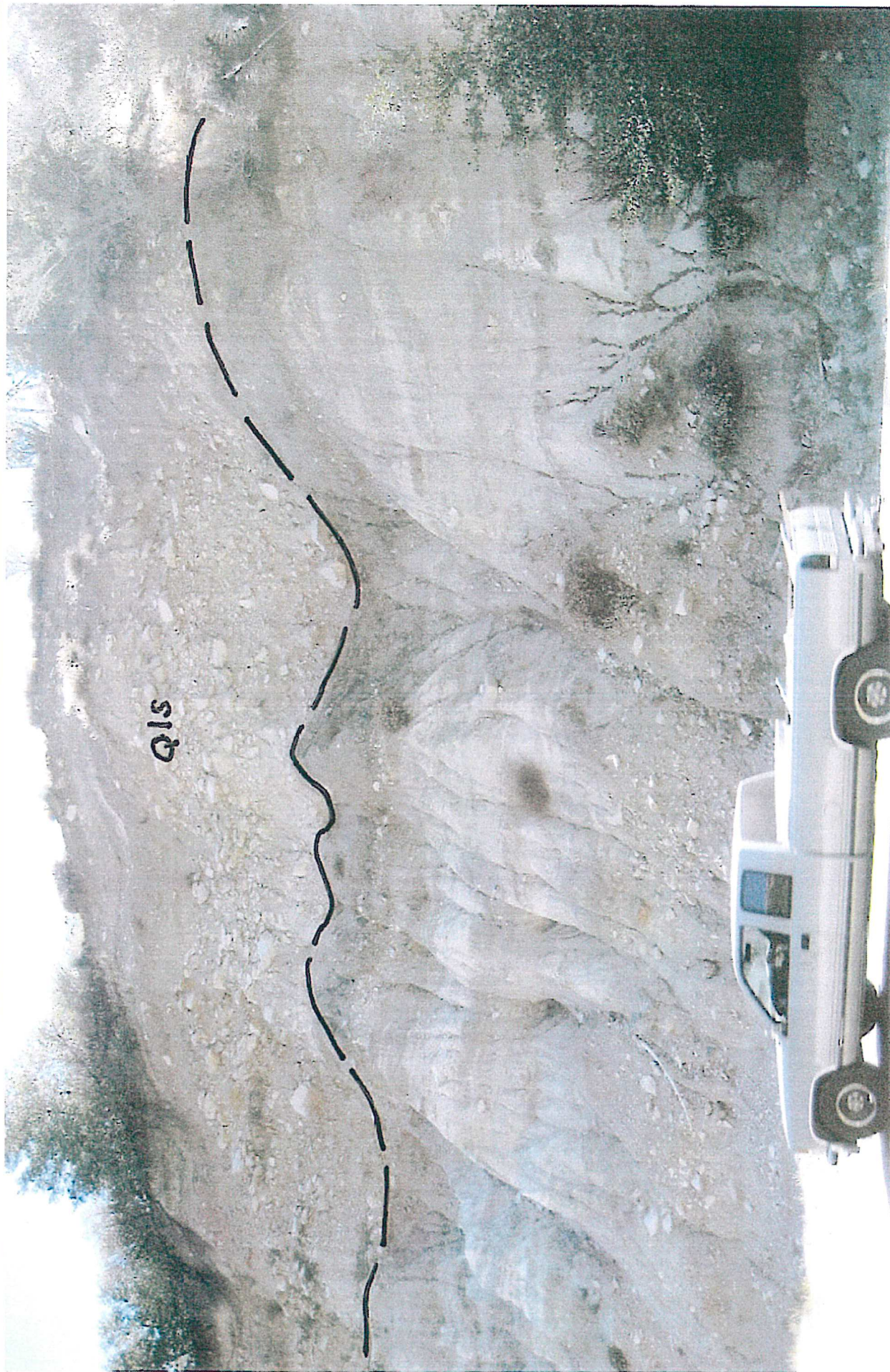
Plate:

F

**Geotechnical Solutions, Inc.**



VIEW FROM MOUNT BALDY ROAD TOWARDS SOUTHERLY DIRECTION



VERIZON WIRELESS - Mount Baldy LAX-277

801 San Antonio Creek Road, Mt. Baldy, California

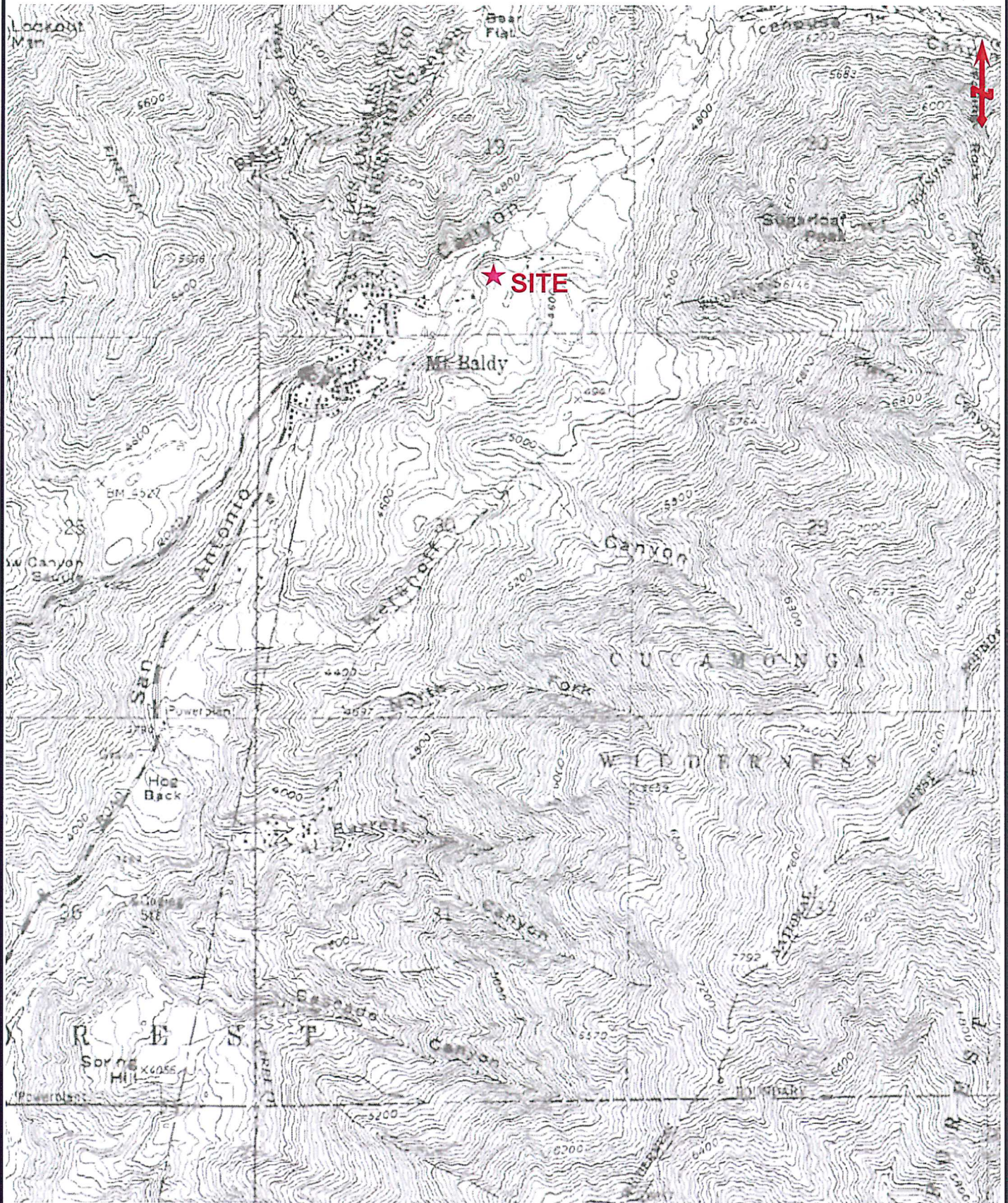
Geotechnical Solutions, Inc.

Project No. VS-4195-06

Plate: G



# FAULT ZONE MAP



**VERIZON WIRELESS - Mount Baldy LAX-277**

801 San Antonio Creek Road, Mt. Baldy, California

Project No.

VS-4195-06

Plate:

H

**Geotechnical Solutions, Inc.**



# TEST PIT LOG : TP-1

DATE EXCAVATED

9/19/2012

EQUIPMENT

PIT DIMENSIONS:

Length

Width

SURFACE ELEVATION

4501'

DEPTH (Feet)	UNDIST. SAMPLE	BULK SAMPLE	ATTITUDE	CLASSIFICATION AND DESCRIPTION	MOISTURE & DENSITY	CONSISTENCY	COLOR
1 —				Cobbly, Gravelly Sand with little silt damp to slightly moist cobbles up to 8 inches in diameter, angular to subangular	5.00%	medium dense to dense to very dense	light brown to brownish gray
2 —							
3 —							
4 —				End of Excavation 3 feet 3" No Groundwater encountered Backfill w/cuttings			
5 —							
6 —							
7 —							
8 —							
9 —							
10 —							

**VERIZON WIRELESS - MOUNT BALDY LAX-277**

801 San Antonio Creek Road, Mt. Baldy, California

Project No.

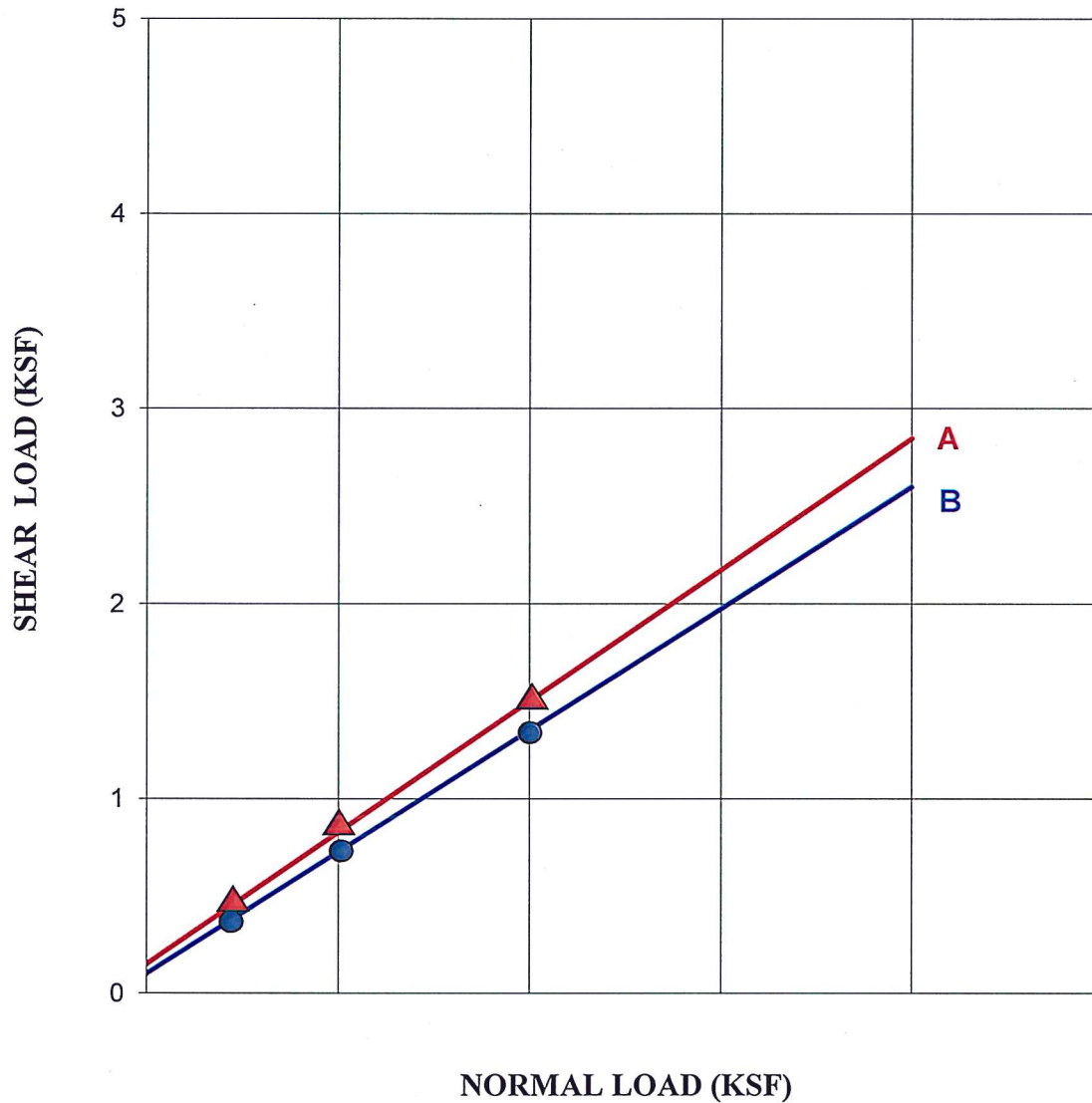
VS-4195-06

Plate:

I

**Geotechnical Solutions, Inc.**

## DIRECT SHEAR



SYMBOL	LOCATION	DEPTH (FT)	TEST CONDITION		COHESION (PSF)	FRICTION (DEG)
A	Test Pit TP-1	2'	Saturated - Drained	Peak	150	34
B	Test Pit TP-1	2'	Saturated - Drained	Ultimate	100	32

**VERIZON WIRELESS - Mount Baldy LAX-277**

Project No.

VS-4195-06

801 San Antonio Creek Road, Mt. Baldy, California

Plate:

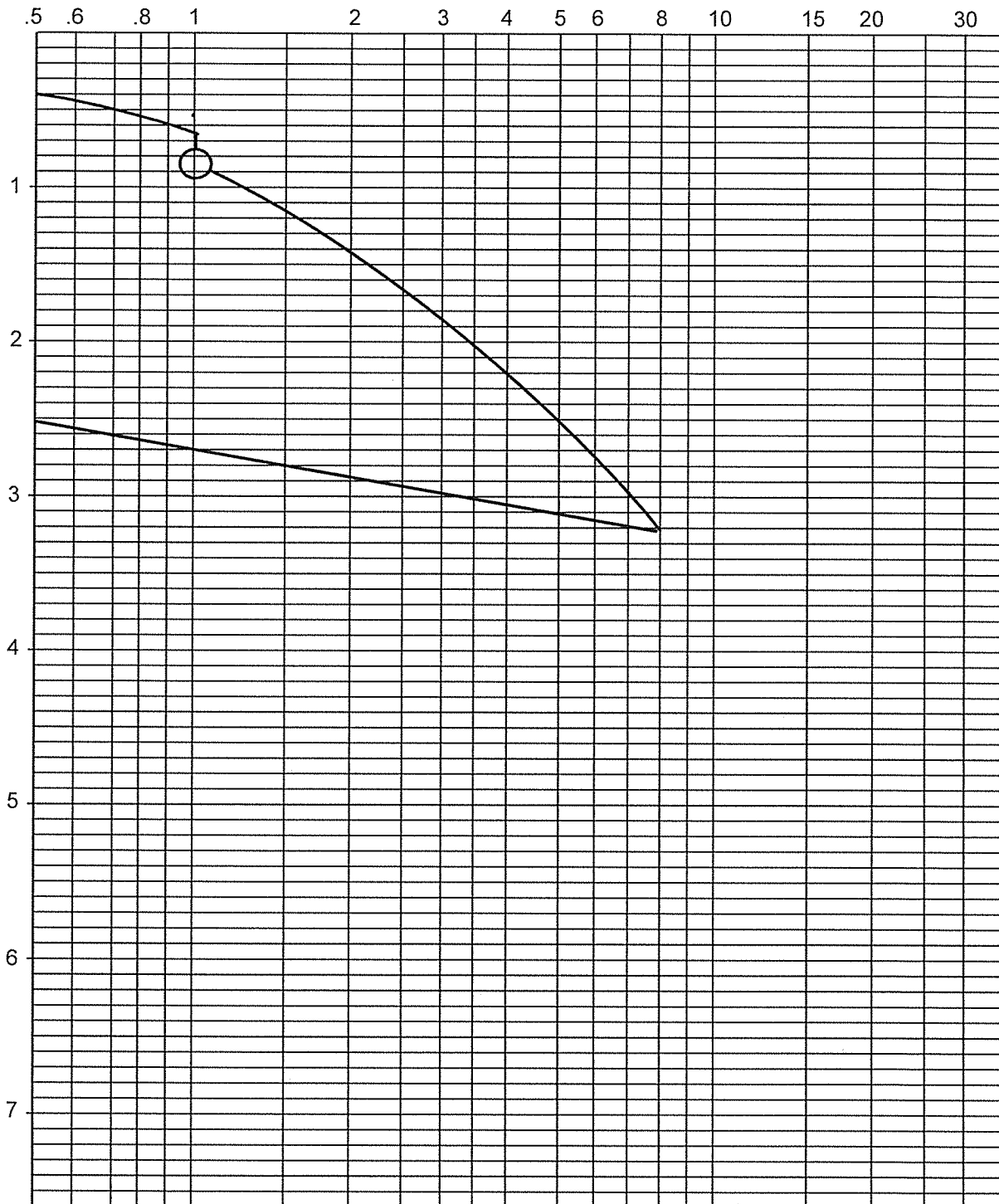
J

**Geotechnical Solutions, Inc.**



# CONSOLIDATION

Load In Kips per Square Foot



○ After water added to the sample

Test Pit TP-1 @ 2'

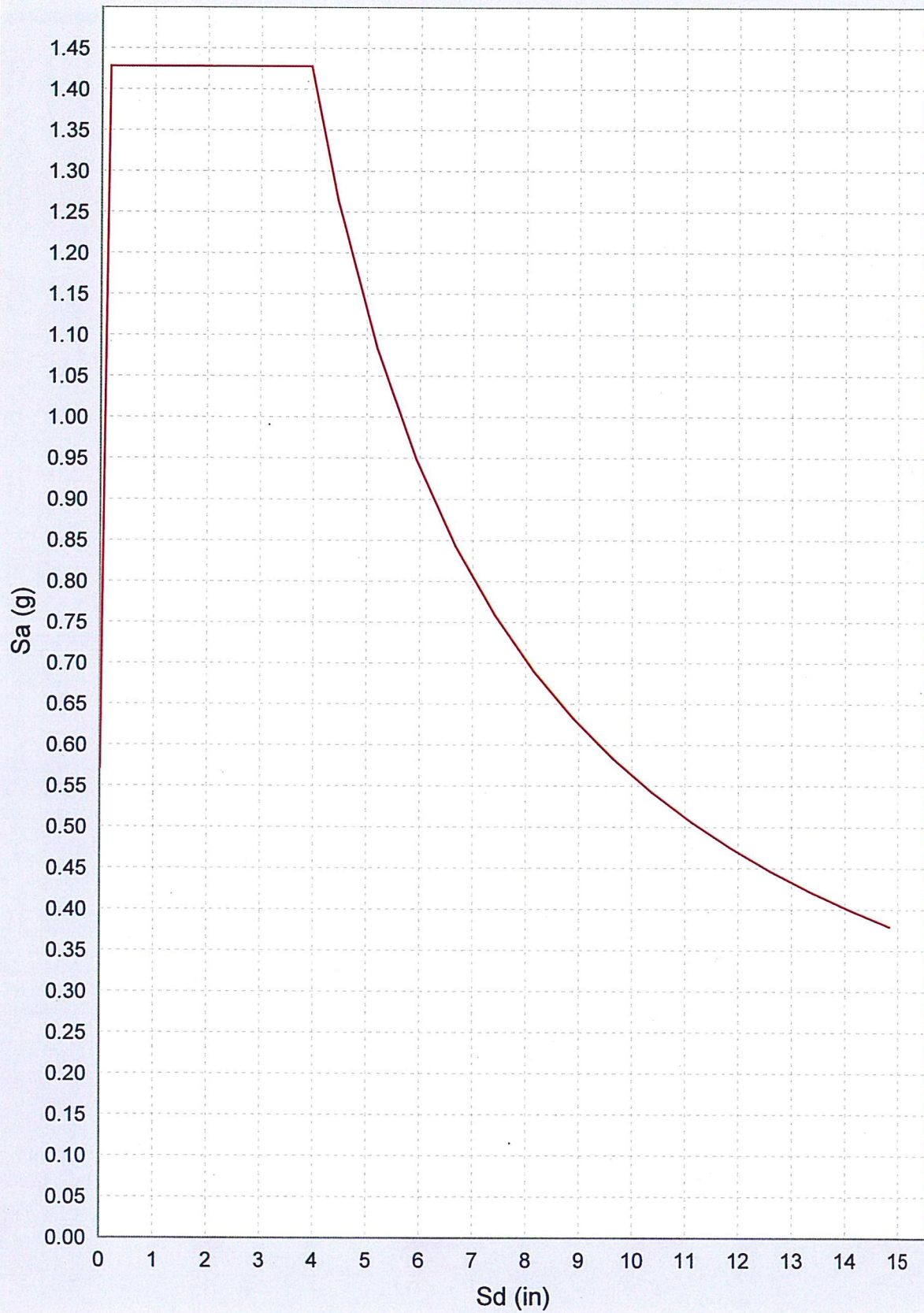
<b>VERIZON WIRELESS - Mount Baldy LAX-277</b>		Project No.	VS-4195-06
801 San Antonio Creek Road, Mt. Baldy, California		Plate:	K
Geotechnical Solutions, Inc.			

## **APPENDIX B**

### **Seismic Data**

- CBC 2013 Seismic Design Provisions
- PSHA Deaggregation Results

Design Spectrum Sa Vs Sd



**NEHRP Seismic Design Provisions  
Verizon Wireless – Mt. Baldy LAX-277  
VS-4195-06**

Conterminous 48 States

Latitude = 34.2397

Longitude = -117.6521

**Spectral Response Accelerations Ss and S1**

Ss and S1 = Mapped Spectral Acceleration Values

Site Class B -  $F_a = 1.0$ ,  $F_v = 1.0$

Data are based on a 0.01 deg grid spacing

Period     $S_a$

(sec)    (g)

0.2    2.142 (Ss, Site Class B)

1.0    0.759 (S1, Site Class B)

**Spectral Response Accelerations SMs and SM1**

$SMs = F_a \times Ss$  and  $SM1 = F_v \times S1$

Site Class D -  $F_a = 1.0$ ,  $F_v = 1.5$

Period     $S_a$

(sec)    (g)

0.2    2.142 (SMs, Site Class D)

1.0    1.138 (SM1, Site Class D)

**Design Spectral Response Accelerations SDs and SD1**

$SDs = 2/3 \times SMs$  and  $SD1 = 2/3 \times SM1$

Site Class D -  $F_a = 1.0$ ,  $F_v = 1.5$

Period     $S_a$

(sec)    (g)

0.2    1.428 (SDs, Site Class D)

1.0    0.759 (SD1, Site Class D)

**MCE Response Spectrum for Site Class B**

Ss and S1 = Mapped Spectral Acceleration Values

Site Class B -  $F_a = 1.0$ ,  $F_v = 1.0$ 

Period	Sa	Sd
(sec)	(g)	(inches)
0.000	0.857	0.000
0.071	2.142	0.105
0.200	2.142	0.837
0.354	2.142	2.626
0.400	1.897	2.965
0.500	1.518	3.707
0.600	1.265	4.448
0.700	1.084	5.189
0.800	0.949	5.931
0.900	0.843	6.672
1.000	0.759	7.414
1.100	0.690	8.155
1.200	0.632	8.896
1.300	0.584	9.638
1.400	0.542	10.379
1.500	0.506	11.120
1.600	0.474	11.862
1.700	0.446	12.603
1.800	0.422	13.344
1.900	0.399	14.086
2.000	0.379	14.827

**Site Modified Response Spectrum for Site Class D**

SMs = FaSs and SM1 = FvS1

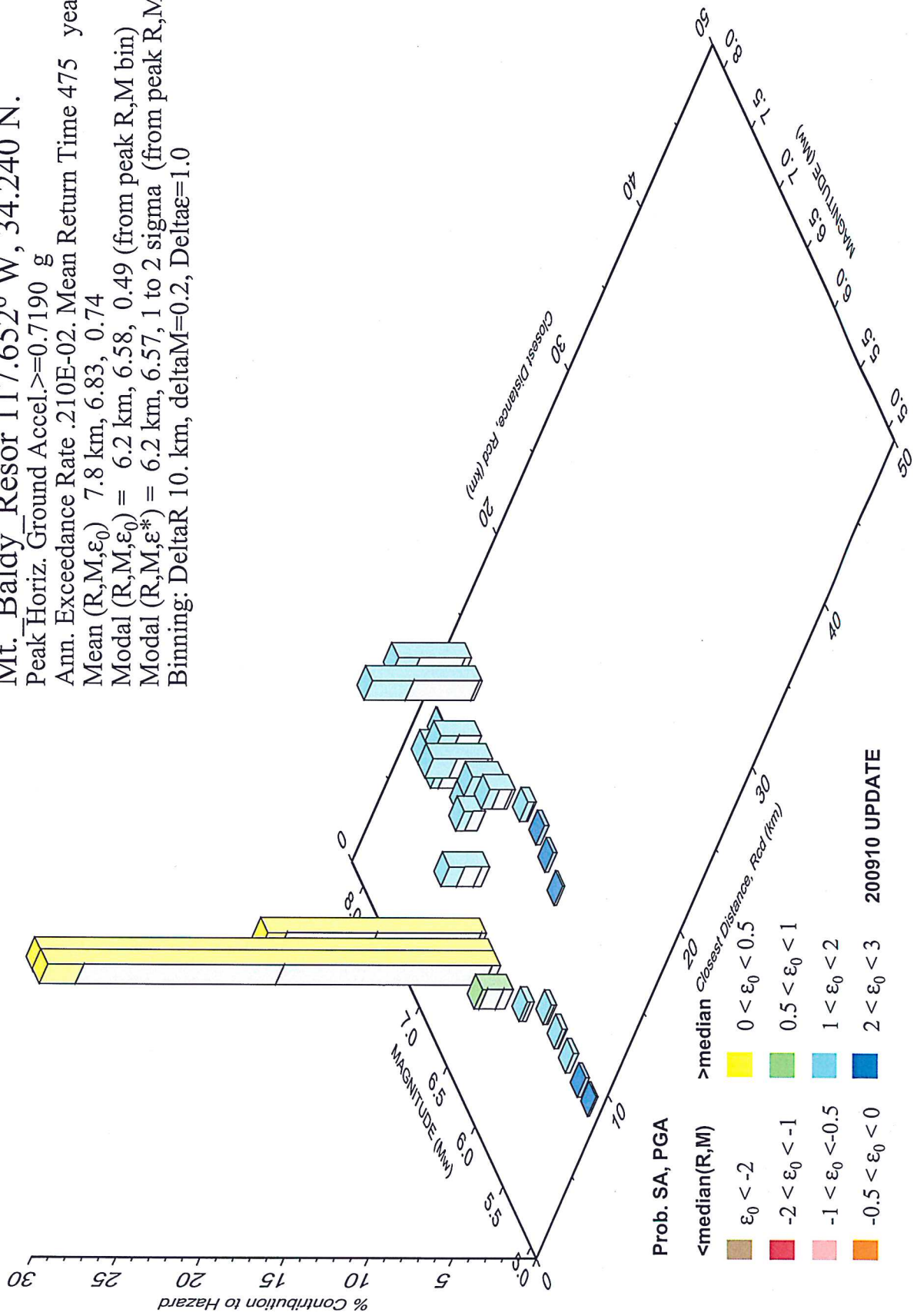
Site Class D -  $F_a = 1.0$ ,  $F_v = 1.5$ 

Period	Sa	Sd
(sec)	(g)	(inches)
0.000	0.857	0.000
0.106	2.142	0.236
0.200	2.142	0.837
0.531	2.142	5.908
0.600	1.897	6.672
0.700	1.626	7.784
0.800	1.423	8.896
0.900	1.265	10.008
1.000	1.138	11.120
1.100	1.035	12.232
1.200	0.949	13.344
1.300	0.876	14.456
1.400	0.813	15.568
1.500	0.759	16.680
1.600	0.711	17.792
1.700	0.670	18.905
1.800	0.632	20.017
1.900	0.599	21.129
2.000	0.569	22.241

**Design Response Spectrum for Site Class D**SDs =  $2/3 \times$  SMs and SD1 =  $2/3 \times$  SM1Site Class D -  $F_a = 1.0$ ,  $F_v = 1.5$ 

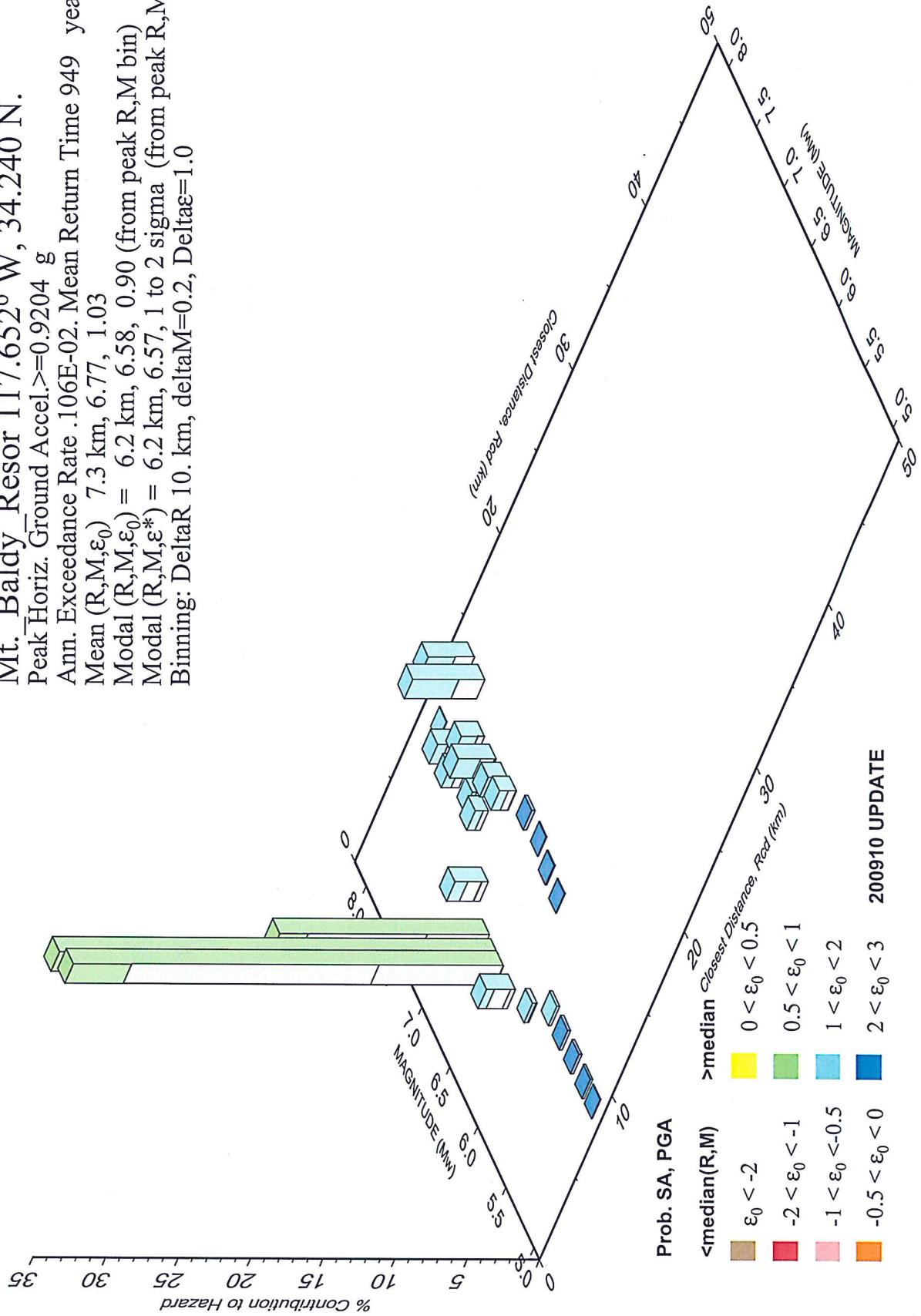
Period	Sa	Sd
(sec)	(g)	(inches)
0.000	0.571	0.000
0.106	1.428	0.158
0.200	1.428	0.558
0.531	1.428	3.939
0.600	1.265	4.448
0.700	1.084	5.189
0.800	0.949	5.931
0.900	0.843	6.672
1.000	0.759	7.414
1.100	0.690	8.155
1.200	0.632	8.896
1.300	0.584	9.638
1.400	0.542	10.379
1.500	0.506	11.120
1.600	0.474	11.862
1.700	0.446	12.603
1.800	0.422	13.344
1.900	0.399	14.086
2.000	0.379	14.827

PSH Deaggregation on NEHRP BC rock  
 Mt. Baldy Resor 117.652° W, 34.240 N.  
 Peak Horiz. Ground Accel.  $\geq 0.7190$  g  
 Ann. Exceedance Rate .210E-02. Mean Return Time 475 years  
 Mean ( $R, M, \epsilon_0$ ) 7.8 km, 6.83, 0.74  
 Modal ( $R, M, \epsilon_0$ ) = 6.2 km, 6.58, 0.49 (from peak  $R, M$  bin)  
 Modal ( $R, M, \epsilon^*$ ) = 6.2 km, 6.57, 1 to 2 sigma (from peak  $R, M, \epsilon$  bin)  
 Binning: DeltaR 10. km, deltaM=0.2, Delta $\epsilon$ =1.0

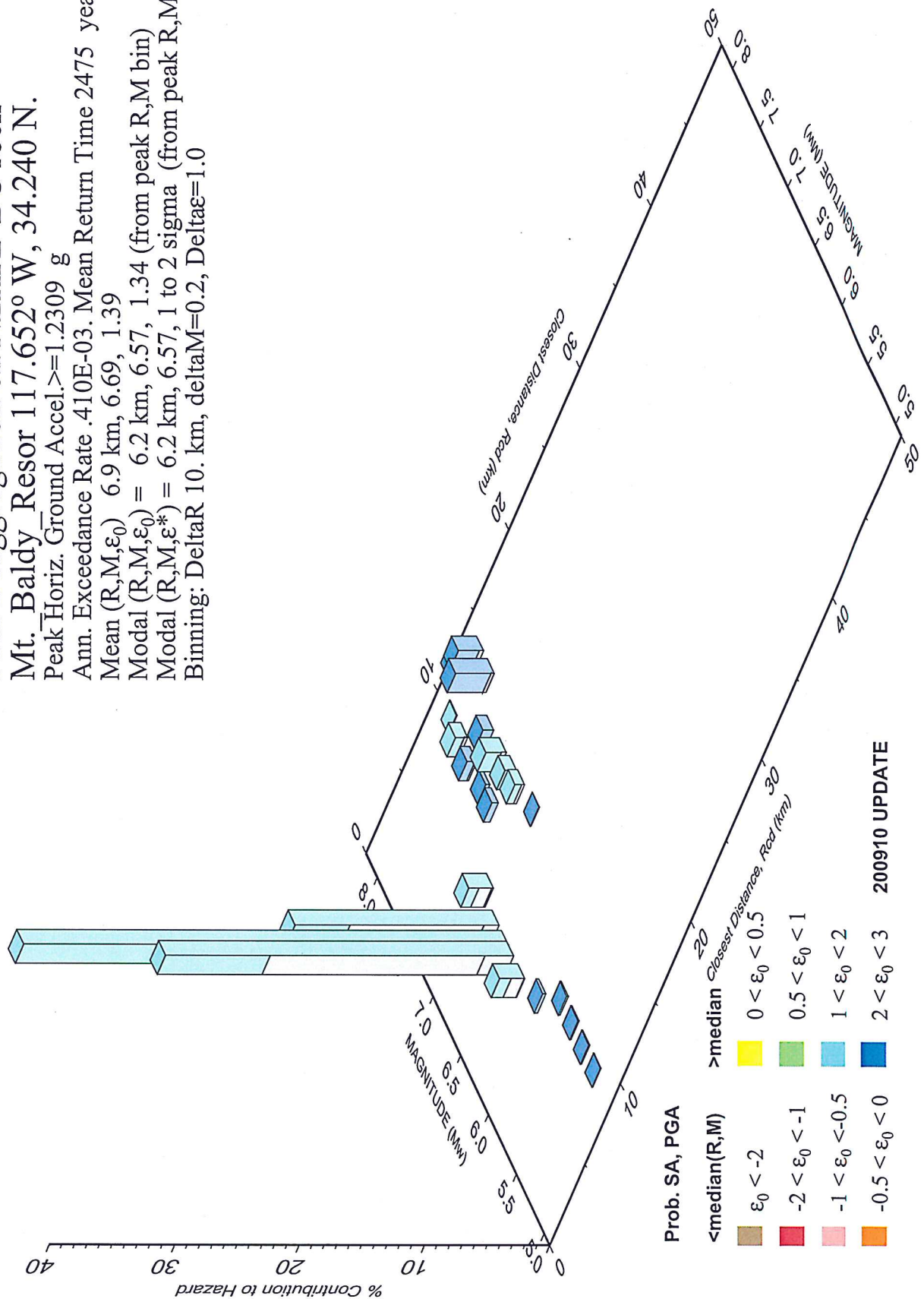




PSH Deaggregation on NEHRP BC rock  
 Mt. Baldy Resor 117.652° W, 34.240 N.  
 Peak Horiz. Ground Accel.  $\geq 0.9204$  g  
 Ann. Exceedance Rate .106E-02. Mean Return Time 949 years  
 Mean  $(R, M, \epsilon_0)$  7.3 km, 6.77, 1.03  
 Modal  $(R, M, \epsilon_0) = 6.2$  km, 6.58, 0.90 (from peak R, M bin)  
 Modal  $(R, M, \epsilon^*) = 6.2$  km, 6.57, 1 to 2 sigma (from peak R, M,  $\epsilon$  bin)  
 Binning: DeltaR 10. km, deltaM=0.2, Delta $\epsilon$ =1.0



PSH Deaggregation on NEHRP BC rock  
 Mt. Baldy Resor 117.652° W, 34.240 N.  
 Peak Horiz. Ground Accel. $\geq$ 1.2309 g  
 Ann. Exceedance Rate .410E-03. Mean Return Time 2475 years  
 Mean ( $R, M, \epsilon_0$ ) 6.9 km, 6.69, 1.39  
 Modal ( $R, M, \epsilon_0$ ) = 6.2 km, 6.57, 1.34 (from peak  $R, M$  bin)  
 Modal ( $R, M, \epsilon^*$ ) = 6.2 km, 6.57, 1 to 2 sigma (from peak  $R, M, \epsilon$  bin)  
 Binning: DeltaR 10. km, deltaM=0.2, Delta $\epsilon$ =1.0



## **APPENDIX C**

### **Field Resistivity Test**

## Test Report

Site Name: Verizon Wireless – Mount Baldy LAX-277

Site Address: 801 San Antonio Creek Road, Mt. Baldy, California 91759

Report Prepared by: **Geotechnical Solutions, Inc.**

Give two or three sentences description of the soil as seen at the site:

Fine to coarse Sand, cobbly, boulders

Soil Condition:      ☐ Wet      ☐ Damp      ☒ Dry

Choose one and only one of the following descriptions that best describe the earth conditions:

☐ Good clay earth

☒ Sandy soil

☐ Solid rock

☐ High-Rise site

If high-rise site was checked, verify the location of the main water line entering the building and give the following information:

☐ The line was located and verified as copper and is \_\_\_\_\_ inches in circumference.

☐ The line was located and verified as iron and is \_\_\_\_\_ inches in circumference.

☐ I was unable to locate the water main and recommend further engineering study for the grounding of this site.

Provide the following information:

Date of Resistivity test: 09-19-2012

Weather for the seven days preceding the test: Sunny and moderately warm  
(The last three days must have been clear and sunny.)

Model number of test instrument: NILSON MODEL 400

Serial number of test instrument:    4-7368

Project No.: VS-4195-06  
 Verizon Wireless – Mt. Baldy Resort LAX-277

Project Name: Verizon Wireless – Mt. Baldy LAX-277

Date: 09-19-2012

Project No: VS-4195-06

Site Address: 801 San Antonio Creek Road, Mt. Baldy, California 91759

### RESISTIVITY DATA

A= (ft)	5	10	20	30	40
Formula = (Ohm-cm)	957.5*R	1915*R	3830*R	5745*R	7660*R
Area 1 Measured R	2.8	1.7			
Area 1 Calc	2,681 Ohm-cm	3,255 Ohm-cm			
Area 2 Measured R					
Area 2 Calc					
Area 3 Measured R					
Area 3 Calc					
Area 4 Measured R					
Area 4 Calc					

## **ATTACHMENT 5**

### **Project correspondence**

## Morrissey , Jim

---

**From:** sbbaffert@aol.com  
**Sent:** Saturday, May 16, 2015 12:33 PM  
**To:** Morrissey , Jim  
**Subject:** cell phone tower needed in Mt Baldy

Dear Mr. Morrissey,

My daughter and I were stuck on the Mt. Baldy trail Monday May 11, 2015. Due to unclear trail markings at the top of Mt Baldy we took the wrong trail. We had no cell service most of the time. Fortunately we were able to get one phone call out to my

wife who could not reach us again and became scared for our safety. She contacted the sheriff who was prepared to start the search and rescue. We were stuck out there for many hours not being able to find our way down or use our phones. For the good of everyone's safety please install a cell tower in Mt. Baldy

Thank-you ,  
Bruce Baffert  
cell # 562) 276-8956

RECEIVED

MAY 06 2015

San Bernardino County  
Planning Division

RECEIVED  
ADMINISTRATION

2015 MAY -5 PM 1:54

April 29, 2015

Dear San Bernardino County Land Use Services Dept.,

I'm re-submitting the enclosed documents, which are related to Case N. P201200254 for the proposed Verizon telecommunications facility in the Mt. Baldy area.

For unexplained reasons, these documents have disappeared from the file a few times and I want to make sure that they are part of the record; with the request that they remain in the file.

Sincerely, *Catherine Hertel*

Catherine Hertel  
P.O. Box 371  
Mt. Baldy, CA. 91759

cc:

San Bernardino County Clerk of the Board of Supervisors  
Raymond W. Johnson Esq. A.I.C.P.  
Douglas McAllister



Andrew Salas

Madeline Salas

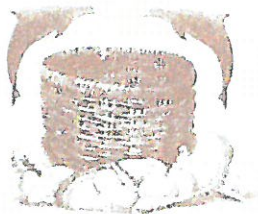
Christina Swindall-Martinez

Albert Perez

Martha Gonzalez-Lemos

Albert Acuna Jr.

Ernest P. Salas Teutimes



## GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as the San Gabriel Band of Mission Indians, recognized by the state of California as the aboriginal tribe of the Los Angeles basin.

San Bernardino County Land Use Services

Attn: Jim Morrissey, Planner

385 N. Arrowhead Ave, 1<sup>st</sup> Floor

San Bernardino, CA 92415

June 23, 2014

Re: Verizon Mt. Baldy cell site (Project #P201200254/CUP-CELL)

Dear Mr. Morrissey,

On Sunday, June 22, 2014, father and Chief, Ernie Perez Salas Teutimes attended a ceremony at Buckhorn Lodge in Mt Baldy. He was there to accept a sacred Big Horn Sheep skull from Mr. Jeff Villepique, Wildlife Biologist with California Fish and Wildlife. Other members of my Tribe were present for this ceremony as well as to provide a lecture on our culture and our hero, Toypurina, to the community.

I have been previously made aware of the cell tower slated to be put at Mt. Baldy and have expressed my concerns to Verizon directly. Pursuant to SB18, contact with Native American Tribes provided by the Native American Heritage Commission must be done. For whatever reason, my Tribe was never contacted. As I understand it, none of the others on the list expressed concern about this project as verified verbally by Mr. Stephen Sacks who attended this presentation. However, I whole heartedly disagree. Mt. Baldy (in my language, known as Joat) is a well documented sacred site in my Tribal history both by ethnographers as well as through oral history handed down through the generations. The specific proposed site adjacent to the Trout Pond is of great cultural significance. If you look at maps of our Tribal villages, you will notice that the majority of them are along water ways and water sources. Springs are of even more significance as they are a prehistorically a spiritual location. Also, my father and I have concern that the construction necessary to build this tower will affect the wildlife. It is my understanding that the annual Bighorn Sheep count is done across the road in this same location.

I had sent Ms. Kerry Wann, the Verizon Specialist – Regulatory for the Southern California Network, a letter regarding the Mt. Baldy project. I sent this letter over a month ago concerning the close proximity to the sheep and emphasizing how important the sacred springs are to our Tribe since they are associated with Paavaut (water woman) and thus part of our origin story. We understand there is an adequate alternative location near Cow Canyon Saddle of which there is no objection by the Fire

Andrew Salas

Madre Salas

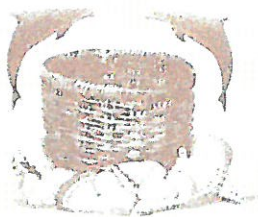
Christina Edward Hill-Matthner

Albert Lopez

Martha Gonzalez-Lemos

Albert Salas, Jr.

Forest L. Salas-Lamney



## GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as the San Gabriel Band of Mission Indians,  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin.

2

Department as well as the new landowner. It is my hope that Verizon strongly consider this alternative and thus move the tower project.

I am available to discuss this directly with you if you'd like. I would appreciate any updates and information regarding meetings for this project. We deserve to be included in the decision making process.

Respectfully,

Andrew Salas, Chairman

cell: (626)926-4131

email: gabrielenoindians@yahoo.com



## San Bernardino Valley Audubon Society

P. O. Box 10973, San Bernardino, California 92423-0973

October 31, 2012

Shellie Zias-Roe, Planner  
San Bernardino County Land Use Services  
385 North Arrowhead Avenue, First Floor  
San Bernardino CA 92415-0182

By email to [luscustomerservice@lus.sbcounty.gov](mailto:luscustomerservice@lus.sbcounty.gov) with copy via FAX to 909-387-3223

REF: Project Number P201200254/CUP-CELL, Unmanned Telecommunications facility, Easterly of Mount Baldy Road

Ms. Zias-Roe:

The San Bernardino Valley Audubon Society (SBVAS), the local chapter of the National Audubon Society, has about a thousand members in the County. Part of our mission is to protect habitat for birds and other wildlife.

SBVAS has some serious concerns about the above listed project, and we respectfully request that the comment period be extended to a full 30 days. Indeed, we believe that the project requires a full review under CEQA, and the minimum requirement for public comment and review under CEQA is 30 days. At the very least, the County needs to address the following issues in connection with the above project:

- Aesthetic/Visual Resources
- Archaeological/Historic Resources
- Biological Resources
- Cultural Resources
- Cumulative Impacts
- Energy
- Geologic/Seismic and Soils
- Hazards and Hazardous Materials
- Hydrology, Water Resources, Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic and Circulation
- Utilities

I tried to reach by phone you several times but was only able to leave a message. I would like to know, at least in general terms, what the County has done with this project in terms of CEQA. Was there a negative dec issued, for example? Please call me at 909-625-6900 so that we may discuss this.

Sincerely,

Drew Feldmann  
Conservation Chair



COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

-----X

In the Matter of the Application of

VERIZON WIRELESS, for a  
Conditional Use Permit

**MEMORANDUM  
IN OPPOSITION**

Premises: 801 San Antonio Creek Road  
Mt Baldy, CA

APN: 0353-151-18

Zoning: Resource Conservation

-----X

**MEMORANDUM IN OPPOSITION**

Respectfully Submitted,

Alison Denning, 6764 Hill, Mt Baldy, CA 91759  
Stephen Sacks, 6746 Shaw Ave, Mt Baldy, CA 91759  
Tamara Hanson, 12 Glacier Tract, Mt Baldy, CA 91759  
Katy Hertel, 7165 Mt Baldy Rd, Mt Baldy, CA 91759  
Maria Garcia, 6807 Mt Baldy Rd, Mt Baldy, CA 91759  
Kristin Nestor, 49 Hill, Mt Baldy, CA 91759  
Christy Catalano, 19 Manker Flats, Mt Baldy, CA 91759  
Joey Catalano, 19 Manker Flats, Mt Baldy, CA 91759  
Carmen Lindsay, 948 Central Ave, Mt Baldy, CA 91759  
Patty Grill, 5 Central Ave, Mt Baldy, CA 91759  
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Chuck Moffit, 901 San Antonio Creek Rd, Mt Baldy, CA 91759

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Nick Devereaux, 6776 Hill, Mt Baldy, CA 91759  
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Ava Capossela, 13 Ice House Canyon, Mt Baldy, CA 91759  
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Robbie Warner, 48 Ice House Canyon, Mt Baldy, CA 91759  
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Bob Strickland, 3 Oak Drive, Mt Baldy, CA 91759  
Nancy Strickland, 3 Oak Drive, Mt Baldy, CA 91759  
Chuck Althouse, #2 Arrow Rock Rd, Mt Baldy, CA 91759  
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Carolyn Hiler, 6776 Bear Canyon Rd, Mt Baldy, CA 91759  
Rod Cate, 951 San Antonio Creek Rd, Mt Baldy, CA 91759  
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Patty Van Osterhoudt, 6754 Hill Ave, Mt Baldy, CA 91759  
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 Rick Harris, Manker Flats, Mt Baldy, CA 91759  
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 Steve Lawrence, 12 Manker Flats, Mt Baldy, CA 91759  
 Greg Ribitz, 17 Manker Flats, Mt Baldy, CA 91759  
 Pavel Dvorak, 6761 Mt Baldy Rd, Mt Baldy, CA 91759  
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 Leo Juarez, 57 San Antonio Falls Rd., Mt Baldy, CA 91759  
 Mark Smith, 09 Glacier, Mt Baldy, CA 91759  
 Cheryl Renz-Lopez, 7165 Mt Baldy Rd, Mt Baldy, CA 91759  
 David Reed 49 Mt Baldy Rd, Mt Baldy, CA 91759  
 Diane Reed 49 Mt Baldy Rd, Mt Baldy, CA 91759  
 Steve Williams, 6778 Hill Ave, Mt Baldy, CA 91759  
 Jason Fuhst, 6776 Hill Ave, Mt Baldy, CA 91759  
 Ronnie Hodgson, 4761 Ice House Fork, Mt Baldy, CA 91759  
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 Kimberly Wilson, 899 Del Ave, Mt Baldy, CA 91759  
 Robert Witt, 899 Del Ave, Mt Baldy, CA 91759  
 Robert Witt Jr., 899 Del Ave, Mt Baldy, CA 91759  
 Margaret Glick, 7628 Mt Baldy Rd, Mt Baldy, CA 91759  
 Samantha Riley, 42 Bear Canyon Rd, Mt Baldy, CA 91759  
 Phillip Tibbetts, 7601 Mt Baldy Rd, Mt Baldy, CA 91759  
 Jenny Tibbetts, 7601 Mt Baldy Rd, Mt Baldy, CA 91759  
 Jim Gianakos, 26 Mt Baldy Rd, Mt Baldy, CA 91759

Steve Soto, 39 Mt Baldy Rd, Mt Baldy, CA 91759  
Robert Falk, 29 Bear Dr., Mt Baldy, CA 91759  
Suzy Samson, 20 Oak Grove, PO Box 354, Mt Baldy, CA 91759  
Vince Manano, 20 Oak Grove, PO Box 354, Mt Baldy, CA 91759  
Tracy Sulkin, 12 Barrett Canyon, Mt Baldy, CA 91759  
Ashley Weiss, 7609 Mt Baldy Rd, Mt Baldy, CA 91759  
James Bullis, 40 Mt Baldy Rd, Mt Baldy, CA 91759  
Tony Hammers, 7648 Ice House Canyon, Mt Baldy, CA 91759  
Trey Yoast, 6810 Shaw Ave, Mt Baldy, CA 91759  
B. Owen, 14 Barrett Canyon, Mt Baldy, CA 91759  
Aubrey Bogen, 498 Mountain Ave, Mt Baldy, CA 91759

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### Preliminary Statement

The applicant, Verizon Wireless (hereinafter "*Verizon*") seeks a Conditional Use Permit under San Bernardino County Code of Ordinances, Chapter §85.06, to obtain permission to install a four and one half story cell tower, upon a site situated at 801 San Antonio Creek Road, Mt Baldy, CA.

The chosen site is located within the Angeles National Forest, which has been designated by the County as an area of scenic value. It is also located within the view shed of Mount Baldy Road, a County-designated scenic route, which is protected under the Open Space Element of the County's 2007 General Plan.

Within this protected view shed, *Verizon* seeks to install a commercial wireless facility compound, which would consist of a four and one half story cell tower, disguised as a "fake pine tree" with twelve (12) four-to-five foot antennas, a twelve (12) foot by eighteen (18) foot concrete block building, a thirty kilowatt generator to be mounted on a forty (40) square foot concrete pad, and multiple large "utility cabinets" which are to be built adjacent to the two hundred and twenty-two (222) square foot concrete block building.

All of the foregoing would be surrounded by an eight (8) foot tall chain link fence enclosure, with a four (4) foot wide gate, to be accessed through a new twenty (20) foot wide easement.

Access to the easement would be secured by extending an existing road an additional two hundred thirty (230) feet to reach the fenced-in commercial compound.

As proposed, this fenced-in compound would not only be constructed less than three hundred (300) feet from Mount Baldy Road, but it will be constructed "*at the top of*" a ridge line. See Exhibit "A" at section 2.3 entitled "property description" wherein *Verizon's* expert explains that "The project site is *at the top of a ridgeline in the northern portion of the [leased] property.*"

Building this commercial compound and cell tower at the top of the ridge line will not only ensure their visibility from Mount Baldy Road, which is protected as a County-designated "scenic route,"<sup>1</sup> but it will also violate San Bernardino County Code of Ordinances Chapter §84.27, which explicitly mandates that any proposed Telecommunication facility within a sensitive view shed (such as along a scenic route) "shall be sited below the ridgeline as viewed from a distance" See §84.27.050 (c).

As proposed, this type of irresponsible placement of such a commercial compound is precisely the type of construction which Section III of the County's General Plan was intended to prevent. See General Plan Section III entitled "circulation and infrastructure element, subsection 3, entitled "Scenic Routes."

As sited, the proposed installation would also be highly visible to several residential homes in close proximity, and would inflict upon such homes both severe adverse aesthetic impacts, and substantial reductions in their respective property values.

It is respectfully submitted that *Verizon's* application should be denied, because:

- (a) the proposed installation does not comply with the requirements of the San Bernardino County Code of Ordinances, nor the Goals of the Open Space Element of the 2007 County General Plan,
- (b) the proposed installation would inflict upon the County and the homes situated in close proximity, the very types of adverse impacts which Code of Ordinances and the County's General Plan were enacted and adopted to prevent,
- (c) the placement of such commercial facility at the site chosen by *Verizon* would be irresponsible, in that *Verizon* has failed to establish that alternative, and less intrusive locations, are not available, and it has further failed to establish that this particular siting has been strategically chosen to ensure that it will minimize the number of towers needed within the County.

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<sup>1</sup> Within the Open Space Element of the County's General Plan, Goal OS 5 explicitly provides that "The County will maintain and enhance the visual character of scenic routes within the County."

## POINT I

### Verizon's Application Must Be Denied, Because it's Proposed Installation Does Not Comply With San Bernardino County Code of Ordinances

#### A. The Intent of The Code of Ordinances

As is reflected within the text of Chapter §84.27 of the Code of Ordinances (hereinafter "the Code"), the County of San Bernardino has expressly recognized that the irresponsible siting of commercial telecommunication facilities can have undue adverse impacts upon neighboring properties, and can be incompatible with the best interests of the County. *See e.g.* Code Chapter §84.27.010 subsections (a), (c)(1), (c)(2) and (c)(4) and §84.27.050.

To prevent such adverse impacts, the County enacted Chapter §84.27 to impose siting restrictions to ensure that such installations are strategically sited, to minimize their adverse aesthetic, health, safety and economic impacts. Chapter §84.17 was also enacted to encourage their placements: (a) away from residences, and (b) out of view of scenic view sheds and routes, such as Mount Baldy Road.

In furtherance of such objectives, the County additionally imposed a Conditional Use Permit requirement for such installations, to ensure that: (a) the installation of a proposed facility will not adversely affect abutting or nearby properties *See* §85.06.40(a)(3), and (b) installations will be restricted to those locations which are consistent with the goals, policies and standards set forth within the County's General Plan *See* §85.06.40(a)(4).

#### B. The Proposed Siting For Verizon's Cell Tower is in Direct Violation of Both the Code and The General Plan

The siting proposed by *Verizon* for its desired commercial installation does not meet the requirements of the Code, and is inconsistent with the explicitly stated Goals set forth within the General Plan. As such, Verizon's application for a conditional use permit must be denied.

### Violation of Chapter 84.27 and Goal OS5

Remarkably, *Verizon* has not only chosen to site its proposed commercial compound less than three hundred (300) feet from Mount Baldy Road, a County-designated scenic route which was specifically slated for protection (under the Open Space provisions of the County's 2007 General Plan), but it seeks to construct its installation on that portion of the property which is "*at the top of a ridgeline*"<sup>2</sup> This choice of siting is not merely in direct violation of §84.27.050(c), but it would virtually guarantee that *Verizon's* four and one half story cell tower will be clearly visible from such scenic route.

The siting of a telecommunications facility both: (a) in close proximity to a highly traveled scenic route, and (b) at the top of a ridgeline, is the antithesis of compliance with §84.27.050, which is entitled "Minimizing impacts" and which explicitly mandates that "Telecommunications facilities shall be located and designed so as to minimize their visibility."

Where, as here, an applicant seeks to install such a commercial facility in an area of high visibility within a sensitive view shed, §84.27.050(c) explicitly states that such facilities "shall be sited below the ridgeline as viewed from a distance, and designed to minimize their profile."

It is beyond argument that the area surrounding Mount Baldy Road is a sensitive view shed, because it is a County-designated "scenic route" which is protected under both the General Plan and the Code.

As stated in Open Space (OS) Goal OS5.3 of the General Plan, having been affirmatively designated as a "scenic route," Mount Baldy Road has been determined as "having scenic vistas and other scenic and aesthetic qualities that over time have been found to add beauty to the County." *See* OS5.3

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<sup>2</sup> As has been acknowledged by Verizon's own expert's report from First Carbon Solutions, Section 2.3 of the report is entitled "Property Description" which describes the property which has been leased by Verizon, and explicitly describes the specific portion of the property where Verizon intends to construct its facility as follows "The project site is located at the top of a ridgeline in the northern portion of the property." *See* a true copy of that portion of the expert's report annexed hereto as Exhibit "A."

It has been veiled, therefore, with protection against development which could adversely impact such scenic and aesthetic qualities. *See* OS5.3

Under the protection of the Code and the General Plan, any applicant, such as *Verizon*, which seeks to construct a development within the view shed of Mount Baldy Road, is required to demonstrate through visual analysis that their proposed improvements are compatible with the scenic qualities present. *See* OS5.2.

As further mandated by §85.06.040(a) and (a)(4), no reviewing authority of the County may grant an application for a Conditional Use Permit, such as *Verizon's*, unless the authority first "finds and justifies" that the proposed use and manner of development are consistent with the goals, policies and standards of the General Plan, inclusive of OS5.2 and OS5.3.

As common sense would dictate, building a fenced-in commercial compound with a four and one half story commercial cell tower, at the top of a ridgeline, less than 300 feet from this County-designated route, would be entirely inconsistent with the scenic qualities which caused the County to designate Mount Baldy Road as a route of such scenic significance in the first place.

As set forth within POINT II herein below, *Verizon's* visual impact submission is inherently defective and, concomitantly, should be disregarded, or at a minimum, should be recognized as wholly insufficient to establish that its proposed commercial installation atop a ridge will not adversely impact the scenic view shed of Mount Baldy Road.

As such, *Verizon's* application must be denied.

## POINT II

### The Proposed Installation Will Adversely Affect the Character and Aesthetics of the Adjacent and Nearby Residential Properties

*Verizon's* application should also be denied because its proposed installation at the top of a ridge, and so unnecessarily close to residential homes, will adversely affect the aesthetics and character of the adjacent and nearby properties, thereby violating the very purposes for which the County enacted Chapter §84.27.

Within its proposal, *Verizon* proposes to construct its Cell Tower in close proximity to several homes which are currently characterized by near-pristine surroundings and scenic views which most homeowners could only dream of possessing.

As is explicitly stated within its language, the very purpose for which Chapter §84.27 was enacted was to: (a) ensure that wireless installations were sited at locations that would ensure that their adverse aesthetic and economic impacts would be minimal, *See* §84.27.010(c)(2), and (b) to encourage the location of towers and other wireless facilities in *non-residential* areas *See* §84.27.010(c)(4).

Due to *Verizon's* poor choice of siting, and its decision to place its tower and compound at the top of a ridge, there are simply no mitigation measures which could meaningfully reduce the adverse impacts upon the nearby properties.

As a result, the proposed installation will unnecessarily inflict very real and substantial adverse aesthetic impacts upon the homes that are situated in close proximity to the installation.

A. Evidence of Adverse Aesthetic Impacts  
Provided by The Property Owners

Submitted herewith as Exhibits "B" "C" and "D" are letters and photographs from the homeowners whose homes are in closest proximity to the proposed site.

Within these letters, each of the homeowners personally detail the adverse aesthetic and other impacts that the proposed installation would inflict upon their respective homes.

As federal Courts have ruled, where a local Board is entertaining a cell tower application, it should accept, as evidence, such statements and letters of homeowners, because they are in the best position to know and understand the actual extent of the impact they stand to suffer *See e.g. Omnipoint Communications Inc. v. The City of White Plains*, 430 F2d 529 (2nd Cir. 2005).

As detailed within each of those letters, and the photographs depicting the pristine views they currently enjoy, *Verizon's* proposed installation would destroy the views from virtually all areas of their properties and from both inside and outside of their homes.

Such detailed descriptions of the adverse impacts that their respective homes would sustain, and which the Board should properly consider, include Exhibit "B," which consists of a letter from Ms. Diane Puchbauer detailing how the proposed tower would be "*front and center*" when she steps out of her front door.

Significantly, she includes a number of photographs, one of which depicts her current view in the direction of the proposed tower (entitled "Puchbauer view. Tower Direction"). This image clearly depicts the view that she currently enjoys, which is utterly *pristine*, in that it is void of any man-made structures.

It is simply beyond argument that placing a commercial cell tower compound including a four and one half story cell tower "front and center" in front of her home, would have an extreme adverse aesthetic impact upon her home, and the scenic vista she currently enjoys.

In similar vein, Stan and Jana Tibbets have submitted a letter and photographs (collectively annexed as Exhibit "C"), explaining and reflecting the adverse impact their respective home and scenic views would suffer.

As detailed within the Tibbets' letter, their home is situated "at the top of a hill," but because *Verizon* has chosen to locate its commercial compound at the top of a ridge, the commercial compound and cell tower would be "at the same elevation" as the Tibbets' home.

Since there will be low chaparral around the tower, the proposed four and one half story tower will "stick out like a sore thumb," directly across from the Tibbets' home, and in full view from same.

Finally, annexed hereto as Exhibit "D" is a letter from Patricia Chapman, whose home of more than fifty (50) years ("The Chapman Ranch"), is located in close proximity to the proposed site.

For more than five (5) decades, she has enjoyed sitting on her porch, which faces west, watching the sun set each evening, from that porch.

Faced with the specter of having a cell tower now placed directly within that view, Ms. Chapman states her objection as follows:

*"I am 77 years old . . . and I would hate to spend  
the remaining years looking at a cell tower."*

*See Exhibit "D"*

Adding insult to injury, the detrimental impact which would be inflicted upon each of these homeowners' respective homes would be wholly unnecessary, because there are alternative locations at which a facility, of the type *Verizon* seeks to construct, could be situated without adversely impacting any residences or County-protected scenic roads. *See Point IV herein below.*



B.     The Applicant's Photo Submission is  
       Defective and Should Be Disregarded Entirely

In connection with its application, *Verizon* has provided various photographs and/or photo simulations in an effort to persuade the County that the adverse aesthetic impact, which its proposed compound and tower would inflict upon the community, would not be substantial.

Such simulations and presentations are inherently defective, and should be wholly disregarded by the County, because the applicant has conveniently abstained from providing images taken from the perspective of the nearby homes, or any location which would reflect the most significant adverse aesthetic impacts.

As is likely known to the applicant, photo simulations of proposed cell towers are inherently defective, and serve no legitimate purpose from a zoning perspective, when they do not include recorded images taken from the properties of nearby residential homes which stand to suffer the most significant adverse aesthetic impact if the proposed installation is constructed.

In Omnipoint Communications Inc. v. The City of White Plains, 430 F2d 529 (2nd Cir. 2005), a federal court explicitly ruled that where, as here, a proponent of a cell tower presents a visual impact study wherein they "omit" from the study any images or analysis of the perspectives of homeowners whose homes are in close proximity to the proposed installation, the study is inherently defective, and should be properly disregarded by the respective government entity that received it.

As was explicitly stated by the federal court, "the Board was free to discount Omnipoint's study because it was conducted in a defective manner. . . because the study was conducted without notice to the Board or the community, the observation points were limited to locations accessible to the public roads, and no observations were made from the residents' backyards much less from their second story windows" *Id.*

Not surprisingly, the images presented by *Verizon* do not include any images taken from the properties of the nearby homeowners who have provided detailed descriptions of the adverse aesthetic impacts their respective homes will sustain if the proposed tower is constructed. (See Exhibits "B," "C" and "D.")

Nor do they include images taken from the perspectives on Mount Baldy Road, from which the proposed Cell Tower would be most visible.

As such, in accord with the federal court's holding in Omnipoint, the applicant's photo submission must be disregarded in its entirety.

### POINT III

#### The Proposed Installation Will Adversely Affect the Values of the Adjacent and Nearby Residential Properties

In similar vein, *Verizon's* application should be denied, because in addition to causing adverse aesthetics impacts as described herein below, the placement of a commercial compound and a four and one half story cell tower at the proposed location, in an otherwise nearly pristine environment, would contemporaneously inflict an adverse impact upon the actual values of the homes which would be situated in close proximity to the tower.

Simply stated, *Verizon* seeks to construct a fenced-in commercial compound, and a four and one half story cell tower, in direct view of nearby homes which, in the absence of such installation, enjoy pristine scenic views which most residential homeowners can only dream of.

Under the circumstances, it is beyond reasonable argument that the implantation of such commercial compound and multi-story cell tower will adversely impact the financial value of those homes.

Even in less pristine environments, across the entire United States both real estate appraisers<sup>3</sup> and real estate brokers have rendered professional opinions that support what common sense dictates.

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<sup>3</sup> See e.g. a February 22, 2012 article discussing a NJ appraiser's analysis wherein he concluded that the installation of a tower in close proximity to a home had reduced the value of the home by more than 10%, go to:  
<http://bridgewater.patch.com/articles/appraiser-t-mobile-cell-tower-will-affect-property-values>

When cell towers are installed unnecessarily close to residential homes, such homes suffer material losses in value, which typically range anywhere from 5% to 20%.<sup>4</sup> The Bond and Beamish study involved surveying whether people who lived within 100' of a tower would have to reduce the sale price of their home. 38% said they would reduce the price by more than 20%, 38% said they would reduce the price by only 1%-9%, and 24% said they would reduce their sale price by 10%-19%.

In the worst of cases, the installation of a cell tower too close to a residential home causes the home to be rendered wholly unsaleable.<sup>5</sup>

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<sup>4</sup> In a series of three professional studies conducted between 1984 and 2004, one set of experts determined that the installation of a cell tower in close proximity to a residential home reduced the value of the home by anywhere from 1% to 20%. These studies were as follows:

The Bond and Hue - *Proximate Impact Study* - The Bond and Hue study conducted in 2004 involved the analysis of 9,514 residential home sales in 10 suburbs. The study reflected that close proximity to a Cell Tower reduced price by 15% on average.

The Bond and Wang - *Transaction Based Market Study*

The Bond and Wang study involved the analysis of 4,283 residential home sales in 4 suburbs between 1984 and 2002. The study reflected that close proximity to a Cell Tower reduced the price between 20.7% and 21%. ( - continued from previous page - )

The Bond and Beamish - *Opinion Survey Study*

The Bond and Beamish study involved surveying whether people who lived within 100' of a tower would have to reduce the sales price of their home. 38% said they would reduce the price by more than 20%, 38% said they would reduce the price by only 1%-9%, and 24% said they would reduce their sale price by 10%-19%.

<sup>5</sup> Under FHA regulations, no FHA (federally guaranteed) loan can be approved for the purchase of any home which is situated within the fall zone of a cell tower. See HUD FHA HOC Reference Guide Chapter I - hazards and nuisances. As a result, there are cases across the country within which: (a) a homeowner purchased a home, (b) a cell tower was thereafter built in close proximity to it, and (c) as a result of same, the homeowners could not sell their home, because any buyer who sought to buy it could not obtain an FHA guaranteed loan. See, e.g. October 2, 2012 Article “. . . Cell Tower is Real Estate Roadblock” at <http://www.wfaa.com/news/consumer/Ellis-County-Couple--Cell-tower-making-it-impossible-to-sell-home--172366931.html>.

Expert Opinions as to Actual Loss in Values  
to The Homes Which Would be Affected

Submitted herewith as Exhibit "E," is a joint professional opinion provided by three (3) licensed realtors with over thirty (30) years' experience in San Bernardino and Los Counties.

Those licensed realtors include Don Snawder, Linda Snawder and Doris Morales.

Within their joint professional opinions, these licensed professionals state that the installation of the proposed tower on the site proffered by Verizon will substantially impair the value of the nearby homes, by reducing the sales values of such homes by 10% to 15%, with those in closest proximity to the tower suffering even greater losses (*See Exhibit "E"*).

Annexed hereto as Exhibit "F" is an independent professional opinion from another licensed real estate broker, Yolanda Padilla, who is not only familiar with the Mt Baldy real estate market, but who has actually resided within Mount Baldy for three (3) years.

As set forth within Exhibit "F," she confirms the professional opinions of the first three real estate brokers, by rendering her own professional opinion that the installation of the compound and cell tower at the proposed site will reduce the value of the nearby homes anywhere from 5% to 15%.

But this professional goes further by addressing the actual impact that will be suffered specifically to the Puchbauers' home which, in her professional opinion, will loss 10% to 18% of its value "due to her unusual view." *See Exhibit "F."*

Finally, annexed hereto as Exhibit "G" is a third letter from yet a fifth professional in the real estate industry, Tom Johnson. Mr. Johnson avers that, in his experience, locating cell towers in close proximity reduces the values of nearby properties, and accordingly, it is his professional recommendation that the proposed tower should be relocated so that it would be situated "further than 2,500 feet from any residence."

As has been recognized by federal Courts, it is perfectly proper for a local zoning authority to consider, as evidence, the professional opinions of real estate brokers like Don Snawder, Linda Snawder, Doris Morales and Yolanda Padilla, (as opposed to appraisers) as to the adverse impact upon property values that would be caused by the installation of a proposed cell tower *See Omnipoint Communications Inc. v. The City of White Plains*, 430 F2d 529 (2nd Cir. 2005), and this is especially true when they are possessed of years of real estate sales experience within the community and specific geographic area at issue.

Viewed in conjunction with the descriptions of the adverse impacts which each of the respective homeowners have personally described within the letters submitted as Exhibits "B," "C" and "D," there is substantial evidence that the installation of the tower will cause each of those respective homeowners to suffer substantial losses in the values of their respective homes.

Since its chosen siting does not minimize these adverse aesthetic and economic impacts,<sup>6</sup> is not located in a non-residential area,<sup>7</sup> is not located so as to "minimize" its "visibility"<sup>8</sup> because it is to be placed at the top of a ridgeline, as opposed to below the ridgeline<sup>9</sup>, *Verizon's* application for Conditional Use Permit must be denied.

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<sup>6</sup> *See* §84.27.010(c)(2).

<sup>7</sup> *See* §84.27.010(c)(4).

<sup>8</sup> *See* §84.27.050.

<sup>9</sup> *See* §84.27.050(c).

## POINT IV

### The Applicant has Wholly Failed to Establish That There Are No Less Intrusive Alternative Sites Available

#### A. Cost as the Principal Factor in The Proposed Siting of The Facility

Unfortunately, when seeking to construct commercial wireless installations, wireless companies do not seek to locate their facilities upon sites which would minimize the adverse impacts which such installations would inflict upon nearby homes and/or the community at large.

Instead, the owners of such facilities simply seek to install them at sites which are the least expensive to build upon. There are three (3) principal site criteria that affect the cost of constructing such facilities. They are electrical power, road access and rent.

Driven by a concern for minimizing expenses, siting preferences for these facilities is quite simple. Applicants seek to build upon sites where they secure the lowest rent, are near a power line to which they can attach, and are near an existing road which can be used for access to the installation.

By contrast, building such a facility in a "remote location," and further away from residential areas, would require them to run power lines, either on poles or in trenches, and to install gravel access roads, both of which are expenses they prefer to avoid.

Where, as here, they locate a potential site which would be cost effective, but would inflict adverse impacts upon nearby residences or the community at large, companies typically fabricate purely hollow explanations as to why their chosen site is their only viable option.

In this case, it appears that the low cost of building at its proposed site is why *Verizon* has failed to give any meaningful consideration to potential alternative sites, which would have far less adverse impacts upon the community.

As reflected within *Verizon's* plans and project descriptions, a power line is closely situated to the proposed site, and an access road to the compound would merely require extending an existing dirt road an additional two hundred thirty (230) feet.

B. Less Intrusive Alternative Sites Are Available

As detailed herein above, if *Verizon* is given permission to construct its proposed facility at the site it has chosen, such installation would adversely impact not only several nearby residences, but also a County designated scenic route and its view shed.

But *Verizon* could easily build its desired facility at any of a number of alternative locations at which it would not be closely situated to residential homes, and would have no adverse impacts upon any scenic route or view shed.

By way of example, *Verizon* could build such a facility at alternative locations such as: (a) Cow Canyon Saddle (the Old RV Park), (b) Johnston Peak (co-location), (c) Sunset Peak, (d) Stoddard Flat or (e) the Mount Baldy Ski Lift (Water Storage), or even at a combination of such locations, to remedy any alleged gaps in wireless services which it claims to exist.

Absent from *Verizon's* application is any evidence that *Verizon* has given *meaningful* consideration to any of these, or any other potential alternative locations, at all.

Instead, Verizon has proffered entirely hollow allegations to falsely intimate that there are simply no possible alternative locations that can be used, which is a tactic routinely employed by those seeking to secure approval of a specific site *solely because it is the least expensive location* among the sites which could be used to satisfy whatever coverage needs an applicant might have.

First, Verizon explains that the Mt Baldy Fire Station cannot be used, because the owner of that property is unwilling to lease it to *Verizon*. See Exhibit "H" at page 2, the section entitled "alternative site analysis."

Thereafter, however, *Verizon's* expert simply proffers the following:

"Due to the dense residential aspects of this search ring, many other alternatives were considered but found to not meet zoning requirements. Alternative sites are considered and automatically eliminated from consideration were any locations where unfavorable zoning exists, there is no suitable space available, [] or development standards cannot be met."

See Exhibit "H"

It is respectfully submitted that proffered language is not merely hollow, but does not, and cannot, satisfy *Verizon's* burden of establishing that, in reality, there are no possible alternative, less intrusive sites available, as *Verizon* should be required to establish, given the explicit language of §84.27.010(c)(1), (c)(2) and (c)(3).

A simple review of the language proffered by *Verizon's* expert reveals that it consists of nothing more than a series of meaningless phrases such as "found not to meet zoning requirements," "where unfavorable zoning exists" or "development standards cannot be met."

What does it mean to say that unfavorable zoning exists? Does that mean that another location might require *Verizon* to apply for a variance, or perhaps to install some type of buffering to screen an installation at an alternative location?

What *Verizon's* expert *does not* say, is that no alternative site could be employed because the installation of a facility at any of those locations is prohibited under the Code.

As to the similarly hollow statement that "development standards cannot be met," one is constrained to ask, "what does that mean?" and whose standards is the expert referring to?

The most likely answer is that the other locations do not meet some standard which has been arbitrarily chosen by *Verizon*, which may consist of nothing more than a practice of building each facility at the cheapest location possible.

As best, the County is left to guess what meaning these nonsensical phrases may encompass, if any.

The fact remains, that there are less intrusive alternative locations available for the installation being proposed by *Verizon*. As such, *Verizon's* application for a Conditional Use Permit should be denied, because granting such application without requiring *Verizon* to prove that no less intrusive location is possible, would violate both the letter and the spirit of both the Code and the County's General Plan.

### CONCLUSION

In view of the forgoing, it is respectfully submitted that *Verizon's* application for a Conditional Use Permit should be denied in its entirety.



# EXHIBIT A



**General Biological Resources Assessment  
Mt. Baldy Resort Project  
San Bernardino County, California**

Mt. Baldy, California, USGS 7.5-minute Topographic Quadrangle Map  
Section 19, Township 2 North and Range 7 West  
Assessor's Parcel Number: 353-151-18

Prepared for:  
**Spectrum Surveying & Engineering**  
8905 W. Post Road, Suite 100  
Los Vegas, Nevada 89148

Contact: Randi Newton  
909.944.5471

Prepared by:  
**FirstCarbon Solutions**  
220 Commerce, Suite 200  
Irvine, CA 92602  
714.508.4100

Author/Biologist: Scott Crawford, Senior Scientist

Report: March 26, 2013  
Revised: June 4, 2014

## 2.3 - Property Description

The project site is located on a privately owned parcel located immediately east of Mr. Baldy Road. The parcel is an irregular polygon approximately 1,300 feet in length and 950 feet at the longest width. The southwest corner of the project site is at road grade and increases in elevation to the east and northeast. The current land use within the property includes a private facility for trout fishing in human-made ponds. For the purposes of this report, the proposed project begins at Mt. Baldy Road and follows the entire length of the existing access road leading up to the tower location. A single dirt access road originates at the northern end of the Trout Pools Facility parking area. The dirt access road terminates west of the project site, just before an 80-foot cliff on the property's northwest corner. The project site is located at the top of a ridgeline in the northern portion of the property. There is a slight downward slope to the east along the eastern boundary. The southeastern corner of the property increases in elevation. The majority of the property is relatively undeveloped with the exception of the Trout Pools Facility and associated maintenance buildings and water tanks. The property is located along the upper terrace of San Antonio Creek and associated with its own watershed. The project site is located along a ridgeline and only receives moisture during storm events and receives no additional upstream flows. The project site is located within a single parcel containing 17.56 acres. The project survey area consists of the 20-foot-wide project right-of-way plus a 100-foot buffer surrounding the project site.

## 2.4 - Regulatory Framework

Potential impacts to biological resources on the project site were analyzed based upon the environmental policies and regulations discussed in Appendix D, including the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the federal Endangered Species Act (ESA), the California Endangered Species Act (CESA), and the Clean Water Act (CWA), the Biotic Resources Overlay Map, Development Code (Chapter 82.11 and Chapter 88.01), and General Plan, Section V Conservation. These regulations are enforced by federal and state agencies such as the USFWS, the United States Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW),<sup>1</sup> and the County of San Bernardino.

<sup>1</sup> Effective January 1, 2013, the California Department of Fish and Game was renamed the California Department of Fish and Wildlife.

# EXHIBIT B



**DIANE PUCHBAUER, PSY.D.**

LICENSED CLINICAL PSYCHOLOGIST #21870

225 N.EUCLID AVE. UPLAND, CA 91786  
562-547-0137 (cell)

112 W. BENNETT AVE. GLENDORA, CA 91741  
diane@dianepuchbauer.com

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August 23, 2014

Dear San Bernardino County Planning Commissioners,

I am writing this letter to argue against the installation of the proposed cell tower on the Trout Pond property near Mt. Baldy Village, CA. I live in the house on the hill above the proposed site (at 1 Chapman Road, up the hill and adjacent to the Chapman Ranch) and it appears that the tower will be at the same elevation as my house and in full view of it.

I am alarmed at the proximity of this cell tower to my house in Mt Baldy. As best I can tell from the proposal, it looks like the cell tower will rise up front and center and ruin my view of nature. One of the reasons I have chosen to live in Mt. Baldy is for the beauty of nature. Currently when I step out front to meditate, I have a 360 view of nature with a view of only one man-made structure across the valley. I have noticed in the urban areas down the hill that even when cell towers are disguised as trees, they fairly quickly get shaken up by wind and begin to look very shabby and decrepit. Verizon is well known to not go back in and repair their appearance.

I believe that the value of my house will be diminished if this cell tower is installed in its proposed location due to the visual impact on my view as well as to the strong belief that most people have that cell towers emit dangerous radio frequency radiation. The alternate site that the people from Keep Baldy Wild organization have proposed would have less negative visual impact on the value of my property.

Thank you for considering my opinion in your decision to approve this proposed cell tower.

Sincerely,

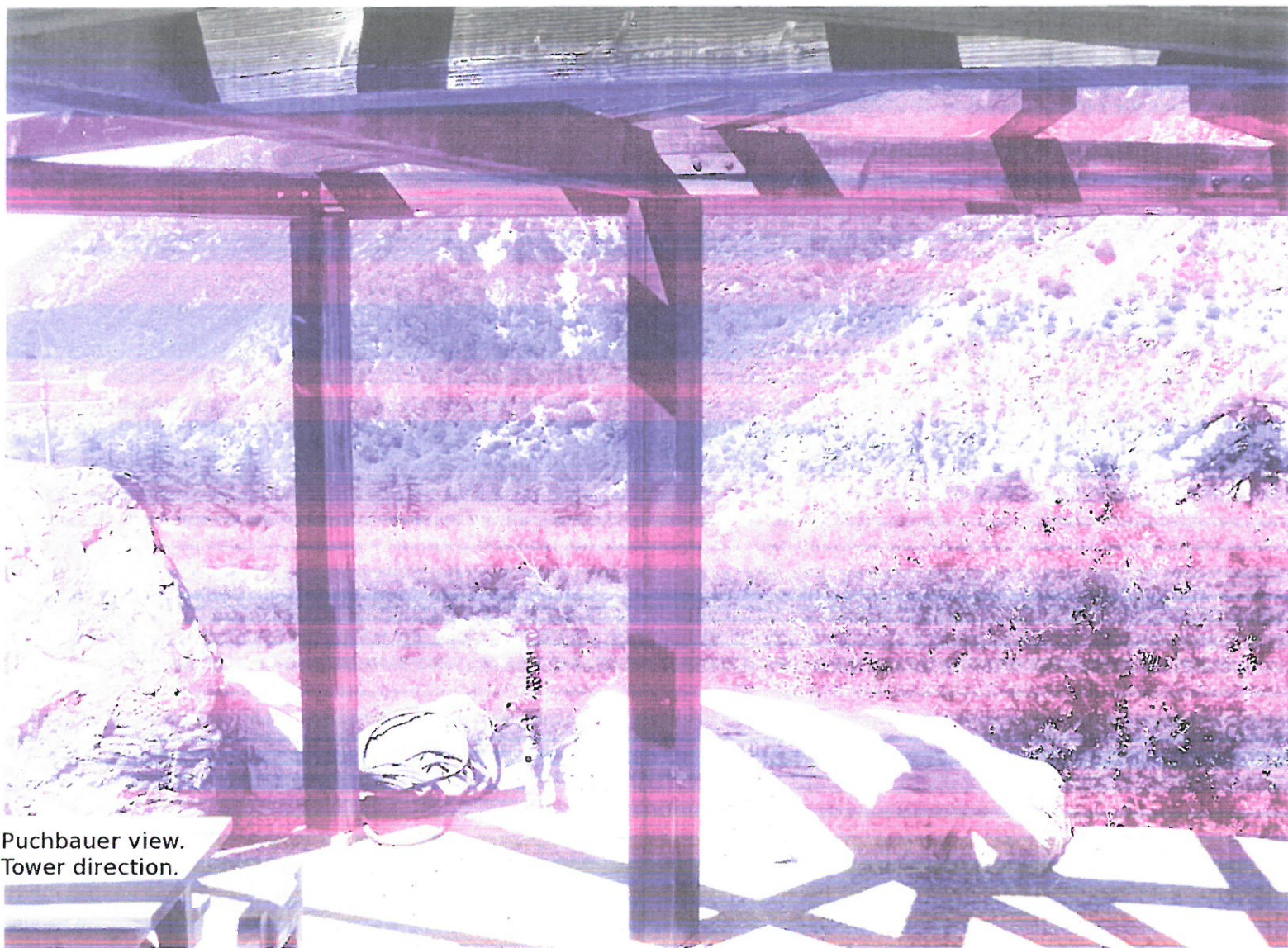


Diane Puchbauer, Psy.D.  
Licensed Clinical Psychologist  
Mt Baldy Resident

## Puchbauer Home



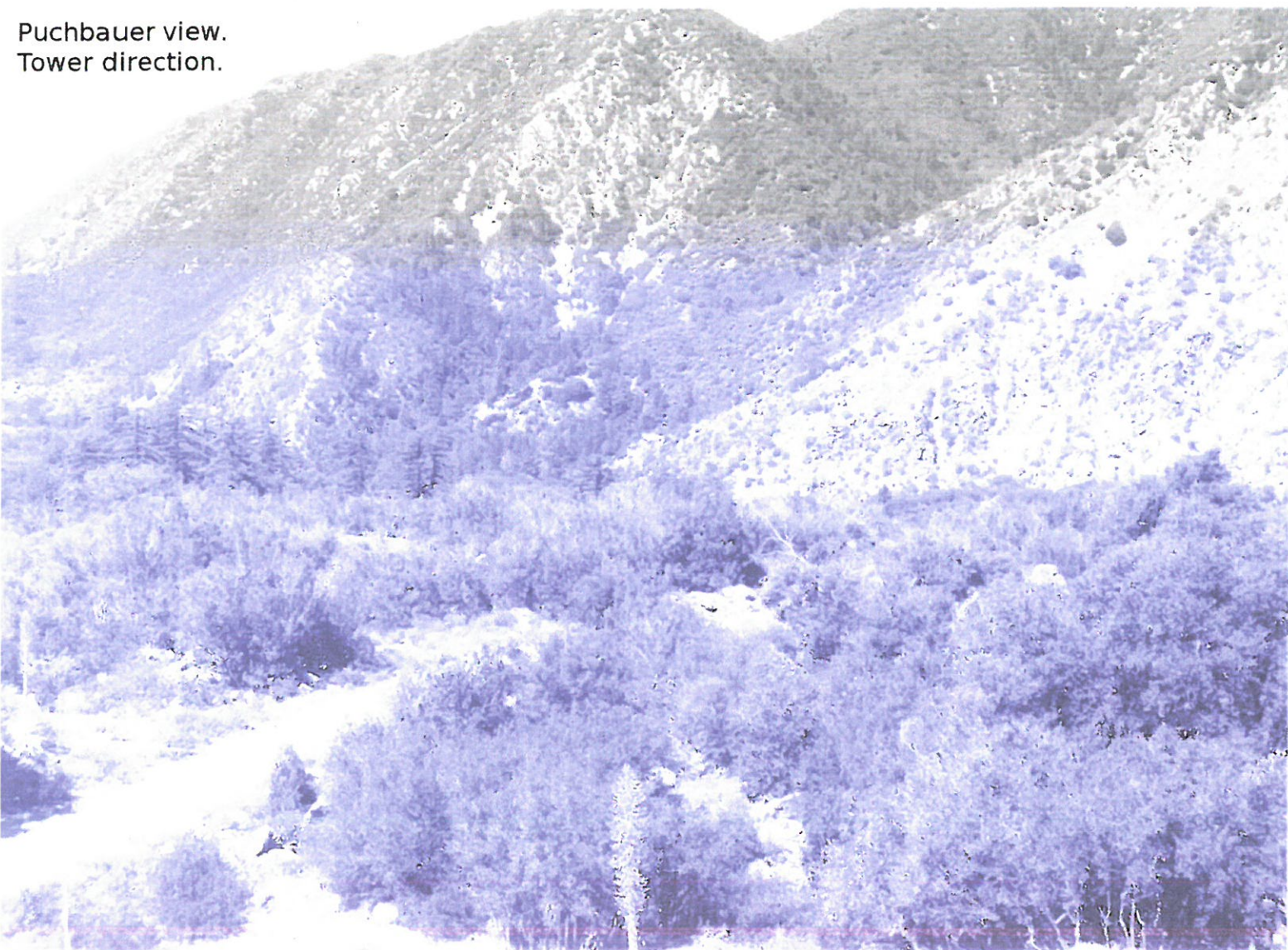




Puchbauer view.  
Tower direction.



Puchbauer view.  
Tower direction.





# EXHIBIT C

August 8, 2014

To: San Bernardino County Commissioners

From: Stan and Jana Tibbetts

Re: San Bernardino County Project Number P201200254/CUP-CELL

Dear County Commissioners,

We object to the installation of a cell tower directly across from and at the same elevation as my property. We live at the top of a hill directly across Mt Baldy Road from the location where Verizon wants to put the tower. This cell tower would change our view in a bothersome way. We enjoy the country style view that we currently have. We do not want a view where we will be looking at a tall plastic tree with antennas stuck on it-not to mention the new building with a fence around it. There are no other pine trees where the tower is planned-just low lying brush. It will stick out like a sore thumb. This structure will substantially lower the value on our newly reconstructed home (which had been destroyed by fire).

This brings up another point, if lightning strikes the metal tower-which stands way above everything else in that location-and a fire starts in the tinder dry brush where it is located, will Verizon cover any damages that our insurance won't cover?

Another question—Will there be lights on that project? Our family, and in fact, the Mt Baldy community values the darkness of night. We do not have street lights in our village. We are used to seeing the darkness of the natural habitat. We don't want lights over there! Motion sensor lights would even be worse. Wild animals are constantly moving around that area. Blinking lights would disturb us and the animals as well.

How would you like it if you had a view home and that view changed drastically for the worse???

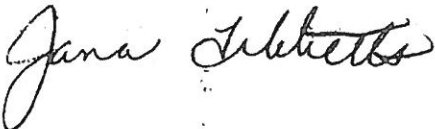
Enclosed are a photograph of our home and a photograph of the area where the cell tower is planned.

Sincerely,

Stan Tibbetts



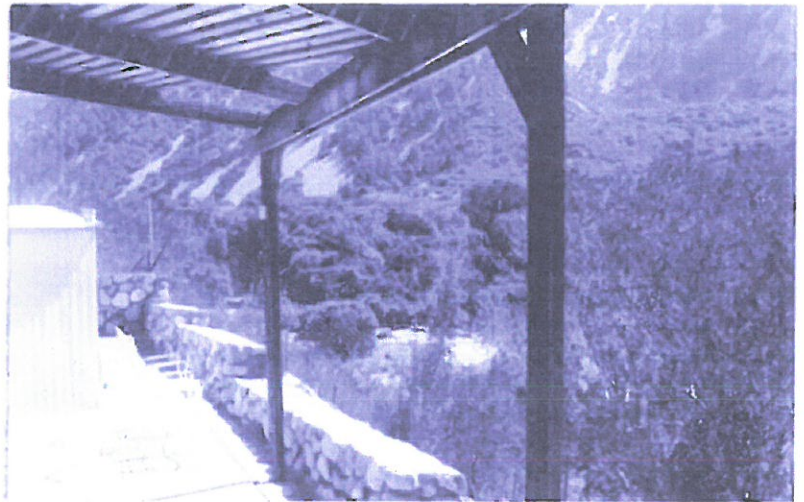
Jana Tibbetts





Top Right: Tibbetts' Home.

Top Left and Bottom Right:  
View from Tibbetts' home in  
direction of proposed tower.



# EXHIBIT D





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than October 31, 2012 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 Planner, SHELLIE ZIAS-ROE at (909) 387-4124 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)

PROJECT NUMBER: P201200254/CUP-CELL

APPLICANT: VERIZON WIRELESS

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 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.

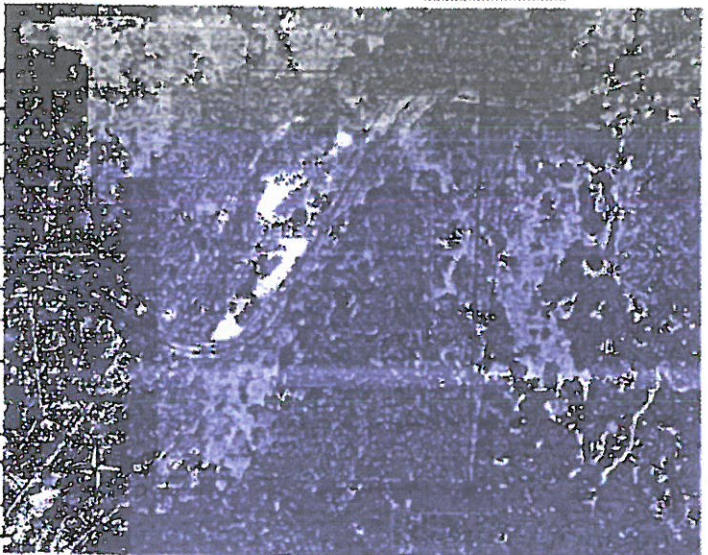
Comments (If you need additional space, please attach additional pages):

Patricia Chapman I would like to be notified of decisions  
PO Box 427 use enclosed envelope  
Chapman Ranch  
Mt. Baldy, CA 91759

VICINITY MAP



I would like to request, through the County Planner, that Verizon contact us to arrange a "viewshed analysis." I am 77 yrs. old and have spent quite a bit of that time, during my over fifty years here on Chapman Ranch, sitting on my porch (which faces West) watching the sunsets. I would hate to spend the remaining years looking at a cell phone tower. Your map shows my home quite close to the cell phone area. Please look at the attached map.



Patricia Chapman 10/29/12

# EXHIBIT E

December 29, 2014

Dear San Bernardino County Planning Commissioners:

This letter is submitted with regard to the proposed Verizon cell tower to be located within Mt. Baldy Village. We have been licensed Real Estate Agents, in San Bernardino and Los Angeles County for more than 30 years. We and other agents in our office recognize that the value of properties located near cell towers, are affected negatively.

If the homes are near, within a few lots, or in direct view of the cell tower, the selling price may be reduced by as much as 15%. We currently have a home listed in Mt. Baldy and are familiar with the area. In our professional opinion, we believe the selling price for homes close to the proposed Verizon tower will be reduced to 10 %, and those that have a view of the tower can be reduced even more.

Because of the towers, home prices will drop, sales will take longer and the natural environment will be negatively affected. We suggest that a preferred location would be out of site and away from populated areas.

Thank you for your consideration.

Don Snawder, Realtor  
(909) 910-5268  
BRE: 01924300

Linda Snawder, Realtor  
(909) 910-5271  
BRE: 01852077

Doris Morales, Realtor  
(909) 519-5478  
BRE: 00868312



# EXHIBIT F



December 3, 2014

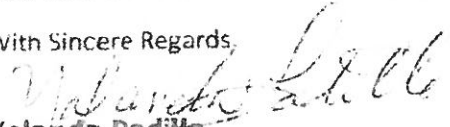
Dear San Bernardino Planning Commissioners,

I am a licensed realtor currently working in Southern California for approximately 9 years to date. I have been fortunate enough to have lived in Mt Baldy for over 3 years, and I currently have a listed property there in escrow. In my experience, both cell towers and high voltage power lines/stations **absolutely** have a **negative effect** on home values. The more obvious and visible the tower from your house the greater the impact will be to the home owner.

I am familiar with the proposed Verizon cell tower location and the surrounding properties. The closest or most affected properties would be the homes of: Diane Puchbauer at #1 Chapman Ranch Road, Stan Tibbetts at 6845 Goat Hill Road, Chuck Althouse at 2 Arrow Rock Road, and Evan Chapman at #2 Chapman Ranch Road. If a cell tower installation is permitted, it will significantly reduce the value of these homes. Except for Ms. Puchbauer's home, it is my professional opinion that the homes would lose from 5%-15% of their value. Ms. Puchbauer's home would lose about 10% 18% of its value due to her unusual view. The view from her home is pristine and uncluttered by any manmade structures. A cell tower, even if disguised, would be obvious. It is my opinion that a cell tower should not be placed at Verizon's proposed location due to large losses in homeowner equity.

In closing, Mt. Baldy residents in general have moved to the forest and away from these types of urban living conditions, in the hopes of living in and preserving the natural environment of the forest. Please take all of this information into deep consideration.

With Sincere Regards,

  
Yolanda Padilla

Realtor® Century 21 Ludecke, Inc.

Arcadia, CA 91006

Direct# 323. 770-7626

BRE# 01810643

Email: yolandapadilla@live.com

REALTOR



# EXHIBIT G

# Cornerstone Property Management

1756 Arrow Hwy P.O. Box 984 La Verne, CA 91750 dre 00622324

Phone 909/596-9488 Fax 909/596-1455

[www.CornerstonePropertyMgmt.com](http://www.CornerstonePropertyMgmt.com) email: [Rentals@CornerstonePropertyMgmt.com](mailto:Rentals@CornerstonePropertyMgmt.com)

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1/9/15

Dear San Bernardino County Commissioners,

My name is Tom Johnson. I am a licensed real estate broker and have been the owner of Cornerstone Property Management & Investments for over 30 years. We currently have property listed for sale in the Mt. Baldy area.

I am concerned about the proposed location of a cell tower in the area of the Mt. Baldy Trout Pools. Simply put, statistics and my own experience has shown that proximity to cell towers lowers property values.

The cell tower has a benefit to everyone in the area but it would seem unfair that it would come at the expense to only some.

I would ask that the Commissioners consider relocating the proposed tower so that it is further than 2,500 feet from any residence.

Thank you for your consideration.



Tom Johnson

# EXHIBIT H



**Authorized Agent for Verizon Wireless**

8390 Maple Pl. Suite 110  
Rancho Cucamonga, CA 91730  
Phone: 909.944.5471 Fax: 909.944.5971

**Verizon Wireless Project Name:** Mt. Baldy Resort

**County of San Bernardino**

**Application for a new unmanned wireless facility.**

Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and 24/7 operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

**Project Location**

801 San Antonio Creek Road  
Mt. Baldy, CA 91759  
APN: 0353-151-18  
**Zoning:** Resource Conservation

**Project Representative**

Randi Newton  
8390 Maple Place Suite 110  
Rancho Cucamonga, CA 91730  
909-944-5471  
newton@spectrumse.com

**Applicant**

Verizon Wireless  
15505 Sand Canyon Avenue, Bld. D, 1<sup>st</sup> Floor  
Irvine, CA 92618  
949-286-7000

**Project Description**

The proposed installation consists of a new Verizon Wireless 45' antenna support structure disguised as a monopine. Included within the proposed project will be a three (3) sector antenna array. A prefabricated equipment shelter is proposed to be installed in the lease area with supporting cables and utilities (i.e. telco pedestals and electrical panels). Access will be via the existing vehicle entry to the property via Mt. Baldy Road. One unassigned parking space will be provided, but no existing parking will be deleted.

**Project Objectives**

There are several reasons that a wireless carrier has the need to install a cell site at a specific location:

**Coverage** – No service, or insufficient service, currently existing in the vicinity

**Capacity** – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

**Quality** – Service exists, but signal strength is inadequate or inconsistent.

**E911** – Effective site geometry with the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

**Enhanced Voice and Data services** – Current service does not provide adequate radio-support for advanced services.

This location was selected because Verizon Wireless radio-frequency engineers (RF) have identified a significant gap in radio signal in the vicinity of the intersection of Barton Road and California Street, as well as the surrounding area. This site is also designed to provide coverage for the surrounding residential and commercial neighborhoods and offload traffic from the surrounding sites that are approaching capacity due to heavy call volume.

#### **Alternative Site Analysis**

The following locations were evaluated for possible locations for the facility:

**Mt. Baldy Fire Station** – This was identified as the prime candidate. The land is owned by the Mt. Baldy Homeowner's Association and leased to the fire station. The HOA is not interested in leasing land to Verizon Wireless at this time. The HOA owns most of the property in the search ring, and as such, most property was unavailable to Verizon Wireless for potential candidates.

Due to the dense residential aspects of this search ring, many other alternatives were considered but found to not meet zoning requirements. Alternative sites are considered and automatically eliminated from consideration were any locations where unfavorable zoning exists, there is no suitable space available, development standards cannot be met, or are owned by parties that are uninterested in entering into a lease agreement with Verizon Wireless.

#### **Verizon Wireless Company Information**

Verizon Wireless is licensed by the Federal Communications Commission (FCC) to operate and is a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). Verizon Wireless is one of the fastest growing nationwide service providers to offer all digital voice, messaging and high-speed data services to millions customers in the United States.

Verizon Wireless will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the **Telecommunications Act of 1996, FCC Declaratory Ruling to Ensure Timely Siting Review**, and other applicable laws. Copies of the laws will be provided upon request.

The enclosed application is presented for your consideration, and Verizon Wireless requests a favorable determination and approval of a (Conditional Use Permit) to build the proposed facility. Please contact me at 909-944-5471 if you have any questions or requests for additional information.

Respectfully submitted,

Randi Newton  
Authorized Agent for Verizon Wireless

## Morrissey , Jim

---

**From:** john larsen <tulllover@hotmail.com>  
**Sent:** Wednesday, April 01, 2015 11:24 AM  
**To:** Morrissey , Jim  
**Subject:** Cell Tower

Jim Morrissey,  
Jim please forward this to the appropriate parties concerning the future cell tower at Mt Baldy CA.

My name is John Larsen, I am one of the Engineers and a Rescue Team member at Mt Baldy Fire as well as being a resident.

While there are many reasons that I feel the cell tower should be built I will focus only on the most important reason to me and I feel to all of the people who visit or live in or around our wonderful mountain.

Having been a member of our rescue team in Mt baldy as well as working with West Valley Search and Rescue for over 10 years I feel the safety of the public is heavily involved in this decision. I have have been involved in many rescues where we may not have been as successful or at least slower with higher consequences had we not been lucky enough that our patient was at the top of a ridge or location and managed to get a call out on there cell Phone (there are very few places where that can currently happen). I do know for a fact that on these lucky occasions we have made rescues that otherwise may not have happened. I feel, as do my team members that greater coverage in the canyon will result in lives saved! Unfortunately I also know that failing to do so will result in lives lost or safety compromised! I am making a plea for your help in making sure that we can quickly determine and responded to the correct geographic location made possible by cell phone contact that this tower would facilitate. I believe that any expense or objection can be easily out weighed by even one life saved. I feel the opposition needs to consider the safety of there relatives or friends that may visit our mountain and understand that this tower may help facilitate the safe rescue or medical aid that could be provided to them in a time of need and greatly reduce the amount of time required to locate them. Cell phone communication also allows us to get early information about a patients condition that helps us to send the appropriate medical gear and or additional equipment that may be required to facilitate medical aid or transport.

Thank you for your time and any assistance you can provide in this matter.

John Larsen  
Engineer  
Mt Baldy Fire

## **Morrissey , Jim**

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**From:** wvilaria <wvilaria@roadrunner.com>  
**Sent:** Thursday, March 26, 2015 5:57 PM  
**To:** Morrissey , Jim  
**Subject:** Mt. Baldy Cell Tower- West Valley Search and Rescue

Hello Mr. Morrissey,

My name is Wayne Vilaria, a volunteer member of the San Bernardino Sheriff's West Valley Search and Rescue (WVSAR) team since 2002, and I am in favor of the Mt. Baldy Cell Tower for emergency and safety benefits.

The WVSAR team averages 40-50 callouts per year in the Mt. Baldy area. Typically on Sunday nights around 9 pm my pager sounds, it reads "SEARCH - MISSING PERSON IN THE MOUNT BALDY AREA".

In about an hour the WVSAR team arrives at the Baldy Fire Command Post (CP) and then the search teams of 2-3 are fielded to such areas as:

- Cucamonga Peak via Ice house Canyon
- Ontario Peak via Ice house Canyon
- Mt. Baldy via Sierra Hut
- Mt. Baldy via Devils Backbone
- Mt. Baldy via Bear Flats
- Goode Canyon

The WVSAR teams search all night until the lost subjects are found.

FYI, on March 23<sup>rd</sup>, the WVSAR team had a call out in the MT. Baldy area at midnight. All three subjects were found in Goode Canyon and returned home safely the next day around 1330.

From my experience the lost subjects commonly carry their cell phone versus the "Ten Essentials" when hiking in the mountains.

The Ten Essentials are:

1. Map and compass
2. Sunscreen and sunglasses
3. Extra clothing
4. Flashlight
5. First aid
6. Matches
7. Multi-purpose tool
8. Food
9. Water
10. shelter

The Mt. Baldy Cell Tower can benefit as a resource to hikers who become lost. They can contact the local authorities or family members to get them back on track or give their location. In an emergency due to weather and/or injuries being able to communicate their location can reduce their exposure in the elements and shorten the time they can get medical attention.

Similarly, the Mt. Baldy Cell Tower can benefit the WVSAR team as a resource to communicate to the lost subjects to determine their location. From this key information the search teams can be used more efficiently, reduce their exposure in the elements and most of all return home safely.

**The Mt. Baldy Cell Tower can saves lives.**



If you have any questions give me a call  
Thank you for your time

Wayne Vilorio 3R107  
West Valley Search and Rescue  
909 563-0493

## Morrissey , Jim

---

**From:** GRAHAM HENDRICKSON <gshendrickson@msn.com>  
**Sent:** Wednesday, April 01, 2015 2:30 PM  
**To:** Morrissey , Jim  
**Subject:** Mt Baldy Cell tower

Dear Mr. Morrissey,

I am sending this email in support of the proposed Verizon Wireless cell tower for Mt Baldy.

I have been a resident of Mt Baldy for almost 38 years now. When I turned 18 I joined the Mt Baldy Fire Department, wanting to help protect my community and its many visitors. 32 years later I am now the Fire Chief and take great pride in our all volunteer fire department. The men and women of the Mt Baldy Fire Department spend thousands of volunteer hours every year training and responding to incidents, all on their own time.

My primary reason for supporting the installation of a cell tower in our community is for public safety. In this day and age, the public expects that when they have an emergency they can pick up their phone and dial 9-1-1 for help. This is not the case for the vast majority of our community and its visitors. I can't tell you how many times I've responded on an emergency and the victim has told me that they tried to call for help, but could not get a signal on their cell phone. Our response times to these incidents is often delayed, sometimes by hours. On the flip side, I've also responded on many incidents where a victim captured a cell signal from the valley or high desert, and was fortunate to get help via 9-1-1. These calls, where the victim was able to capture a signal, resulted in a much quicker response, and have resulted in life saving measures.

Having cellular coverage in our community will provide many public safety benefits:

- Quicker response times
- Better location accuracy with Phase II latitude and longitude information
- Better communications during natural disasters
- Less involved search and rescue operations, reducing man-hours and man-power
- Savings to tax payers, less overtime, less fuel burned by helicopters, etc...
- Access to high speed data for all kinds of public safety applications

I realize that no one cell tower is going to provide coverage for the entire mountain. My hope is that this is just the first step in what will become perhaps one of several cell towers that provide decent coverage to the majority of our mountain.

In May of 2007 I began a campaign to obtain cellular coverage for Mt Baldy. Now, almost eight years later, that reality is in the hands of the Planning Commission. I urge the members of the Commission to support this project. It will save lives, I can guarantee that. The mountain communities of Big Bear, Running Springs, Lake Arrowhead, Twin Peaks, Crestline, Lytle Creek, and Wrightwood all have cellular coverage. Residents and visitors to Mt Baldy deserve (and some would say demand) the same access to 9-1-1 and all of the benefits that cellular can provide. Again, I urge the Planning Commission to approve this long overdue cell tower.

Respectfully,



## Morrissey , Jim

---

**From:** Sara Schultz <saramschultz@yahoo.com>  
**Sent:** Monday, January 12, 2015 9:38 AM  
**To:** Morrissey , Jim  
**Subject:** Verizon Wireless Site - Mt Baldy P201200254

Hello,

We are resident of San Dimas and frequent hikers in the Mount Baldy area. My husband and I feel that a cell phone tower would be extremely beneficial for safety purposes. The terrain is pretty rocky and there are various safety hazards especially in the snowy months.

We'd appreciate your looking into putting up a cell tower in the area.

Thank you,  
Sara Ostrow

## Morrissey , Jim

---

**From:** Kevin Kaler <climbingkaler@gmail.com>  
**Sent:** Friday, January 09, 2015 2:27 PM  
**To:** Morrissey , Jim  
**Subject:** Verizon wireless site- Mt. Baldy.

Verizon wireless site-Mt. Baldy...PO201200254. Dear Mr. Morrissey, I hike in Baldy area often and believe better cell service would help the community.

Thank you  
Kevin Kaler



**Morrissey , Jim**

---

**From:** steven stearns <swstearns8@gmail.com>  
**Sent:** Friday, January 09, 2015 2:23 PM  
**To:** Morrissey , Jim  
**Subject:** Verizon Wireless Site - Mt Baldy P201200254

Jim,  
As a former resident on mt baldy, I would say that a cell tower up there would be great for those living in the village with no land line (which was me). it helps those residents get in contact with whoever need to i.c.e.

RECEIVED  
ADMINISTRATION

January 25, 2015

2015 JAN 30 PM 1:03

Audrey Mathews  
San Bernardino County Planning Commission  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415

Dear Ms Mathews:

Your commission recently held a hearing regarding a cell site proposed to be located in the Village of Mt Baldy. Notice of this hearing was very limited in scope and I learned of the meeting just a day before it was to be held and was not able to attend.

My wife and I own residential property in the Village and, as one of 62 shareholders in our Village Water Company, we depend on clean drinking water that comes from a spring that has its head and service box directly under the proposed cell site. Several factors suggest the proposed cell site is a significant danger to our source of pure drinking water. These factors include

1. The access road to the proposed site would require driving heavy equipment over the source of the spring. Once you disturb the source of a mountain spring, it may change the course of the water flow and be very difficult if not impossible to repair. Result: possible loss of pure drinking water to our Village.
2. The proposed cell site is in rather steep terrain and the access road would be about 40 feet above our spring's service box. Further, the newly excavated cell site would accumulate rainwater and the runoff would encourage mud and rocks to slide down the mountain and into our spring's service box. Result: contamination of our Village drinking water.

RECEIVED

FEB 02 2015

San Bernardino County  
Planning Division

3. The cell site, if built as proposed, offers no significant protections for our spring headwater and service box. Needed: Construction company and service provider need to offer written guarantees for protecting the long-term viability of our precious water source.

This mountain spring is the primary source of water for our Village. It has served our Village water needs for over 100 years and it is far too precious to risk.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Reed', with a stylized, cursive script.

David and Diane Reed  
Box 634  
Mt Baldy, CA 91759

CC: Karen Sked,  
President, San Antonio Mutual Service Company

RECEIVED  
ADMINISTRATION

January 25, 2015

2015 JAN 29 PM 1: 14

Raymond J Allard  
San Bernardino County Planning Commission  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415

Dear Mr. Allard:

Your commission recently held a hearing regarding a cell site proposed to be located in the Village of Mt Baldy. Notice of this hearing was very limited in scope and I learned of the meeting just a day before it was to be held and was not able to attend.

My wife and I own residential property in the Village and, as one of 62 shareholders in our Village Water Company, we depend on clean drinking water that comes from a spring that has its head and service box directly under the proposed cell site. Several factors suggest the proposed cell site is a significant danger to our source of pure drinking water. These factors include

1. The access road to the proposed site would require driving heavy equipment over the source of the spring. Once you disturb the source of a mountain spring, it may change the course of the water flow and be very difficult if not impossible to repair. Result: possible loss of pure drinking water to our Village.
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RECEIVED

FEB 02 2015

San Bernardino County  
Planning Division

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This mountain spring is the primary source of water for our Village. It has served our Village water needs for over 100 years and it is far too precious to risk.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Reed", with a stylized, flowing script.

David and Diane Reed  
Box 634  
Mt Baldy, CA 91759

CC: Karen Sked,  
President, San Antonio Mutual Service Company



RECEIVED  
ADMINISTRATION

January 25, 2015

2015 JAN 29 AM 9:18

Paul F. Smith  
San Bernardino County Planning Commission  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415

Dear Mr. Smith:

Your commission recently held a hearing regarding a cell site proposed to be located in the Village of Mt Baldy. Notice of this hearing was very limited in scope and I learned of the meeting just a day before it was to be held and was not able to attend.

My wife and I own residential property in the Village and, as one of 62 shareholders in our Village Water Company, we depend on clean drinking water that comes from a spring that has its head and service box directly under the proposed cell site. Several factors suggest the proposed cell site is a significant danger to our source of pure drinking water. These factors include

1. The access road to the proposed site would require driving heavy equipment over the source of the spring. Once you disturb the source of a mountain spring, it may change the course of the water flow and be very difficult if not impossible to repair. Result: possible loss of pure drinking water to our Village.
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RECEIVED

FEB 02 2015

San Bernardino County  
Planning Division

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This mountain spring is the primary source of water for our Village. It has served our Village water needs for over 100 years and it is far too precious to risk.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David Reed", written in a cursive style.

David and Diane Reed  
Box 634  
Mt Baldy, CA 91759

CC: Karen Sked,  
President, San Antonio Mutual Service Company

Same notice was addressed to all Commissioners

RECEIVED  
ADMINISTRATION

January 25, 2015

2015 JAN 29 PM 1:14

Nan Riddle  
San Bernardino County Planning Commission  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415

Dear Ms Riddle:

Your commission recently held a hearing regarding a cell site proposed to be located in the Village of Mt Baldy. Notice of this hearing was very limited in scope and I learned of the meeting just a day before it was to be held and was not able to attend.

My wife and I own residential property in the Village and, as one of 62 shareholders in our Village Water Company, we depend on clean drinking water that comes from a spring that has its head and service box directly under the proposed cell site. Several factors suggest the proposed cell site is a significant danger to our source of pure drinking water. These factors include

1. The access road to the proposed site would require driving heavy equipment over the source of the spring. Once you disturb the source of a mountain spring, it may change the course of the water flow and be very difficult if not impossible to repair. Result: possible loss of pure drinking water to our Village.
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RECEIVED

FEB 02 2015

San Bernardino County  
Planning Division

3. The cell site, if built as proposed, offers no significant protections for our spring headwater and service box. Needed: Construction company and service provider need to offer written guarantees for protecting the long-term viability of our precious water source.

This mountain spring is the primary source of water for our Village. It has served our Village water needs for over 100 years and it is far too precious to risk.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Reed", with a stylized flourish at the end.

David and Diane Reed

Box 634

Mt Baldy, CA 91759

CC: Karen Sked,  
President, San Antonio Mutual Service Company

## Morrissey , Jim

---

**From:** Randi Newton <RNewton@spectrumse.com>  
**Sent:** Thursday, February 26, 2015 11:23 AM  
**To:** Morrissey , Jim  
**Subject:** RE: Copy of Invoice

I will request the check. Should have it to you in a few days.

**From:** Morrissey , Jim [<mailto:Jim.Morrissey@lus.sbcounty.gov>]  
**Sent:** Thursday, February 26, 2015 11:23 AM  
**To:** Randi Newton  
**Subject:** Copy of Invoice

Attached is a copy of the invoice sent to the property owner.



## Morrissey , Jim

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**From:** Gordon Greene <geg@dslextreme.com>  
**Sent:** Saturday, March 14, 2015 9:08 PM  
**To:** Morrissey , Jim  
**Subject:** Mt Baldy cell tower

Dear Sir:

As a 40 yr resident & 35+ year member of the Mt Baldy fire dept. I have seen many incidents in which getting help to lost or stranded hikers & skiers would have faster & cheaper for both counties where there cell service in the canyon. Sometime days are spent looking for hikers and skiers [who skied out of bounds] because the rescue teams had no idea where they were. This has resulted in some lost of life. With phone conversation & gps tracking searches in many instances search time could be cut from days to hours resulting a huge savings of money to both counties & a probably savings of life. If you stop this from going forward now Verizon will probably quit trying for years if ever. I'm sure if you contact San Bernardino co. S&R & L A co. S& R they can sight numerous incidents where cell service would have helped speed the locating of missing person. Since  
rely

Gordon Greene  
Nichala Greene  
900 dell av  
Mt Baldy Ca. 91759

## Morrissey , Jim

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**From:** KRISTA RODRIGUEZ <rteabiscuit@msn.com>  
**Sent:** Monday, March 16, 2015 4:07 PM  
**To:** Morrissey , Jim  
**Subject:** Mt. Baldy Cell Tower

Krista Rodriguez  
P.O. Box 579  
Mt. Baldy, CA 91759  
(909) 659-3224

Dear Mr. Morrissey,

As a resident of Mt Baldy I am in support of the current plan to have a cell tower installed in our community. Residents and visitors should have equal access to 911 and emergency services. On almost a weekly basis we have lost hikers and vehicle accidents on the mountain. With no cellular coverage the response time to these incidents is greatly reduced. Mt Baldy also has it's fair share of natural disasters (flood, fire, and earthquakes). Cellular service would be an extremely important asset during any of these events.

Other mountain communities in San Bernardino County have cellular coverage. Mt Baldy should be included, and therefor I urge the Planning Commission to approve the project. I am certain it will save lives and the tax payers of our County lots of money in emergency responses.

Regards,

Krista Rodriguez

## Morrissey , Jim

---

**From:** Sharon Fehlman <fehlmanlake@gmail.com>  
**Sent:** Tuesday, March 17, 2015 8:39 AM  
**To:** Morrissey , Jim  
**Subject:** Cell tower mt baldy - Approval

We are 13 year residents of Mt Baldy. Over the years there have been numerous accidents on mt baldy road where the only way to get help was to drive back to the village or down to the fire department on Shinn. Either way is time consuming when a life is depending on help.

We can't even begin to count the number of times there were lost hikers. The countless number of search and rescue people, cost to the county, cost of helicopters, and time lost trying to find those who are lost could be drastically reduced. Lives could be saved.

A cell tower should be an automatic YES AND APPROVAL. In so many cases it's life vs death. What is your choice? Our choice is to save lives and get a cell tower as fast as you can.

We understand there are those who are against it, however, they would change their minds in a heartbeat if they were saved because of the cell tower. Live, life, love!!!! Blessings

Bob and Sharon Fehlman  
6765 Mt Baldy Road  
Mt Baldy  
909-630-2856  
[fehlmanlake@gmail.com](mailto:fehlmanlake@gmail.com)  
Sent from my iPad

**Morrissey , Jim**

---

**From:** Ryan Granger <ryanmgranger@gmail.com>  
**Sent:** Tuesday, March 17, 2015 3:54 PM  
**To:** Morrissey , Jim  
**Subject:** Mt Baldy Cell Tower

Mr. Morrissey,

I am sending this email to state that I am in favor of the proposed cell tower in Mt. Baldy. I have been a Mt Baldy resident all my life (27 years) and recently purchased my first home there. I am in favor of the tower because it will improve communication for the residents and visitors and it will decrease the response time for emergency services. I do not believe the tower poses a environmental or health threat to the community or the surrounding wilderness.

Sincerely,

--

**Ryan M Granger**

## Morrissey , Jim

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**From:** Tom Greene <tom@ptgreene.com>  
**Sent:** Monday, March 23, 2015 2:12 PM  
**To:** Morrissey , Jim  
**Subject:** Mt. Baldy Verizon Wireless (APN: 0353-151-18)

Dear Mr. Morrissey,

I am writing in support of the Verizon Wireless project in the Mt. Baldy village area. As a first responder, I have been assigned to assist in numerous incidents involving lost or injured hikers in the mountains near the village. Fortunately, for many of the subjects, their rescue was expedited by being able to establish brief cell phone communications with emergency services. Of course, coverage currently is very spotty, but they were fortunate enough to obtain a brief signal. However, for many subjects, they reported, after the fact, that they were unable to get any signal, which resulted in a delayed rescue.

With new cell phone capabilities added to this region, we anticipate that any lost or injured parties will have a much greater chance of contacting the authorities to inform us of their situation and location. I strongly feel that we should take advantage of this technology that is so widely available all over the country, so we can help those in need and potentially save lives.

Sincerely,  
Tom Greene



Public Comment at Public Hearing February 5, 2015

Project # P201200254

RECEIVED  
ADMINISTRATION  
2015 MAR 16 PM 3:01

Dear Mr. Morrissey,

Good morning commissioners and thank you for your time.

My name is Christy Catalano and a resident of San Bernardino county, I live at 19 Manker Flats Mt Baldy, CA.

Given the close ties that Mr. Weldy has with Michael Brandman, I have concerns, that Mr. Weldy may show partiality to projects coming before the commission which Dr. Brandman's (Michael Brandman) companies have submitted reports on.

Again, thank you for your time this morning, and listening to my concerns.

  
Christy Catalano

RECEIVED  
MAR 17 2015  
San Bernardino County  
Planning Division

## Morrissey , Jim

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**From:** David Burtle <dmburtle@verizon.net>  
**Sent:** Tuesday, March 24, 2015 8:44 PM  
**To:** Morrissey , Jim  
**Subject:** Mt. Baldy cell tower

Jim,  
As a member of a Search and Rescue team that provides emergency services to the local area, I support the Mt. Baldy cell tower project. This will assist in communicating with lost subjects and will provide us with additional options for requesting extra support.

David Burtle  
Chino, CA  
(626)202-3515 Cell

Mt. Baldy cell tower-  
Jim

FISCAL ADMIN

**Charles S. ALTHOUSE**

2014 OCT -7 AM 9:17

Charles S. Althouse

*Attorney at Law*

**Union Bank Building**

188 North Euclid Avenue

Post Office Box 698

Upland, California 91785

Web Site: [www.Althouselaw.com](http://www.Althouselaw.com)

e-mail – [c.althouse@althouselaw.com](mailto:c.althouse@althouselaw.com)

Facsimile Number: (909) 985-3282

Telephone Number: (909) 985-9828

James E. Bamber

(1947-1989)

October 1, 2014

San Bernardino County Land Use Services  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

Attention: James Morrissey, Contract Planner  
Regarding: County Project Number 201200254/CUP-CELL

Dear Mr. Morrissey:

Please cause this letter be placed in the county's file on the above numbered project.

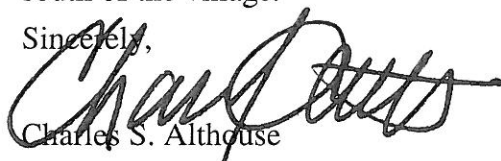
I have been a resident of Mt Baldy for a total of 37 years (1959-1966, and 1984-continuing). My home is located on land which was a part of the Chapman Ranch, north of Mt Baldy Village, and just north of the Trout Pools.

The County is considering approval of permits for a mobile telephone transmission tower ("cell tower") to be placed a location north of the village and just south of my home. I do not support such a location.

In my opinion, a much better location would be located south of the village on the hill commonly known as the motor home/trailer park. Such location would seem to be more useful in transmitting both normal and emergency calls up and down the canyon, and reaching Upland and Ontario.

The future of the residents and visitors to the mountain would be better served by the location south of the village.

Sincerely,



Charles S. Althouse

CSA:a

**RECEIVED**

OCT 07 2014

San Bernardino County  
Planning Division

**RECEIVED**

OCT 07 2014

San Bernardino County  
Planning Division

Oct 20, 2014

FISCAL ADMIN

Jim Morrissey, Contract Planner

OCT 22 PM 1:15

County of San Bernardino

Land Use Services Department - Planning Division

385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415-0182

After reading thru the (IS/MND) of the conditional use permit for a wireless communications facility (P201260254), we have concerns that a portion of the road for this project will be located on our property. Therefore, we must insist that a property line survey be conducted between this land and Chapman Ranch. The property line needs to be properly flagged by a licensed surveyor before any grading is started. This request was first made to San Bernardino County Land Use Services in October of 2012.

Please also note that the designation of a natural pond on Chapman Ranch, in the Drainage Location Map - Exhibit Z, is incorrect. There is a small cemented pond in this area that provides water for wildlife.

Patricia Chapman

Patricia Chapman

Chapman Ranch

PO Box 427

Mt Baldy, CA 91759

RECEIVED

OCT 22 2014

San Bernardino County  
Planning Division

RECEIVED

OCT 22 2014

San Bernardino County  
Planning Division

**Morrissey , Jim**

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**From:** Quillman, Gabriele@Wildlife <Gabriele.Quillman@wildlife.ca.gov>  
**Sent:** Wednesday, October 08, 2014 2:46 PM  
**To:** Morrissey , Jim  
**Subject:** Wireless Communications Tower, Conditional Use Permit, Case No. P201200254  
Biological Resources Assessment

Good afternoon,

I'm reviewing the Initial Study for the Wireless Communications Tower, Conditional Use Permit, Case No. P201200254 project, and it references a General Biological Resources Assessment by FirstCarbon Solutions from March 26, 2013. I would like to take a look at the assessment; do you have a copy?

Thanks,

Gabe Quillman  
Environmental Scientist  
CA Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
Office: (909) 980-3818  
Cell: (760) 937-1380



## Morrissey , Jim

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**From:** SHANE CHAPMAN <shanechpmn@msn.com>  
**Sent:** Tuesday, October 21, 2014 3:53 PM  
**To:** Morrissey , Jim  
**Cc:** Patricia Chapman; Evan Chapman  
**Subject:** Conditional Use Permit Case #P201200254 - A Wireless Communications Facility - Mt. Baldy

Mr. Morrissey -

We are in receipt of the Draft Mitigated Negative Declaration and Initial Study for project # P201200254 - a wireless communications facility in Mt. Baldy. As property owners adjacent to the subject parcel we submit the following comments to the Draft Negative Declaration.

- 1) Please ensure that the west property boundary between the subject parcel and our parcel (APN 0353-151-14) is properly flagged by a licensed and bonded surveyor. This is necessary to ensure that no grading, excavating or trenching occurs on our property. Flags placed previously by a surveyor hired for this project were removed. We do not know who removed them. We believe the previous flagging was correct. Refer to page 17/100 Exhibit 4 Project Site Plan in the Biological Assessment. Please contact me and Patricia Chapman when the flagging has been replaced so we can confirm its accuracy.
- 2) Please confirm per above referenced survey that existing utility pole #4593592E and proposed Verizon Wireless power and Telco source and proposed Verizon meter pedestal is not on our property. Refer to page 17/100 Exhibit 4 Project Site Plan in the Biological Assessment.
- 3) Please change the legend reference on page 33/100 Exhibit 7 Drainage Location Map from "Natural Pond" to "Man-Made Pond". The pond on our property is cement lined and maintained by pumping well water from over 1/4 mile away. This pond is maintained so the wildlife has somewhere to drink during these extreme dry periods. This is not a natural pond nor is it a "vernal pool" as claimed by some.

Additional comments will be provided to you by tomorrow via FedEx by the property owner and Trustee Patricia Chapman. My comments are submitted as a successor Trustee only.

If you have any questions please don't hesitate to contact me at 213.458.6109 c.

Thanks,

Shane Chapman

**Morrissey , Jim**

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**From:** Robertson, Glenn@Waterboards <Glenn.Robertson@waterboards.ca.gov>  
**Sent:** Tuesday, October 07, 2014 6:18 PM  
**To:** Morrissey , Jim  
**Subject:** Verizon Wireless Mt. Baldy Cell Phone Tower, SCH# 2014091055

Jim – The IS/MND for the Mt. Baldy monopine complex has small schematic drawings but no site plan, and we wonder if there is a site plan that you could please send over. Mailing of plan copies would be just fine at my address below because large scale may be worth viewing for this site; or otherwise, email attachment if all lines are clear.

The aerial image (Exhibit 3) and yellow lines (Ex.2, 3) indicate that the access road V's up a tributary to San Antonio Creek, and therefore may yet cross a water of the U.S./state (p.15 of 42). If so, this impact would likely require a Clean Water Act Section 401 Water Quality Standards Certification. We realize that the main site itself would not significantly impact a drainage. Thanks in advance for your assistance.... Glenn Robertson

Glenn S. Robertson  
Engineering Geologist, M.S., PG  
Regional Planning Programs Section, CEQA Coordinator  
Santa Ana Regional Water Quality Control Board  
3737 Main Street, Suite 500  
Riverside, CA 92501  
Phone: 951-782-3259  
Fax: 951-781-6288  
Email: [Glenn.Robertson@waterboards.ca.gov](mailto:Glenn.Robertson@waterboards.ca.gov)



SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN

Referral Date:  
October 17, 2012

2012 NOV 13 AM 9:33

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than October 31, 2012 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 Planner, SHELLIE ZIAS-ROE at (909) 387-4124 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)  
PROJECT NUMBER: P201200254/CUP-CELL  
APPLICANT: VERIZON WIRELESS  
LAND USE DISTRICT (ZONING): RC  
IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT  
LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE  
PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

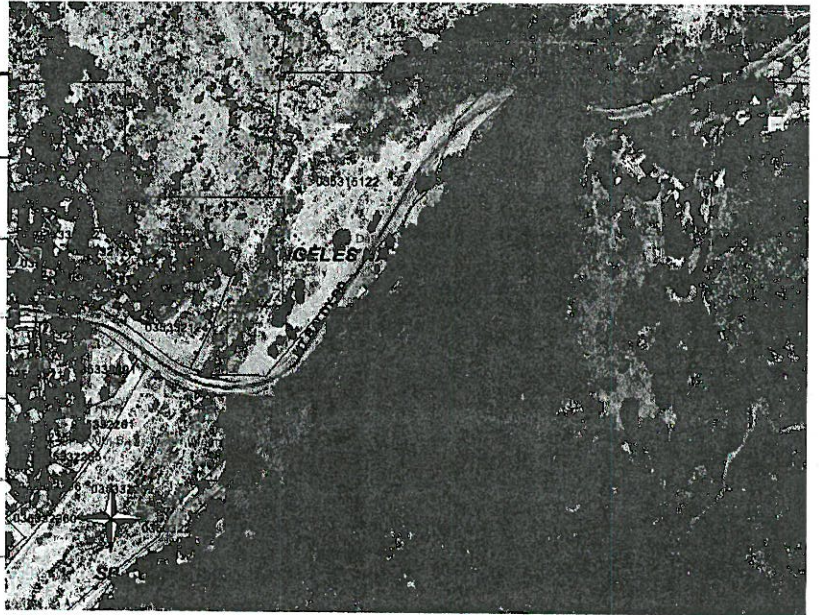
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



I am opposed to the installation of a cell tower at the proposed site. I have a small child as well as older children, who will be exposed to frequency levels every day. Also



the increase of individuals trying to text on an

Elvira Galin

10/31/12

SIGNATURE

DATE

AGENCY

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already dangerous road, would  
increase chances of accidents.

Elvira Caliri  
931 San Antonio Creek Rd  
P.O. Box 814  
Mt. Baldy, CA 91759

ATTENTION PROPERTY OWNERS

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ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)

PROJECT NUMBER: P201200254/CUP-CELL

APPLICANT: VERIZON WIRELESS

LAND USE DISTRICT: RC

LOCATIONING):

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

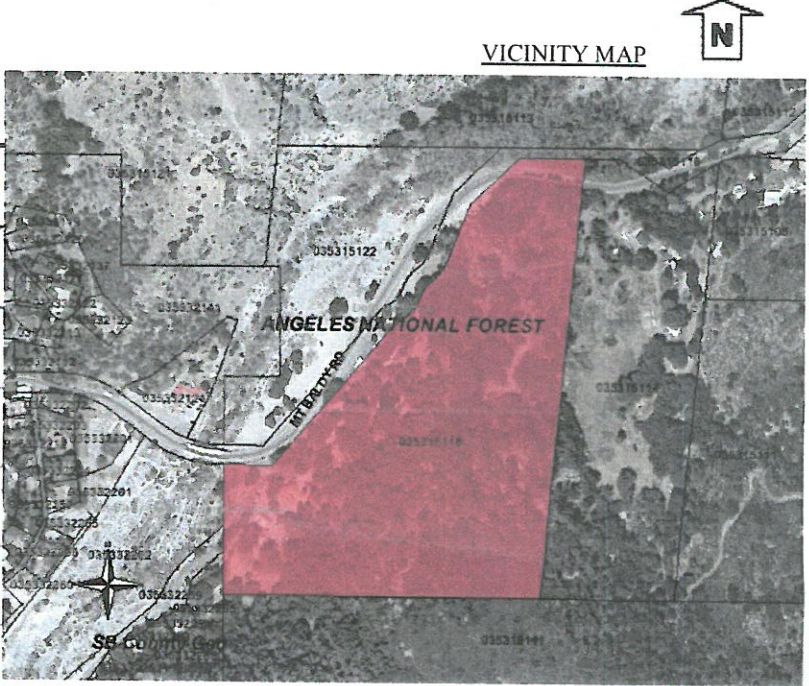
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2012 NOV 15 AM 10:18  
FISCAL ADMIN

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

the only spot that the  
Bighorn sheep can be seen  
is directly across the  
road from the tower on  
the slope by the stream.  
More environmental study  
should be done before  
putting up the tower



Signature: Christopher E Jones      Date: 10/29/2012      Agency: Homeowner 6745 Shaw Baldy Av.

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## Zias-Roe, Shellie - LUS

---

**From:** Stephen Sacks <ecofreaktoo@yahoo.com>  
**Sent:** Tuesday, October 23, 2012 9:38 AM  
**To:** Zias-Roe, Shellie - LUS  
**Cc:** TAMARA HANSON; rain4bows@yahoo.com; david mix; Alison Denning  
**Subject:** Project planning notice for Mt Baldy

Hi Shellie,

I just got the Planning Project Notice of October 17, 2012 postmarked October 19, 2012, regarding the Mt Baldy cell tower installation. I see that the address is (oddly) on Dell Road when the Vicinity Map on the project notice shows Dell Road to be outside of the highlighted suggested location. Also, oddly, the notice said the installation will be 1000 feet from Mt Baldy Road. It was shown at the Mt Baldy Town Hall Meeting, by Spectrum employees, to be located less than 100 feet from Mt Baldy Road. At the meeting, Stephen Sacks asked if the location could be moved up the hill (Easterly) another 100 feet and was told by Spectrum: No, the slope of the mountain and other issues prevented it from being moved any further up the mountain. Is it possible that the location has changed or that there is an error in the Planned Project Notice or an error in the information provided by Spectrum?

Also, I wanted to confirm or put to rest a statement I heard that public comments submitted after the requested date (October 31, 2012) could not be considered in full compliance and therefore would not have full legal status. If this is true, could we extend the official submission date to make a 30 day window? It just seems that the time we have to respond is too short and, since we do not have home postal delivery in Mt Baldy, but must drive to the post office, some residents did not have access to the information as quickly.

Shellie, please make this letter part of the Public Record.

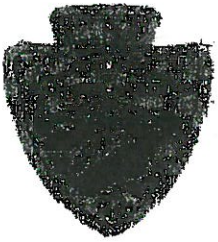
Thank you for taking time to consider this request.

Sincerely,

Stephen Sacks (909) 982-3607

Keep Baldy Wild Campaign





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

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

*MT. BALDY FIRE*

**ATTENTION REVIEWING AGENCIES**

**Page 1 of 2**

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**ASSESSOR PARCEL NUMBER:** 0353-151-18

(See map below for more information)

**PROJECT NUMBER:** P201200254/CUP-CELL

**APPLICANT:** VERIZON WIRELESS

**LAND USE DISTRICT  
(ZONING):** RC

**IN THE COMMUNITY OF:** BALDY/2ND/ SUPERVISORIAL DISTRICT

**LOCATED AT:** DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

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

VICINITY MAP



*The Mt Baldy Fire Dept.  
fully supports this project.  
We feel that it will enhance  
public safety for all  
residents and visitors to the  
Mt Baldy Community. We feel  
it will save life and  
property. All in Mt Baldy  
should have access to 9-1-1 in an emergency.*



*[Signature]*

SIGNATURE

*10/31/12*

DATE

*Mt Baldy Fire Dept*

AGENCY

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RECEIVED  
CURRENT PLANNING





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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VICINITY MAP



As a resident of Mt Baldy  
I feel this is long  
overdue. We deserve cell  
coverage in our community.  
I support this project.  
Please approve it.



SIGNATURE

10/31/12

DATE

Graham Hendrickson

AGENCY Resident

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2012 OCT 31 AM 8:03

RECEIVED  
CURRENT PLANNING





SAN BERNARDINO COUNTY  
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385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN  
2012 NOV 26 PM 2:19

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

VICINITY MAP



Hi SHELLIE,

HERE IS A HARD COPY

OF THE DOCUMENT THAT

I E-MAILED YOU ON 11/20/12.

IT IS ENTITLED: "SENSITIVE

SPECIES OF SNAKES, FROGS, AND

SALAMANDERS IN SOUTHERN CALIF.

CONIFER FOREST AREAS:

STATUS AND MANAGEMENT"

PLEASE REQUEST A FULL CEQA.

SIGNATURE

DATE 11-20-12

AGENCY

MT Baldy HOA

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FISCAL ADMIN

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2012 NOV -1 PM 12:56

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Page 1 of 2

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VICINITY MAP



Dear Ms. SHELLIE ZIAS-ROE

PLEASE PUT INTO PUBLIC

RECORD: 1) TWO PAGE LETTER

2) PAGES 191 - 197

FROM THE JOURNAL

PATHOPHYSIOLOGY

3) TWO MAPS PROVIDED

BY SPECTRUM SHOWING CELL PHONE COVERAGE

4) PICTURES (TWO) SHOWING EROSION PROBLEMS

SIGNATURE

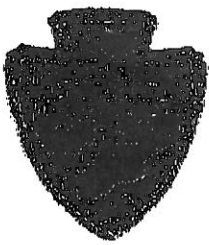
*Stephen Salas*  
STEPHEN SALAS

DATE 10-28-2012 AGENCY

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CARMEN LINDSAY 948 CENTRAL AVE MT. BALDY CA 91759

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

VICINITY MAP



I OPOSE the placement  
of cell tower. I am  
concerned about its  
impact on the surrounding  
wild life. also it's over

all effectiveness in the remote  
areas needed for search &

rescue. the possible medical issue it may cause. the more people on  
the road using cell phone while driving. that there are better  
sites further away from the village for placement

Carmen Lindsay

10/28/12

SIGNATURE

DATE

AGENCY

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FISCAL ADMIN

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2012 OCT 31 PM 2:39

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

VICINITY MAP



SEE (1) ATTACHED

MINUTES OF THE

MT BALDY TOWN HALL

MEETING ON THE

CELL TOWER

(2) 2 PAGE SIGN-IN

OF SOME OF THE

ATTENDEES

(3) INTRODUCTORY LETTER

SIGNATURE DATE 10-28-2012 AGENCY

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PUBLIC COMMENT SUGGESTIONS\*

~~please feel free to liberally edit or use or not use any parts of this:~~

I am opposed to the installation of a cell tower at the proposed location, due to concerns about:

- 1) Potential adverse health risks of radio frequency exposure for people in our community, especially children and residents with chronic illness. Reviewing various research data, I believe further research is necessary about the health effects of this technology before implementing a project of this nature in such close proximity to our community.
- 2) Due to the geography of Mt Baldy, significant areas would still not receive coverage, minimizing chances for this technology to effectively assist emergency response teams, except in certain undefined areas. (recent maps showing potential coverage reveal extremely limited to zero coverage in local hiking areas with most of the coverage actually in the village)
- 3) The proposed cell tower could inadvertently increase chance for road accidents if people text while driving on the sections of Mt. Baldy road that would receive a signal.
- 4) There may be better and safer alternatives, which will outdate this technology in the not too distant future. Please see attachment for more info about technology currently being developed.
- 5) If the cell tower is installed and afterwards it becomes clear that there are adverse effects, due to the terms of the contract it wouldn't be possible to remove the cell tower for a pre-determined time frame.
- 6) Research conducted in other countries suggests that radio frequency exposure can have adverse effects on wildlife. Adjoining the proposed cell tower site, there is a unique wildlife habitat that is privately owned and maintained by the Chapman family, which could be negatively impacted.
- 7) Radio Frequency Free Zones are being created in Europe and in Canada to protect people who have become electrically sensitive to exposures. Mt Baldy has long been a refuge for people with health concerns. Why pollute one of the last natural remaining environments?

Due to the above listed concerns, I would like to request a comprehensive environmental impact report for this project, including but not limited to the geology of the site, as the proposed site may be located on a slide/unstable ground and it should be determined what would that mean in terms of seismic activity, among other concerns.

Respectfully/Sincerely, John Persons 10/31/12

Also: write your P.O. Box and email address at bottom of the comment form - If you attach a page with more comments: be sure to write the project & assessor parcel #'s at top of page.



SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
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Page 1 of 2

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IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

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

VICINITY MAP



I am opposed  
To the cell tower  
Due to the wild life  
and adverse effects  
it will have on  
them.



Signature: *Jan M. Rye* Date: *10/30/2012*

SIGNATURE DATE AGENCY

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SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

Page 1 of 2

ATTENTION PROPERTY OWNERS

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ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)

PROJECT NUMBER: P201200254/CUP-CELL

APPLICANT: VERIZON WIRELESS

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

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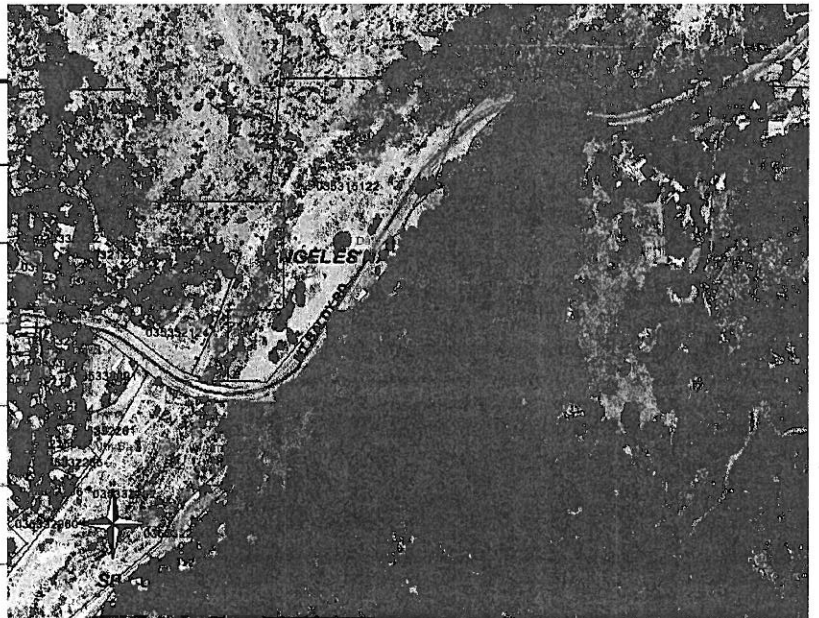
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



SEE ATTACHED



KURT VONHATTEN

SIGNATURE

10/30/12

DATE

N/A

AGENCY

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I am opposed to the installation of a cell tower at the proposed location, due to concerns about:

- 1) Potential adverse health risks of radio frequency exposure for people in our community, especially children and residents with chronic illness. Reviewing various research data, I believe further research is necessary about the health effects of this technology before implementing a project of this nature in such close proximity to our community.
- 2) Due to the geography of Mt Baldy, significant areas would still not receive coverage, minimizing chances for this technology to effectively assist emergency response teams, except in certain heretofore undefined areas.
- 3) The proposed cell tower could inadvertently increase chance for road accidents if people drive while texting on Mt. Baldy road.
- 4) There may be better and safer alternatives which might outdate this technology in the not too distant future.
- 5) If the cell tower is installed and afterwards it becomes clear that there are adverse effects, due to the terms of the contract it wouldn't be possible to remove the cell tower for a pre-determined time frame.
- 6) Research conducted in other countries suggests that radio frequency exposure can have adverse effects on wildlife. Adjoining the proposed cell tower site, there is a unique wildlife habitat that is privately owned and maintained by the Chapman family, which could be negatively impacted.
- 7) The parcel map and photo on the Land Use Services Planning Project Notice is confusing in that it locates the project site being near Dell Road, which is actually in another parcel and not the nearest cross street.

Due to the above listed concerns, I would also like to request a comprehensive environmental impact report for this project, including but not limited to the geology of the site, as the proposed site may be located on a slide area and it should be determined what would that mean in terms of seismic activity among other concerns.

## Project and Environmental Review Opposition

To: Shellie Zias - Roe  
From: KURT VONHATTFW  
Date: 10/30/12

### Project Description:

Applicant: Verizon Wireless Ass. Parcel #: 0353-151-18 Project #: P201200294/CVP-CELL

This is a respectful objection to the proposed project and the failure to adequately evaluate, recognize, disclose, mitigate and avoid environmental impacts as required by California's Environmental Quality Act or CEQA (Calif. Public Resources Code Section 21000-21177); a law signed by California's Governor and upheld by Courts.

This project has potentially significant impacts; and there are well-known feasible alternatives that will avoid, and mitigations that will minimize, those impacts.

### Potentially Significant Impacts of this Project include:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Human Health Loss  | <input checked="" type="checkbox"/> Endangered Animals Loss    |
| <input type="checkbox"/> Water Supply Loss             | <input type="checkbox"/> Endangered Trees/Plants Loss          |
| <input type="checkbox"/> Water Quality Loss            | <input checked="" type="checkbox"/> Endangered Habitat Loss    |
| <input type="checkbox"/> Traffic and Gridlock Increase | <input type="checkbox"/> Aesthetic Harm (e.g. visual, silence) |
| <input type="checkbox"/> Parking Loss                  | <input type="checkbox"/> Vital Historic Objects Loss           |
| <input type="checkbox"/> Chemical & Toxics Pollution   | <input type="checkbox"/> Geology Loss                          |
| <input type="checkbox"/> Light Pollution               | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Noise Pollution               | <input type="checkbox"/> Other: _____                          |

Please put us on your list of "Interested Parties" so we get all notices of the project (if for no other reason than we ask under authority of Government Code CEQA Sections: 21092.(b)(3) and 21092.2)

- ☐ We request you email documents to -- \_\_\_\_\_
- ☐ ~~Box~~ - 165 E. 24TH ST. UPLAND CA 91784

Thank you.

This Blank Form was created and provided for Public Interest use by Helping Our Peninsula's Environment;  
HOPE has no affiliation with any entity using this form - unless we explicitly state that in writing.  
For more copies - [www.1hope.org](http://www.1hope.org) or 831/624-6500



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IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

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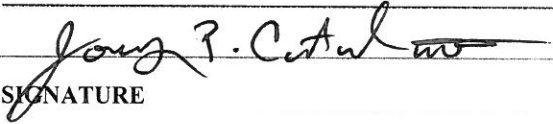
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP 

Please see attached





SIGNATURE DATE 10-31-12 AGENCY

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~~PUBLIC COMMENT SUGGESTIONS~~

~~please feel free to liberally edit or use or not use any parts of this:~~

I am opposed to the installation of a cell tower at the proposed location, due to concerns about:

- 1) Potential adverse health risks of radio frequency exposure for people in our community, especially children and residents with chronic illness. Reviewing various research data, I believe further research is necessary about the health effects of this technology before implementing a project of this nature in such close proximity to our community.
- 2) Due to the geography of Mt Baldy, significant areas would still not receive coverage, minimizing chances for this technology to effectively assist emergency response teams, except in certain undefined areas. (recent maps showing potential coverage reveal extremely limited to zero coverage in local hiking areas with most of the coverage actually in the village)
- 3) The proposed cell tower could inadvertently increase chance for road accidents if people text while driving on the sections of Mt. Baldy road that would receive a signal.
- 4) There may be better and safer alternatives, which will outdate this technology in the not too distant future. Please see attachment for more info about technology currently being developed.
- 5) If the cell tower is installed and afterwards it becomes clear that there are adverse effects, due to the terms of the contract it wouldn't be possible to remove the cell tower for a pre-determined time frame.
- 6) Research conducted in other countries suggests that radio frequency exposure can have adverse effects on wildlife. Adjoining the proposed cell tower site, there is a unique wildlife habitat that is privately owned and maintained by the Chapman family, which could be negatively impacted.
- 7) Radio Frequency Free Zones are being created in Europe and in Canada to protect people who have become electrically sensitive to exposures. Mt Baldy has long been a refuge for people with health concerns. Why pollute one of the last natural remaining environments?

Due to the above listed concerns, I would like to request a comprehensive environmental impact report for this project, including but not limited to the geology of the site, as the proposed site may be located on a slide/unstable ground and it should be determined what would that mean in terms of seismic activity, among other concerns.

Respectfully/Sincerely,  10/31/12

Also: write your P.O. Box and email address at bottom of the comment form - If you attach a page with more comments: be sure to write the project & assessor parcel #'s at top of page.





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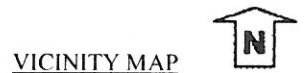
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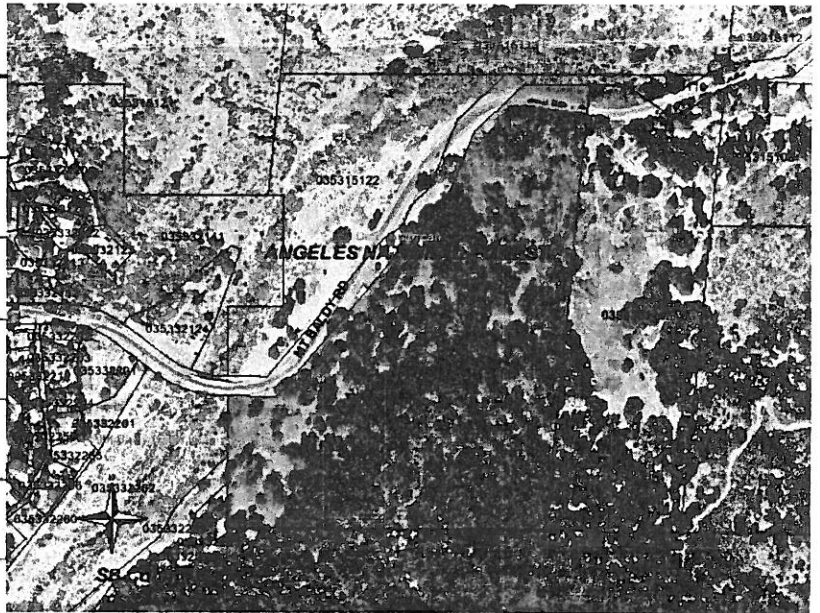
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ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)  
PROJECT NUMBER: P201200254/CUP-CELL  
APPLICANT: VERIZON WIRELESS  
LAND USE DISTRICT (ZONING): RC  
IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT  
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Comments (If you need additional space, please attach additional pages):



Please see attached letter  
for my comments.  
Sincerely, Catherine Hertel  
I also sent comments on  
10/29 and This attached  
letter is in addition  
to Those comments.



SIGNATURE Catherine Hertel DATE 10/30/12 AGENCY resident of Mt. Baldy

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Oct 30, 2012

From: Catherine Hertel  
P.O. Box 371  
Mt Baldy, CA. 91759

To: S. B. County Land Use Services  
Planner Shellie Zias-Roe

Re: Project # P201200254/CUP-CELL  
Assessor Parcel # 0353-151-18

Dear Ms. Zias-Roe and members of the Planning Commission,

I am opposed to the proposed cell tower project in my community of Mt. Baldy, where for the past 14 years I have resided on the property known as Chapman Ranch that directly adjoins the proposed cell tower site at its north- east boundary. My residence is situated approximately 500-600 feet from the proposed cell tower site.

Both myself and all the other residents of this property are extremely concerned about the possibility of noise pollution that could reach our property if the cell tower were to be installed. Even a low decibel noise level in any audible form, would disturb and negatively impact the residents (both human and wildlife) of the adjoining property known as Chapman Ranch.

In this rural location there are long hours of silence after auto traffic subsides at night. Any low level mechanical or electrical sound would not blend in with the subtle and quiet sounds of nature, such as crickets and an occasional owl or coyote. Only periods of strong winds would block it out. In addition, the natural geology of this property creates an amphitheater effect, where sound carries and is amplified from the ridge where the cell tower is proposed, to the residents of the adjoining property where I live.

Looking at the schematic for site plan, I don't see if an exterior electric light is planned. If any exterior electric lighting is planned, that would cause aesthetic harm to the adjoining property where I live, which also serves as a privately maintained wildlife habitat/refuge.

At Chapman Ranch, we purposely use short-term exterior lighting only when there are nighttime guests, which is manually switched off after guests leave. During nighttime hours, the property is exclusively without exterior lighting as a conscious and deliberate choice by all residents of this property. Our dogs are our security system and it would aesthetically disturb our quality of life if, upon going outside at night our long cherished view of darkness were interrupted by any form of exterior lighting at the cell tower site. Plus, exterior lighting is not used because again, in addition to our residences, this property serves as a privately maintained wildlife habitat. Thus, any low level mechanical or electrical noise or lighting would significantly disturb and negatively impact, both human and wildlife populations on the adjoining property known as Chapman Ranch.

For the above reasons stated, I respectfully ask the County of San Bernardino to reject the proposed cell tower installation.

In addition, it appears that the proposed site is not currently zoned for development. It is currently zoned as resource conservation land. Are you planning to re-zone it?

Sincerely,



Catherine Hertel



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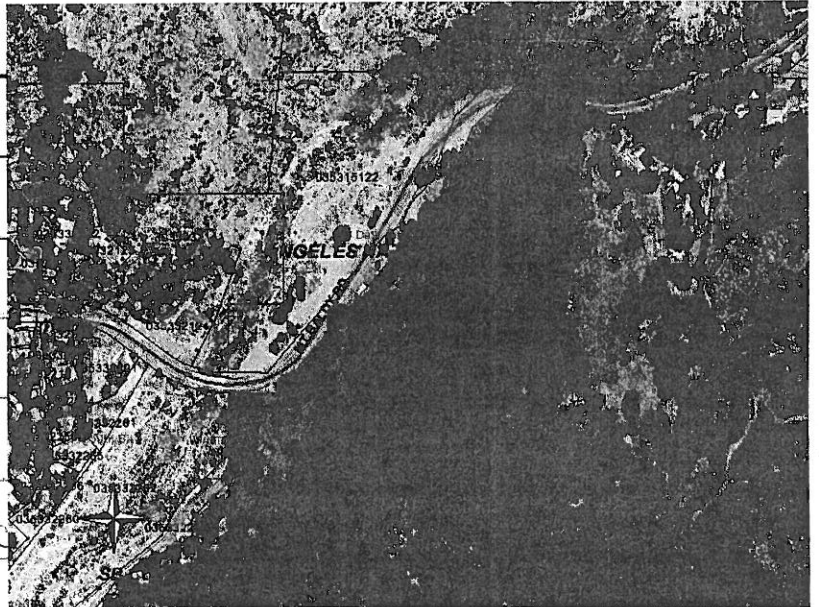
Comments (If you need additional space, please attach additional pages):

10-31-2012

VICINITY MAP



Mount Baldy is a "pristine" place - a haven for those who desire to be free of the latest technology whose safety and potential health threats have presented an array of risks to residents. What are the synergistic effects of multi-exposure to



electromagnetic wave energy produced by cell phone towers, microwave, smart meters et al. We deserve a "safe" haven and a choice to be free of bombardment

SIGNATURE Pam walton / Pam walton DATE 10-31-2012 AGENCY 6796 Hill Ave Mt. Baldy 91759

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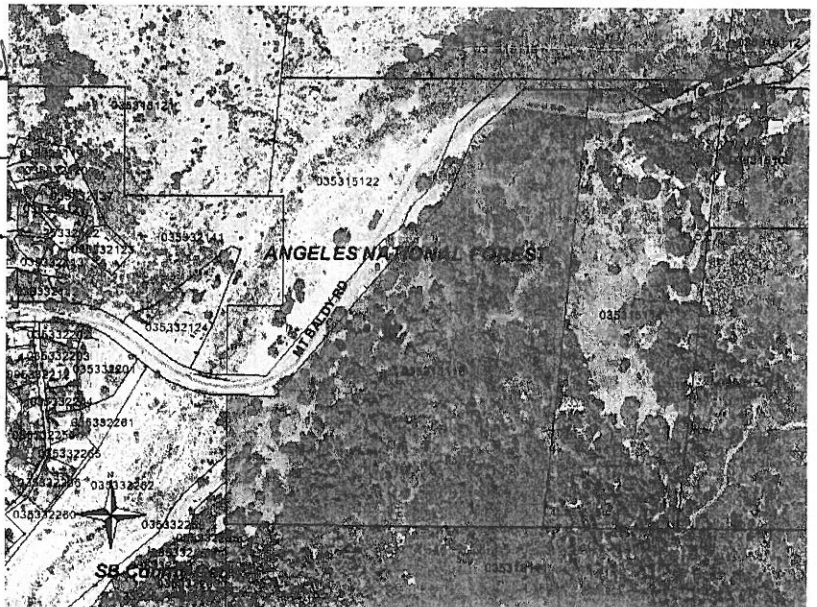
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



This has been presented to us as a safety issue. This tower is a menace to public safety. There would be no coverage on the trails and if hikers think their cell phones will work it would increase their preparedness.

Kristen Motor 10-31-12 49 Hill St.  
SIGNATURE Kristen Motor DATE AGENCY Mt. Baldy

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mailing address  
P.O. Box 672  
Mt Baldy, CA  
91759





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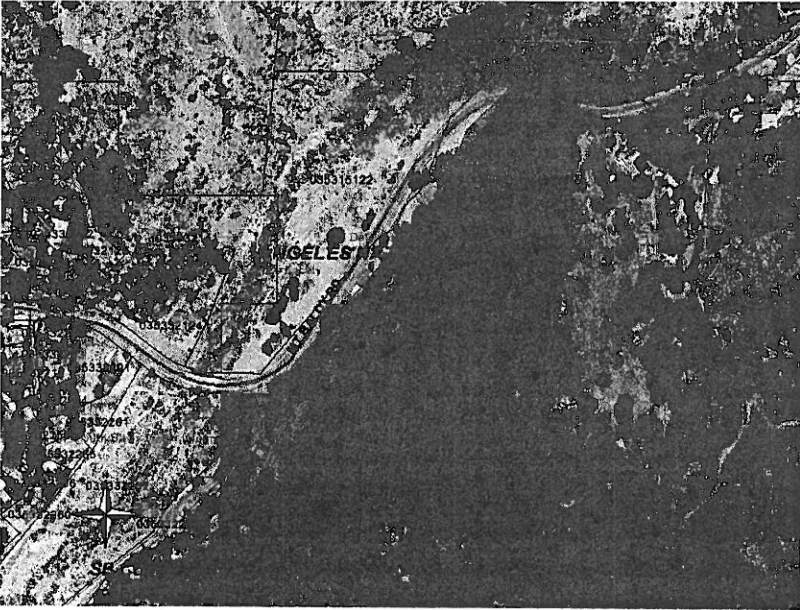
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Comments (If you need additional space, please attach additional pages):



Please see attached-



1716 Orangewood Ave. Upland CA. 91784

SIGNATURE *[Signature]* DATE 10-31-12 AGENCY

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ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)  
PROJECT NUMBER: P201200254/CUP-CELL  
APPLICANT: VERIZON WIRELESS  
LAND USE DISTRICT (ZONING): RC  
IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT  
LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE  
PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

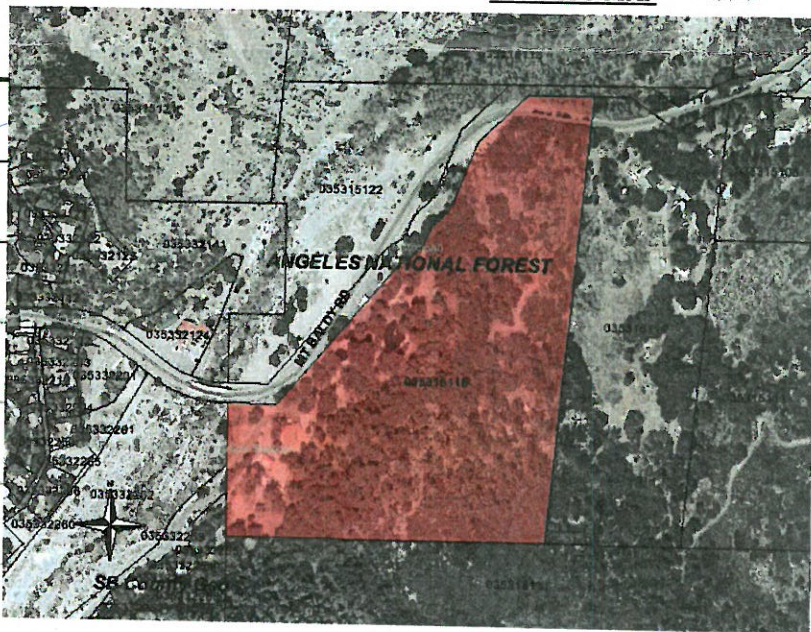
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



Please see attached letter and mail notification to:  
DAVID MIX  
PO BOX 545  
MT BALDY, CA 91759



*[Signature]*

SIGNATURE

10/30/12

DATE

AGENCY

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It is hard to sit down and write a letter to the San Bernardino County Planning department and try to keep my frustration from affecting my message. After all, the Mt Baldy Homeowners Association (HOA) vote on the issue clearly demonstrated the communities will to not have a Cell Tower in Mt Baldy Village (for many reasons I will touch on later). The current permit application for a tower by Verizon (possibly pushed by SoCal Edison) is clearly an opportunistic use of an antiquated FCC law.

In fact, the extent to which consensus can be measured in Mt Baldy can only be seen by the HOA's resounding NO vote, not by the hasty recommendation made by San Antonio Canyon Town Hall (SACTH) which one should note made the proposal without significant public notification or debate (largely based on a petition that made no effort to present a range of facts and opinions- and solicited support from a majority of signers outside the community).

Later, as the facts of the proposition became known to the community, concerned citizens turned out in droves for the SACTH "Cell Tower Meeting". Indeed many citizens pledge allegiance to the Mt Baldy Fire Dept (MBFD), which it should be noted is deeply divided on the issue (in spite of the leadership's assurance a majority of its members a pro-tower); many citizens take resolutions from the MBFD as gospel and are afraid to openly oppose our most powerful and protective local authority. It is truly bizarre the MBFD stands as the essential proponent for what should be understood as a public utility, in spite of the rising dissent in it's own ranks (largely due to the International Association of Fire Fighter's resolution to keep tower away from stations).

As a community we can only hope San Bernardino County Planning will take a rational and methodical (and non-political) approach to this permit application, and see the battle for what it is, an almost mythic story of David and Goliath wherein unpaid citizens have worked tirelessly to oppose the virtual mountain of money and lobbyists Verizon has to stand on.

So much is at stake. Emerging science has demonstrated RF waves, including at the levels the tower will produce, and from smart meters (of which many homeowners in our community are rejecting), will certainly affect our environment, threatened and endangered species, and us humans, particularly our children. How profound (the effects are) is an issue of debate, but we have now seen endless studies linking significant environmental impacts and adverse affects to human health as being inevitable and almost incontrovertible.

So why take the risk? Because a corporation (or corporations- let's not forget Edison's Smart Meters would love a nearby cell tower) can buy the right to usurp any democratic process, and because out-dated FCC laws (likely to be repealed) currently support short-term infrastructure development and the corresponding economic growth, however severe the long-term impacts on health (and health costs) may be.

As I write this letter tonight with CNN updating Hurricane Sandy in the background; I can accept there are people who still don't believe continuous exposure to RF waves is dangerous, much as I can accept there are people who don't accept our carbon/oil based economy is not affecting global weather and warming.

We have many technological alternatives to support emergency communications (I am a 20 year member of the Mt Baldy Ski Patrol), as well as to support hiker safety and search and rescue operations. These should be discussed so people can weigh the costs and benefits of different communications development plans.

I hope you will hear my personal plea to investigate a wide ranging sample of perspectives on this issue, in particular the emerging science on the issue that consistently shows RF radiation alters our DNA, and inhibits the maintenance of melatonin in our bodies (a key chemical in preventing the development of cancers).

Please include exhaustive environmental impact studies in your decision and solicit the opinions of other affected stakeholders, particularly Fish and Game and the USFS.

Please accept my apology if I sound like a frustrated citizen. It is hard to see my family's future hanging in the balance. I have worked my whole life to live in a place where my family could enjoy, love and respect our environment. It is hard to accept the notion the decision on this matter lies somewhat out of the hands of the people it will affect most, the citizens and children of Mt Baldy Village.

David Mix  
DAVID MIX

Stephen Sacks

October 31, 2012

Keep Baldy Wild Campaign

P.O. Box 788

Mt Baldy, CA 91759

San Bernardino County, Land Use Services

Attn: Ms. Shellie Zias-Roe

385 N. Arrowhead Ave., First Floor

Re Project#: P201200254/CUP-CELL

Assessor Parcel #: 0353-151-18

Dear Shellie,

The homeowners in our HOA were asked to vote on a proposed cell tower installation on HOA land and, of those who voted 43% were for installing the cell tower and 57% were against the tower.

I thought you might find useful the petition against installing the cell tower on the HOA property at the post office. One can see from the addresses given and the notation as to whether they belong to the HOA that some people living far from the proposed installation were interested in stopping the cell tower.

Please see the attached nine pages of signatures.

By submitting this letter, I in no way forfeit my right to submit additional comments regarding this matter up until the time of the decision and after during the appeals process. I request to be notified in writing with a minimum of ten (10) days notice of any public hearing regarding this matter, and to be notified with a minimum of ten (10) days notice of any decision regarding this matter.

Thank you,



Stephen Sacks

Keep Baldy Wild Campaign

# Petition Against the Cell Tower

## At the Mt Baldy Post Office

We anticipate that this petition or the results may be shared with the Mt Baldy HOA, the Mt Baldy Town Hall, and Supervisor Rutherford's Office (County of San Bernardino)

	Name	Address	Member of Mt. Baldy HOA ?
1	<i>[Signature]</i>	6746 SHAW AVE	YES
2	NANCIE CAMPBELL	7 CENTRAL	NO
3	KATHY A. LAUCHE	P.O. BOX 452 MT BALDY, CA 91759	NO
4	LORI COWLEY	P.O. BOX 452 MT BALDY, CA 91759	NO
5	STEPHEN DREHER	P.O. BOX 534 MT. BALDY 91759	NO
6	MICHAEL NELSON	P.O. BOX 571 MT Baldy 91759	NO
7	TAMARA HANSON	P.O. BOX 504 MT BALDY 91759	NO
8	GARY SOUTHWORTH	#2 SAN ANTONIO TRAIL, MT BALDY 91759 5021 ARROWAY AVE COLINA	YES
9	CHRISTY CATALANO	PO BOX 713 Mt. Baldy CA 91759	NO
10	RAY GAGNE	20 BEAR P.O. BOX 308 MT BALDY CA	NO
11	Alison Denning	6764 Hill, Mt Baldy CA 91759	YES
12	KATHRYN HARRINGTON	7636 ICE HOUSE CANYON	NO
13	Jessica Aulisio	2 Oak Drive, Mt. Baldy CA 91759	NO
14	Dorothy Temple	34 Glacier Mt Baldy CA 91759	NO
15	Janet Spivey	6818 MT BALDY, CAL.	YES
16	<i>[Signature]</i>	957 DEL AVE	YES
17	<i>[Signature]</i>	#2 BARST CYN	NO
18	Edmund D. Waller	6796 Hill Ave Mt. Baldy	YES
19	Patricia Burch	6755 MT BALDY RD PO 819	YES
20	Pam Watson	6796 Hill Ave, Mt. Baldy 91759/PO 517	YES
21			
22			
23			
	Date Taken: 5-4-12 5-4-12	Person Presenting Petition: Alison Denning <i>[Signature]</i>	

# Petition Against the Cell Tower

## At the Mt Baldy Post Office

We anticipate that this petition or the results may be shared with the Mt Baldy HOA, the Mt Baldy Town Hall, and Supervisor Rutherford's Office (County of San Bernardino)

	Name	Address	Member of Mt. Baldy HOA ?
1	ROBIN REED RIGGLE	P.O. Box 696 Mt. Baldy CA 91755 (7 Bear Dr.)	NO
2	WALKER Bob	PO Box 536 Mt Baldy	NO
3	Ray Hughes	Box 581	YES
4	Rick Harris	575	NO
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	Date Taken: 5/5/12	Person Presenting Petition: Christy Catalano	



# Petition Against the Cell Tower

## At the Mt Baldy Post Office

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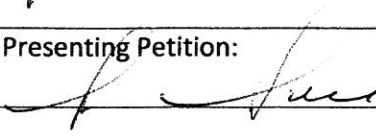
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Baldy

	Name	Address	Member of Mt. Baldy HOA ?
1	Katy (Catherine) Hertel	4 Chapman Ranch Mt Baldy Ca 91759	no
2	Robbie Warner	46 Ice House Cyn. Rd. Mt. Baldy Ca 91759	no
3	Belinda Thorn	" "	No
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	Date Taken: 5-6-12	Person Presenting Petition:	

# Petition Against the Cell Tower

## At the Mt Baldy Post Office

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	Name	Address	Member of Mt. Baldy HOA ?
1	DAVID MIX	6641 Bear Cyn	YES
2	WOLFGANG VANWYK	32 SAN ANTONIO FACES	YES
3	<del>Don Newman</del>	15 Central Ave	no
4	<del>Joe Garcia</del>	911 San Antonio St 27 Paintbrush or #12 Glacier	NO
5	Jamilton Flores	7648 Ice House Canyon	NO
6	<del>Winston Vaz</del>	PO Box 310 Mt Baldy	NO
7	Patricia R. Bird	P.O. Box 621 Mt. Baldy	<del>NO</del> YES
8	Jana Tibbetts	P.O. Box 789 Mt. Baldy, Ca.	yes.
9	Paul Hannosh	7636 Ice house Canyon Mt. Baldy	NO
10	DICK TUFTS	10 MANKER FLATS	NO
11.	SCOTT DONLAD	34 BARRETT CANYON BALDY	NO
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	Date Taken: 5-7-12	Person Presenting Petition: 	

# Petition Against the Cell Tower

## At the Mt Baldy Post Office

We anticipate that this petition or the results may be shared with the Mt Baldy HOA, the Mt Baldy Town Hall, and Supervisor Rutherford's Office (County of San Bernardino)

	Name	Address	Member of Mt. Baldy HOA ?
1	CATHERINE HOPKINS	PO BOX 593	} Same
2	ERIC GORDON	10 DAY DR	
3	Charles Long	PO BOX 483 6776 Bear Canyon	
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	Date Taken:	Person Presenting Petition:	
	5-8-12		

# Petition Against the Cell Tower

## At the Mt Baldy Post Office

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	Name	Address	Member of Mt. Baldy HOA ?
1	Diane Buchbauer	7097 Shaw Dr.	yes
2	Phil Slater	7097 Shaw Dr.	yes
3	Pat Marks	6825 Goat hill	Yes
4	Gayle Ranstead	19 Cleburne Walk	yes
5	Gayle Ranstead	" "	
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	Date Taken:	Person Presenting Petition:	
	5-14-12		

# Petition Against the Cell Tower

## At the Mt Baldy Post Office

We anticipate that this petition or the results may be shared with the Mt Baldy HOA, the Mt Baldy Town Hall, and Supervisor Rutherford's Office (County of San Bernardino)

	Name	Address	Member of Mt. Baldy HOA ?
1	Jeffrey Johnson	6704 Shaw Av.	Yes
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	Date Taken:	Person Presenting Petition:	
	5-15-12		



# Petition Against the Cell Tower At the Mt Baldy Post Office

The following information will only be shared with members of the Committee Against the Mt Baldy Cell Tower. For more information contact Steve Sacks at (909) 982-3607.

[illegible]

Doc 547-10

# Petition Against the Cell Tower

## At the Mt Baldy Post Office

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5/11/12  
 10/10/12  
 \*

	Name	Address	Member of Mt. Baldy HOA ?
1	Pat Maio	671 Delaware Dr, Claremont CA 91711	No
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	Date Taken:	Person Presenting Petition:	
	5-20-12		

# Petition Against the Cell Tower At the Mt Baldy Post Office

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	Name	Address	Member of Mt. Baldy HOA
1	Stan Tschick		X
2	CARMEN LINDSAY	948 Central Ave Mt Baldy	
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6			
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8			
	Date Taken:	Person Presenting	Petition:
	5-22-12		



SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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PROJECT NUMBER: P201200254/CUP-CELL

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LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

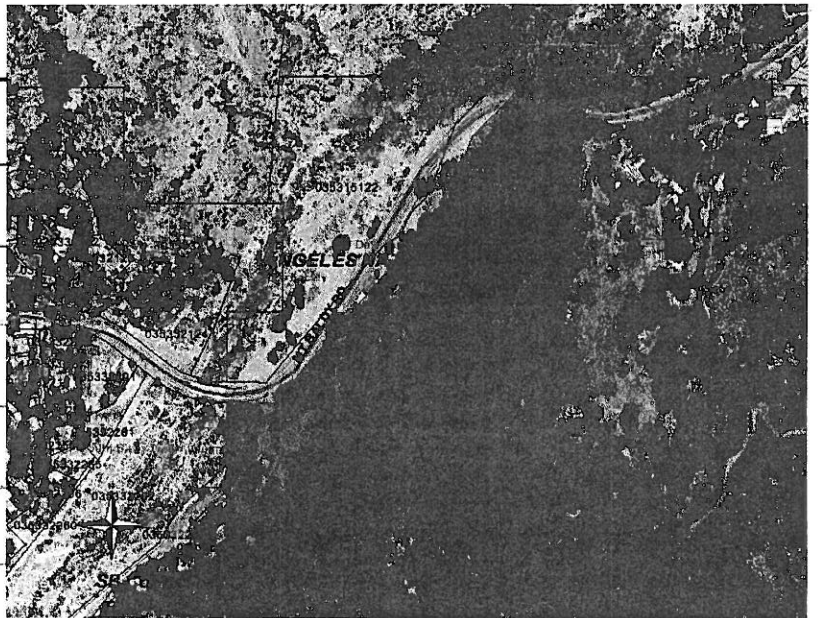
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Comments (If you need additional space, please attach additional pages):



I am opposed to a cell phone tower being placed at or near Mt Baldy village. The proposed cell tower could increase accidents on our mountain roads because of people texting while driving.



SIGNATURE Alison Denning DATE 10-30-12 AGENCY P.O. Box 519, Mt Baldy CA

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## THE NATION

# More than half of teens surveyed say they've texted behind the wheel

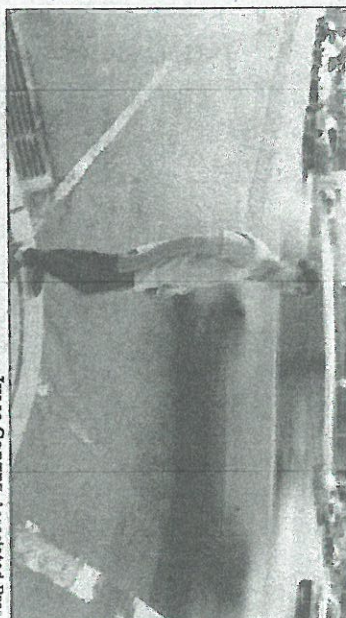
By MIKE STOBBE

ATLANTA — "Think your teen would never text while driving? More than half of high school seniors admitted in a government survey

that they've done just that. It's the first time the question was asked in a teen poll on risky behavior, and the finding coincides with a renewed federal crackdown on distracted driving. Texting and cellphone

use behind the wheel is "a national epidemic," Transportation Secretary Ray LaHood said Thursday. "We need to teach kids, who are the most vulnerable drivers, that texting and driving don't mix," LaHood

said at a Washington news conference to announce pilot projects in Delaware and California to discourage distracted driving. In the survey, about 56% of high school seniors said they had texted or emailed while driving during the previous month. About 43% of high school juniors acknowledged they did the same thing.



DYLAN YOUNG said "I felt like an idiot" after he caused an accident while texting in traffic.

Junio Cortez Associated Press

PARCEL 0353-151-18  
PROJECT P201200254/CUP-CELL

"A lot of teens say 'Well, if the car's not moving and I'm at a stoplight or I'm stuck in traffic, that's OK,'" said Lenhart, who has done focus groups with teens.

Other teens acknowledge that it's not safe, but they think it is safer if they hold the phone up so they can see the road and text at the same time, she said.

The CDC survey didn't ask whether the texting or emailing was done while the vehicle was moving or stopped. The survey is conducted every two years, but this was the first time it asked about texting while driving.

Young's fender bender occurred one winter afternoon while he was in crawling traffic on his way to a guitar lesson. No one was hurt.

It's frustrating that the accident did not break him of the habit, Rimasse said.

She described her son as an articulate honors student in North Arlington who walks to school and spends little time in the SUV that they share.

But he is also part of a teen culture where virtually everyone texts while driving and thinks nothing bad will happen, she lamented.

"Nothing seems to stop them," his mother said. "It's ridiculous."

"Everybody just does it," Young said.

CDC officials said there was some good news in the survey:

— More teens are wearing seat belts. Only 8% said they rarely or never wear seat belts, down from 26% in 1991.

— Fewer teens said they drove drunk (8% compared with twice that in the 1990s) or rode with a driver who had been drinking (24%, down from 40%).

Overall, teen deaths from motor vehicle crashes were down 44% in the last decade. About 3,100 teens died from traffic crashes in 2009, according to the most recent federal statistics.

Stobbe writes for the Associated Press. Joan Lowy contributed to this report.

"I'm not surprised at all," said Vicki Rimasse, a New Jersey woman whose son caused a fender bender earlier this year after texting in traffic. She made him take a safe-driving class.

"I felt like an idiot," said her 18-year-old son, Dylan Young. The episode taught him "to be a lot more cautious," although he conceded that he sometimes still texts behind the wheel.

The findings are the first federal statistics on how common the habit is among teens. Distracted driving deaths are most common in teens, blamed for about 16% of teen motor vehicle deaths.

Focusing on a cellphone instead of the road leads to delayed reaction times, lane swerves and other lapses with sometimes fatal consequences, experts say.

Thirty-nine states ban texting for all age groups, and five more states outlaw it for novice teen drivers. And authorities are increasingly cracking down. In the last two weeks, teens in Missouri and Massachusetts have been sentenced to jail — one for a year — for fatal accidents involving texting.

For the survey, the Centers for Disease Control and Prevention last year questioned more than 15,000 public and private high school students across the country. Some earlier studies had suggested teen texting while driving was becoming common, though perhaps not quite so prevalent.

Still, the numbers aren't really surprising, said Amanda Lenhart, a senior researcher at the Pew Research Center in Washington. She studies how teens use technology.

A typical teen sends and receives about 100 text messages a day, and it's the most common way many kids communicate with their peers.

Parcel # 0353-151-18  
Project # P201200254 / CUP-CELL  
Applicant Verizon





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
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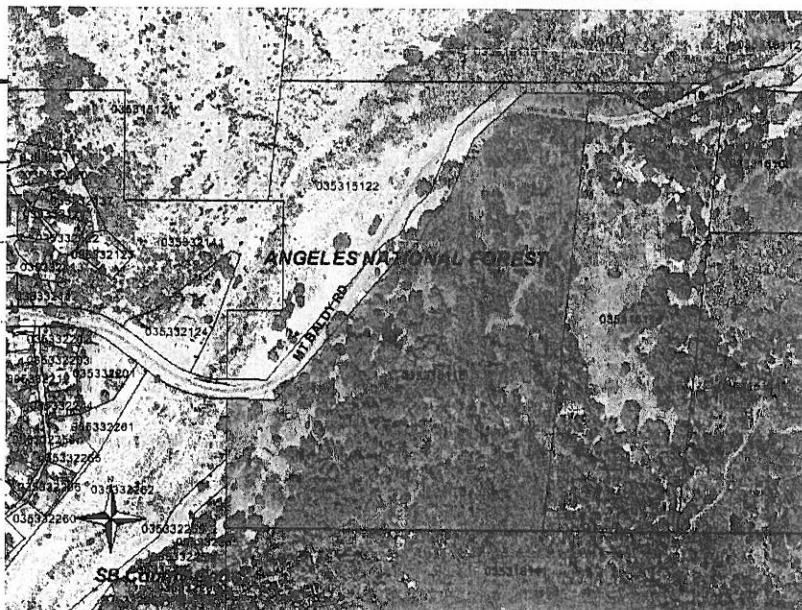
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



See attached letter

SIGNATURE

*[Handwritten Signature]*

DATE

10/31/2012

AGENCY

ProBox 4 SS Mt Baldy

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Project # P201200254 KUP-CELL  
AP# 0353-151-18

I am against the cell tower in Mt Baldy. Here is why:

1. It makes it possible for 1 individual to put a tower on their property without consulting neighbors and community members, many who may be against it.
2. Verizon did not show up for a Baldy community cell tower meeting and instead sent Spectrum, the tower installers, and they could not answer a number of questions.
3. Once Verizon gets a tower installed all people in the community are at Verizon's mercy as to whatever else goes on the tower and Verizon is not liable. Any future health issues are the residents problem, not Verizon's. This is wrong and demonstrates the power of one-sided contracts that are the rule not the exception for large corporate companies that take advantage of residents and towns that don't have high powered attorneys.
4. In conclusion, the cell tower should NOT be installed!!!



By submitting this letter, I in no way forfeit my right to submit additional comments regarding this matter up until the time of the decision and after during the appeals process. I request to be notified in writing with a minimum of ten (10) days notice of any public hearing regarding this matter, and to be notified with a minimum of ten (10) days notice of any decision regarding this matter.



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ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)

PROJECT NUMBER: P201200254/CUP-CELL

APPLICANT: VERIZON WIRELESS

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

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

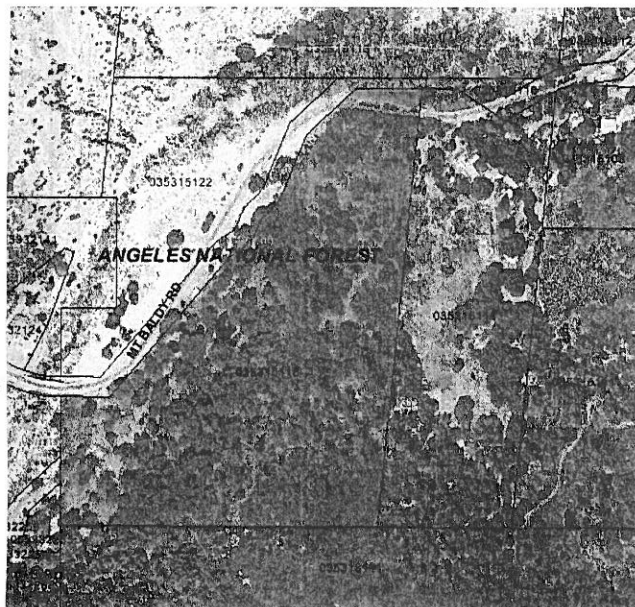
I oppose the installation of a cell tower in Mt Baldy.

- The 300,000 member International Association of Firefighters and Paramedics who cover 85% of this country OPPOSE the installation of cell towers on or near their stations. (policy paper attached) Firefighters in those stations with cell towers have experienced slower reflexes, headaches, and loss of concentration. These problems reflect the results of recent studies showing the dangers of CONTINUOUS exposure to an EMF (electro-magnetic field).

The dangers of continuous exposure to an EMF field outweigh the benefits of cell phone reception.

- Other countries have changed their EMF limits to 100-1000 times LOWER than those of the FCC. (which does not set health standards)

VICINITY MAP



SIGNATURE Vincent Vega DATE 10/31/2012 AGENCY PO Box 310 Mt Baldy CA 91759

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SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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

VICINITY MAP



I WOULD LIKE THE COUNTY OF SAN BERNARDINO TO  
REJECT THE PROPOSED INSTALLATION OF A CELL TOWER  
IN MT BALDY BECAUSE

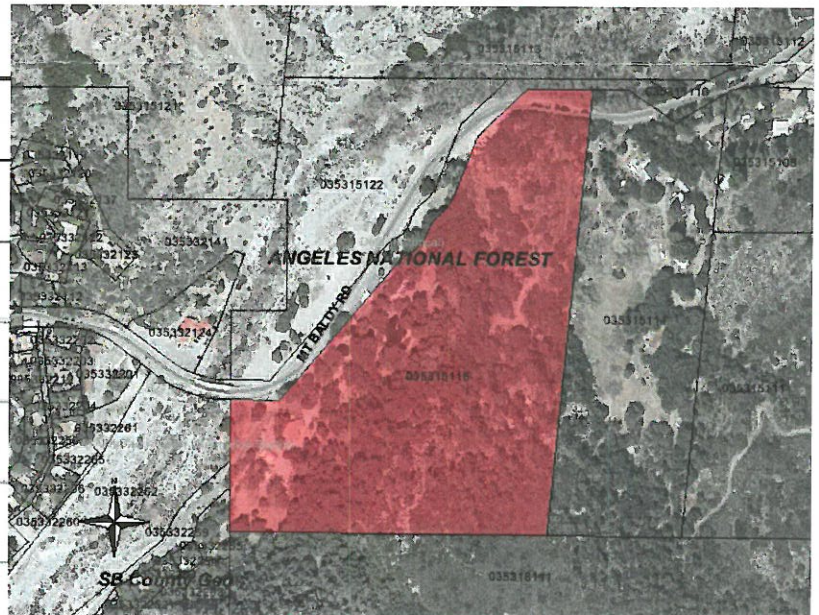
RADIO FREQUENCY FREE ZONES ARE BEING  
CREATED IN EUROPE AND CANADA TO  
PROTECT PEOPLE WHO HAVE BECOME  
ELECTRICALLY SENSITIVE TO EXPOSURES.

MT BALDY HAS LONG BEEN A REFUGE  
FOR PEOPLE WITH HEALTH CONCERNS.

WHY POLLUTE ONE OF THE LAST  
NATURAL REMAINING ENVIRONMENTS?

ALSO - PLEASE SEE MY  
ATTACHED LETTER

THANK YOU!



TAMARA HANSON

SIGNATURE

10.30.2012

DATE

CABIN OWNER - MT BALDY

AGENCY

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PO BOX 504

MT BALDY CA 91759

tkhblurose@verizon.net



PROJECT# P201200254/CUP-CELL  
ASSESSOR PARCEL# 0353-151-18

We have NOT received documented, proven evidence that a cell tower in this area will "save lives". With more drivers texting while driving on a winding road and more hikers hiking unprepared (because they believe a rescue effort is only a cell phone call away), we will likely have an INCREASE in accidents and emergencies and the potential for an increase in lives lost.


Lives (both human, animal, plant, insect) will also be lost or damaged due to the effects of electromagnetic radiation exposure on biological systems. Eventually, local, state, and federal agencies like the FCC will no longer be able to ignore recent science pointing to negative *biological* effects (not *thermal* effects, the outdated safety standard currently used) from RF radiation pollution. (Please see attached **Summary for the Public** from the BioInitiative Report; on the web as: [bioinitiative.org](http://bioinitiative.org))

Nor will agencies be able to shrug off the fact that RF emissions from cell towers in the United States far exceed the recommended cautionary target of **0.1 microwatts per centimeter squared**. (See page 24 of Bioinitiative Report-Summary for the Public) Radiation standards for cell phone towers in the USA are amongst the lowest and least protective in the world. In the United States the limit is 580 to 1,000 microwatts per centimeter squared!

San Bernardino County has the opportunity to be *the* County that has educated itself (alongside of many European countries) on the growing body of science pointing to adverse effects of RF radiation on plant, animal, insect and human biological systems.

Please do not put this cell tower in the pristine, pollution free area of Mt Baldy.

By submitting this letter, I in no way forfeit my right to submit additional comments regarding this matter up until the time of the decision and after during the appeals process. I request to be notified in writing with a minimum of ten (10) days notice of any public hearing regarding this matter, and to be notified with a minimum of ten (10) days notice of any decision regarding this matter.

TAMARA HANSON 

THANK YOU!





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
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Referral Date:  
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Comments (If you need additional space, please attach additional pages):



PLEASE SEE

1) ATTACHED LETTER

REGARDING THE VOTE TAKEN

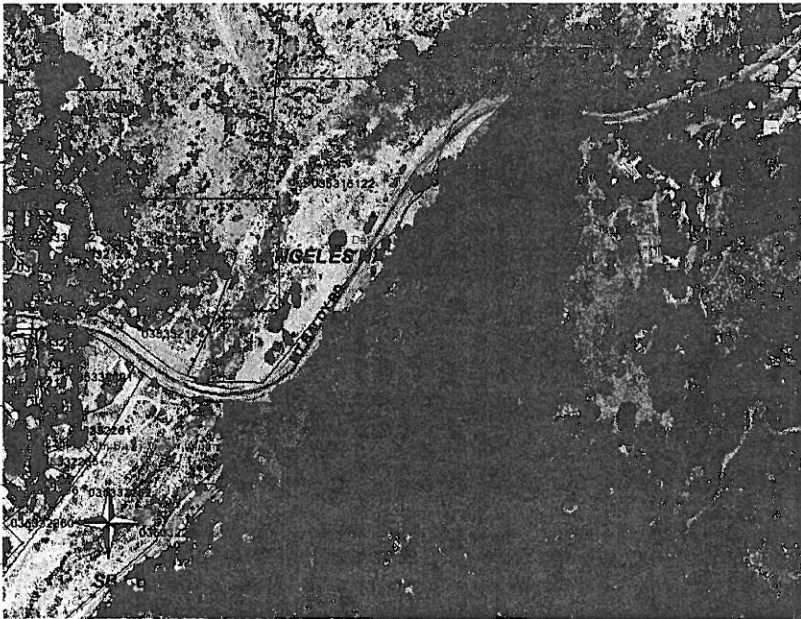
AT THE HOA MEETING

2) 9 PAGES OF PETITION

SIGNATURES

3) TWO SELF ADDRESSED

STAMPED ENVELOPES



SIGNATURE DATE 10-31-12 AGENCY P.O. BOX 788 MT BALDY CA 91759

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October 30, 2012

From: Alison Denning  
P.O. Box 519  
Mt Baldy, CA 91759-0519

To: Shellie Zias-Roe  
Planner for San Bernardino County

Re: Project # P201200254/CUP-CELL  
Assessor Parcel Number # 0353-151-18  
Applicant: Verizon Wireless

Dear Ms. Zias-Roe,

This is a respectful objection to the proposed cell tower project proposed for the Trout Ponds in the village community of Mt Baldy. Mt Baldy is a unique community surrounded by the Angeles National Forest. It is remarkable that such a pristine environment exists so near major metropolitan areas. It is an existing refuge area nearly free of man made radiation. In France an EMF free zone has been created as a refuge for people who have become electromagnetically sensitive. There have been an overwhelming number of applicants to live there. Just this month it was announced that Canada will also create an EMF free zone. In Mt Baldy we have the opportunity to preserve what we already have.

I moved to this community to escape the chemical, light, and noise pollution of the city. I and others in this community are electromagnetically sensitive and have benefited by having no cell phone towers on the mountain.

People do not move to this community to have all the conveniences. We have no gas station, no market, no bank. What we do have is wilderness, wildlife, quiet, dark nights, clean water, clean air and little cell phone reception. We choose these conditions as preferable. The development of a cell phone tower is not appropriate to our community because it does not fit the character of Mt Baldy.

Furthermore, to introduce RF pollution into our environment will more than likely adversely impact property values. The California Association of Realtors maintains that, "Sellers and licensees must disclose material facts that effect the value of desirability of the property," including "known conditions outside of surrounding" it. That property values would be effected and the presence of a cell tower must be disclosed to potential buyers. The Appraisal Institute, the largest global professional membership organization for appraisers with 91 chapters throughout the world, spotlighted the issue of cell towers and the fair market value of a home and educated its members that a cell tower should, in fact, cause a decrease in home value.

This project has potentially significant impacts on our community and there are existing technologies that can be used rather than the proposed tower. I urge the San Bernardino County Planning Office to reject the placement of a cell tower at the Trout Ponds.

By submitting this letter, I in no way forfeit my right to submit additional comments regarding this matter up until the time of the decision and after during the appeals process. I request to be notified in writing with a minimum of ten (10) days notice of any public hearing regarding this matter, and to be notified with a minimum of ten (10) days notice of any decision regarding this matter. Enclosed are two self addressed stamped envelopes for this purpose.

Sincerely,



Alison Denning

Given the geological makeup of the proposed site, the location will be threatened by flood, therefore challenging the dependability of the tower to provide for communications in an emergency. Floods have changed the topography in the proposed area many times as shown in these photographs (See the attached photographs.) taken in 1969 near the proposed construction site. Looking at the photograph with the telephone pole in the foreground, the proposed cell tower is to be located on top of the closest bluff shown on the right side of the picture. Looking at the downhill view with the tractor in the center, the tower is to be located on top of the bluff where the tractor is working (left side of picture).

For all of the above reasons, we ask the County of San Bernardino to reject the proposed cell tower installation.

Sincerely,

STEPHEN SACKS P.O. Box 788 MT BALDY, CA 91759 / ELBFREAKT16 @YAHOO.COM

Steve W. Sacks 909-982-3607

Alison Denning P.O. Box 519, Mt Baldy, CA 91759 alison1denning@aol.com

Alison Denning

TAMARA HANSON P.O. Box 504 MT BALDY CA 91759

Tamara Hanson 909.985.7141

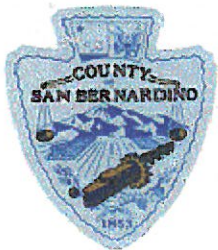
CATHERINE HERTEL P.O. Box 371 MT BALDY CA 91759 909-946-2072

Catherine Hertel kathyhertel@me.com

DAVID CLIX David Clix / PO BOX 545 MT BALDY, CA 91759

Christy Catalano PO Box 713 Mt. Baldy CA 91759





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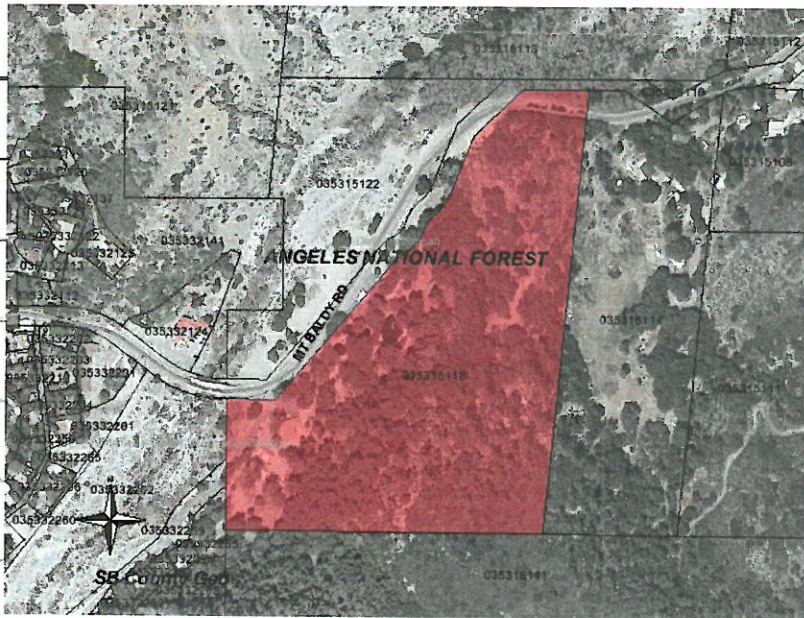
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



I respectfully oppose this project. Please send me written confirmation that cell phone towers are a permitted development under the County's Resource Conservation Zoning ordinance. Please see attached documents for further comment.



Christy Catalano

SIGNATURE

10/31/12

DATE

AGENCY

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October 31, 2012

Shellie Zias-Roe  
385 N. Arrowhead Ave. 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

Christy Catalano  
P.O. Box 713  
Mt. Baldy, CA 91759

To Whom It Concerns,

I respectfully oppose the above stated project at the Mt. Baldy trout pools for several reasons. I believe a cell phone tower has adverse effects on wildlife health and habitat, human health and water quality, and that it would significantly increase noise pollution and aesthetic harm to our unique community. I also have concerns about the geology and zoning of San Antonio Canyon for this project.

To begin it is known now by the World Health Organization that radiation from cell phones are classified as a possible carcinogen just like lead and there is more and more research available each year confirming that these exposures of today's technologies and their required towers and bases are harmful and even cause cancer. These invisible toxins and pollutants to our environment are most dangerous because we can't see them in the air and are only now starting to see the effects, since cancers take awhile to show up as a trend in populations.

The Nelson Big Horn Sheep, Northern Gilded Flicker, California Inyo Towhee are found listed on the Department of Fish and Game endangered and threatened list and the bird and mammal list available at the Mt. Baldy Visitor Center, maintained by the U.S. Forest Service and should be given careful and generous consideration since this is their habitat first and it needs to be preserved always. Many other, if not all species need to be considered as well because again this is their habitat and ecosystem first; we know it is hard long work to bring species and we don't succeed all the time.

As a mother of a 3 year old and aware that children and young adults live in very close proximity to the proposed site I am not comfortable with the idea that we could be subjecting a large majority of our community to unnecessary constant radiation, especially when the increase in cell reception coverage is so minimal and most certainly does not meet the stated needs by Search and Rescue and our Volunteer Fire Department. Studies show the known damage caused by cell phone use by children and the exposure from a tower gives so many families in the village no choice but to be exposed, not to mention the increase in wireless activity by residents and visitors as well that many will be exposed to against their will. We also have the unique opportunity to deny this project and perhaps become an RF-free refuge for those who are hypersensitive.

Water quality would be affected most likely directly across the street since it is a year round stream that many animals like the Big Horn Sheep, Black and Cinnamon Bears, Deer, Mountain Lions and many other mountain species of birds, mammal, amphibian, reptile and fish (even humans) drink from. This stream is the Cell phone towers closest neighbor to the tower, with exception to the residents at the Mt. Baldy Trout Pools, and is constantly radiated.

Regarding noise pollution and aesthetic harm, many residents enjoy the silence of the environment found day and night all over the many canyons of Mt. Baldy and don't want to hear helicopters every day or at odd hours of the night. I live closer to the Baldy Bowl than most residents

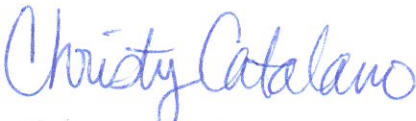


and heard helicopters daily and twice a day sometimes during the summer months this year for the first time in the 11 years living here. I find it disturbing and would not like to see this increased by more and more hikers entering the forest unaware of where they are going and unprepared but ready with cell phone in hand in case they need help. Hiking requires a large amount of personal responsibility and not so much reliance on technology – it defeats the purpose of 'going into the wild.' Which brings up a another concern that with mainly the village receiving new reception, I fear that hikers will see they have a signal in the village and small surrounding area and may then assume they are 'safe.' When indeed this is a false perception of being safe, because an overwhelming amount of terrain is out of reception zone including high traffic trails like Ice House Canyon and San Antonio Falls (which accesses the Baldy Bowl.) This has the potential, then, to increase the noise pollution and aesthetic harm done to all of it's inhabitants human and wild. Silence will be compromised with more and more helicopters deployed and in late evening hours (as I have heard an increase in as well this year) to fetch the unprepared hikers who felt they were safe enough with a cell phone handy. Not to mention the wasted resources, when it would cost significantly less to focus on hiker education and accident prevention.

Finally I have doubts about the legality of developing a cell phone tower site in an area zoned as Resource Conservation. The proposed area sits directly above the Mt. Baldy Rd. which has a history of slow erosion. I am aware of a flood from 1969 that completely took out the road and greatly eroded the hill in which the tower may sit. I am also aware of a giant old sequoia tree once sat upon the perch above the road on the same hill just mentioned where Easter Services were offered by the Bescoby's, some years ago. They stopped this offering because erosion caused the tree to fall onto the road. We live in a high flood danger zone within this narrow canyon and also would like the geology of the area thoroughly looked into. There are other technologies available to hikers and rescuers that would be much more effective (although I believe the fire dept. here and the search and rescue teams that service our mountains have the best out there.)

Please see attached documents for some of the supporting evidence for my comments, again I am doing extensive research and not everything can be sent to you. As a member of Keep Baldy Wild I am aware that you have received other research documents to view and encourage you to do so. I would also like to request that an environmental impact review (EIR) be conducted. Your time is greatly appreciated.

Sincerely,



Christy L. Catalano





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LAND USE SERVICES  
PLANNING PROJECT NOTICE  
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FISCAL ADMIN

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2012 OCT 29 PM 3:09

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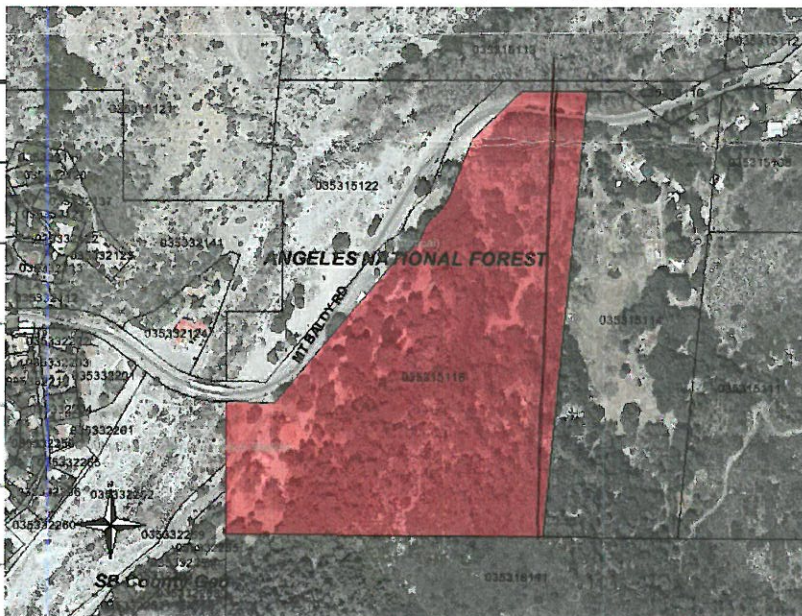
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Comments (If you need additional space, please attach additional pages):

Patricia Chapman I do want to be notified  
Po Box 427  
Chapman Ranch  
Mt. Baldy, CA 91759

VICINITY MAP



The westerly property line of parcel #035315114 needs to be properly flaged by a licensed surveyor before any construction is started. This will avoid any enroachment on our property.

Patricia Chapman 10/26/12 Chapman Ranch

SIGNATURE DATE AGENCY

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2012 OCT 26 PM 1:50

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PROPOSAL: ? CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

WHERE IS DELL ROAD??

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):

I HAVE LIVED IN THIS COMMUNITY SINCE 1956 I AM NOW 62 YEARS OLD I AM NOT AWARE OF ANY ROAD IN THIS PARCEL BY THAT NAME.

DELL AVE EXISTS HERE WEST OF PARCEL INDICATED

YOU HAVE NOT GIVEN US ANY ACCURATE INFORMATION. THIS NOTICE SEEMS TO BE IN NEED OF REVISION SO WE CAN RESPOND

Sfr Zibetto

10/22/12

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 LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

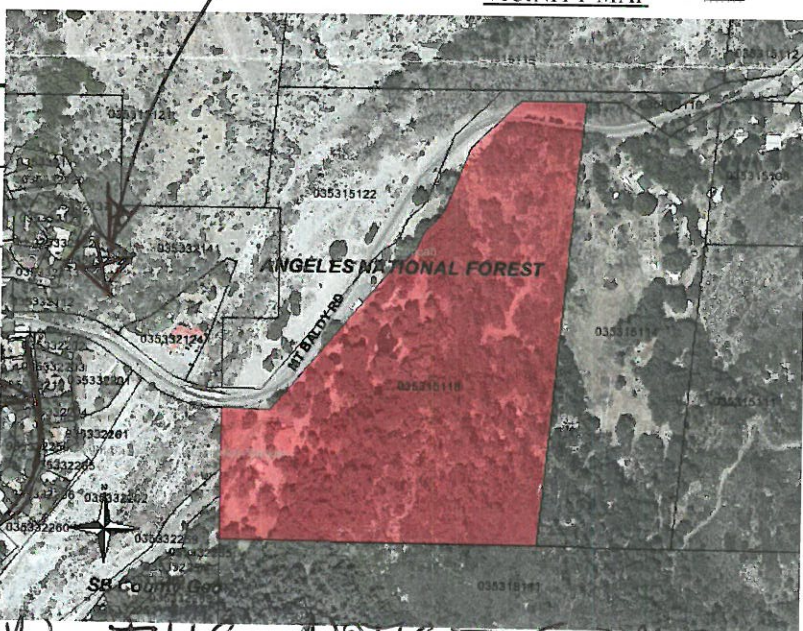
IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS 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.

PLEASE START OVER WITH A MAP THAT INDICATES WHERE DELL ROAD IS LOCATED OR WHERE IS THE TOWER SITE ???

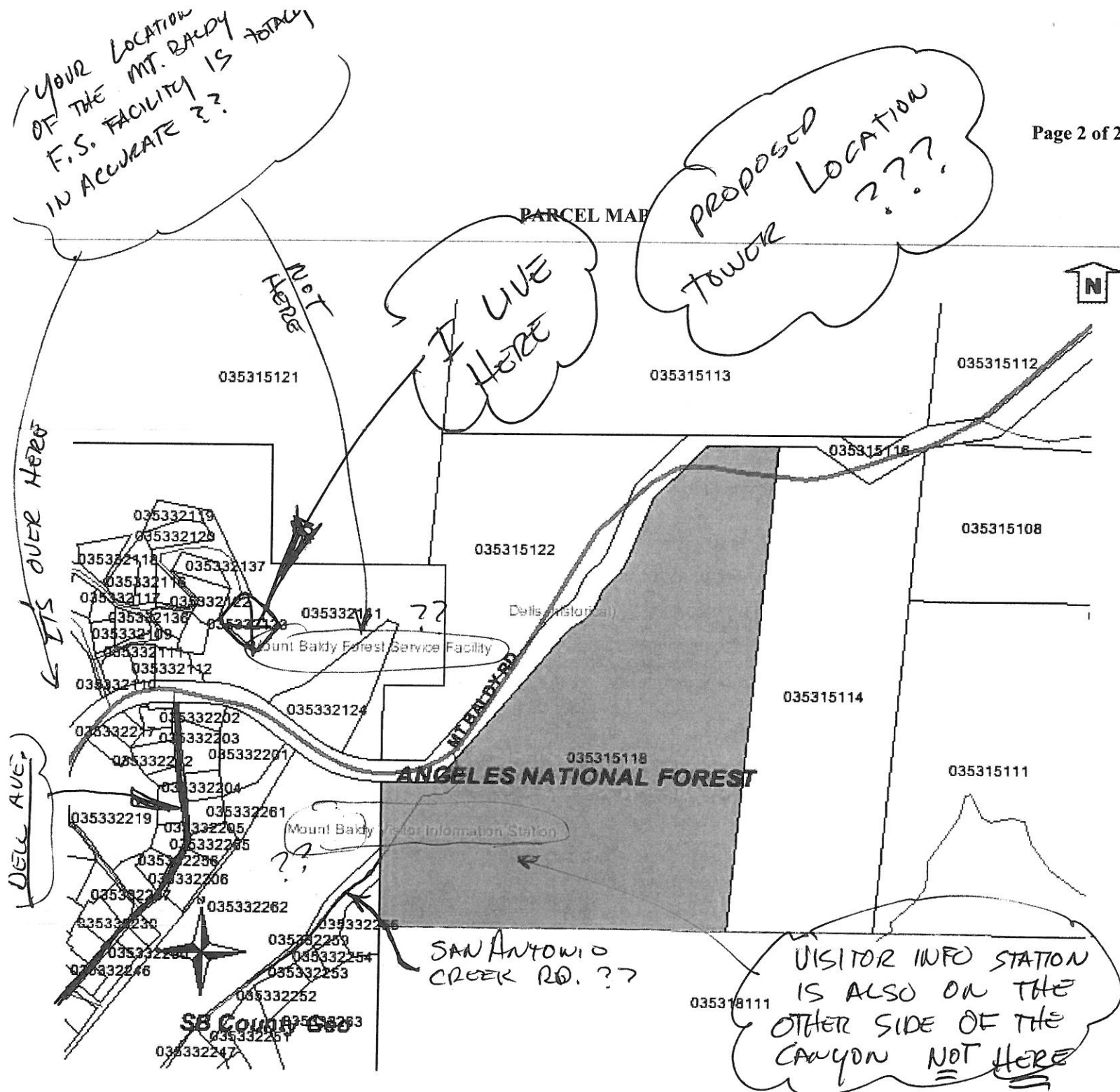
X MARKS THE SPOT ??? SO THAT WE CAN MAKE AN INTELLIGENT DECISION ?

Sfr Zibetto

SEE COMMENTS







YOU NEED TO INDICATE THE LOCATION  
OF THE PROPOSED TOWER SO THAT  
WE CAN OFFER INTELLIGENT RESPONSE.  
VERIZON SEEMS TO BE REMISS ON  
INFORMATION, AND THIS MAP HAS SOME INACCURATE  
OPPS'S ON IT.

THIS LACK OF  
ACCURATE INFO  
COULD LEAD TO  
FUTURE COURT  
ACTION THIS SHOULD  
BE A DO OVER OR  
START AGAIN POINT  
FOR THE COUNTY

STAN TIBBETTS  
Stan Tibbets 10/22/12  
909) 985 2079  
PO Box 789  
MT BALDY CA. 91759





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN  
2012 OCT 29 PM 3:15

Referral Date:  
October 17, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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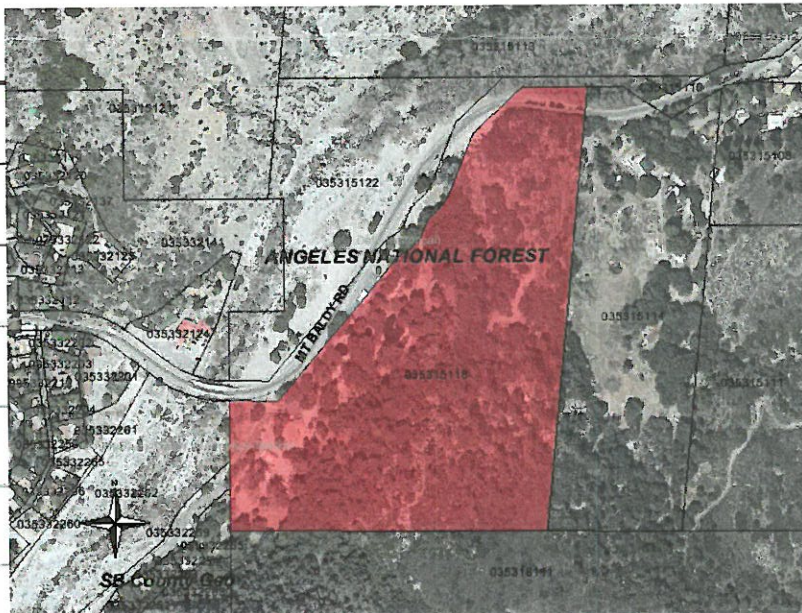
ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)  
PROJECT NUMBER: P201200254/CUP-CELL  
APPLICANT: VERIZON WIRELESS  
LAND USE DISTRICT: RC  
(ZONING):  
IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT  
LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE  
PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

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

VICINITY MAP



I am in the adjoining  
parcel and oppose  
this cell tower 100%  
I believe the health  
effects of this tower  
to be dangerous.  
The project  
should be denied!



SIGNATURE

DATE

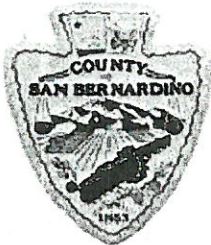
AGENCY

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C. Moffit  
901 San Antonio Creek Rd  
MTB, CA  
91759





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN

Referral Date:  
October 17, 2012

2012 OCT 31 PM 2:59

ATTENTION PROPERTY OWNERS

Page 1 of 2

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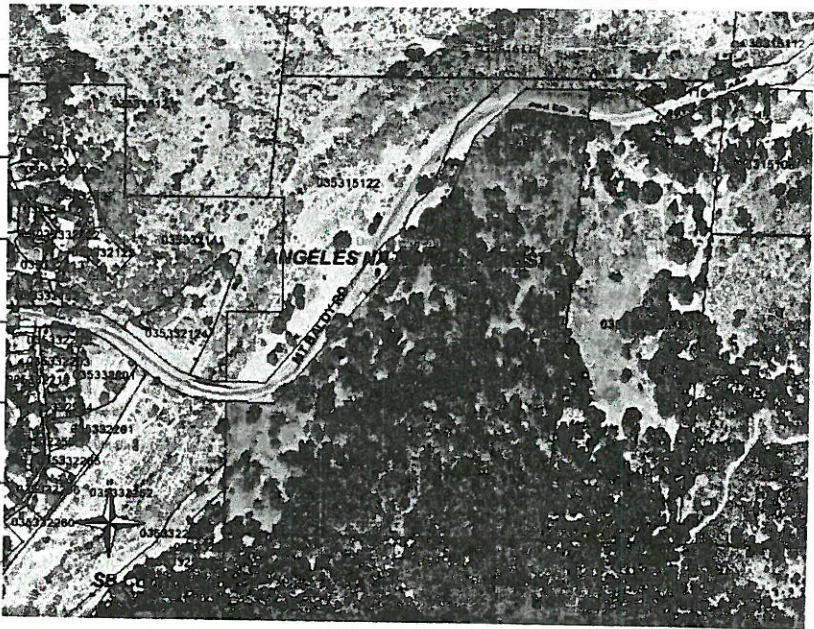
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APPLICANT: VERIZON WIRELESS  
LAND USE DISTRICT (ZONING): RC  
IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT  
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



I feel ambivalent  
about this project.  
I'm in favor of it,  
if it's moved to any  
area that won't affect  
people such as those  
at the Chapman Ranch.  
Thank you, Maurya  
Jalil

SIGNATURE Maurya Jalil DATE 10-29-12 AGENCY Mt-Baldy Resident

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## PUBLIC COMMENT SUGGESTIONS

please feel free to liberally edit or use or not use any parts of this:

I am opposed to the installation of a cell tower at the proposed location, due to concerns about:

- 1) Potential adverse health risks of radio frequency exposure for people in our community, especially children and residents with chronic illness. Reviewing various research data, I believe further research is necessary about the health effects of this technology before implementing a project of this nature in such close proximity to our community.
- 2) Due to the geography of Mt Baldy, significant areas would still not receive coverage, minimizing chances for this technology to effectively assist emergency response teams, except in certain undefined areas. (recent maps showing potential coverage reveal extremely limited to zero coverage in local hiking areas with most of the coverage actually in the village)
- 3) The proposed cell tower could inadvertently increase chance for road accidents if people text while driving on the sections of Mt. Baldy road that would receive a signal.
- 4) There may be better and safer alternatives, which will outdate this technology in the not too distant future. Please see attachment for more info about technology currently being developed.
- 5) If the cell tower is installed and afterwards it becomes clear that there are adverse effects, due to the terms of the contract it wouldn't be possible to remove the cell tower for a pre-determined time frame.
- 6) Research conducted in other countries suggests that radio frequency exposure can have adverse effects on wildlife. Adjoining the proposed cell tower site, there is a unique wildlife habitat that is privately owned and maintained by the Chapman family, which could be negatively impacted.
- 7) Radio Frequency Free Zones are being created in Europe and in Canada to protect people who have become electrically sensitive to exposures. Mt Baldy has long been a refuge for people with health concerns. Why pollute one of the last natural remaining environments?

Due to the above listed concerns, I would like to request a comprehensive environmental impact report for this project, including but not limited to the geology of the site, as the proposed site may be located on a slide/unstable ground and it should be determined what would that mean in terms of seismic activity, among other concerns.

Respectfully/Sincerely, 

Also: write your P.O. Box and email address at bottom of the comment form - If you attach a page with more comments: be sure to write the project & assessor parcel #'s at top of page.





OCT 31 PM 3:00

ATTENTION PROPERTY OWNERS Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)

PROJECT NUMBER: P201200254/CUP-CELL

APPLICANT: VERIZON WIRELESS

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

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

I am opposed to the installation of a cell tower at the proposed location due to concerns about:

not enough neutrally funded research on the potential health hazards of RF exposure, and the risks for children & chronically ill residents.

Due to the geography of this area, there will not be a signal/reception in most of the hiking areas, invalidating the claim that this cell tower will significantly help emergency response teams. The proposed site may be located on a slide/unstable ground. I request a comprehensive environmental impact study & report for this project.

Please send me written confirmation that cell towers are a permitted development under the County's Resource Conservation Zoning ordinance. Sincerely, Catherine Hertel

SASE

Catherine Hertel 10/28/12

SIGNATURE DATE AGENCY

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VICINITY MAP





Project #

P201200254/

Cup-CEC

Assessor

Parcel

#

0353-151-18

I am opposed to the installation of a cell tower at the proposed location, due to concerns about:

1) Potential adverse health risks of radio frequency exposure for people in our community, especially children and residents with chronic illness. Reviewing various research data, I believe further research is necessary about the health effects of this technology before implementing a project of this nature in such close proximity to our community.

2) Due to the geography of Mt Baldy, significant areas would still not receive coverage, minimizing chances for this technology to effectively assist emergency response teams, except in certain undefined areas. (recent maps showing potential coverage reveal extremely limited to zero coverage in local hiking areas with most of the coverage actually in the village)

3) The proposed cell tower could inadvertently increase chance for road accidents if people text while driving on the sections of Mt. Baldy road that would receive a signal.

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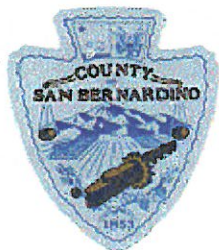
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7) Radio Frequency Free Zones are being created in Europe and in Canada to protect people who have become electrically sensitive to exposures. Mt Baldy has long been a refuge for people with health concerns. Why pollute one of the last natural remaining environments?

Due to the above listed concerns, I would like to request a comprehensive environmental impact report for this project, including but not limited to the geology of the site, as the proposed site may be located on a slide/unstable ground and it should be determined what would that mean in terms of seismic activity, among other concerns.

Respectfully/Sincerely, Catherine Hertel



SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN

Referral Date:  
October 17, 2012

2012 NOV -2 PM 1:00

ATTENTION PROPERTY OWNERS

Page 1 of 2

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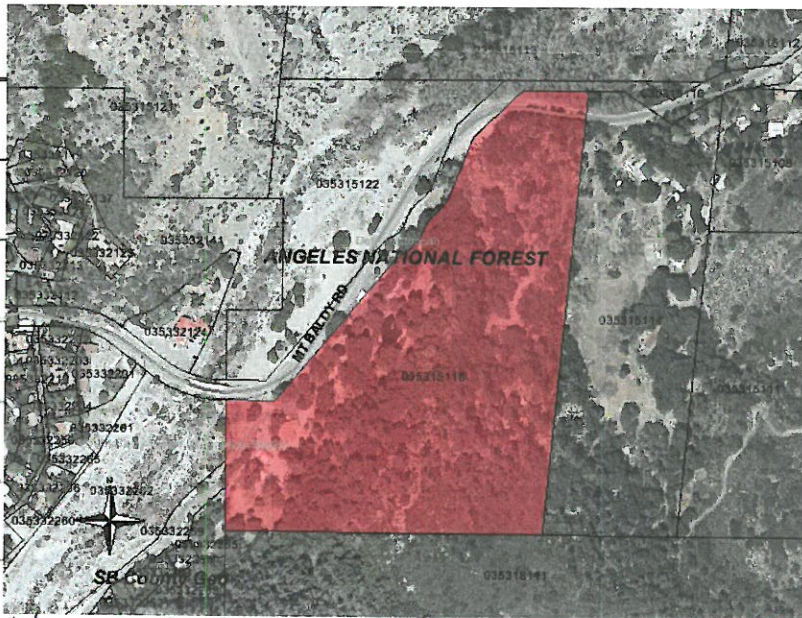
ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)  
PROJECT NUMBER: P201200254/CUP-CELL  
APPLICANT: VERIZON WIRELESS  
LAND USE DISTRICT (ZONING): RC  
IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT  
LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE  
PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

CARMEN LINDSAY 948 CENTRAL AVE Mt. Baldy CA 91759

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

VICINITY MAP



I oppose the placement of cell tower. I am concerned about its impact on the surrounding wild life. also it's over

all effectiveness in the remote areas needed for search & rescue. the possible medical issue it may cause. the more people on the road using cell phone while driving. that there are better sites further away from the village for placement. Potential fire  
Carmen Lindsay 10/28/12 Hazard in encement  
Signature DATE AGENCY weather / floods / pine

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San Bernardino County  
Attention: Land Use Services 1<sup>st</sup> Floor  
385 N. Arrowhead Ave  
San Bernardino, CA 92415-0182

FISCAL ADMIN  
2012 NOV -2 PM 1:35

Our World seems to be driven by money/dollars not good common logic.  
I wish to express my concerns in the possible installation of the proposed cell tower here,  
in my community of Mt Baldy, Ca.

I am opposed to the installation anywhere on this beautiful mountain.  
We have a resident who has expressed interest in the installation of this Tower on his  
property, not for the common good, but for the good old American dollar.

We are introducing an element onto this Mountain, that could have long lasting negative  
affects on our environment, animal and Man.

We don't even know how far out this Tower will service, but it seems to be OK to install  
it anyway.

We don't know if it will effectively assist Law enforcement and Fire agencies, but it is  
OK, to install it, just to install it.

Why is everyone in such a rush to install this Tower?

This mountain has managed quite well without it.

Are we all prepared to assume the responsibility when we have our first traffic incident  
involving a driver and cell phone on this busy road? It is going to happen!

Anyway, I needed to express my concerns.

Respectfully,

Maria E. Garcia  
Mt Baldy, CA 91759  
10/29/12



SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

2012 NOV -7 PM 3: 10

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0353-151-18

(See map below for more information)

PROJECT NUMBER: P201200254/CUP-CELL

APPLICANT: VERIZON WIRELESS

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

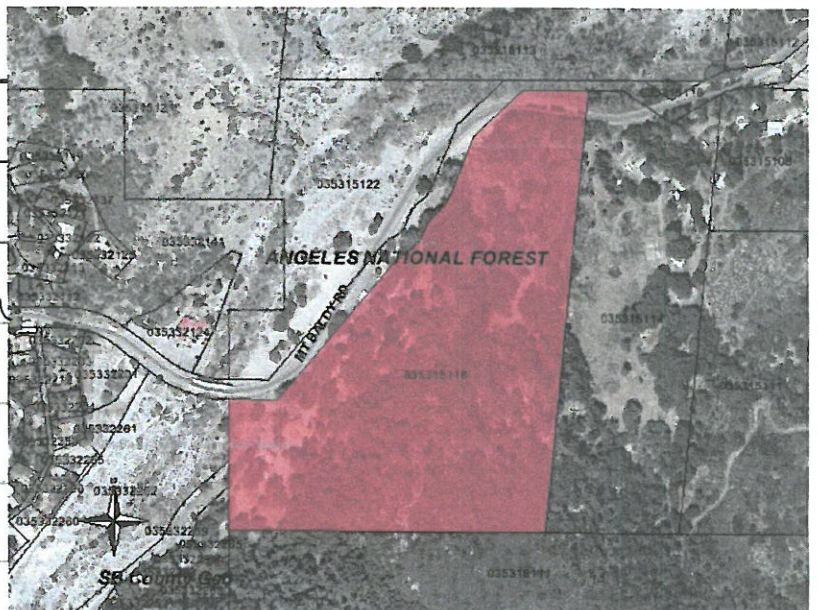
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



I absolutely DO NOT want  
a cell phone tower on Dell Rd  
MT Baldy Village due to living  
within a quarter mile of RF pollution  
emissions. Furthermore, the risk  
of texting while driving will cause  
tragic loss of life to neighbors  
and friends on the mountain

where there is no traffic enforcement  
Patty Van Oosterhout 10/29/12

SIGNATURE

DATE

AGENCY





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN

Referral Date:  
October 17, 2012

2012 NOV -5 PM 2:01

ATTENTION PROPERTY OWNERS

Page 1 of 2

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

Patricia Chapman I would like to be notified of decisions  
PO Box 427 use enclosed envelope  
Chapman Ranch  
Mt. Baldy, CA 91759

VICINITY MAP



I would like to request, through the County planner, that Verizon contact us to arrange a "view shed analysis." I am 77 yrs. old and have spent quite a bit of that time, during my over fifty years here on Chapman Ranch, sitting on my porch (which faces West) watching the sunsets. I would hate to spend the remaining years looking at a cell phone tower. Your map shows my home quite close to the cell phone area. Please look at the attached map.



Patricia Chapman 10/29/12









SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN  
2012 NOV -1 PM 1:05

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October 17, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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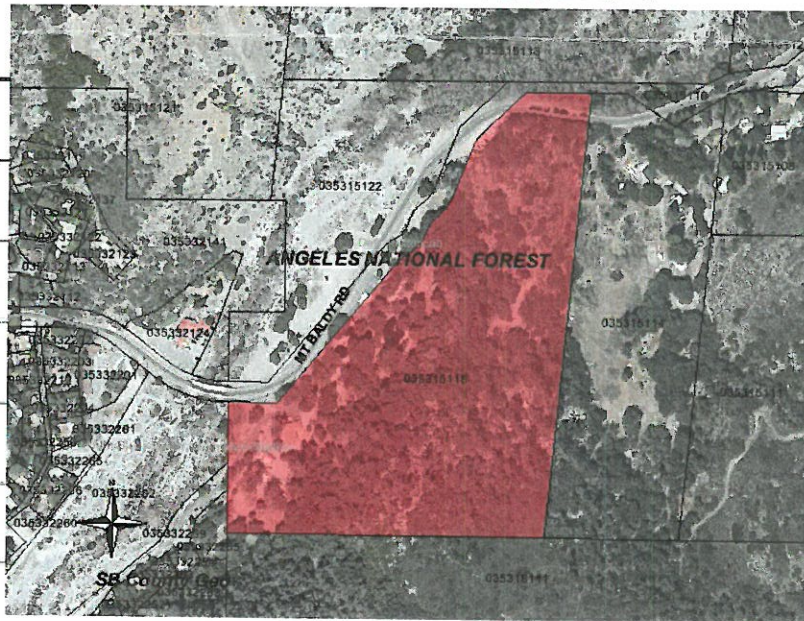
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(ZONING):  
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



PUBLIC SAFETY FIRST  
WE NEED THIS CELL  
TOWER. PLEASE  
ALLOW THIS TOWER TO  
BE BUILT.

DAVID SIRIANI

David Siriani

10-29-12

MT. BALDY PROPERTY OWNER

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 LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

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.

DAVID SIRIANI  
919 W. PINE ST. APT. E  
UPLAND CA. 91786

PLEASE NOTIFY ME OF THE  
PROJECT DECISION





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:  
October 17, 2012

FISCAL ADMIN

2012 NOV -1 PM 1:06

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than October 31, 2012 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 Planner, SHELLIE ZIAS-ROE at (909) 387-4124 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

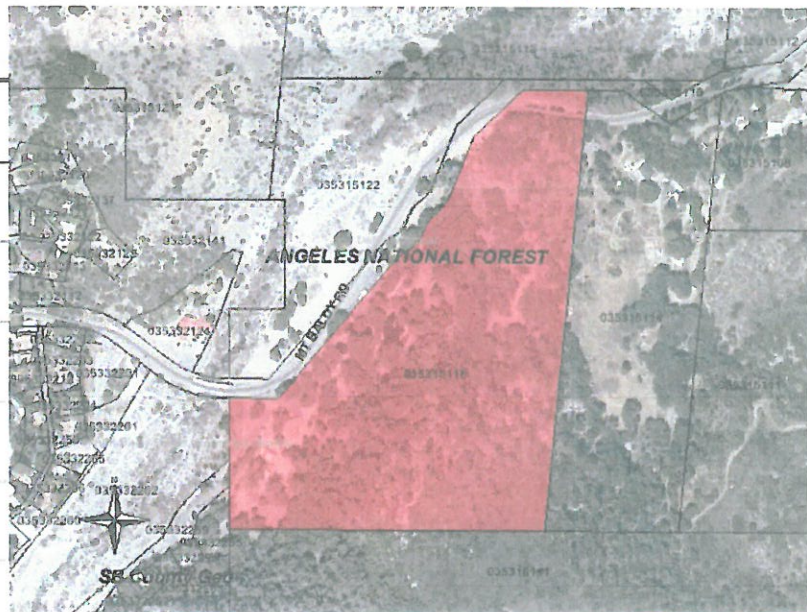
ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)  
PROJECT NUMBER: P201200254/CUP-CELL  
APPLICANT: VERIZON WIRELESS  
LAND USE DISTRICT (ZONING): RC  
IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT  
LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE  
PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 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):

Colin Chambers

VICINITY MAP



As verified by Spectrum, this location for a cell tower would not provide cell service for stranded drivers coming up into the village nor would it reach most hiking areas above the village. A better location should be sought, one that provides better (more far reaching) service without

jeopardizing the health & property values of residents in the village. It could cause many more accidents on the roads. Residents wanting cell service can buy devices that give them service already.

SIGNATURE Colin Chambers DATE 10/29/12

AGENCY Mt. Baldy Village Residents





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN

Referral Date:  
October 17, 2012

ATTENTION PROPERTY OWNERS

2012 NOV -1 PM 1:06

Page 1 of

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

VICINITY MAP



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jeopardizing the health & property values of residents in the village. It could cause many more accidents on the roads. Residents wanting cell service can buy devices that give them service already.

SIGNATURE

*[Signature]*

DATE 10/29/12

AGENCY

Mt. Baldy Village Resident





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN

2012 OCT 31 PM 2:59

Referral Date:  
October 17, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0353-151-18 (See map below for more information)

PROJECT NUMBER: P201200254/CUP-CELL

APPLICANT: VERIZON WIRELESS

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: BALDY/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: DELL ROAD 1,000 FEET, EASTERLY OF MT BALDY ROAD, SOUTHEASTERLY SIDE

PROPOSAL: CONDITIONAL USE PERMIT FOR A 45' MONOPINE UNMANNED TELECOMMUNICATIONS FACILITY WITH 12 PANEL ANTENNAS AND ONE GPS ANTENNA WITHIN A 900 SQ. FT. LEASE AREA ON 17.56 ACRES.

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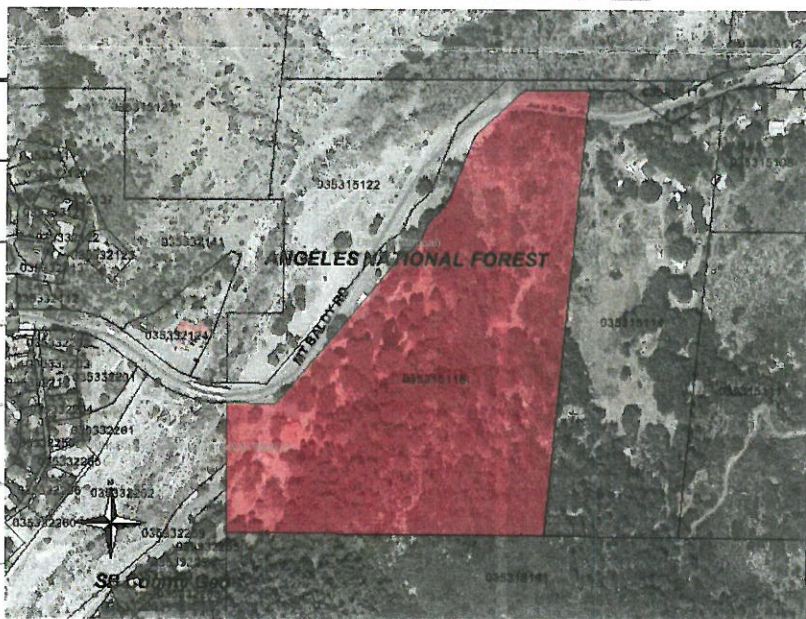
Comments (If you need additional space, please attach additional pages):

To whom it may concern:

I am opposed to the installation of a cell tower at the proposed location, due to concerns about potential adverse health risks of radio frequency exposure for people in our community, especially children and residents with chronic illness.

Reviewing various research data, I believe further research is necessary about the health effects →

VICINITY MAP



SIGNATURE

Robin Riggle

DATE

10-28-12

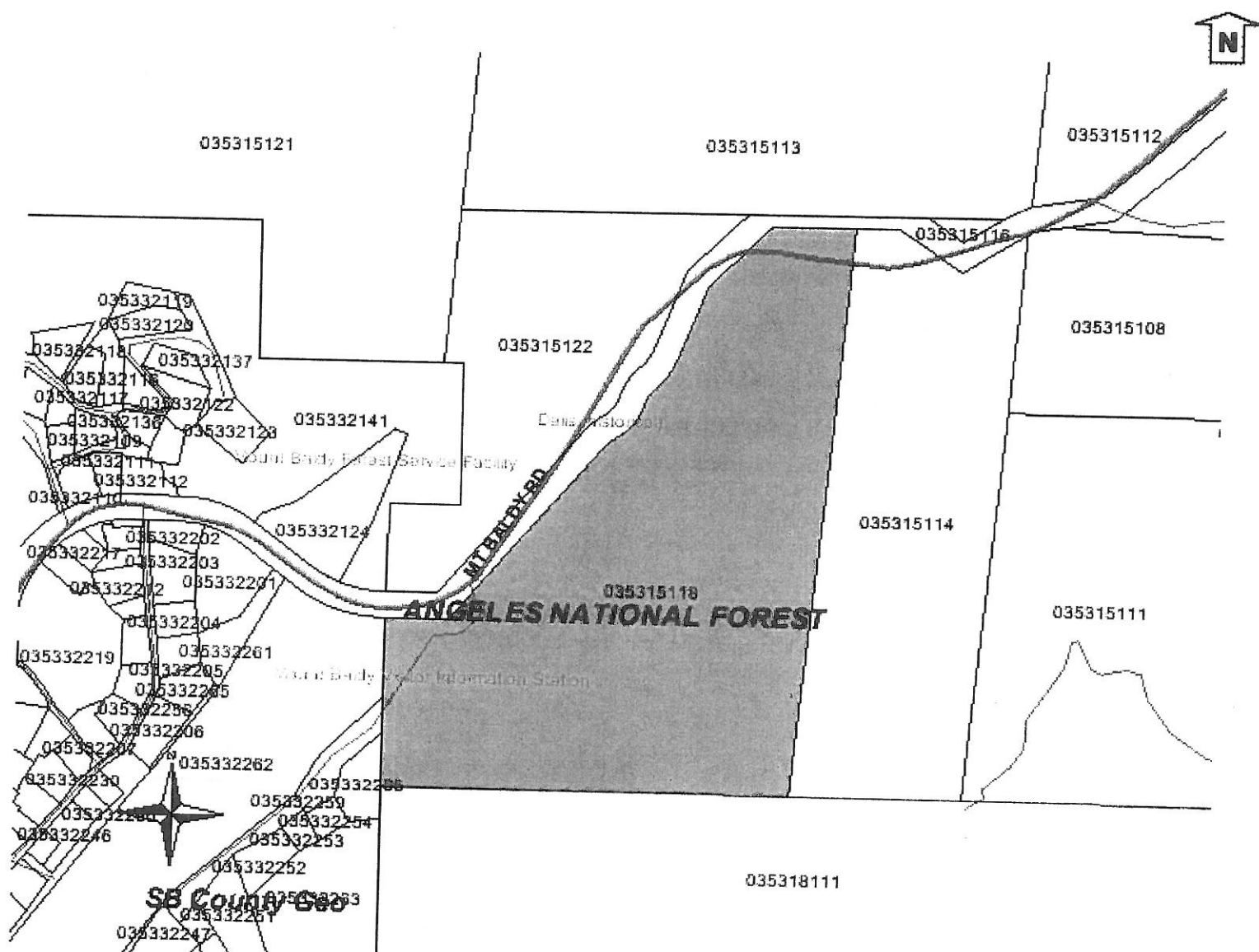
AGENCY

Mt Baldy Resident

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## PARCEL MAP



of this technology before implementing a project of this nature in such close proximity to our community. I have lived here on the peace, tranquility and pristine environment of Mt. Baldy for 23 years and want it to stay that way. No one ever asked any of us if we wanted this, when did I get to vote about this? Any time I have been broken down on Mt. Baldy Road I have been helped by my fellow villagers within minutes. Please take my comments into consideration. Thank you for your time.

Sincerely, Robin Riggie  
P.O. Box 696 Mt. Baldy, CA





ENVIRONMENTAL RESEARCH ARCHAEOLOGISTS – A SCIENTIFIC CONSORTIUM

2014 FEB 20 PM 3:35

Mr. Jim Morresy  
Planner for San Bernardino County  
San Bernardino County Land use Services  
385 North Arrowhead Ave.  
San Bernardino, CA 92415-0182

February 14, 2014

Re: Project #P201200254/CUP-CELL; Assessor Parcel #0353-151-18; Applicant: Verizon Wireless:  
A Critique of the report entitled "Cultural Resources Assessment of Verizon Wireless Facility Candidate 'Mt. Baldy Resort' Community of Mount Baldy, County of San Bernardino, California by Wayne Bonner, M.A.

Dear Mr. Morresy,

I have been made aware of the above referenced report authored by Mr. Bonner, M.A., an employee of Michael Brandman Associates of Irvine, California, who prepared the report for the Verizon Corporation via the firm of Spectrum Surveying and Engineering of Rancho Cucamonga. The report was written ostensibly to provide expertise in determining (as part of the environmental impact process) if any significant cultural resources (either prehistoric or historic) would be adversely impacted (disturbed or destroyed) if the proposed communications facility were to be built upon the proposed property. I have a Ph.D. from UCLA (where I also taught) and 48 years of experience also doing such archaeological projects. I have conducted projects for the Federal, State and County Governments throughout the state and therefore I can authoritatively evaluate such projects. As per the standard practice, the regional State of California archive for cultural resources information, called the Archaeological Information Center (located at the San Bernardino County Museum in Redlands) was contacted to ascertain if previously recorded resources were known for the subject property. A resultant literature search was authored by Robin Laska, Assistant Center Coordinator, who reported that no prehistoric or historic resources had been recorded for the 1 acre subject property, nonetheless it responsibly reported that the "potential for the presence of . . . Prehistoric Archaeological Resources (was) High" and that the presence of "Ethnic Resources" was "Unknown." That report also recommended that "In order to minimally comply with CEQA & NEPA, an archaeological survey by a qualified archaeologist is recommended. . . " to find and evaluate any resources present. Unfortunately those recommendations were not properly followed by the client. The report by Mr. Bonner is severely deficient as is the site survey it describes. Aside from terminology problems of the chronology (e.g. "Early Hunter Period" which is not generally used in the greater culture area (cf. Stickel 1999), the main problems with the report is that it states an inaccurate name of "Tongva" as the ethnographic tribe relevant to the area. The only two references it uses to document the local Native Americans is "Kroeber (1925)" and "Bean and Smith (1978)." Both of those references do not mention "Tongva" at all but rather an accepted name of the tribe as "Gabrielino." The first reference is 89 years out of date and the second reference is 36 years out of date. Both original works were short article-length overviews of the culture and not meant to be comprehensive coverages. Thus the report fails to cite the major standard books that must be cited concerning the true tribe. Those works are the books by Bernice Johnston (1962) and its updated counterpart by McCawley (1996). Moreover "Tongva" is a word that was irresponsibly made up to refer to the local tribe (see attached Tribal flyer "We are not Tongva" and the article excerpt on Alvitre). The proper name for the tribe is "Gabrielino" (Salas 2014, personal communication). The proper ethnic name for the true tribe is "Kizh" (which is cited in McCawley 1996). In addition the report fails to mention the recent most book on the Gabrielino/Kizh Tribe (Salas-Teutimez, Salas, Swindall-Martinez and Stickel 2013), which Dr. Lowell Bean, the foremost knowledgeable anthropological authority on southern California Indians, called "The best thing that's been done in years (on the tribe) and that includes my article on the Gabrielino" (i.e. his Bean and Smith 1978 article). Given the report's lack of proper awareness, it is not surprising that the report fails to mention the Tribe's major presence in the study area with its landmarks (e.g. Rancho Cucamonga, Mt. Cucamonga, and the more immediate and important to the study area that Mt. San Antonio (also referred to as "Mt. Baldy") was called "Joat" (in effect "snow mountain") by the Gabrielino/Kizh (Johnston 1962). Mountain peaks were sacred to the Gabrielino/Kizh (Johnston 1962) and correspondingly the present Tribal Chairman, Andrew Salas, says that Mt. Baldy ("Joat") was sacred. None of this essential information was reported in the Bonner report. Indeed in a report section entitled "Tribal Consultation Overview. . ." no tribal members are listed as having been contacted at all. Such a failure is unacceptable.

845 South Windsor Blvd., No. 1, Los Angeles, CA 90005  
Phone: (323) 937-8997; Email: dregarystickel@att.net



The report section entitled "4.2 Archaeological Survey Results" also describes an inadequate survey (i.e. an on site walk-over inspection) procedure. The small area of the proposed property of "one acre" was observed with a "10-15 meter spacing" (that is 32.8' to 49.2'). Such wide spacing is grossly inadequate for any site survey, let alone such a small area as the subject one. For example major features such as a house ring could be missed with such spacing. A 100% survey coverage is standard for such a small area. The report does mention "dense vegetation" which can inhibit adequate coverage in which event such areas would have to be reinspected after vegetation removal prior to any construction. The survey was not conducted by Mr. Bonner M.A. but by a Ms. Sarah Williams who is listed on her resume as having only a B.S. In Anthropology and a M.A. In "Arts History." She lists herself as an "Archaeologist" and she is not. That title requires a minimum of an M.A. In Anthropology specializing in Archaeology or in an Archaeology academic program per se (I used to sit on the National Membership Committee of the Society of Professional Archaeologists). The listed survey person is not qualified to conduct the sensitive site survey for the Tribal designated sacred area in question (Chairman Andrew Salas, The Gabrieleno Band of Mission Indians, Kizh Nation, personal communication 2014).

In summary, the report and the studies it is based on (both literature search and site survey) are not adequate and appropriate as to the determination of whether significant cultural resources are present on the subject property or not. Thus the question of the presence of significant cultural resources on the property is still undetermined.

Truly yours,



E. Gary Stickel, Ph.D.  
Consulting Archaeologist

References cited:

McCawley, William

1996 The First Angelenos: the Gabrielino Indians of Los Angeles. Malki Museum/Ballena Press, Banning.

Johnston, Bernice

1962 California's Gabrielino Indians. Southwest Museum, Highland Park.

Salas-Teutimez, Ernest, Andrew Salas, Christina Swindall-Martinez and Gary Stickel

2013 Toypurina, the Joan of Arc of California, Kizh Tribal Press, San Gabriel.

Stickel, E. Gary

1999 Archaeological Investigations of Seven Prehistoric Sites Located Within the Ocean Trails Palos Verdes Development City of Rancho Palos Verdes. California. Archaeologia Exploratio Press, Los Angeles.

# We are not Tongva

Many groups and organizations utilize the word "Tongva" to describe the peoples that inhabited the greater Los Angeles basin prior to the influence of the Spanish. The use of this term to represent the Gabrieleño Indians has been popularly utilized since the early 1990s, and has quickly disseminated throughout academic and popular literature as fact. Once the San Gabriel Mission was built in 1771, the Native Americans living in this vast area were from then on referred to as the "Gabrieleños" thus named after the mission they were associated with. This pattern of name changing occurred throughout all the missions. For example, the Juaneños were named for Mission San Juan Capistrano and the Fernadeños were named for Mission San Fernando Rey de Espana. But prior this what did we used to call ourselves? How did we identify ourselves as a group? We were known as the Kizh (other spellings or pronunciations include Kij or Kichireno) which means "houses" - we were identified as the people of the willow branch, tule and brush houses.

Where is the proof that Kizh should be utilized instead of Tongva?

- \* Hugo Reid was a man of Scottish descent who married a Gabrieleno woman, Victoria Bartolomea who was a daughter of a Chief. In 1852, his series of twenty-two letters (which were published in the Los Angeles Star) describe the culture, history, religion and customs of the Native Americans of Mission San Gabriel. These letters have become a valuable resource to historians and have often been quoted in publications. His notes were copied and commented on by WJ Hoffman. He referred to the sub-tribe located in the vicinity of San Gabriel, was "known as the Kizli..." although previously stating that "the pronunciation of words...is in accordance with the Spanish language."
- \* Clinton Hart Merriam was an accomplished ethnographer (among other things) from New York who had an interest in recording myths and languages of Indian tribes. In 1903, he interviewed Mrs. James V. Rosemyre (a part Gabrieleno woman whose Indian name was Loo Soo) and when he asked her for the name of the people of the San Gabriel area, she replied Tongva. However, there are some problems with this statement. At the time of the interview, 130 years had passed since the Spanish influence which had all but destroyed the Native communities. Families were mistreated and had been displaced from their village sites. Much time had passed since Mrs. Rosemyre had been a child living near the Mission. It is reasonable to conclude that her memory was not clear. We have been able to locate a village near the Mission that she may have confused with Tongva. Its name was Tobiscangna (or Tovscanga). Additionally, Dr. Robert Heizer stated that Mr. Merriam's method of phonetic recording was inadequate.
- \* Horatio Hale was an ethnologist who in 1846 referred to the Gabrieleno as the Kizh or Kij.
- \* Johann Buschmann was an anthropologist from Berlin who classified Indian families of Mesoamerican and Northern America based on genetics. His documents date to 1863. He called "...the Gabrieleno language Kizh, also written Kij. This term evidently related to the Gabrieleno word for house, kikh or kigh, also give as kich."
- \* JP Harrington was a man who interviewed many Native people in the early 1900s and produced thousands of pages of notes on linguistics and ethnography. His notes stated that "Kizh or Kichereno is not a place name, but a tribe name, the name of kind of people." *HARRINGTON'S NOTED ALSO THAT "TONGVA" MEANS A "GRINDERY" OR PLACE "WHERE THE PEOPLE USED TO GRIND THEIR SEEDS ON THE ROCKS" - IT WAS NOT A PAN-TRIBAL NAME AS SOME CLAIM.*
- \* Cindi Alvitre is a Professor of Native American Studies supported the use of the word Tongva in the 1990s; however, more recently was quoted as saying "The name Tongva is what we've chosen to use in the present...which means people of the Earth...There was no one tribe called Tongva."



#### References:

- Hale, Horatio. 1846. *Ethnology and Philology*. United States Exploring Expedition during the years 1838, 1839, 1840, 1841, 1842 under the command of Charles Wilkes, USN.
- Harrington, John P. 1985. R129F34515.
- Heizer, Robert E. 1888. *The Indians of Los Angeles County: Hugo Reid's letters of 1852*. Edited and annotated by Robert E. Heizer. The Library of Congress.
- Hoffman, W.J. 1885. Notes on Hugo Reid's Account of the Indians of Los Angeles, California in *Bulletin of the Essex Institute*. Vol 17, p 26.
- Jurmain, C and William McCawley. 2009. *O, My Ancestor: Recognition and Renewal for the Gabrieleno-Tongva People of the Los Angeles Area*. Heyday.
- Kroeber, AL. 1907. *Shoshonean Dialects of California in American Archaeology and Ethnology*. Vol 7, no 3.
- Merriam, C. Hart. 1905. *The Indian Population of California in American Anthropology*. Vol 7, no 4.
- Tylor, Edward B. 1863. *Remarks on Buschmann's Researches in North American Philology* in *Transactions of the Ethnological Society of London*. Vol 2, p 133.

A Kizh home

Gabrieleno Band of Mission Indians - Kizh Tribe  
PO Box 393 Covina, CA 91723 [www.gabrielenoindians.org](http://www.gabrielenoindians.org)

\*SEE J.P. HARRINGTON'S SMITHSONIAN NOTES ON THE GABRIELENO TRIBE,  
REEL 5, P. 426 (SEE ATTACHED COPY HERE)

**DIG**

CSULB's Monthly Student Magazine

**DIG investigates the background of the 22-acre lot that was inhabited by American Indians**

# Is CSULB really on an Indian burial ground?

by Lauren Williams

published: Monday, March 3, 2008

updated: Saturday, April 9, 2011: 18:04

...

Indian studies and anthropology,

According to Cindi Alvitre, a professor in American

The name given to the collective group of tribes that inhabited what is now CSULB was "Gabrielino," given to the group by Spanish settlers, according to Alvitre, who arrived in the area in the late 1700s and later relocated the indigenous community to missions around Southern California.

"The name Tongva is what we've chosen to use in the present," which means "people of the Earth," Alvitre said in her office one day, early last fall semester. "There was no one tribe called 'Tongva.'"



*From the Office of Certified Genealogist & Researcher*

**Lorraine "Rain Cloud" Escobar, CG/NAL<sup>SM</sup>**

**Inam Mec Tanote**

November 17, 2013

To the Citizens of Eagle Rock,

First, I offer you assurance that the Gabrieleño Band of Mission Indian, Kizh Nation, is as legitimate as they claim. As a certified genealogist, I researched the Gabrieleño family members' lineages and successfully traced them to various aboriginal villages in and around Mission San Gabriel. These families are well documented throughout the federal and state records and the California mission and church records. If you so desire to read the reports for yourself, I am sure Chairman Salas would be happy to share the various reports, and evidence, I have produced for his tribe.

Secondly, I am well aware of certain persons who have distorted Gabrieleño tribal history, for example those who erroneously claim *Tongva* was the name of the aboriginal Gabrieleño people, i.e. Cindi Alvitre, Marc Acuña, and Robert Dorame. At the request of Chairman Salas, I conducted an independent genealogical investigation of all three persons and found their claims of heritage to be fraudulent. It should come as no surprise then, their stories are just as fraudulent.

It is an unfortunate reality but there is no doubt the frauds have caused the authentic Gabrieleños to pay the hard price of having to prove who they are, prove who the frauds are, and to make the extra effort to correct the record which has been so inundated by made-up hearsay and misunderstanding of the existing historical record. While this arduous journey hardly seems fair, it is what is. And, such a journey is made easier by people like you and organizations like yours.

So, I applaud you, and your organizations, for your consideration to erect a monument, at Eagle Rock, to honor the authentic Gabrieleño Indians. Considering all the charlatans, past and present, who wish to desecrate this tribe's sacred right to commemorate their rightful place in history, your act of integrity does not go unnoticed by those of like mind, willing to take a stand for the true aboriginal people of California.

Thank you.

Lorraine Escobar, CG/NAL

**1313 Celeste Dr., #67, Modesto, CA 95355**

**Hm: (209) 524-6348 Cell: (209) 985-9282**

[InamMec@aol.com](mailto:InamMec@aol.com)



Hand Delivered March 11, 2014

Jim Morrissey, Planner  
San Bernardino County Land Use Services  
385 North Arrowhead Ave., First Floor  
San Bernardino, CA 92415-0182

RE: Project Number: P201200254/CUP-CELL

Dear Mr. Morrissey,

I want to thank you for providing us a copy of the archaeological report for the proposed cell tower at the Mt Baldy Trout Pools. Some residents of Mt Baldy are concerned about several aspects of the report and have some questions.

Under 1.3 Environmental Setting there is a description of the project area, "Vegetation on the ridge is moderate to highly dense, while the areas previously cleared for the access road and maintaining the transmission lines has low growing ground covers and bushes covering the soils." Under 4.2 Archaeological Survey Results, "Those portions of the APE exhibiting extremely dense vegetation were not examined." Under 5.3 CEQA Guidelines: Accidental Discovery of Cultural Resources, "It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources." Given that the project area was not closely examined because of dense vegetation, once the brush is cut back and before any ground disturbing activity, will a reinspection be completed?

Under Cultural Settings, 2.2 Ethnographic Background the Tongva are discussed. No suggestion is made that the Tongva (Gabrieleno) lived closer to Mt Baldy village than Rancho Cucamonga. Our current village of Mt Baldy was once a seasonal village of the Gabrieleno which was not mentioned in the report. Also, within a half mile radius of the proposed cell tower site is a Gabrieleno Tongva village replica and a sacred circle. This circle is currently used by living Gabrieleno for ceremonies. This also was not mentioned in the report. The site is located at the Angeles National Forest Mt Baldy Visitor Center which was once the village school. Under 4.1.1, Table 1 Camp Baldy Ranger Station is listed, and Under 2.3.3 the schoolhouse was mentioned without discussion of how the site is used today. Why was the sacred circle not mentioned in the report?

Under 3.1 Research Design, "The probability for detecting prehistoric archaeological sites appears to be low because of a minimal number of known prehistoric resources within one mile of the project area, despite numerous surveys." These surveys are not listed, what are they?

Under 3.2 Research Goals, "Evaluation of cultural resource sensitivity." Without contact with the Gabrieleno this evaluation is incomplete, and remains unknown.

Under 4.1.2 Native American Heritage Commission Record Search, "To ensure that the NAHC-listed Native American tribal groups have a chance to provide feedback regarding the history of the project area, letters to each of the twelve tribal contacts were sent on March 29, 2013 (see

Appendix A).” Our copy of the report contained seven letters to five tribal groups. Where is the documentation that twelve tribal contacts were sent?

Under Tribal Consultation Overview and Responsibilities, “As of March 1, 2005, California Government Codes 65092; 65351;65352;65352.3;65352.4;65352.5 and 65560, formerly known as Senate Bill (SB) 18, require city and county governments to consult with California Native American tribes before individual site-specific, project-level land use decisions are made. In particular, this process applies to General Plan Amendments and adoptions of Specific Plans. The intent of this legislation is to provide all tribes, whether federally recognized or not, an opportunity to consult with local governments for the purpose of preserving and protecting their sacred places.” Without comment from the Gabrieleno this requirement has not been met.

Under the Compliance Documents in Appendix A, The Native American Heritage Commission provided contact information for at least nine tribal groups. However page 003 is missing a third of the page and I suspect there were more groups listed on the original. Documents show seven letters sent to: San Fernando Band of Mission Indians, Serrano Nation of Mission Indians, Soboba Band of Luiseno Indians, two letters to Morongo Band of Mission Indians, two to the San Manuel Band of Mission Indians for a total of five tribes. What are the seven unaccounted for tribal groups the report claims were contacted? Also on partial page 003 Sam Dunlap's e-mail address and cell phone number are listed. Sam Dunlap is the Tribal Chairperson of the Gabrieleno Tongva of the Los Angeles Basin. Was he contacted? There are several tribes of Gabrieleno yet there is no documentation of any of them having been contacted.

Also under Appendix A, In the letter to Justin Pereira at MBA, Dave Singleton at NAHC states, “..the absence of archaeological or cultural resources does not preclude their existence. Other data sources for Native American sacred places/sites should also be contacted. A Native American tribe or individual may be the only sources of presence of traditional cultural places or sites.” Historically the Gabrieleno lived in what is now Mt Baldy village. These tribes should be contacted for comment on the proposed cell phone tower in Mt Baldy village. Also, Mr. Singleton advises Mr. Pereira to follow up notification letters with phone calls “to ensure that the project information has been received”. Were follow up contacts made?

Mr. Morrissey, would you please forward these questions to archaeologist Wayne Bonner. You could send his responses to Stephen Sacks, Tamara Hanson, or me.

Sincerely,



Alison Denning  
Keep Baldy Wild Campaign  
909-946-3166  
alisondenning@aol.com

December 9, 2013

From: Julia Bognay  
532 West 14<sup>th</sup> Street  
San Bernardino, CA 92405

To: Mr. Jim Morresy  
Planner for San Bernardino County

Re: Project #P201200254/CUP-CELL  
Assessor Parcel Number #0353-151-18  
Applicant: Verizon Wireless

Dear Mr. Morresy,

Please accept the attached letter addressed to the Planning Commissioners to the public comments on the proposed cell tower at the Trout Ponds in the village community of Mt Baldy California.

I request to be notified in writing of any public hearing regarding this matter.

Respectfully, Julia Bognay



Chair of Cultural Affairs Gabrieleno/Tongva

December 9, 2013

Project Number: P201200254/CUP-CELL

Dear Planning Commissioners,

I am writing to express my concern about the proposed location of a cell phone tower in the village of Mt Baldy California. The area comprising the current village was historically a village of native peoples named Joat. The proposed tower location is at the top of a hill overlooking San Antonio Creek which runs through the village. Just beyond the stream is a cliff face crisscrossed with trails that have long been used by bands of Nelson Big Horn Sheep, who seasonally feed on mountain mahogany there and who water at San Antonio Creek. The hill of the proposed tower slopes down to grass meadow and a vernal pool that enlarges to the size of a small lake during years of heavy rains. Beyond the meadow, chaparral transitions to oak woodland and mixed coniferous forest, forming a blended habitat for a multitude of plant and animal communities. The hillside and neighboring property would have been used by native peoples as seasonal camping.

To date no archaeological study has been completed, as required by law, examining the area for possible native artifacts. I encourage the commissioners to obtain this study before making a decision on the tower location.

Because of the historical significance of the area, and because there are alternative properties available for a tower installation in the area, placing a tower in Mt Baldy village is inappropriate.

  
Respectfully, Julia Bogany

Chair of Cultural Affairs Gabrieleno/Tongva



## **ATTACHMENT 6**

### **Alternative findings for denial**

**ALTERNATIVE FINDING FOR DENIAL OF THE CONDITIONAL USE PERMIT (OPTIONAL)**

P201200254: Conditional Use Permit for the construction of an unmanned telecommunications facility on a 17.56 acre parcel (APN: 0353-151-18) located in the Mount Baldy area.

1. The proposed use will have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use may generate an excessive disturbance by being located in a scenic rural setting that is not compatible with an urban improvement. Although the facility is proposing a stealth design as a monopine, it would be incompatible with the immediate surrounding vegetation, and would create a visual obstruction that would affect enjoyment of abutting properties.

## **ATTACHMENT 7**

### **Initial Study/Mitigated Negative Declaration**

# 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> 0353-151-18	
<b>APPLICANT:</b> VERIZON WIRELESS	<b>USGS Quad:</b> PORTION OF SW ¼ SE ¼ SEC 19 TOWNSHIP 2N R 7W LYING SLY OF S LI MT BALDY RD AND EX ELY 400 FT THEREOF
<b>PROPOSAL:</b> CONDITIONAL USE PERMIT TO ESTABLISH A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF INSTALLATION OF (12) PANEL ANTENNAS AT 38-FOOT CENTERLINE MOUNTED ON A PROPOSED 45-FOOT MONOPINE. INSTALLATION OF A 12-FOOT-4-INCH X 18- FOOT BLOCK BUILDING. INSTALLATION OF AN 8-FOOT CHAINLINK FENCE WITH A 4-FOOT-WIDE GATE. INSTALLATION OF A 30-KILOWATT GENERATOR MOUNTED ON A 5-FOOT X 8-FOOT CONCRETE PAD. INSTALLATION OF (2) GPS ANTENNAS	<b>T, R, Section:</b> T2N R7W Sec.19 SE ¼, SW ¼
<b>COMMUNITY:</b> MOUNT BALDY /2 ND SUPERVISORIAL DISTRICT	<b>Planning Area:</b> MOUNT BALDY, UNINCORPORATED PORTION OF SAN BERNARDINO COUNTY
<b>LOCATION:</b> 801 SAN ANTONIO CREEK ROAD, MOUNT BALDY, CALIFORNIA 91759	
<b>PROJECT NO.:</b> P201200254	<b>LUZD:</b> RC-Resource Conservation
<b>STAFF:</b> Jim Morrissey	
<b>REP:</b> SPECTRUM SURVEYING & ENGINEERING – RANDI NEWTON	<b>Overlays:</b> FS1 MODERATE/HIGH LANDSLIDE AREA, FEMA Zone X AND D, FP 1

### PROJECT CONTACT INFORMATION:

**Lead agency:** County of San Bernardino  
Land Use Services Department, Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415

**Contact person:** Jim Morrissey, Contract Planner  
**Phone No:** (951) 925-8455 **Fax No:** (909) 387-3223  
**E-mail:** Jim.Morrissey@lus.sbcounty.gov

**Project Sponsor:** Spectrum Surveying – Randi Newton  
8390 Maple Place, Suite 110  
Rancho Cucamonga, CA 91730

### PROJECT DESCRIPTION:

The proposed application is a Conditional Use Permit (CUP) to establish a 45-foot wireless telecommunications tower camouflaged as a monopine with 12 panel antennas and two GPS antennas on a portion of a 17.56-acre parcel. The proposal includes a 12-foot-4-inch by 18-foot equipment shelter within a 900-square-foot lease area. The project will include extending the existing dirt road 230 feet for accessibility. The proposal will also include the installation of an 8-foot chain link fence, with a 4-foot-wide gate located at the southeast portion of the leased site. A 30-kilowatt generator would be installed on a 5-foot by 8-foot concrete pad, located within the southwest portion of the leased site. An existing utility pole (#4593592E) is located approximately 25 feet northeast of the proposed block building. The proposed project will connect with the existing utility pole and will install a meter pedestal (located approximately 5 feet south of the existing utility pole) as well as install an underground Telco trench (approximately 80 linear feet) to collect utilities to the proposed facility. The project site lies within the unincorporated portion of the County of San Bernardino, California, on the border of Los Angeles County. It is located south of Mount Baldy Road, on the northeast side of the Mount Baldy area. The County's General Plan designates the project area RC-Resource Conservation Land Use Zoning District. Additionally the site is located within Overlay District FS1, moderate/high



landslide area. Access to the project site is provided via a graded dirt access road that extends to within approximately 230 feet of the project site to Mt. Baldy Road via the Trout Pools parking lot.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

Generally, the project site is located south of San Antonio Canyon, southwest of Sugarloaf Peak and north of Kerkhoff Canyon, within the Angeles National Forest. The 17.56-acre parcel upon which the 900-foot wireless facility and connecting access road are located also contains other uses, including fishing ponds and existing single-family residential development to the east and southwest portion of the site. Mount Baldy Road is located approximately 260 feet northwest of the proposed facility. In addition, San Antonio Creek is located generally north of Mount Baldy Road, approximately 300 feet northwest of the project site. The proposed 900-square-foot lease area is a generally cleared of trees and is located directly south of an existing overhead power line. Further, the proposed facility is approximately 350 feet southwest from the closest single-family residence. See Exhibit 1 through Exhibit 4 for the project's regional and local location and site plan.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT/OVERLAYS
Site	Fishing ponds, storage facilities, and existing single-family residential development	RC – Resource Conservation
North	Vacant	RC-Resource Conservation
South	Vacant	RC-Resource Conservation
East	Vacant	RC-Resource Conservation
West	Single-family residences	SD - Special Development/Residential

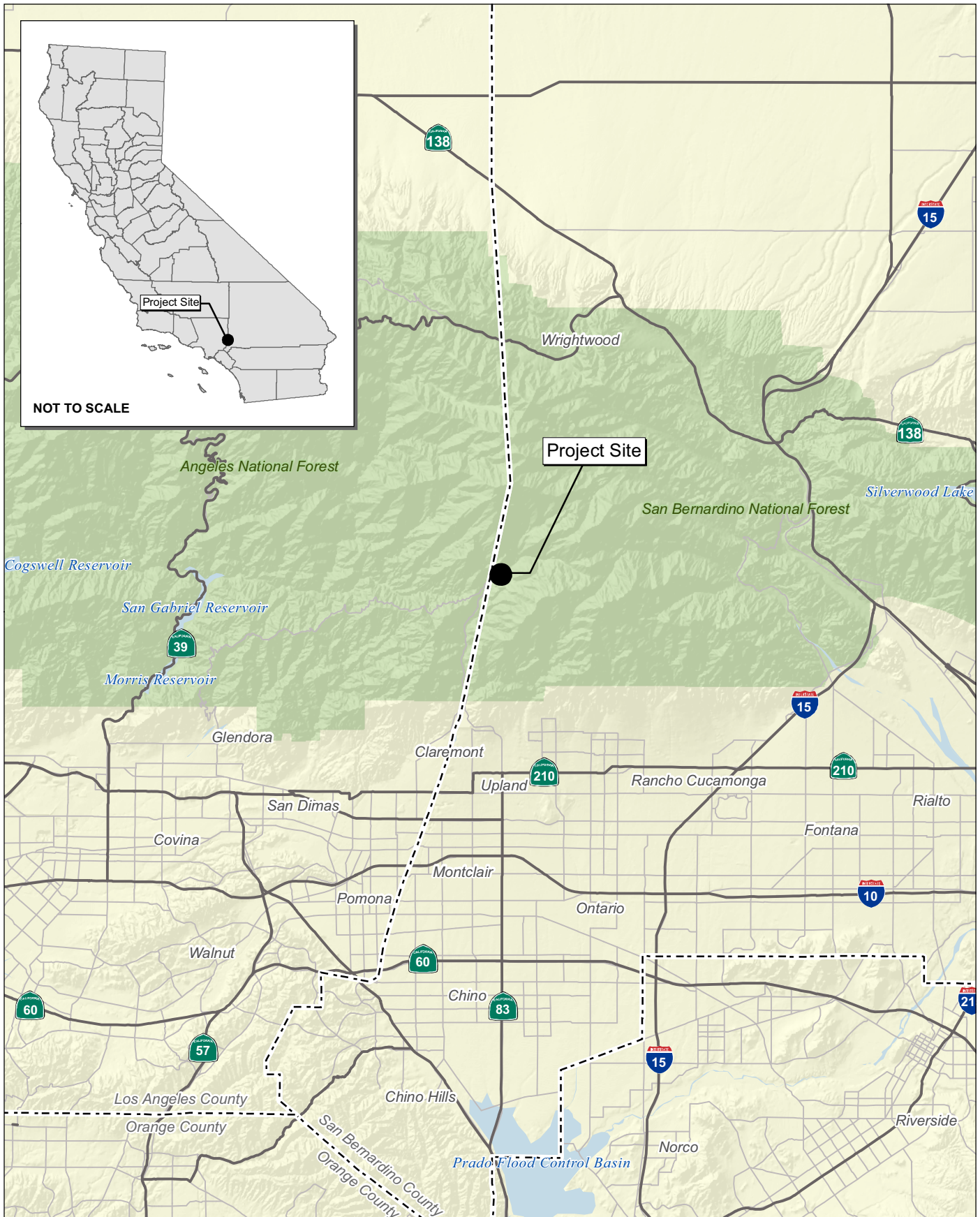
**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):**

Federal: Department of Fish and Wildlife

State of California: Regional Water Quality Control Board

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

Local: N/A

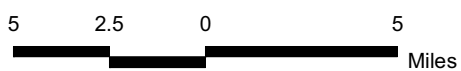


Source: Census 2000 Data, The CaSIL, MBA GIS 2013.



Michael Brandman Associates

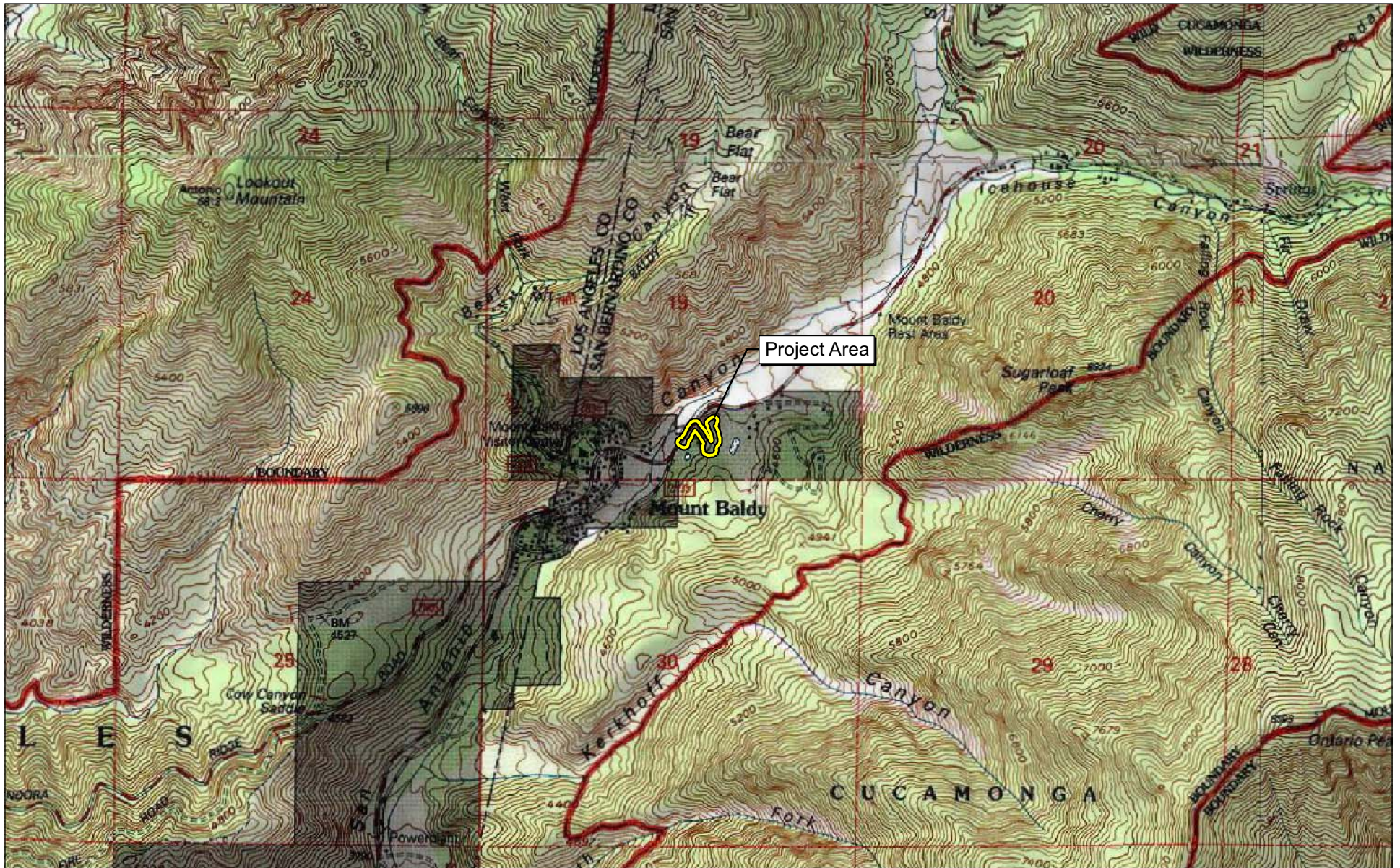
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## Exhibit 1 Regional Location Map

SPECTRUM SURVEYING & ENGINEERING • MT. BALDY RESORT PROJECT  
INITIAL STUDY MITIGATED NEGATIVE DECLARATION



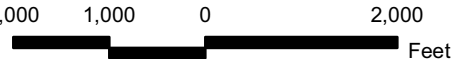


Source: TOPO! USGS Cucamonga Peak (1996), Mount San Antonio (1995), Mt. Baldy (1995), and Telegraph Peak (1996), CA 7.5' DRG.



Michael Brandman Associates

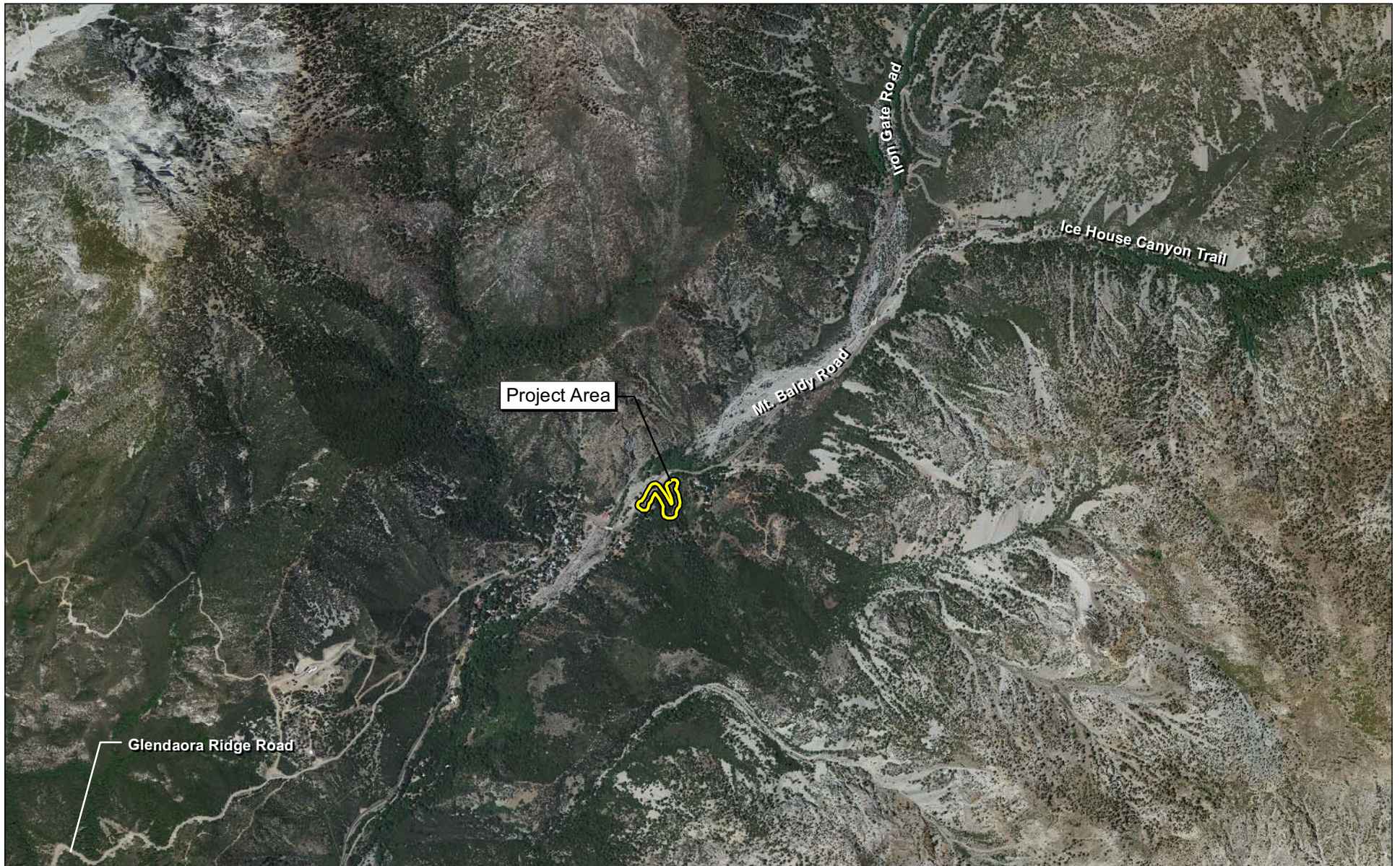
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## Exhibit 2 Local Vicinity Map Topographic Base

SPECTRUM SURVEYING & ENGINEERING • MT. BALDY RESORT PROJECT  
INITIAL STUDY MITIGATED NEGATIVE DECLARATION



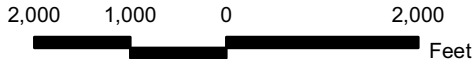


Source: NAIP Aerial Imagery 2009.



Michael Brandman Associates

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## Exhibit 3 Local Vicinity Map Aerial Base

SPECTRUM SURVEYING & ENGINEERING • MT. BALDY RESORT PROJECT  
INITIAL STUDY MITIGATED NEGATIVE DECLARATION





### **EVALUATION FORMAT**

This initial study complies with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is as follows. This document evaluates the project based upon its effect on 18 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 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:

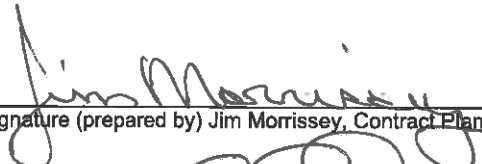
- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.


- ☒ 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.

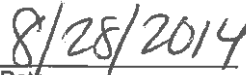
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation 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) Jim Morrissey, Contract Planner

  
Date

  
Signature: Heidi Duron, Supervising Planner

  
Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. <b>AESTHETICS - Would the project</b>				
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 State Scenic Highway; however, it is located within the Angeles National Forest, which has been designated by the County as an area of scenic value. The project site is also located approximately 260 feet east of Mount Baldy Road, a County designated scenic route, meaning that the project site could be considered part of a scenic corridor. The General Plan determines that development along scenic corridors will be required to demonstrate through visual analysis that the proposed improvements are compatible with the scenic qualities present. As per the General Plan, development is restricted within the National Forest in general, in order to ensure sufficiently low development densities and building controls that protect visual and natural qualities of the area. The project would establish a telecommunications facility occupying approximately 900 square feet and a graded access road extending approximately 230 linear feet to the site. The tower would be designed as a monopine to blend with the surrounding habitat and scenic features. Additionally, an overhead power line is currently extending across a portion of the parcel, directly north of the site. Furthermore, renderings of the proposed site plan demonstrate that the project design, including placement of the tower amid existing pines, would not significantly impact scenic views of the area. Thus, the project would not introduce any significant structures that would deteriorate the natural or visual qualities of the area and, would not have an adverse impact on a scenic vista.
- I b) **Less than Significant Impact.** As previously discussed, the project site is located approximately 260 feet east of Mount Baldy Road, a County Designated Scenic Highway. Because of site design features including the use of a camouflaged tower (monopine), its isolated location significantly above Mount Baldy road, and the surrounding vegetation, the proposed project would not substantially damage scenic resources, including but not limited to rock outcroppings. In addition, as stated above in I a), the site is not adjacent to a State Designated Scenic Highway. Therefore, the project will not damage any rock outcroppings or historic buildings on the project site.
- I c) **Less than Significant Impact.** The proposed leased site is located approximately 260 feet from the nearest road and 350 feet southwest from the closest single-family residence. The proposal is to locate the monopine tower adjacent to and amid existing pine trees and to fence off the proposed block building further reducing impacts to the visual character or quality of the site and its surroundings. No trees are proposed to be removed, and the monopine design is intended to integrate the facility into the existing setting and would assist in maintaining the aesthetic quality of the site. Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.
- I d) **Less than Significant Impact.** Locating an unmanned telecommunication facility amid mature trees has a small potential to produce new nighttime light and/or glare that may be noticeable from surrounding viewing areas. The San Bernardino County Development Code also requires the use of non-reflective colors on structures, poles, towers, antenna supports, antennas, and other components. Lighting for the unmanned project would be provided through "Verizon Wireless Work Lighting". The County Development Code permits exterior area lighting only if activated and controlled by motion sensors. However, 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. There would be no hazard warning lights associated with this project. Because of the location of the project, lighting restrictions, material requirements, 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
<p><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:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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.** Based upon a review of the San Bernardino County Important Farmland Map prepared by the State pursuant to the Farmland Mapping and Monitoring Program, which includes 98 percent of the state's private lands and utilizes existing soils data to determine relevant farming categories the proposed project site is located beyond the boundaries provided by the State farmland mapping system, and as such, will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There are no agricultural uses currently on the site and is not a dedicated agricultural preserve, under the Williamson Act. Although the community of Mount Baldy is within the Angeles National Forest and the site supports numerous trees, mostly pine, it does not meet the definitions of timberland, or timberland zoned Timberland Production and will not cause re-zoning of the site. No trees will be removed as a result of project construction. Therefore, the project will not have a related impact.

**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 site is located within the South Coast Air Basin (SCAB), and managed under the South Coast Air Quality Management Plan. The air basin is in non-attainment for federal and state ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>. The proposed project would not contribute to the Air Basin's non-attainment status, because of its minimalistic nature, low operational requirements, small building footprint, and the efficient construction processes utilized.

The project site would develop an area of approximately 900 square feet, including approximately 230 feet of narrow graded roadway. Construction of the proposed project would require limited grading, including those of the equipment shelter and pad, with only tower assembly occurring onsite. The site will be cleared/grubbed and a minimal amount of grading will occur to ensure the site is level. Minor excavation will also be required to install an underground Telco trench (approximately 80 linear feet) to collect utilities to the proposed facility. During the operational phase of the project, minimal traffic would be generated due to the unmanned nature of the proposed use. The project site contains a generator, however, this component is used as an energy back up source, not as the primary, or constant energy source. Electricity will be provided to the site via the existing overhead power line. The project would generate emissions much lower than the established thresholds of 100 lbs/day of NO<sub>x</sub> during construction and 55 lbs/day during operation due to the minimal amount of improvements and virtually no vehicle trips during its operation. Additionally the project would not exceed the established 55 lbs/day thresholds for PM<sub>2.5</sub> for construction and operation, and also would not exceed the PM<sub>10</sub> thresholds of 150 lbs/day during construction and operation. Furthermore, the project would not exceed the significance thresholds for the other criteria pollutants. Thus, the project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan because the proposed uses do not exceed the established air quality thresholds. Therefore, no impacts are anticipated and no mitigation measures are required.

- III b) **No Impact.** As previously discussed, the project air basin (SCAB) is in non-attainment for federal and state ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>. However, the project would not create a significant individual or cumulative impact to existing air quality violations or projected violations because the emissions produced by the project would be negligible. The project would generate emissions much lower than the established thresholds of 55 lbs/day of NO<sub>x</sub> during operation and 100 lbs/day during construction due to its small size and the limited types of

construction equipment used. Additionally the project would not exceed the established 55 lbs/day thresholds for PM<sub>2.5</sub> during construction and operation, and would not exceed the PM<sub>10</sub> thresholds of 150 lbs/day during construction and operation. The project would not exceed the significance thresholds for the other criteria pollutants as well. Refer to section III a) for more information regarding emissions. Thus, because the proposed use does not exceed thresholds of concern as established by the District, the project would have no impact.

- III c) **No Impact.** Refer to Section IIIa) for pollutant information and Section III b) for further discussion regarding thresholds. 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 use does not exceed established thresholds of concern as adopted by the South Coast Air Quality Management District.
- III d) **Less Than Significant Impact.** The nearest sensitive receptor to the project site is a residence located more than 300 feet from the project. However, a lack of pollutants generated from project construction and operation, as well as the distance from the project to the residence precludes the possibility of exposing sensitive receptors to substantial pollutant concentrations. To further ensure impacts are reduced to less than significant, a dust control plan shall be prepared that identifies specific activities to reduce dust levels, such as but not limited to twice daily watering of site, additional watering during high wind conditions, street sweeping if necessary, and providing a binding agent to stockpiled dirt. Refer to section III a) for more information regarding potential 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 during operation. Furthermore, during construction, any potential odors produced through the establishment of the '45 monopine pole and accompanying structures would be negligible due to the small size of the site and equipment utilized. Additionally, the closest sensitive receptor is located more than 300 feet from the site. No structures are proposed to be demolished and the only grading is the site for the equipment shelter and pad, with the tower assembly occurring onsite, and the extension of the existing access road. Some trenching will occur to establish connectivity to existing utility lines, but this would not cause the project to create odors that would affect a substantial number of people.

**Although no significant impacts have been identified or anticipated a mitigation measure has been included to further reduce potential impacts.**

- III-1 *Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and off-site dust production.*
- *Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.*
  - *Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.*
  - *Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.*
  - *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.*
  - *Storage piles that are to be left in place for more than three working days shall either:*
    - 1) *be sprayed with a non-toxic soil binder, or*
    - 2) *be covered with plastic or*
    - 3) *be revegetated until placed in use.*
  - *Tires of vehicles will be washed before leaving the site and entering a paved road.*
  - *Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.*
- [Mitigation Measure III -1] Grading Permits/Planning**



	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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) **Less than significant Impact.** According to the County of San Bernardino Biotic Resources Overlay Map (December 4, 2012), the property is not located within an area of the County known to contain habitat for candidate, sensitive or special-status species. In addition, according to the General Biological Resources Assessment conducted for the project (FCS-MBA, March 26, 2013) and because of the small size and comparatively higher elevation of the project site, impacts to candidate, sensitive, or special-status species are not likely to be considered significant. The survey concludes that construction of the proposed project would not significantly impact any designated sensitive plant communities, sensitive plant species, sensitive wildlife species, or wildlife corridors. In addition, the proposed project is not located within any United States Fish and Wildlife Service designated critical habitat. Furthermore, although the project survey area contains numerous oaks, fir, and bay trees, the proposed project would not remove any trees, thus impacts are limited to shrub and chaparral habitat only. Trees located along the access road are not proposed to be removed and the footprint of development would not impact any mature trees near the project. In addition, the proposed project is not expected to be in conflict with any policies under the San Bernardino County General Plan, nor would the project impact any Habitat Conservation Plans. Therefore, development of the proposed project will have a less than significant impact on important habitat for candidate, sensitive or special-status species.

- 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 Wildlife Service, because no such habitat has been identified or is known to exist on the project site based upon the completion of a General Biological Resources Assessment that included a field survey.
- IV c) **No Impact.** According to the General Biological Resources Assessment conducted for the project (FCS-MBA, March 26, 2013), no jurisdictional waters or wetlands are present on the project site; therefore, the proposed project is not expected to impact any jurisdictional waters or wetlands. In addition, 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, and coastal) through direct removal, filling, hydrological interruption, or other means, because a site survey did not find the project to be within an existing wetland area.
- IV d) **Less than Significant with Mitigation.** According to the General Biological Resources Assessment conducted for the project (FCS-MBA, March 26, 2013), the proposed project is not located within a wildlife movement corridor; therefore, the proposed project is not expected to impact any wildlife movement corridors. Therefore, the project will 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. Additionally, the project site is bordered by an 80-foot cliff to the north and the west, which greatly reduces the chances of wildlife using the site as a migration corridor. As per the Biological Resources Report (FCS-MBA, March 26, 2013), the access road may be used as a local travel path. However, due to the disturbed nature of the existing road and its proximity to man-made recreational facilities, storage buildings, and housing, it is highly unlikely that any of these species would use the route for foraging. Potential improvements are not likely to create a significant impact. The project site contains suitable nesting habitat for avian species that occur in shrubs; therefore, the proposed project will require a pre-construction nesting bird survey prior to any vegetation removal or ground disturbance during the nesting season, which is typically from mid-February to the end of August. With the implementation of Mitigation Measure BIO-1, impacts to suitable nesting habitat would be reduced to a level of less than significant.
- IV e) **Less than Significant Impact.** This project would not conflict with any local policies or ordinances protecting biological resources. Although there are mature pine trees on the site, development of the project will not remove any existing trees because development would occur away from the existing trees. Trees along the access road are not anticipated to be altered during project construction or operation. Therefore, related impacts would be less than significant.
- 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.

**Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of approval to reduce potential impacts to below level of significance.**

MITIGATION MEASURES:

Nesting Birds.

- IV-1 *In the event that nesting birds are observed by a qualified biologist during the pre-construction survey, the following mitigation measure will be required. A letter report of findings shall be completed documenting the type of nest, its general location, and estimated buffer area shall be provided to San Bernardino County Land Use Services Planning Division. The buffer area shall be no less than 200 feet around any active nest and shall be established by a qualified biological monitor based on the avian species and type of disturbance in the area. Construction activities may occur within the 200-foot buffer area at the discretion of the monitor. All construction-related activities with the potential to cause a nest to fail would be prohibited from the area until the nestlings have fledged. The mitigation measure will reduce the potential for nest failure within the project site and immediate vicinity and reduce the impacts to a level less than significant. A biological monitor shall be present during all vegetation removal and ground-disturbing activities. The nest monitoring will continue during construction activities until there are no longer any nesting activities.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES - Would the project</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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) **Less than Significant Impact with Mitigation.** This project will not cause a substantial adverse change in the significance of a historical resource, because according to the County of San Bernardino Cultural Sensitivity Overlay Map there are no such resources that have been identified in the vicinity of the project. The project is not located within the Cultural or Paleontological Sensitivity overlays. In addition, based upon the negative findings of the pedestrian (field) survey in conjunction with the lack of known cultural resources within the project site, it is unlikely that Historic Properties would be affected by the proposed project. A record search was conducted by FCS in January and February of 2013, at the Archaeological Information Center at the San Bernardino County Museum (AIC), and at the South Central Coastal Information Center (SCCIC) at California State University Fullerton, respectively. The results of the record searches indicated no known cultural resources are present within the area of potential effect (APE). Therefore, the project will have low adverse effects. However, subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered historic resources. Accordingly, this is a potentially significant impact. Mitigation CUL-1 is proposed to reduce this potentially significant impact to a level that is less than significant.
- V b) **Less than Significant Impact with Mitigation.** This project will not cause a substantial adverse change to an archaeological resource, because, according to the County of San Bernardino Cultural Sensitivity Overlay Map, there are no such resources that have been identified in the vicinity of the project. However, subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered archeological resources. Accordingly, this is a potentially significant impact. Mitigation CUL-1 is proposed to reduce this potentially significant impact to a level of less than significant.
- V c) **Less than Significant Impact with Mitigation.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because, according to the County of San Bernardino Cultural Sensitivity Overlay Map, there are no such resources that have been identified in the vicinity of the project. However, subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered paleontological resources. Accordingly, this is a potentially significant impact. Mitigation CUL-1 is proposed to reduce this potentially significant impact to a level that is less than significant.
- V d) **No Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because there are no identified burial grounds on site or in the vicinity of the project as determined by the Cultural Resource Analysis and as depicted in the County's Cultural Sensitivity Overlay Map. It is always a possibility that ground-disturbing activities during construction may uncover previously unknown buried human remains. In the event of an accidental discovery or recognition of any human remains, State law (California State Health and Safety Code Section 7050.5) requires that no further disturbance shall

occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. Therefore, the potential for impacts to unknown buried human remains is considered low, and compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 must take place if human remains are uncovered. In summary, project development would result in less than significant related impacts.

**Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of approval to reduce potential impacts to below a level of significance.**

MITIGATION MEASURES:

Unknown Buried Cultural Resources

- V-1 *If a potentially significant cultural resource is encountered during subsurface earthwork activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. The County shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to building materials, glass, ceramics, wood, railroad features, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report and file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.*



	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 checked="" type="checkbox"/>	<input 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) According to the County of San Bernardino Geologic Hazards Overlay Map, the project site is not located in an area that is i) susceptible to fault 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. However, the project site is located within a Moderate/High landslide area (as depicted in the Geologic Hazards Overlay Map), and adjacent to an existing/mapped landslide area and may expose people or structures to potential substantial adverse effects. According to the County of San Bernardino Development Code, projects located within the abovementioned landslide area shall comply with the Section 82.15.040 – Development Standards. The Geologic Hazard (GH) Overlay requirements contained in the County Development Code were “created to provide greater public safety by establishing investigation requirements for areas that are subject to potential geologic problems...” and are as follows:
- (a) A structure used for human occupancy shall be located 50 feet or farther from any active earthquake fault traces. Lesser setbacks may be applicable in certain situations as determined by an appropriate geologic investigation and approved by the County Geologist or other engineering geologist designated by the Building Official.
  - (b) A structure used for critical facilities shall be located 150 feet or farther from any active earthquake fault trace as indicated by General Plan. Critical facilities shall include dams, reservoirs, fuel storage facilities, power plants, nuclear reactors, police and fire stations, schools, hospitals, rest homes, nursing homes and emergency communication facilities.

(c) Utility lines and streets shall not be placed within the construction setback area of a hazardous fault except for crossing which can be made perpendicular to the fault trace or as recommended by the project geologist and approved by the County Geologist or individual designated by the Building Official.

(d) The use of development restricted areas as recreation and common open spaces is encouraged.

The proposed project is not for human occupancy and is not considered a critical facility. Additionally, the terrain of the actual project site is relatively flat, with only minor slopes present on 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 size of the building footprint and land disturbance area associated with the project.
- VI c) **Less than Significant Impact.** The project is not located on a geologic unit or soil that has been identified in the County of San Bernardino General Plan, including the Geological Hazards Overlay, as being unstable or having the potential to result in on or off site lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts are less than significant. However, the project is located on a geologic unit or soil that has been identified as being unstable or having the potential to result in an on- or offsite landslide. See VI a) for a related response.
- VI d) **No Impact.** The project site is located in an area that is identified by the Geotechnical Engineering agency of the U.S. Department of Transportation Federal Highway Administration where risks from expansive soils are estimated to be limited to medium. "Figure 7-18: Estimated Location of Swelling Soils" (FHWA, 2012) from the Geotechnical Aspects of Pavements Reference Manual was analyzed to make this determination. The project is located within an area of soils classified as Winthrop Family, Lithic Xerorthents, and Rock outcrop (Appendix A, Biological Resources Report, Exhibit 4). These soils are not classified as expansive soils because expansive soils typically consist of higher percentages of clay, which is responsible for the saturation and expansion of the soils. As per the Unified Building Code Section 1803.5.3 Expansive Soil, soils tests are only required in areas that are likely to have expansive soils, thus no further investigation is necessary. Additionally, the proposed structures will not support human inhabitants, thus it would not place humans at risk from shrinking or swelling of the soil. Prior to issuance of building permits, the developer shall be required to submit a geotechnical report that will address the potential for expansive soils, and appropriate construction measures will be employed by the project engineer, subject to review by the County Geologist. No impacts from expansive soils would occur.
- VI e) **No Impact.** There is no wastewater associated with the proposed cell tower. There would 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) Either generate greenhouse gas emissions, 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.** 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 such as grading, trenching, movement of materials, and energy used to power the equipment; and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary in proportion to 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 would occur over a limited period of time, GHG emissions such as CO<sub>2</sub> can persist in the atmosphere for decades.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. Once built and operational, this project would be an unmanned site, with periodic maintenance trips every 4-6 weeks on average. The project must adhere with the standard requirements contained within the GHG Emissions Reduction Plan, the goal of which is to decrease internal and external inventories of emissions to a level at least 15% below Current (2007) year emissions. To achieve this goal by 2020, the External Inventory will be reduced by approximately 2,272,000 MTCO<sub>2</sub>e (compared to 2020 unmitigated levels) to a level of approximately 5,315,000 MTCO<sub>2</sub>e (a reduction of approximately 30%). The County's goal is also to reduce its 2020 Internal Inventory by approximately 229,000 MTCO<sub>2</sub>e (compared to 2020 unmitigated levels) to a level of 289,000 MTCO<sub>2</sub>e. The GHG Emissions Reduction Plan includes provisions to reduce emissions related to transportation, building efficiency, agriculture and resource conservation, among other provisions. Due to the limited amount of emissions generated by construction activities for the installation of the wireless tower and graded roadway, as identified in the Air Quality Section of this document, and the need for only periodic facility inspections during its operation, it is unlikely that this project would impede the state's ability to meet the reduction targets of Assembly Bill 32.

The GHG Emissions Reduction Plan, referenced above, requires the use of specific mitigation measures on all projects. Although the proposed project will not result in a significant impact necessitating measures to reduce that level of impact, the measures listed below will assist in further reducing potential impacts and provide consistency with the County's adopted Emissions Plan.

**Although no significant impacts have been identified or anticipated, a mitigation measure has been included to further reduce potential impacts and provide consistency with existing plans.**

MITIGATION MEASURES:

- VII-1 GHG – Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement both the approved Dust Control Plan and Coating Restriction Plan.
  - b) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).
  - d) Grading plans shall include the following statements:
    - “All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications.”
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
  - e) Minimize vehicles and equipment operating at the same time.
  - f) Reduce daily equipment operation hours during smog season (May-October).
  - g) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
  - h) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
  - i) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
- [Mitigation Measure VII-1] Prior to Grading Permits/Planning**



	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 will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the use proposed is not anticipated to utilize or dispose of hazardous materials during construction or operation. If such materials were proposed onsite in the future, they would be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances to additional land use review.
- 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 no hazardous materials are proposed. Should any proposed use or construction activity involve the use of hazardous materials, it would be 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 0.25 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 0.25 mile away from the project site.
- VIII d) **No Impact.** According to the California Environmental Protection Agency Facility Inventory Data Base (March 2013), the project site is not within an area containing hazardous waste or substances pursuant to Government Code Section 65962.5 and as such would result in no impact.
- VIII e) **No Impact.** The project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. As such, it would not result in a safety hazard for people residing or working in the project area.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- 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 project site has adequate access to allow for evacuation during an emergency via the dirt access road leading to the site, which connects to Mount Baldy Road at the paved parking lot of the Trout Pools. Establishment of the proposed project would not impact or interfere with the evacuation of individuals from the site or surrounding areas, as the access road essentially terminates at the project site and there are cliffs directly north and west of the site. Therefore, it would not be conducive for residents within the vicinity to use this route for evacuation, and other existing routes are more accessible to them as well. The project site has adequate access via Mount Baldy Road.
- VII h) **Less than Significant Impact.** According to the County of San Bernardino Hazards Overlay Map, the project is located within a Fire Hazard Zone (FS-1), which includes the mountains and valley foothills and is characterized as having moderate and steep terrain and moderate to heavy fuel loading. 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. The Fire Department has reviewed the proposed project and found it does not represent a fire hazard due to the type of construction utilized, including fuel storage for an enclosed generator that will require a separate Fire Department permit. Typical accessibility requirements for structures in hazardous overlay zones are not necessary in this circumstance, due to the construction materials used and the non-habitable nature of the structures. 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 telecommunications tower and equipment will not consume or create a demand for any water. The project would produce a negligible amount of runoff during construction or operation due to the limited amount of impervious surfaces proposed and any water that moves across the site would not be exposed to substantial pollutants that could degrade the quality of the runoff. The project will not generate any wastewater during construction and operation, resulting in no impacts to water quality or discharge requirements.
- IX b) **No Impact.** The project will not consume or create a demand for any water. It will not generate any wastewater. This condition precludes the possibility of the project impacting groundwater supply and recharge.

- IX c) **No Impact.** The project site is not crossed by an existing drainage course, and the size of the area converted to impervious surfaces is only approximately 900 square feet. The project would not substantially alter the existing drainage pattern of the site or area, including 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 offsite.
- IX d) **No Impact.** The project does not propose any alteration to a drainage pattern, stream or river, and no such water courses are present on site. The project is bordered by 80 foot cliffs to the north and west, and the site is not adjacent to a drainage course. Additionally, the size of the area converted to impervious surfaces is only approximately 900 square feet, which would result in a negligible increase in water runoff. The site is relatively flat, with slight slopes, thereby preventing water from pooling on site, precluding the possibility of flooding on site. Therefore, the project would not substantially alter any existing drainage patterns 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 offsite.
- IX e) **No Impact.** The proposed project would not generate noticeable runoff, nor would it contribute to additional sources of polluted water discharged from the site due to its size and operational characteristics. Although no existing or planned storm drainage facilities exist in the area, any downstream facilities would not be affected due to the negligible change in water run-off from the site.
- IX f) **No Impact.** The amount or severity of pollutants produced by the project during construction would be minimal due to the size of the project and as such would not substantially degrade water quality.
- 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 does not include housing. However, the California Emergency Management Agency has mapped the project site as an area, or near an area, that contains a high risk of flooding. According to the FEMA produced Flood Insurance Rate Map (FIRM) (Map No. 06071C7860H), the project site is located within the Zone X designation. Zone X includes areas that are determined to be outside the 0.2 percent annual chance flood; areas of one (1) percent annual chance flood with average depths of less than one (1) foot or with drainage areas less than one (1) square mile; and areas protected by levees from one (1) percent chance flood. The project is located within the vicinity of San Antonio Creek areas that are within the A zone (where no base flood elevations are determined); however, the project site is not located within a 100-year flood zone and distance to the creek is substantial. Furthermore, the project consists of an unmanned telecommunication tower with accessory components, thus it would not cause individuals to be exposed to flood risks.
- IX h) **No Impact.** The project would not place structures within a 100-year flood hazard area 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 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, based on FEMA produced Flood Insurance Rate Maps (FIRM). Refer to Section IX g) for further information. Additionally, the project site is located within the Angeles National Forest near Mount Baldy and is situated on a ridge above a valley. The project is bordered by 80 foot cliffs to the north and west and would be unlikely to receive flows during the aforementioned situations. The project consists of an unmanned telecommunications tower, thus the project would not create a hazard for individuals on site. 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.
- IX j) **No Impact.** The project would not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to, or nearby, 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 - Would the project:</b>				
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.** The proposed wireless tower facility would occupy only about 900 square feet of a total 17.56-acre site. The existing parcel contains two (2) residences to the south. Off-site includes an existing lodge with an associated residence located southwest of the cell tower and a residence to the east. The closest receptor is a single-family residence, located approximately 350 feet east of the project site. Consequently, the existing residences onsite would not be displaced or physically divided. In addition, 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, see response X b for additional related information. Therefore, impacts to established communities would be less than significant.
- X b) **No Impact.** The project site is zoned as RC-Resource Conservation. According to the County of San Bernardino Development Code, areas designated as Resource Conservation development provides sites for open space and recreational activities, single family homes on very large parcels, and similar compatible uses. The project proposes to install a telecommunications facility, totaling approximately 900 square feet within a 17.56-acre site that must be consistent with development standards within areas designated as Resource Conservation (RC), pending approval of permits including a CUP. In addition, the monopine tower and artificial tree design will be 45 feet in height. According to Table 84-15, Maximum Heights of Wireless Telecommunications Towers, of the County of San Bernardino Development Code, telecommunication towers located in areas designated as RC have a maximum height of 55 feet. Therefore, the proposed 45-foot monopine tower is well below the allowable maximum height at the site. Consequently, 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 County Development Code and the General Plan. Furthermore, the project complies with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations. Therefore, the project will have no related impacts.
- 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 - Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

- XI a) **Less than Significant 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. According to the California Department of Conservation, Division of Mines and Geology, the project site is classified as Mineral Resource Zone - 3 (MRZ-3). The classification of MRZ-3 designates areas containing mineral deposits, the significance of which cannot be evaluated from available data. There are no known mineral resources at the project site and no known mining has or currently occurs in the general area around the subject parcel. Therefore, impacts on mineral resources from project implementation would be less than significant.
- XI b) **Less than Significant Impact.** The project site is not delineated in any general plan, specific plan, or any other land use plan that would indicate that site development would result in the loss of availability of a locally important mineral resource recovery site. Therefore, impacts to a mineral resource recovery site from project implementation would be less than significant.

**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 - Would the project:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) **Less than Significant Impact.** To control unnecessary, excessive, and annoying sounds, the County of San Bernardino adopted the Noise Element of the General Plan and Section 83.01.080 of the Development Code. County construction regulations and practices require that construction and related activities shall take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction is permitted on Sundays or Federal holidays. The project is not within a noise overlay area.

According to Section 82.18.0303 of the County of San Bernardino Development Code, exterior noise levels for residential and school uses shall not exceed 65 dBA  $L_{dn}$  while interior noise levels emanating from outside of the residential building shall not exceed 45 dBA  $L_{dn}$ . The proposed project would abide by the time restrictions on construction activities as stated in the County of San Bernardino Development Code. As shown in the responses to XII c) and d) below, neither the construction nor the operation of the project will exceed the 65 dBA noise standard. Impacts are considered less than significant.

- XII b) **Less than Significant Impact.** The County of San Bernardino Development Code Section 83.01.090 expresses a vibration standard that allows for no vibration which produces a particle velocity greater than or equal to two-tenths (0.2) inch per second measured at or beyond the lot line. The human response to vibration greatly depends on whether the source is continuous or transient. Continuous sources of vibration include certain construction activities, while transient sources include large vehicle movements. Generally, thresholds of perception and agitation are higher for continuous sources.

Table 1 illustrates the human response to both continuous and transient sources of groundborne vibration.

**Table 1: Human Response to Groundborne Vibration**

Peak Particle Velocity (inches/second)		Human Response
Continuous	Transient	
0.40	2.00	Severe
0.10	0.90	Strongly perceptible
0.04	0.25	Distinctly perceptible
0.01	0.04	Barely perceptible

Source: California Department of Transportation, 2004.

Vibration velocity level is reported in decibels (relative to a level of  $1 \times 10^{-6}$  inches per second) and denoted as VdB. Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Offsite sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible groundborne noise or vibration (Table 2). As identified by Transit Noise and Vibration Impact Assessment, Federal Transit Administration, acceptable vibration levels for an office environment would be 84 VdB, while levels for a residential use would be 78 VdB.

**Table 2: Vibration Levels Generated by Construction Equipment**

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level (Lv) at 25 feet
Pile driver (impact)	1.518 (upper range) 0.644 (typical)	112 104
Pile driver (sonic)	0.734 upper range 0.170 typical	105 93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.008 in soil 0.017 in rock	66 75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

While long-term operations of the proposed project would not generate excessive groundborne vibration or groundborne noise levels, short-term construction could potentially introduce groundborne vibration to the project site and the surrounding area. Specialty construction equipment such as pile drivers or large earthmovers can be a continuous source of excessive groundborne vibration.

Construction activities can produce vibration that may be felt by adjacent uses. The construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate



substantial construction vibration levels. The primary source of vibration during project construction would likely be from a small bulldozer (tractor), which would generate 0.003 inch per second PPV at 25 feet, which is less than the County standard of 0.2, with an approximate vibration level of 58 VdB. The vibration from the bulldozer would be intermittent and not a source of continual vibration.

The existing parcel contains two (2) residences to the south. Off-site includes an existing lodge with an associated residence located southwest of the cell tower and a residence to the east. The closest receptor is a single-family residence, located approximately 350 feet east of the project site. The bulldozer, however, would average approximately 365 feet from the closest sensitive receptor. As previously stated, the vibration level of the bulldozer at 25 feet (58 VdB) is less than the acceptable level of County of San Bernardino's vibration threshold of 78 VdB for residential or sensitive uses during the day.

While grading and earthmoving activities would occur on the project site, the use of pile drivers, large earthmovers, and other construction equipment and activities associated with groundborne vibration are not expected to be used during construction. Therefore, impacts associated with the vibration from construction equipment are considered to be less than significant.

- XII c) **Less than Significant Impact.** An increase of 3 dBA is considered barely perceivable to most healthy ears. Typically an increase of 5 dBA or greater is considered one of significance, as it is considered readily perceivable. The proposed project consists of the use of an onsite 30 kW generator as well as the infrequent occurrence of maintenance crews. These uses are not considered substantial sources of stationary noise. However, the proposed 30 KW generator produces approximately 79 dBA at a distance of 23 feet, based on information published for Generac 30 KW Industrial Diesel Generators.

The existing parcel contains two (2) residences to the south. Off-site includes an existing lodge with an associated residence located southwest of the cell tower and a residence to the east. The closest receptor is a single-family residence, located approximately 350 feet east of the project site. Applying a drop-off rate of 6 dBA per doubling of distance from the source (typical for natural settings), the generator would have a reduction of 23.6 decibels, resulting in an acceptable noise level of approximately 55 dBA (Scientific Calculation Methodology:  $(20 \times \log(23 [\text{original generator distance}] \div 350 [\text{new generator distance}]))$ ). Thus, the noise level would be reduced to a level that complies with the County's residential noise standard.

The only other source of permanent (i.e., operational) noise would be from the vehicles driven by maintenance personnel who will visit the site infrequently. However, this vehicle noise would be nearly imperceptible at adjacent receptors due to their low volume and distance from the source.

Impacts from operation of the project are considered to be less than significant.

- XII d) **Less than Significant Impact.** Most noise associated with the project would be construction related and temporary in nature. A construction-related noise impact would be considered significant if construction activities are undertaken on Sundays or federal holidays or between the hours of 7:00 p.m. and 7:00 a.m. and construction activities exceed 65 dBA at any nearby residential property. If the current noise level exceeds the 65 dBA standard, the County requires the ambient noise to become the standard. Receptors proximate to the project site include lodging and residential areas, of which the closest is a single-family residence located approximately 350 feet to the east.

Short-term significant noise impacts have the potential to occur during construction activities as a result of the transport of workers and construction materials to and from the project site, as well from ground clearing/excavation, grading, and building activities.

Construction noise levels vary significantly, based upon the size and topographical features of an active construction zone, duration of the work day, and types of equipment employed (as indicated in Table 3). Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Although there might be a relatively high, single-event noise exposure potential, resulting in potential short-term intermittent annoyances, the effect in long-term ambient noise levels are lessened when averaged over a longer period of time.

In order to determine possible construction-related noise levels at nearby sensitive receptors (e.g., residence

at 350 feet distance), calculations utilizing the FHWA Roadway Construction Noise Model (RCNM v1.1) were performed and included project-specific input. The loudest piece of equipment anticipated to operate during temporary construction activities is a bulldozer type of earthmover. Using worst-case data (an  $L_{max}$ , or maximum noise level of 85.0 dBA at 50 feet). Applying a drop-off rate of 6 dBA per doubling of distance from the source (typical for natural settings), the bulldozer would have a reduction of 16.9 decibels, resulting in an acceptable noise level of approximately 68.1 dBA (Scientific Calculation Methodology:  $20 \times \log(50 [\text{original bulldozer distance}] \div 350 [\text{new bulldozer distance}])$ ), the project's operational impacts would be reduced to 68.1 dBA  $L_{eq}$ . Section 83.01.080 of the County's Development Code sets forth performance standards for affected (receiving) land uses from stationary and mobile sources, during daytime (7 AM to 10 PM) and nighttime (10 PM to 7 AM) periods. Exemptions from these standards include motor vehicles not under the control of the industrial use, emergency equipment, vehicles and devices, and temporary construction and repair or demolition activities taking place between the hours of 7 AM and 7 PM Monday through Saturday, excluding federal holidays. Consequently, the project's construction related noise impacts are exempt and will take place between the hours of 7 AM and 7 PM Monday through Saturday, excluding federal holidays. Therefore, impacts in this regard will be less than significant. In an effort to further reduce potential noise impacts, noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken by the applicant to rectify the problem.

In addition, daily construction vehicle trips to the site are estimated to be negligible (approximately 6 daily vehicle trips) compared to the above worst case scenario of a maximum noise level of 85.0 dBA at 50 feet. For an increase in traffic volumes to result in a significant correlating increase in traffic noise, said volumes need to equal ambient conditions (i.e., result in a doubling of pre-project volumes on Mt. Baldy Road. Compared to the average daily traffic on the affected roadways, 6 vehicles will result in a less than significant increase in construction traffic-related noise increases.

Therefore, construction activities will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

- XII e) **No Impact.** The nearest airport to the project site is Brackett Field, which is approximately 12.7 miles southwest of the actual site. Therefore, because of the distance to the site, the project site is not located within an airport land use plan or within 2 miles of a public airport or public use airport.
- XII f) **No Impact.** There are no private airstrips located within the project area. As stated in Impact XII e, the nearest airport to the project site is Brackett Field, which is approximately 12.7 miles southwest of the actual site. As such, the proposed project would not expose construction workers or maintenance personnel to excessive noise levels. Therefore, impacts associated with excessive noise levels associated with private airstrips would be less than significant.

**Although no significant impacts have been identified or anticipated, a mitigation measure has been included to further reduce potential impacts.**

- XII-1 Noise Muffling Equipment. Noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken to rectify the problem.

**[Mitigation Measure N-1] General Requirements/Planning**

**Table 3: Typical Construction Equipment Noise Levels**

EQUIPMENT			NOISE LEVEL (dBA) AT 50 FEET																
			60		70		80		90		100		110						
EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES	EARTH MOVING	Compactors (Rollers)																	
		Front Loaders																	
		Backhoes																	
		Tractors																	
		Scrapers, Graders																	
		Pavers																	
		Trucks																	
	MATERIAL HANDLING	Concrete Mixers																	
		Concrete Pumps																	
		Cranes (Moveable)																	
		Cranes (Derrick)																	
	STATIONARY	Pumps																	
		Generators																	
		Compressors																	
IMPACT EQUIPMENT	Pneumatic Wrenches																		
	Jack Hammers and Rock Drills																		
	Pile Drivers																		
OTHER	Vibrators																		
	Saws																		

Source: United States Environmental Protection Agency, 1971, "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances," NTID 300-1.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

- XIII a) **Less than Significant Impact.** The project will not induce population growth in the area either directly or indirectly because the project will only expand specific cellular use capabilities in the region. The project is not proposing any new residential development and will make use of the existing roads and infrastructure, therefore, no significant impact is anticipated.
- XIII b) **Less than Significant Impact.** The proposed wireless tower and ancillary facilities would occupy approximately 900 square feet of a total 17.56-acre site. The existing residences on the parcel would not be displaced, thereby necessitating the construction of replacement housing elsewhere. In addition, the project does not propose to demolish any housing units. Therefore, impacts to the existing residential uses onsite would be less than significant.
- XIII c) **Less than Significant Impact.** The proposed wireless tower and ancillary facilities would occupy approximately 900 square feet of a total 17.56-acre site. Consequently, the proposed use would not displace any people, thereby necessitating the construction of replacement housing elsewhere, because the project would not displace any existing residents.

**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
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#### 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:

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 is an unmanned wireless facility and will not generate vehicle trips once constructed, except for periodic site inspections. The proposed project is not a critical facility necessitating special consideration from public service providers. Lastly, the facility does not use, generate, or transport hazardous materials. As such, the project has no identifiable impacts upon any of the aforementioned public services. The proposed telecommunications facility does not increase the need for any of the public services identified above. 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, since it is an unmanned facility and not associated with residential or commercial uses that could attract people to this site or area. The project proposes to provide cellular phone service for mountain residents, commuters, and tourists.
- XV b) **No Impact.** This project proposes no recreational facilities as a part of the proposal. 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.** The proposed project will not cause an increase in traffic that could be substantial in relation to the existing traffic load and capacity of the street system. Most roads within the plan area are currently operating at a Level of Service (LOS) at or above the standard established by the County General Plan. The project site is located within an unincorporated mountainous region of San Bernardino County, thus high levels of traffic are not common within the area. The facility would be unmanned. A maintenance worker would conduct periodic site inspection visits, approximately every 4 to 6 weeks. This would not constitute a significant number of new traffic trips on area roadways nor interfere with emergency routes or alternative transportation opportunities. Therefore, the project will not cause an increase in traffic that could be substantial in relation to the existing traffic load and capacity of the street system.
- XVI b) **No Impact.** Most roads within the area are currently operating at an LOS at or above the standard established by the County General Plan. In addition, as previously stated, the facility would be unmanned. A maintenance worker would conduct periodic visits to the site, approximately every 4 to 6 weeks. This would not constitute a significant number of new traffic trips on area roadways nor interfere with emergency routes or alternative transportation opportunities. Therefore, the project would not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.
- 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 would be no anticipated impact on air traffic volumes by passengers or freight generated by the proposed use.
- XVI d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to an established road, Mount Baldy Road, and has adequate physical access with appropriate sight distance and properly controlled access. Periodic maintenance vehicles would visit the unmanned site and would not constitute as an increase in hazards due to a design feature.

- XVI e) **No Impact.** The project would not result in inadequate emergency access because there is access to the site provided by a private dirt access road. The main access point is accessible via the north end of the Trout Pools parking lot, with a dirt road leading to the site. Additionally, the project would not obstruct individuals in the area from accessing emergency services, as the road essentially terminates at the project site on the ridge. Fire and police services would likely be able to reach the site via the dirt access road. Additionally the project is unmanned, and the demand for services would be negligible.
- XVI f) **No Impact.** The project would not result in inadequate parking capacity. The project is unmanned. Periodic maintenance vehicles would visit the site, using the dedicated access road from Mount Baldy Road. A non-exclusive parking space is also proposed as part of the project to accommodate the maintenance workers.
- XVI g) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the scope and nature of the proposed project will not add any substantial transportation needs and/or burden to the existing infrastructure; therefore, no impact is anticipated

**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 and, as such, would not result in any wastewater treatment impacts.
- XVII b) **No Impact.** The proposed project does not use water and, as such would not affect any water or wastewater facilities.
- 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, because the project would not affect any drainage courses, and the resulting development footprint would introduce an inconsequential amount of impervious materials, therefore not necessitating drainage improvements.
- XVII d) **No Impact.** The proposed project does not use water and, as such, would result in no impacts.
- XVII e) **No Impact.** The proposed project will not have any wastewater needs, due to the nature of its operation. As a result, no impact would occur.
- XVII f) **No Impact.** The proposed project would not generate ongoing solid waste. The project must divert construction-related waste as required by County Solid Waste. There would 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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) **Less than significant Impact with mitigation.** According to the County of San Bernardino Biotic Resources Overlay Map (December 4, 2012), the property is not located within an area known to contain habitat for candidate, sensitive or special-status species. Therefore, development of the proposed project will have a less than significant impact to important habitat for candidate, sensitive or special-status species. In addition, this project will 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. However, the trees and shrubs on and within the immediate vicinity of the project site may contain suitable nesting habitat for a number of avian species. Consequently, with the implementation of Mitigation Measure BIO-1, impacts to suitable nesting habitat will be reduced to a level of less than significant. Furthermore, there are no identified historic or prehistoric resources identified on this site, based on findings in the Cultural Resources Assessment. There are no archaeological or paleontological resources identified in the project area, based on a Records Search and field survey.
- XVIII b) **No Impact.** As noted in the individual topical sections of this document the project does not have impacts that are individually limited, but cumulatively considerable. The proposed telecommunication facility is needed to fill a coverage gap in its network. Other sites within the network, as well as sites associated with other telecommunication providers, have conducted environmental reviews and complied with conditions of approval, including required mitigation measures.
- XVIII c) **No Impact.** The project will not have other environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of the design of the proposed project. The project would be conditioned to ensure that all standard conditions of approval and necessary mitigation measures are followed prior to use of the facility.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required, beyond those previously discussed.**

## XVIII. MITIGATION MEASURES

(Any mitigation measures that are not "self-monitoring" shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

**SELF MONITORING MITIGATION MEASURES:** (Condition compliance will be verified by existing procedure)

### Dust Control

III-1 Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and off-site dust production.

- Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
- Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.
- During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- Storage piles that are to be left in place for more than three working days shall either:
  - 1) be sprayed with a non-toxic soil binder, or
  - 2) be covered with plastic or
  - 3) be revegetated until placed in use.
- Tires of vehicles will be washed before leaving the site and entering a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.

### Nesting Birds

IV-1 In the event that nesting birds are observed by a qualified biologist during the pre-construction survey, the following mitigation measure will be required. A letter report of findings shall be completed documenting the type of nest, its general location, and estimated buffer area shall be provided to San Bernardino County Land Use Services Planning Division. The buffer area shall be no less than 200 feet around any active nest and shall be established by a qualified biological monitor based on the avian species and type of disturbance in the area. Construction activities may occur within the 200-foot buffer area at the discretion of the monitor. All construction-related activities with the potential to cause a nest to fail would be prohibited from the area until the nestlings have fledged. The mitigation measure will reduce the potential for nest failure within the project site and immediate vicinity and reduce the impacts to a level less than significant. A biological monitor shall be present during all vegetation removal and ground-disturbing activities. The nest monitoring will continue during construction activities until there are no longer any nesting activities.

### Unknown Buried Cultural Resources

V-1 If a potentially significant cultural resource is encountered during subsurface earthwork activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. The County shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to building materials, glass, ceramics, wood, railroad features, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report and file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.

- VII-1 *GHG – Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:*
- a) Implement both the approved Dust Control Plan and Coating Restriction Plan.*
  - b) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
  - c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).*
  - d) Grading plans shall include the following statements:*
    - “All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications.*
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”*
  - e) Minimize vehicles and equipment operating at the same time.*
  - f) Reduce daily equipment operation hours during smog season (May-October).*
  - g) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
  - h) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
  - i) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.*
- XII-1 *Noise Muffling Equipment. Noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken to rectify the problem.*



## **GENERAL REFERENCES**

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

California Emergency Management Agency, My Hazards. Website: <http://myhazards.calema.ca.gov/>

California Environmental Protection Agency: Website - <http://www.calepa.ca.gov/sitecleanup/corteselist/SectionA.htm>.

California Farmland Mapping and Monitoring Program (FMMP). 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).

California Fire (CALFIRE) FHSZ Map, Southwest San Bernardino, November 2007. Website: [http://frap.fire.ca.gov/webdata/maps/san\\_bernardino\\_sw/fhszs\\_map.62.jpg](http://frap.fire.ca.gov/webdata/maps/san_bernardino_sw/fhszs_map.62.jpg)

California Standard Specifications, July 1992

CEQA Guidelines, Appendix G

County Museum Archaeological Information Center

County of San Bernardino Overlay Maps. Website: <http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps.aspx>.

County of San Bernardino Road Planning and Design Standards.

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

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

County of San Bernardino. 2007. Development Code. Amended 2010.

County of San Bernardino. 2007. General Plan. Amended 2010.

County of San Bernardino. 2011. Greenhouse Gas Emissions Reduction Plan. September.

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

Google Earth EC.

San Bernardino County. 2007. General Plan Environmental Impact Report.

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

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

U.S. Department of Transportation, FHWA. Geotechnical Aspects of Pavements Reference Manual. Chapter 7.5 Subgrade Conditions Requiring Special Design Attention. "Figure 18-1: Estimated Location of Swelling Soils" Website: <http://www.fhwa.dot.gov/engineering/geotech/pubs/05037/07c.cfm>

## **PROJECT-SPECIFIC REFERENCES**

FirstCarbon Solutions | Michael Brandman Associates. 2013. General Biological Resources Assessment. March 26. (Appendix A)

FirstCarbon Solutions | Michael Brandman Associates. 2013. Cultural Resources Assessment. April 30. (Appendix B)