



**LAND USE SERVICES DEPARTMENT  
PLANNING DIVISION  
PLANNING COMMISSION STAFF REPORT**



**HEARING DATE: March 6, 2014**

**AGENDA ITEM NO: 3**

**PROJECT DESCRIPTION**

**APN: 0338-083-16**

**APPLICANT:** VERIZON WIRELESS

**COMMUNITY:** CREST FOREST/2nd SUPERVISORIAL DISTRICT

**LOCATION:** CREST FOREST DRIVE, SOUTH SIDE; VILLAGE LANE, APPROXIMATELY 165' EAST OF

**PROJECT NO.:** P201200460/CUP CELL TOWER

**STAFF:** CHRISTNEY BARILLA

**REP(S):** MICHAEL HAYES, SPECTRUM SURVEYING AND ENG.

**PROPOSAL:** A) CONDITIONAL USE PERMIT FOR AN UNMANNED TELECOMMUNICATIONS FACILITY WITH A 95' MONOPINE WITH AN EQUIPMENT SHELTER AND A 12 FT BY 18 FT BLOCK BUILDING; B) MAJOR VARIANCE FOR THE SEPARATION DISTANCE FROM OFF-SITE RESIDENCES ON A PORTION OF .21 ACRES

**VICINITY MAP**      N ↑



**63 Hearing Notices Sent On: February 21 2014**  
**P.C. Field Inspection Date: March 4, 2014**

**Report Prepared By: Christney Barilla**  
**Field Inspected By: Commissioner Raymond J. Allard**

**SITE INFORMATION:**

**Parcel Size:** .21 Acres

**Terrain:** Mountain Alpine; elevation is approximately 4,613 feet above mean sea level.

**Vegetation:** Mountain vegetation such as Ponderosa Pine, Sugar Pine, Jeffrey Pine

**SURROUNDING LAND DESCRIPTION:**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant Land	Crest Forest Community Plan General Commercial Sign Control Overlay (CF/CG-SCp) / Fire Safety Review Area 1 (FS1)
North	Restaurant	Crest Forest Community Plan General Commercial Sign Control Overlay (CF/CG-SCp) / Fire Safety Review Area 1 (FS1)
South	Two Single Family Residences	Crest Forest Community Plan Office Commercial (CF/CO) / Fire Safety Review Area 1 (FS1)
South	Vacant	Crest Forest Community Plan Single Residential – 14,000 sq. ft. Minimum Parcel Size (CF/RS-14M) / Fire Safety Review Area 1 (FS1)
East	Vacant Land Single Family Residential	Crest Forest Community Plan General Commercial Sign Control Overlay (CF/CG-SCp) / Fire Safety Review Area 1 (FS1)
West	Crest Forest Fire Department Government Building	Crest Forest Community Plan General Commercial Sign Control Overlay (CF/CG-SCp) / Fire Safety Review Area 1 (FS1)

	<b><u>AGENCY</u></b>	<b><u>COMMENT</u></b>
City Sphere of Influence:	None	None
Water Service:	Not required for proposed development	N/A
Septic/Sewer Service:	Not required for proposed development	N/A

**STAFF RECOMMENDATION:** That the Planning Commission **APPROVE** the Conditional Use Permit and the Major Variance.

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

# Vicinity Map



# Aerial Map



# LAND USE ZONING DISTRICT MAP











## **BACKGROUND AND PROJECT DESCRIPTION:**

The proposed project (Project) is a conditional use permit (CUP) to establish an unmanned telecommunications facility consisting of a 95-foot monopine cell tower; and an equipment shelter and a 12 foot by 18 foot block building with a diesel generator. This Project also includes a major variance to allow the tower to be installed less than 300 feet from the nearest residences. . The Project site is a part of the headquarters of the Crest Forest Fire Protection District in Crestline, located in the mountain region and is zoned Crest Forest Community Plan/ General Commercial Sign Control Overlay primary (CF/CG-SCp). The site is within Fire Safety Overlay Review Area One (FS1). The site is accessed from Crest Forest Drive, which is approximately 165 feet east of Village Lane. The leased portion of the site proposed for housing the tower and equipment shelter is located on the southern portion, generally on the flat area in southeast corner of the parcel. The property owner has consented to the installation of the proposed tower.

## **ANALYSIS:**

**PUBLIC INPUT.** The Project has been noticed to 63 property owners within 1,000 feet of the Project site, as required by Development Code Section 84.27.070 (a) (2). Inquiries have been responded to by phone, over the counter and email. Three letters of objection were received in opposition to the Project. The concerns expressed by these opponents of the Project include potential negative impacts to visual aesthetics, the reduction of adjacent property values, the creation of a potential fire hazard, and impacts to health. There were several letters of support for the Project stating that the cell tower would benefit public safety for the residents of surrounding area, by providing more complete cell phone coverage within the Crestline community..

**VISUAL IMPACT.** The proposed tower will not cause adverse visual impacts as the tower will be required to be stealthed, as a monopine. The equipment will be required to be screened with fencing and vegetation, as part of the design of the facility. The subject monopine is required to have a natural taper—beginning with a 28-foot span at its lowest branches to a narrow crown top. The applicant is required, as a condition of approval, to insure that the monopine has natural trunk, bark, branches, color and texture. These requirements will be verified during the condition compliance process. The monopine does not exceed the maximum allowed height of 120 feet for cell towers on commercially zoned parcels in the Mountain Region.

To screen the supporting equipment, the facility design takes advantage of the natural topography and places the equipment shelter nearly 4 feet below the finished grade of the monopine base. The site includes multiple mature trees that will surround the proposed monopine, which help with further blending of the monopine with its natural surroundings. The construction of the facility will not impact the visual value of the site.

**BIOLOGICAL RESOURCES.** The Project site is not identified as a potentially suitable habitat for any sensitive plant or animal species, per the General Plan Biotic Resources Overlay Maps. The site has been substantially disturbed for use by the Crest Forest Fire Protection District. . There are numerous mature trees near the site and the surrounding area, which will not be disturbed as part of the proposed Project. There are no potentially adverse biological impact is anticipated.

**PUBLIC HEALTH.** Wireless telecommunication facilities are required to comply with Federal Communication Commission 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..

CEQA Compliance. Pursuant to Section 15303 of the Guidelines for implementation of the California Environmental Quality Act (CEQA), the proposed Project qualifies for a Class 3 Categorical Exemption as new construction of a small structure.

**RECOMMENDATION:**

That the Planning Commission:

- 1) **APPROVE** the Conditional Use Permit to establish an unmanned telecommunications facility consisting of a 95-foot monopine cell tower; and an equipment shelter and a 12 foot by 18 foot block building with a diesel generator. This Project also includes a major variance to allow construction of the tower at a distance of less than 300 feet from the nearest adjacent residences within the 678 sq. ft. portion of a 0.21 acre site.
- 2) **ADOPT** the Findings as contained in the Staff Report; and
- 3) **FILE** a Notice of Exemption.

**Attachments:**

Exhibit A:	Findings
Exhibit B:	Conditions of Approval
Exhibit C:	Correspondence

## **Exhibit A**

### **Findings**

## VERIZON: CONDITIONAL USE PERMIT FINDINGS

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

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open spaces, parking areas, walls and fences and other required features pertaining to the application. To accommodate these requirements and to acquiesce to the concerns of the neighborhood. Verizon proposes to construct the Monopine cell tower near several pine trees on the site, the existence of numerous area pine trees are nearby. The applicant intends to locate the associated equipment shelter within a 12' by 18' block building.
2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use. Periodic maintenance personnel will access the cell site via the existing driveway.
3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The site design incorporated existing trees. The Monopine tower is less than 300 feet from the nearest off-site residence.
4. The placement within 300 feet from the nearest off-site residence has the extraordinary circumstance that there are no other viable parcels in the Crestline Village area to be able to provide the service. This area will have inferior telecommunications service if this tower is not approved.
5. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and the Crest Forest Community Plan. The General Plan contains Goal CI 15, which states that the County will improve its telecommunications infrastructure and expand access to communications technology. Policy CI 15.3 states that the County will work with telecommunication industries to provide a reliable and effective network of facilities that is commensurate with open space aesthetics and human health and safety concerns. The Community Plan is silent on telecommunications.
6. There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels. Because the project is a wireless telecommunications facility, the only utilities needed are electricity and telephone.

Southern California Edison supplies electricity and Verizon Telephone provides telephone.

7. The County deems the lawful conditions stated in the approval reasonable and necessary to protect the public health, safety, and general welfare. The appropriate agencies evaluated all development issues and required applicable conditions to the project.
8. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities. The new proposed structure is designed as a 95-foot stealth facility – a faux Pine tree (Monopine) in order to blend with the existing Pine Trees on and offsite. The tower pole will be covered in a “bark” material, giving the pole the appearance of a Pine tree. The antennas will be colored to match the Pine branch color to further blend with the Monopine. The equipment shelter is proposed to be installed within a 12 foot by 18 foot block building. The 30KW generator will have a 5 foot by 8 foot concrete spill containment pad. The cell-site enclosure will be surrounded by a six foot high chain-link fence for security; with slats and (2) 6 foot wide chainlink gates and (1) 4 foot wide gate.
9. There is no substantial evidence that the project will have a significant effect on the environment, as determined and justified by the Notice of Exemption.

#### **VERIZON: MAJOR VARIANCE FINDINGS**

1. The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems;
2. There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district;
3. The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district; and
4. The granting of the Variance is compatible with the maps, objectives, policies, programs and general land uses specified in the General Plan and any applicable specific plan.

## **Exhibit B**

### **Conditions of Approval**

## **CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL**

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

LAND USE SERVICES DEPARTMENT/Planning Division (909) 387-8311

1. This Conditional Use Permit (CUP) is to establish an unmanned telecommunications facility consisting of a 95-foot monopine cell tower; and an equipment shelter; a 12 foot by 18 foot block building and a diesel generator. This project also includes a major variance for the separation distance from off-site residences. The project area is to be located within a 678 sq. ft. portion of .21 acres. Project #P201200460; APN: 0338-083-16.
  
2. The Project site is located in the Crest Forest Community Plan area in the Second Supervisorial District. The site is accessed from Crest Forest Drive, which is approximately 165 feet east of Village Lane. The leased portion of the site proposed for housing the tower and equipment shelter is located on the southern portion, generally on the flat area in southeast corner of the parcel.
  
3. 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. This Conditional Use Permit approval shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three years of the date of approval. The County may grant one extension of time, not to exceed three years upon written request and submittal of the appropriate fee, not less than 30 days prior to the date of expiration. PLEASE NOTE that this will be the only notice given for the specified expiration date. The applicant is responsible for initiating an extension request.
  
5. 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.

6. 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)

7. 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.
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. The applicant shall ascertain and comply with requirements of all federal, State, County and local agencies as are applicable to the proposed use and the project area. They may include, but are not limited to: **1) Federal**, Federal Communications Commission; **2) State**: South Coast Air Quality Management District; **3) County**: Department of Land Use Services - Divisions of Building & Safety, Land Development and Code Enforcement, Department of Public Works, Fire Department.
10. The current project property owner is responsible for all areas of maintenance outside of the developed area of the telecommunication tower, emergency generator and equipment shelter. The developer shall continually maintain the aforementioned developed area 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 aforementioned development area are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained for the previously described development area only, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety.
  - b) Project Landscaping shall comply with SBCC Chapter 83.10
  - c) Graffiti and debris shall be removed within 24 hours notice from the County.

- d) Erosion control measures shall be maintained to reduce water runoff, siltation, and promote slope stability, if any.
  - e) Architectural controls shall be enforced by the developer to maintain compatibility of with the project approval.
  - f) External Storage, loading, recycling and trash storage areas shall be kept neat, orderly, and fully screened from public view.
  - g) Metal Storage Containers are NOT allowed as part of this approval.
11. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the SBCC 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. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
- Odors: No offensive or objectionable odor
  - Emissions: No emission of dirt, dust, fly ash, and other particulate matter.
  - Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published currently by the United States Bureau of Mines)
  - Radiation: No dangerous amount of radioactive emissions.
  - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
  - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
12. Additional fees may be required prior to issuance of development permits. Applicant shall pay fees as specified in adopted fee ordinances.
13. The applicant shall maintain only the development area that includes telecommunication tower, emergency generator, fence and equipment shelter, additional live trees, and screening vegetation. Specifically 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 the development area fencing with climbing vines or drought resistant vegetation surrounding all mechanical equipment from public view. Applicant shall maintain the development area so that it is visually attractive and not dangerous to the health and welfare of the surrounding properties.
14. Applicant shall maintain all on-site “No Trespassing” or other “Posted Area” signs in a clean readable condition at all times. The applicant shall remove all graffiti and repair any vandalism on a regular basis.
15. Any diesel/electrical generators and air conditioning units installed on this site shall use noise-muffling equipment. If noise levels are in excess of local requirements, the applicant shall take appropriate additional steps to correct the problem.

16. Applicant shall arrange all lighting provided to illuminate the site to reflect away from adjoining properties and abutting streets. There shall be no lighting on the telecommunication facility unless required by the Federal Aviation Administration (FAA).
17. The access to the existing property driveway and a non-exclusive travel access to the facility shall remain unobstructed at all times.
18. Telecommunication Facility Time Limit. 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 applicant should upgrade the facility, allow continuing as approved, or terminate the tower. Planning staff will also evaluate whether the facility remains compatible with adjacent land uses and if any additional buffering and screening measures are appropriate. If Planning Staff determines that the use should be terminated then a public hearing before the Planning Commission shall be scheduled to validate the staff determination and to determine a reasonable amortization period. Should the Planning Commission act to terminate the telecommunication facility use, then the County shall no longer consider it a valid legal use of the land after the established termination date. The County will grant the wireless service provider a minimum of one year from the date of the Planning Commission action to terminate operations. Any unapproved use of the telecommunication facility beyond the termination date shall be an enforceable violation.
19. 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.
20. 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.
21. Telecommunication Facility Abandoned Site Restoration. A wireless telecommunication facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owners of an abandoned facility shall remove

all structures within 90 days of receipt of notice from the County notifying the owner of abandonment. The owner shall return the site to its approximate natural condition. If an abandoned facility is not removed within the 90-day time period, the County may remove all such structures at the owner's expense. The applicant shall restore the site to its prior natural condition or as otherwise authorized by the County Planning Division. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require new land use approval through the County Planning Division.

LAND USE SERVICES/Code Enforcement Division (909) 387-8311

22. Weed Abatement. The developer shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds) if applicable.
23. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.

DEPARTMENT OF PUBLIC WORKS/Land Development Division (909) 387-8311

24. The Project is located within Flood Zone D according to FEMA Panel Number 7935H dated 08/28/2008. Flood Hazards are undetermined in this area but possible.
25. 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.
26. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
27. 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.

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

28. The applicant shall maintain noise levels at or below County Standards as contained in Development Code Section 83.01.080. For information, please call DEHS at (909) 387-4666.

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

29. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee for the recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permits may be made in writing PRIOR TO the expiration date justifying the reason the Fire Condition Letter should be extended.
30. Any approvals made are based upon submitted plans. Final approval is subject to required field inspections(s) and acceptance test(s), with acceptable results, as required. Additional requirements may be issued at the time of the field inspections(s) if there is a deviation from the approved plans or in the event that issues not addressed in the plan approval process are discovered in the field.
31. Fire Flow Test The project submittal did not include a flow test report to establish whether the public water supply is capable of meeting the project fire flow demand. The project is required to either produce a current flow test report from the water purveyor demonstrating that the fire flow demand is satisfied or there must be an installation of an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]
32. Access Requirements. The applicant shall submit emergency/evacuation road access plans to the Fire Department for review and approval.
33. Combustible Vegetation. Combustible vegetation shall be removed as follows: (1) Where the average slope of the site is less than 15%- Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. (2) Where the average slope of the site is 15% or greater – Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586 [F52]
34. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft. or less shall have the street address installed on the building with numbers that

are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inches numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]

35. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (KNOX®) is required. Standard 902.4 [F86]
36. Fire extinguishers. Hand portable fire extinguishers are required. The location, type and cabinet design shall be approved by the Fire Department. [F88]

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

LAND USE SERVICES DEPARTMENT/Building and Safety Division (909) 387-8311

37. If grading exceeds 50 cubic yards, approved plans will be required.

LAND USE SERVICES DEPARTMENT/Planning Division (909) 387-8311

38. In order to obtain building and occupancy permits, the developer shall process a Condition Compliance Review through County Planning in accordance with the directions stated in the Conditional Approval letter. A minimum balance of \$1,000.00 must be in the project account at the time the applicant initiates the Condition Compliance Review. Sufficient funds must remain in the account to cover the charges during each compliance review.
39. GHG – Construction. The developer shall submit for review and approval to County Planning a letter agreeing to include the following as conditions of all construction contracts/subcontracts to reduce impacts to GHG by implementing, where appropriate. The construction contractor shall do the following:
  - a) Select the construction equipment used on site 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.
  - b) Ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
40. AQ – Construction. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality:

During construction, each contractor and subcontractor shall implement the following, whenever feasible:

- a) Approved Dust Control Plan (DCP) submitted with the Grading Plans.  
Provide documentation prior to beginning construction demonstrating that the project proponents will comply with all SCAQMD regulations including 402, 403, 1113 and 1403.
- b) Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
- c) Trucks/equipment shall not be left idling on site for periods in excess of 10 minutes.
- d) Provide temporary traffic control during all phases of construction.
- e) Provide on-site food service for construction workers.
- f) Use reformulated low-sulfur diesel fuel in equipment and use low-NOx engines, alternative fuels and electrification. Apply 4-6 degree injection timing retard to diesel IC engines. Use catalytic converters on gasoline-powered equipment.
- g) Minimize concurrent use of equipment through equipment phasing.
- h) Substitute electric and gasoline-powered equipment for diesel-powered equipment.
- i) Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
- j) Maintain construction equipment engines in good order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
- k) Install storm water control systems to prevent mud deposition onto paved areas.
- l) Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.

41. Air Quality (AQ) – Dust Control Plan. The developer shall submit to the satisfaction of 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 approved DCP. The DCP shall include activities to reduce on-site and off-site fugitive dust production, including:

- m) Exposed soil shall be kept continually moist through a minimum of twice daily watering to reduce fugitive dust during all grading and construction activities.
- n) Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
- o) Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
- p) Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.

- q) All truck-beds hauling dirt away from the site shall be covered.
- r) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- s) 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 covered with plastic or re-vegetated.

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

42. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities 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.
43. The Project is located within Flood Zone D according to FEMA Panel Number 7935H dated 08/28/2008. Flood Hazards are undetermined in this area but possible.
44. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.

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

LAND USE SERVICES DEPARTMENT/Building and Safety Division (909) 387-8311

45. Building Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Land Use Services, Building and Safety Division.

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

46. Cell Towers. Cell towers that are proposed in the Fire Safety 1 (FS1) Overlay Districts with a camouflaged covering (e.g. monopine tree) shall submit four (4) sets of plans to the Fire Department for approval. These plans shall indicate the all such exterior camouflaged coverings shall be of an approved fire resistive material [F49]
47. Cell Site Building(s) The applicant shall submit three (3) sets of building plans to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression system, four (4) sets of plans shall be submitted for approval. This site is within the FS1, 2 or 3 Overlay District and all such buildings shall have a fire suppression system. [F50]

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

48. 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 DEPARTMENT/Code Enforcement Division (909) 387-8311

49. SUP Annual Inspection. The applicant shall submit for review and gain approval of a Special Use Permit [SUP]. Thereafter, the applicant shall renew the SUP annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including all mitigation measures. This compliance review shall include evaluation of the maintenance of all storage areas, landscaping, screening, and buffering of the development area only; which consist of the telecommunication tower, emergency generator, fence and equipment shelter, additional live trees, and screening vegetation. 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 and Surety for Removal.
50. Surety for Removal – Tower. The County shall require surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director for the complete removal of the telecommunication tower and other elements of the facility. The applicant shall either:
- a. Post a performance or other equivalent surety bond issued by an admitted surety insurer guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director; OR

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

LAND USE SERVICES DEPARTMENT/Planning Division (909) 387-8311

51. 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.
52. 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 95-foot centerline wireless communications tower camouflaged as a Monopine. The tower pole will be covered in a “bark” material and branch material, giving the appearance of a Pine tree. 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 branch 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. Submittal of photographs of the site from various viewing positions during a sunny day to establish the predominant viewing background is required. At a minimum, such photographs shall include ground level views from Crest Forest Drive and Village Lane.

- \* Accessory Support Facility Design. All accessory support facilities, the equipment shelter and the emergency generator, to the telecommunication facility shall be with installed within the enclosure. 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. There will be an installation of a 5' by 8 concrete spill containment pad for the 30KW generation. Installation of a 6' chainlink fence with slats with (2) 6' wide chainlink gates, and (1) 4' wide chainlink gate.
53. 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.
54. Termination Agreement. The owner of the telecommunication facility and the property owner shall sign an agreement with the County, prior to the issuance of any permits which states that they:
- (a) Agree to terminate the described land use within ten years from approval or as extended, or before any termination date established through a public hearing before the Planning Commission;
  - (b) Agree that no vested right to such land use will exist after such termination date is established;
  - (c) Agree to not transfer ownership of the described property or operation rights to the telecommunication facility without first notifying the prospective purchaser(s) of the provisions, limitations, and conditions of this approval; and
  - (d) Agree that the County will enforce this agreement through the required Special Use Permit (SUP).

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

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

55. 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.
56. 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/Current Planning Division (909) 387-8311

57. Provide digital photographs of the site from various viewing positions. Such photographs shall include ground level views from Crest Forest Drive and Village Lane.
58. Applicant shall construct the facilities per the design approved on the painting and design plans and the original site plan as revised on 08/01/2013. The applicant shall submit digital photographs of the site from various viewing positions during a sunny day.
59. Applicant shall pay in full all expenses incurred under actual cost job number **P201200460** with sufficient funds remaining for file closure and archiving.

PUBLIC WORKS – Land Development – Drainage (909) 387-8186

60. Drainage Improvements. All required drainage improvements shall be completed by the applicant, inspected and approved by County Public Works.
61. All Land Development Division requirements shall be completed by the applicant prior to occupancy.

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

62. Planning Approval. Prior to occupancy, all Planning Division requirements and sign-offs shall be completed
-

## **Exhibit C**

### **Correspondence**

FISCAL ADMIN

2013 MAY 30 PM 1:15

INTERNET E-MAIL ADDRESS  
LawFirm@GotfredsonAssociates.com

**GOTFREDSON & ASSOCIATES\***

\*Including Professional Corporations

TELEPHONE (310) 478-0808  
FACSIMILE (310) 478-3838

ATTORNEYS AT LAW

11755 WILSHIRE BOULEVARD, FIFTEENTH FLOOR  
LOS ANGELES, CALIFORNIA 90025-1501



VIA FAX & Certified Mail  
909-387-3223  
San Bernardino County  
Land Use Services  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415

May 29, 2013

**RE: Verizon Wireless (APN 0338-083-16)**  
**OBJECTION TO INSTALLATION OF TELECOMMUNICATION**  
**FACILITY NEIGHBORING RESIDENTIAL PROPERTY**

To Whom it May Concern:

This firm represents Cliff Herington, Jr. who is the owner of property identified as APN 0338-083-49 directly adjacent to the proposed installation of the telecommunication facility. The installation of said tower will greatly diminish the value of my client's property as well impeding his quite use and enjoyment of his property.

Mr. Herington hereby objects in the strongest possible terms to the proposed installation.

The foregoing is not intended as a complete exposition of the facts and circumstances of the within matter, nor as a complete statement of the position of our client, with respect thereto. Nothing contained herein shall be construed to or shall waive, limit, modify, or abridge any right, claim, entitlement, remedy or defense available to our client, at law or in equity, each, every and all of the same being hereby expressly reserved.

Please direct all future correspondence to this office.

Very truly yours,

E. Jay Gotfredson

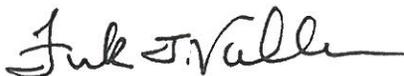
Since I have learned of this project, I have only encountered two (2), people who were even aware of this project. When Verizon proposed a tower at the local school, approximately the same distance from my home, as the currently proposed sight, every neighbor within my block was notified of the project and about 30 of us attended meetings with the Rim of the World school District regarding that proposed sight. Fortunately the School district voted that project down unanimously which sent Verizon back to talk to the Fire district.

The lack of protest is NOT a lack of interest from the surrounding businesses and residents it's because few have any idea this project is proceeding. If you delay the approval of this project, I'm quite sure you will have many more local residents and business owners responding with their concerns both pro and con to this project.

There is no need to rush this project, more study and time to explore the above issues is, I believe required to resolve the above listed issues. I would appreciate being notified of any hearing to dispute/challenge such approval.

Thank you for your consideration of this very important matter.

Sincerely;



Frank J. Vanella

23370 Crestline Rd. 

Crestline CA. (909) 338-4141

e-mail - sbdatrain@aol.com

VERIZON PROJECT -

P201200460/MUP-CELL

5/31/2013

To whom it may concern:

I am writing this letter in protest and in concern for the proposed site for a cell tower by Verizon. I could not believe they would want to build a cell tower so close to homes and business which could become a fire danger, or emit other dangers to residents & business, near this tower next to the Fire Station on Crest Forest Dr in Crestline, Calif. After checking with other residences I found we were not notified of this proposed site. I feel we should have been given some kind of notification, and information on the possible hazards of this project. I live a block and a half from this site and think there has to be a better site for this site. This should be open to the public to consider this site.

Thank You

Julie Ray  
 Crestline, Ca.  
 23316 S. VILLAGE LN.  
 CRESTLINE, CA

No Email address  
 regular

# SAN BERNARDINO COUNTY FIRE DEPARTMENT



COUNTY OF SAN BERNARDINO

OFFICE OF THE FIRE MARSHAL  
Community Safety Division  
620 South "E" Street • San Bernardino, CA 92415-0179  
(909) 386-8400 • Fax (909) 386-8460

MARK A. HARTWIG  
Fire Chief

AUGUST 8, 2013

**MICHAEL HAYES, PROJECT MANAGER  
SPECTRUM SERVICES, INC.  
8390 MAPLE PLACE, SUITE 110  
RANCHO CUCAMONGA,, CA 91730**

**SUBJECT: ENCHANTED FOREST PROJECT**

Based upon our review of the proposed Monopine telecommunications tower and equipment shelter to be located on the Crest Forest Fire District property on Assessor's Parcel Number 0338-083-16-0000 in the community of Crestline, it has been determined that this structure will not pose a significant fire risk if all issued conditions are met.

If you have any additional questions or concerns, please do not hesitate to contact me at (909) 386-8431 or Fire Prevention Specialist Jeff Stinson at (909) 386-8400.

**MICHAEL HORTON, INTERIM FIRE MARSHAL  
SAN BERNARDINO COUNTY FIRE DEPARTMENT**

Cc: Crest Forest Fire Protection District Board of Directors

GREGORY C. DEVEREAUX  
Chief Executive Officer

Board of Supervisors	
ROBERT A. LOVINGOOD.....First District	JAMES RAMOS.....Third District
JANICE RUTHERFORD.....Second District	GARY C. OVITT.....Fourth District
JOSIE GONZALES.....Fifth District	



## Crest Forest Fire Protection District

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December 3, 2013

Christney Barilla, Planner  
 SB County Land Use Department  
 385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
 San Bernardino, CA 92415-0182

RE: Project P201200460/MUP-CELL

Dear Christney Barilla;

On November 19, 2013, the Crest Forest Fire Protection District Board of Directors unanimously adopted the following position regarding the above Verizon Wireless Cell Tower project:

*There is an old adage in the "brick and mortar" retail business world, "There are three things that are the most important; location, location, and location."*

*The District believes that there are also three things that are the most important in the matter of the placement of a Cell Tower at Station 25, Crest Forest Fire Protection District: public safety, public safety, and public safety.*

*Cell service in the mountains is notoriously "spotty" at best. This is the District's belief, due to the topography as well as limited cell tower emplacements. Nevertheless, despite this limited availability of service cell phone communion has been, and is, an essential part of the response to, and management of, critical incidents that effect public safety.*

*An informal survey of fire agencies in our mountains as well as the Inland Empire tell that almost every response of personnel and equipment finds cell phone communications to be a vital link in managing the incident. Cell phones are used to communicate intra-agency with others on the incident as well as agency "home" stations, communication centers, and other service providers of necessary functions or tasks required to resolve the incident.*

*On multi-agency responses, cell phones are used to effect the sometimes lengthy conversations necessary to coordinate and manage incident attack plans, management of resources on scene, incoming, and in staging, thus providing critical information that would clog up the radio frequencies and providing the ability to "work around" the quite frequent lack of interoperability of radios on the incident.*

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• 23407 Crest Forest Dr. • P.O. Box 3220 Crestline CA. 92325 • (909) 338-3311 • FAX (909) 338-3217 •



## Crest Forest Fire Protection District

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*Within the Fire Services across the mountain our calls for service mimic the nationwide figures of approx. 85% medical aid vs. 15% fire and miscellaneous calls for service. A local survey finds that while some agencies require that all communications between responders and their base hospitals are via cell phone, others report that about 90% of field to base hospital calls are so accomplished. Detailed medical information has less chance of error or misinterpretation when personal communications, two-way and instantly interactive, are used. The Health Insurance Portability and Privacy Act (HIPPA) issues are also avoided with cell phone use, as those conversations are private as opposed to emergency radio frequencies, which are subject to monitoring, by "outsiders" using scanners to monitor radio traffic.*

*According to a recent report by the US Department of Education, "A decreasing number residences have land line telephones." Locally, more and more senior citizens have given up their landlines in favor of cell phone service. Even the providers of the, "I've fallen and I can't get up!" services, e.g. Life Alert and Medical Alert, now provide cell phone connect ability for their clients.*

*Cell phones have materially changed the nature of Search & Rescue operations. Quite frequently persons lost or injured utilize their GPS enabled cell phones to report their predicament to the authorities and in effect "tell them where they are." The same holds true for those involved in, or reporting, vehicle collisions or vehicle traffic hazards. Frequently traffic collisions and vehicle road hazards in our mountains occur well away from populated areas with the possibility of landline reporting – cell service is the answer to this situation. To quote the California Department of Motor Vehicles 2013 Driver Handbook, "Cell phones can be a lifesaver in emergency situations".*

*The tragic 2013 loss of the Granite Mountain Hotshots might have had another outcome if the precise location of the team could have been ascertained while air attack resources were available. The mother of one of those lost stated that she believed that all wildland firefighters should be equipped with GPS enabled communications.*

*It is a fact of life in our mountain communities that our several hundred Real Estate Brokers and their sales personnel are, and can be "the eyes and ears" of public safety. The cell phone is a necessary tool of their trade and they spend many hours "out and about" in the community with the capability, given adequate cell tower coverage, to immediately report fires, vehicle collisions, criminal acts, hazards, etc. It is quite possible that they spend more "time on the road" than our law enforcement officers do performing "routine patrol".*



## Crest Forest Fire Protection District

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*The bottom line: cell phone service is critical to public safety; increasing cell phone capability on our mountain is critical to public safety; placing a Cell Tower at CFFD Station 25 will materially benefit public safety for our residents, are businesses, and our visitors.*

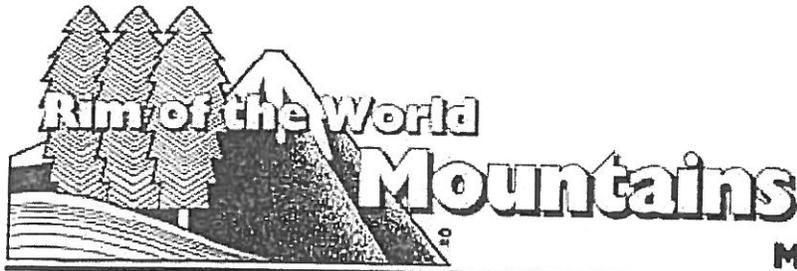
This project will benefit public safety for our residents and personnel. The District's position is clear and on behalf of the Board; respectfully request this letter be included in the final project action.

Sincerely,

A handwritten signature in black ink, appearing to read "Patti Forsythe", is written over the word "Sincerely,".

Patti Forsythe  
Administrative Secretary

Cc Board Directors  
K. Opliger  
R. Walls  
Michael Hayes  
Project File



## Mutual Aid Association

Serving San Bernardino Mountain Communities since 1968

November 6, 2013

Subject: **Letter of Support for the Proposed Cell Tower Placement at Station 25, Crest Forest Fire Protection District.**

To Whom It May Concern:

The *Rim of the World Mountains Mutual Aid Association (MMA)* is in support of the proposed cell tower placement at *Station 25, Crest Forest Fire Protection District*.

Members of MMA include First Responders from organizations such as the San Bernardino County Sheriff's Department, California Highway Patrol, San Bernardino County and Local Fire Departments, Emergency Communications Services (ECS), Mountains Community Hospital, Rim of the World Unified School District, Utilities (Gas, electric, and water), San Bernardino County Supervisor Rutherford's Office and Rim Family Services, Inc.

Our association's members rely heavily upon communications. Our mountain topography and limited cell tower emplacements results in "spotty" at best cellular coverage. This is especially true of the area where this tower is proposed. This tower placement will greatly increased cellular reliability and coverage for this portion of our community.

As an example, on multi-agency responses, cell phones are used to effect the sometimes lengthy conversations necessary to coordinate and manage incident attach plans, management of resources on scene, incoming, and in staging, thus providing critical information that would clog up the radio frequencies and providing the ability to "work around" the quite frequent lack of interoperability of radios on the incident.

Additionally, within the Fire Services across the mountain our calls for service mimic the nationwide figures of approximately 85% medical vs. 15% fire and miscellaneous call for service. A local survey finds that while some agencies require that all communications between responders and their base hospitals are via cell phone, others report that about 90% of field to base hospital calls are so

accomplished. Detailed medical information has less chance of error or misinterpretation when personal communications, two-way and instantly interactive, are used. Confidentiality issues surrounding the Health Insurance Portability and Privacy Act (HIPPA) are also avoided with cell phone use because all conversations are private as opposed to emergency radio frequencies.

The bottom line is that increasing cell phone service on our mountain is critical to public safety. Placing a Cell Tower at *Station 25, Crest Forest Fire Protection District* will materially benefit public safety for our residents, our businesses, and our visitors. We wholeheartedly support this cell tower placement.

If you have further questions, please feel free to contact me at (909) 336-1800 or at [ascullin@rimfamilyservices.org](mailto:ascullin@rimfamilyservices.org).

Sincerely,



Aaron M. Scullin, President  
P.O. Box 578  
Skyforest, CA 92385