

**From:** [mblevins](#)  
**To:** [LUEG, PDS.PlanningCommission](#)  
**Subject:** [External] Spring Valley Wireless / Cell Tower @ 8555 Paradise Valley Road  
**Date:** Thursday, March 21, 2024 11:08:10 PM

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To whom it may concern, I would like to express my disdain for the planning commission's consideration and/or plan to allow a cell tower to be erected near my home. I have lived in this community for more than 18 years, at 8535 Paradise Valley Road. Over the past several years, our way of life and property values have been affected by decisions of this commission and the Spring Valley planning committee.

Our residence is likely the most exposed and affected property along the eastern border of the Sweetwater Hills Townhome Community's property line. Every major opening to our home (4 sliding glass doors and a dining room window), as well as, our backyard are within a 150' of the proposed project. Our community's units are tri-level, so many residences in the community stand as tall or taller than the proposed cell tower. For years we have dealt with the unsightly sewer/storm drain pipes, equipment and other debris of the water authority. More recently, our noise and air quality, as well as, our property values have been diminished by the operation of a rock crushing business about 150' from our community. It is my understanding that a nonconforming permit has been issued for the operation of the sand and rock business. There is dust and dirt everywhere, and we do not know much about what we can not see. Now our community is bracing for another unseen source of potential danger.

As a community leader, I have been asked so many questions; How was our community targeted for these most recent projects? Why were these projects rejected in other communities? How are the business practices, and the air quality and safety monitored for the projects being force upon our community? Why is the county considering moving forward with the cell tower project when it seems that our community and its leaders / planners have rejected the plan? Has there been a new or motified report, now that there is a new business and its accompanying infrastructure and equipment?

I hope that you will consider the health, safety and well being of my family and community members before approving plans that have been rejected by so many.

Regards,

Leonard Blevins

Sent from my T-Mobile 4G LTE Device

**From:** [Lacrecia Randell](#)  
**To:** [LUEG, PDS.PlanningCommission](#)  
**Subject:** [External] Opposition of Paradise Valley Road Wireless Telecommunication Facility.  
**Date:** Tuesday, March 19, 2024 9:36:28 PM

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RE: PROJECT TYPE: Major Use Permit

PROJECT NAME: Paradise Valley Road Wireless Telecommunication Facility.

PROJECT CASE NUMBER: (S) PDS2022-MUP-22-012,  
PDS2022-ER-22-18-004

Dear PDS Planning Commission, my name is Lacrecia Randell and I live at 8535 Paradise Valley Road Unit 9 Spring Valley, CA 91977. I am very concerned about my health and safety because of the supposed AT&T Eucalyptus cell Towers that will be placed in our neighborhood. My biggest concern, is the company that wants to install the towers are not able to reassure that my personal health and well being won't be affected by the industrial use of the Cell Towers.

The company talks about general research based on animals and generalizations. As I am sure you are aware, it is against the law to experiment on human beings to determine the side effects of long term exposure of Electromagnetic hyper sensitivity caused from cell towers as well as wireless radiation and the possibility of cancer.

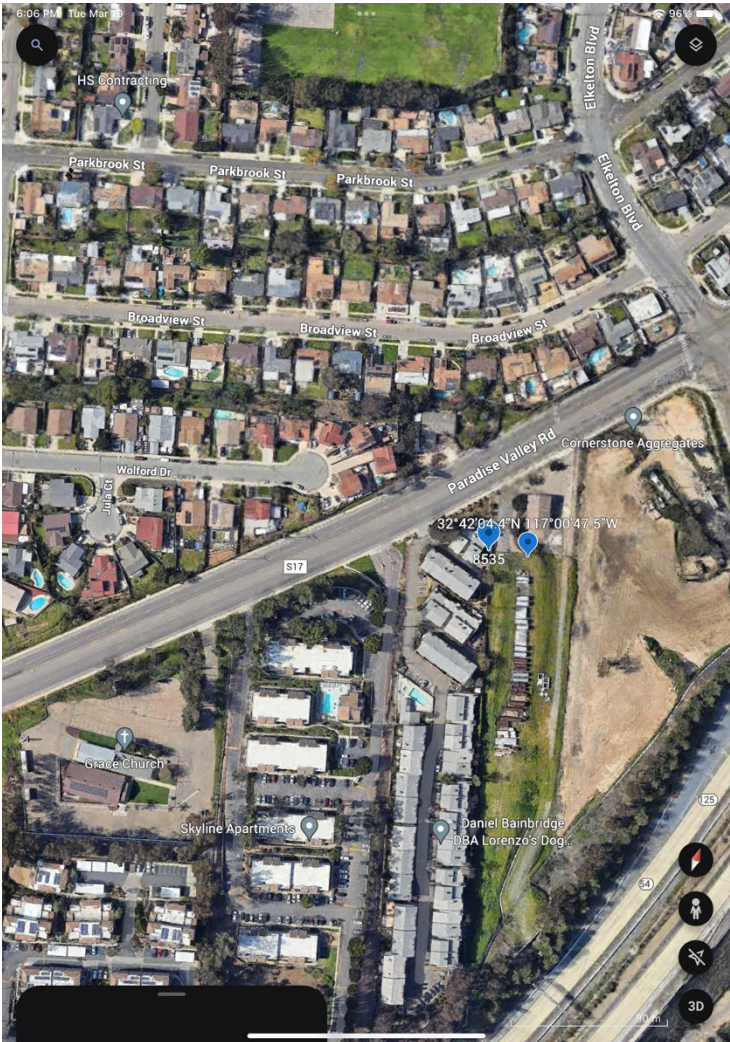
I would like to state for the record that I Lacrecia Randell adamantly oppose the placement of the AT&T Eucalyptus cell tower near my home and neighborhood.

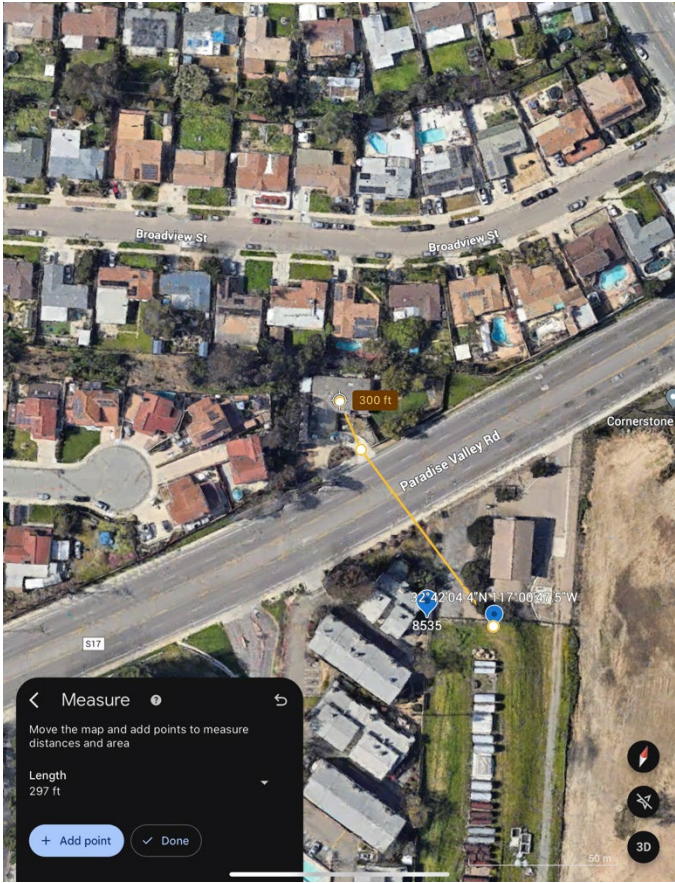
If you have any questions please contact me at 619-405-2827. I respect your attention to this matter.

Sincerely,  
Lacrecia Randell

PARADISE VALLEY ROAD WIRELESS PROJECT IMPACT – an alternative and more complete look with Google Earth satellite images

Image 1: Simply showing a satellite image illustrates how residential this area truly is – home to hundreds of families, as well as a church nearby and a daycare. The blue markers are the proposed tower with its coordinates, as well as the nearest residential property. The distance from 8535’s property line is reported as 56 feet (page 2-10 of supporting documents) as well as 73 feet (page 2-44 of supporting documents). This discrepancy shows that the staff report and analysis is not 100% accurate. The Section 4800 of the Zoning Ordinance requires that the project meet the “H” setback requirements for a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback. Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use. As both of these distances given in the report are very close to the 50 feet cut off requirements, care should be taken in determining property line measurements. There should be no discrepancy.









Images 2 and 3: Not shown in Staff Report is the licensed child care facility, Little Starz Daycare, directly across from the proposed tower location at 8555 Paradise Valley Road. This also points to unanswered questions and inaccurate information in this report. The measurement taken from the proposed tower coordinates, in a straight line forward, shows that 300 feet is inside the day care . The property line “approximate” measurement would therefore be less than 300 feet if it was accurately measured and put forth in the staff report. My measurement is approximately 242 feet. This would be against zoning ordinances.

ORDINANCE NO. 10622 states: In order to reduce clutter and maintain the aesthetic quality and community character of certain civic and community uses, SCWs in the right-of-way shall not be located within 300 feet of schools, child care centers, hospitals, religious facilities, fire stations, or sheriff stations unless the applicant demonstrates that compliance with this requirement would be technically infeasible. Distance, without regard to intervening structures, shall be a straight line measured by the closest property lines.

Another unanswered question is the effect wireless towers have on property values. There are studies showing the potential effects.

Affuso, E., Reid Cummings, J. & Le, H. Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis. *J Real Estate Finan Econ* 56, 653–676 (2018). <https://doi.org/10.1007/s11146-017-9600-9>

Additionally, the documents included in the application and staff seems to lack actual data, such as dropped call reports or drive tests to demonstrate the dire need for a tower, per Section 6984 Part A. Another unanswered question illuminating the incompleteness of the documentation provided. The report should have evidence that PHONE wireless service is severely lacking, not other wireless technologies.

Please take these images and information into consideration as you look at the Supporting Documents provided by the County. I hope these can add more context and make the total situation more complete and truthful. There are too many unanswered questions for a project that affects many. Thank you.

Prepared by  
Maggie Winterton on behalf of  
Sweetwater Hills Townhomes community of homeowners

**From:** [Michelle Blevins](#)  
**To:** [LUEG, PDS.PlanningCommission](#)  
**Subject:** [External] Cell Tower Complaint at 8555 Paradise Valley Road. SV  
**Date:** Friday, March 22, 2024 12:11:54 AM

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## **To Whom It May Concern**

**My name is Michelle Blevins, and I live at 8535 Paradise Valley Road # 17, SV 91977. I live 100 feet from where the cell tower will be installed. The property belonging to the San Diego Water Authority purchased the 8555 Paradise Valley Road property, which has been eye sore. When I look out my living room window. I see old, rusted sewer pipes. They have been here for years. When I spoke to the supervisor, I was told that it was their property and that they could do whatever they wanted.**

**I had a great view when I moved here. Now, I look out my window at the old sewer pipes. It is equally embarrassing to have to explain family and friends visiting.**

**Recently, a new company moved next to the SD Water Authority property. It is a rock-crushing business. I need to understand how they can conduct business in a residential neighborhood. They work from sun up to sun down. They are less than 200 feet from my house. We must hear tractors daily, endure pollution, and look at old, rusted sewer pipes. We no longer have a view of the mountains and the lake at a distance.**

**The SD Water Authorities now want a cell tower on their property. I feel disrespected that anyone would consider putting a tower this close to people's homes. If this tower goes up, I will no longer feel safe. I worry that the cell tower will affect my family's health, not to mention my property value. This is my home. Please consider my family and neighbors. Please do not allow this cell tower to go up.**

**I have attached a few pictures of the mess these people are making.**

**I appreciate your consideration of this.**

**Michelle Blevins**

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Sincerely,  
**Michelle Blevins**

Secretary

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