

**Attachment D**

**Public Comments Received**

**as of 2:00 pm on 11/2/2023**

## Nolan Bobroff

---

**From:** Jeff Apregan <japregan@gmail.com>  
**Sent:** Tuesday, October 31, 2023 12:08 PM  
**To:** Nolan Bobroff  
**Subject:** ATT Cell Tower

You don't often get email from japregan@gmail.com. [Learn why this is important](#)

### [EXTERNAL EMAIL]

Nolan,

We were recently made aware of the proposed ATT cell tower near the fire station across from the Snowcreek Athletic Club.

We are homeowners in the Snowcreek CreekHouse development at 1442 Boulder Creek Road. We are very concerned about the proposed cell tower and the impact it will have on both views and property values. While we understand from the proposal, that efforts would be taken to disguise the tower as a tree, it would still be an eyesore.

We realize that the fire department has an existing Tower, but we were at least aware of it prior to purchasing our unit.

I am writing to express our opposition to the installation of this cell tower and am hopeful that an alternate location can be found that would have a lesser impact.

Thank you for your time and consideration.

Kindest regards,

Jeff Apregan  
1442 Boulder Creek Road  
PH: (818) 259-2999  
E: [japregan@gmail.com](mailto:japregan@gmail.com)

## Nolan Bobroff

---

**From:** Claudine Bovich <cbovich@icloud.com>  
**Sent:** Monday, October 30, 2023 7:59 PM  
**To:** Nolan Bobroff  
**Subject:** ATT Cell Antenna

[You don't often get email from cbovich@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL]

Mr. Bobroff,

We were just made aware of a new ATT cell tower plan on the property at the fire station at 1574 Old Mammoth Road. We have many concerns about the safety of such tower because we have a Creek House property very close to this site. On top of the fact that all the plans show the site to not have much around it those pics are from several years ago and now there are homes literally right next door on all sides of the fire station. An 80 foot "tree" would not only be very out of place but we have many concerns about the health and safety of having a tower that close to where people live. We do think Mammoth needs more cell towers but it seems there should be other places to put it then right where many people live. Why can't this 80 "tree" be put on Mammoth Mountain somewhere or down near 203 and 395 away from people's living spaces. For the record we very much object to this placement of the tower at 1574 Old Mammoth Road for the safety of all the people that live or vacation in the Creek House community.

Thank You,  
Claudine & Tom Bovich  
1430 Boulder Creek  
Mammoth Lakes, Ca 92673

## Nolan Bobroff

---

**From:** Don Herman <dherm1987@gmail.com>  
**Sent:** Monday, October 30, 2023 11:41 AM  
**To:** nbobroff@townofmammothlakes.ca.org; Michael Peterka  
**Cc:** Mary Sue OMelia  
**Subject:** AT&T CELL TOWER AT FIRE STATION #2

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from dherm1987@gmail.com. [Learn why this is important](#)

### [EXTERNAL EMAIL]

We the owners, Don Herman & Mary Sue O'Melia, of 1450 Boulder Creek Road, Creek House, Snowcreek Resort, Mammoth Lakes, CA 93546 hereby oppose the installation of the subject cell tower and associated equipment.

Views in Mammoth are at a premium and the installation of the subject cell tower will negatively impact views from our property as well as property value. We purchased the property at a premium for the unencumbered view of Mammoth Rock, Red Mountain, the Crest, and more. We did not purchase in a forested area as the views are very important to us and our guests. The fire department's equipment height as currently configured was acceptable when we purchased the property. Any equipment higher than the current "Smoke House" and/or "Lift Tower Prop" will not be acceptable.

We have experienced these types of towers previously and although they attempt to imitate the look of a tree, they appear far from it and are actually quite hideous in appearance. For this and the resulting encumbered view we object to this project.

We and others in this resort rely on our properties having attractive value to both potential vacation renters and permanent owners. This installation will lower that value when compared to other options.

Please consider the installation of this facility at a less impactful site to the beautiful views of Mammoth.

Thank you in advance for denying this project.

Sincerely,

Don Herman & Mary Sue O'Melia

**Nolan Bobroff**

---

**From:** suzannehomer <suzannehomer@yahoo.com>  
**Sent:** Tuesday, October 31, 2023 11:34 AM  
**To:** Michael Peterka; nbobroffg@townofmammothlakes.ca.gov  
**Cc:** Ronald Homer  
**Subject:** Cell Phone Tower at Firestation #2

[You don't often get email from suzannehomer@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL]

Dear Sir:

We urge the Planning and Economic Development Commission and the Town of Mammoth Lakes to reject the proposal for the cell phone tower at firestation #2. The tower will be an unsightly monstrosity looming over our homes and will detract from the beautiful nature of the immediate area. Further risks of decline in property values and increased electromagnetic radiation make this project a negative for our community at Snowcreek and other neighborhood homes. When we purchased our home we were not expecting to live under the shadow of an 80 foot tall metal tower! Please reject this project.

Thank You,

Ron and Suzanne Homer and Family.

## Nolan Bobroff

---

**From:** Jahanshah Jomehri <jahanshah@jomehri.us>  
**Sent:** Tuesday, October 31, 2023 11:41 AM  
**To:** Nolan Bobroff; Nolan Bobroff  
**Subject:** ATT Towe project

You don't often get email from jahanshah@jomehri.us. [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Dear Mr. Bobroff,

Snow Creek as you well know, is the jewel of Mammoth Lakes. The development of Snow Creek is what made Mammoth Lakes Mammoth Lakes. Of course, the beautiful mountain and the snow can't be undermined either. But one complements the other.

Putting a communication tower at the proposed location is just like putting a dagger into the heart of Snow Creek. Please do not kill this beautiful resort area by blinding the view of so many homeowners who paid dearly for these condos. Why reduce the real estate value of these beautiful areas where there is an entire mountain that this tower can be placed on?

We definitely need the tower, but not in the most precious real estate in Mammoth. Respectfully, no other city would ever even consider such a move.

Thank you for your time.

Best regards,

John Jahanshah Jomehri  
626 617 2318

## Nolan Bobroff

---

**From:** David Jordon <davidj@ssvprop.com>  
**Sent:** Monday, October 30, 2023 1:53 PM  
**To:** Nolan Bobroff  
**Cc:** Kathy Runnells  
**Subject:** Cell Tower at the Fire Department on Old Mammoth Rd

[You don't often get email from davidj@ssvprop.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL]

We are the homeowners at 1434 Boulder Creek Road (within the Creekhous development). I bought the house specifically for the view corridors versus a home in the woods. This proposed cell tower will negatively impact views for the entire development, and potentially diminish value, unnecessarily.

Based on the proposed plans, the height appears to be quite tall at 80 feet, and out of character for the area. Its prominent location could not be in a worse spot as the views are fantastic in this area of Old Mammoth Road for tourists and owners. Cell towers stand out on and are ugly even when designed to mimic a tree.

Please note, the developer already tore out all the trees surrounding the fire station. Despite our requests to put pine trees back to provide year round screening, they choose seasonal trees such as Aspens. Most of the those trees were severely damaged last winter and the fire station is very obvious as a result. Please do not add to the eyesore that is already there.

I am a real estate developer and a firm believer in appropriate growth and improvements to communities. As a result, I am not a NIMBY. Cell service needs to improve in Mammoth Lakes. However, there has to be a better solution in this instance.

I am available to discuss if you have any questions.

David Jordon  
President/CEO  
SSV Properties  
310 415 2334

## Nolan Bobroff

---

**From:** lauren perrone <yeelauren@hotmail.com>  
**Sent:** Monday, October 30, 2023 7:36 PM  
**To:** Nolan Bobroff  
**Subject:** Proposed cell tower on old mammoth by fire station

[You don't often get email from yeelauren@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL]

> Dear Mr. Bobroff -

> We are the homeowners at 1440 Boulder Creek Road (within the Creekhouse development). I bought the house specifically for the view corridors versus a home in the woods. This proposed cell tower will negatively impact views for the entire development, and potentially diminish value, unnecessarily.

>

>

> Based on the proposed plans, the height appears to be quite tall at 80 feet, and out of character for the area. Its prominent location could not be in a worse spot as the views are fantastic in this area of Old Mammoth Road for tourists and owners. Cell towers stand out on and are ugly even when designed to mimic a tree.

>

>

> Please note, the developer already tore out all the trees surrounding the fire station. Despite our requests to put pine trees back to provide year round screening, they choose seasonal trees such as Aspens. Most of the those trees were severely damaged last winter and the fire station is very obvious as a result. Please do not add to the eyesore that is already there.

>

>

> We are firm believers of in appropriate growth and improvements to communities. As a result, I am not a NIMBY. Cell service needs to improve in Mammoth Lakes. However, there has to be a better solution in this instance.

>

>

> I am available to discuss if you have any questions.

> Thank you, Lauren and Jacques Perrone

>

Sent from my iPad



## Nolan Bobroff

---

**From:** kimberly ramirez <kimberly.ramirez@rsbev.com>  
**Sent:** Monday, October 30, 2023 1:21 PM  
**To:** Nolan Bobroff  
**Subject:** FW: Oppose Cell Tower in Creekhouse community

You don't often get email from kimberly.ramirez@rsbev.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]**

~~Nolan Bobroff~~

*VP of Finance*

**R&S Beverage Company**

17500 Adelanto Road  
Adelanto, CA 92301  
760-530-2288

---

**From:** kimberly ramirez  
**Sent:** Monday, October 30, 2023 11:00 AM  
**To:** 'nbobroff@townofmammothlakes.ca.org' <nbobroff@townofmammothlakes.ca.org>  
**Subject:** Oppose Cell Tower in Creekhouse community

To whom it may concern-

We would like to voice our opposition to the prospected cell tower in the Creekhouse Community. It would be an obvious block in our beautiful view that made us decide to purchase in this community to begin with. We feel that there are better positions for something of this nature than in the middle of our recently developed community. Items like these should have been disclosed prior to completion so that residents can make sure there view is not near such structures.

We appreciate your consideration in our view of opposing the placement of the cell tower in the Creekhouse Community.

Best regards,

Kimberly Ramirez  
Owner  
1537 Clear Creek Road  
Mammoth Lakes, CA 93546

~~Nolan Bobroff~~

*VP of Finance*

**R&S Beverage Company**

17500 Adelanto Road  
Adelanto, CA 92301  
760-530-2288



October 31, 2023

Town of Mammoth Lakes Planning Department  
PO Box 1609  
Mammoth Lakes, CA 93546

Subject: Opposition to the Placement of a New Cell Tower at 1574 Old Mammoth Road

Dear Members of the Town of Mammoth Lakes Planning Department,

I am writing to express my strong opposition to the proposed placement of a new cell tower at 1574 Old Mammoth Road. While I understand the importance of improving cellular infrastructure, I believe that the proposed location will have a detrimental impact on the aesthetics of our neighborhood and may adversely affect property values. Not only am I a homeowner impacted by this proposed cellular tower, I am also a REALTOR® who has sold properties in this community.

Our Creek House neighborhood is directly adjacent to the proposed location. The neighborhood is known for the amazing views and scenic location. Many homeowners purchased in this neighborhood specifically for the views. The introduction of a large cell tower in this area would dramatically alter the visual landscape, causing it to clash with the natural surroundings. The installation of a cell tower in this location would disrupt the character of our neighborhood and adversely affect the overall appeal of the area.

In addition to the aesthetic concerns, there is substantial evidence to suggest that the presence of a cell tower in close proximity to residential areas can negatively impact property values. Potential homebuyers and renters often consider factors such as the presence of unsightly structures, electromagnetic radiation concerns, and the impact on views when deciding on where to live. Property values in the vicinity of a cell tower are known to decline, which could have significant financial implications for homeowners in our neighborhood.

Furthermore, while the scientific community remains divided on the health impact of cellular towers near residential areas, the mere perception of health risks can contribute to the devaluation of properties in the area.

I urge the Planning Department to explore alternative locations for the cell tower that are less intrusive and more suitable for both our neighborhood's aesthetics and property values. It is vital that we consider the long-term implications of this decision on our community's character and the well-being of its residents.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonja Bush", with a long, sweeping horizontal line extending to the right.

Sonja Bush

10-31-2023

TO: City of Mammoth Lakes honorable Council Member  
FROM: SNOWCREEK 6, "THE LODGES"  
SUBJECT: PROPOSED CELL TOWER

Dear Council Members and Planning Commissioners,

It has been brought to our attention that AT&T is proposing a cell site located at the Fire Station that includes an 80' cell tower and a generator for emergency power. It is good to see efforts to improve cellular service in the area, however we have concerns and hope that you can provide us with answers, solutions and feedback.

The plans that identify the site show the location of the tower and the generator. If we are interpreting the plans correctly the cell tower, disguised as a pine tree, will be located behind the Fire Station at the North/ East corner of the property. The generator is in front of the Fire Station concealed by a chain link fence.

Our concerns:

This proposed location is in a high-density residential area. The concerns are visual effect, health exposures, and capacity.

Visual- The cell tower is 80 feet high which is over 2 times the height of the existing natural trees (as per the plan). This will have negative effects on the views from homes facing south and east.

The generator- The plan shows a chain link fence surrounding it. This unsightly fence style will be seen by all from Old Mammoth Road and neighboring communities. We believe that City Planning can require AT&T to construct a much more visually appealing enclosure that will be consistent with the surrounding building designs and providing a pleasant "curb appeal;" why has this not been done?

Public Safety- As mentioned before this tower will be located in a high-density residential area and so the community is exposed to radiation leaking from the microwave antenna; has the extent of this risk been analyzed and appropriate protective measures been included in the tower's design?

Capacity- In our reading it appears that the tower will accommodate 3G and 4G services. Currently 5G is the more up to date service and likely will be required in the

foreseeable future but the tower is apparently not planned to support it; any reason for this?

We hope that public safety and negative effects to the local community will be a top priority in making your decision. We commend the efforts to improve cell service in the area but are sure that a different location with less negative impact can be found.

Thank You.

Snowcreek VI "The Lodges" Board

Dear Mr. Bobroff

I am writing to express my strong opposition to the proposed installation of a cell tower at 1574 Old Mammoth Rd. I am a resident of Creek House which is located within .3 of a mile from the proposed site. I have several reasons to object to this cell tower, which I will explain below.

First, the cell tower would have a negative impact on the aesthetic and character of our neighborhood, which is valued for its natural features landmarks, and residential atmosphere. How can you possibly entertain obstructing views of Mammoth Rock??? This cell tower would be an eyesore that would ruin the scenic views and degrade the quality of life for the residents and visitors. The cell tower would also be incompatible with the zoning and land use regulations of our neighborhood, which are designed to preserve its residential integrity. The cell tower would violate the spirit and intent of these regulations, as well as the comprehensive plan and vision of our community.

Second, the cell tower would pose a potential health and safety risk to the residents and wildlife in the vicinity. Although federal law prohibits local authorities from denying cell towers based on the environmental effects of radio frequency emissions, there is still scientific uncertainty and public concern about the long-term effects of exposure to these emissions. Moreover, there are other possible hazards associated with cell towers, such as structural failure like wind, fire, lightning, ice, vandalism, and interference with other devices. The cell tower would create an unnecessary and unacceptable risk for the people and animals living near it.

Third, the cell tower is not necessary to provide adequate wireless service in our area. According to the information available on the AT&T's website, there is already sufficient coverage and capacity in our neighborhood. Plus, there are other service providers with great coverage. There are also alternative sites that could be used for wireless facilities, such as existing structures or non-residential areas that are farther away from homes and schools. The wireless carrier has not demonstrated that there is a significant gap in service or that there are no feasible alternatives to the proposed site.

For these reasons, I urge you to deny the application for the cell tower. The cell tower would have a detrimental effect on our neighborhood's appearance, health, safety, and property values. It would not serve any public interest or need that outweighs the harm it would cause to our community.

Thank you for your attention and consideration.

Sincerely,

Rita & Larry Campbell

1413 Boulder Creek Rd, Mammoth Lakes

**From:** [Michael Peterka](#)  
**To:** [Michael Peterka](#)  
**Subject:** FW: Proposed cell tower by the Old Mammoth fire station  
**Date:** Wednesday, November 1, 2023 1:46:48 PM

---

---

**From:** Kevin Saks <[kmsaks@gmail.com](mailto:kmsaks@gmail.com)>  
**Sent:** Tuesday, October 31, 2023 8:22 PM  
**To:** Nolan Bobroff <[nbobroff@townofmammothlakes.ca.gov](mailto:nbobroff@townofmammothlakes.ca.gov)>  
**Subject:** Proposed cell tower by the Old Mammoth fire station

You don't often get email from [kmsaks@gmail.com](mailto:kmsaks@gmail.com). [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Dear Mr. Bobroff,

I'm writing to express my concern and ask the Town Planning Department strongly reconsider the proposed cell tower at the fire station adjacent to CreekHouse condos.

We bought a home in Mammoth to get away from the city, from the sky scrapers, from the wires and ugly cell towers. Of course we all want our creature technology comforts, but not at the expense of cluttering views and downright making the environment ugly with a 80' tower and more importantly unsafe with the health risks they impose. I ask you, I beg you, please reconsider other locations which not only reduce the health risk, but also maintain the beauty of Mammoth Lakes.

Warmly,  
Kevin Saks  
1354 Timber Creek Road

**From:** [neumannj@pacbell.net](mailto:neumannj@pacbell.net)  
**To:** [Michael Peterka](#); [Nolan Bobroff](#)  
**Subject:** FW: Proposed Cell Tower  
**Date:** Tuesday, October 31, 2023 10:30:59 PM

---

You don't often get email from neumannj@pacbell.net. [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Nolan,

I am writing to you and the Town of Mammoth Lakes stating my opposition to the proposed cell tower being planned at the firehouse in the Creekhous neighborhood. I live at 1533 Clear Creek Road and one of the main reasons I purchased this home was because of the unobstructed views, as well as the healthy lifestyle I want to enjoy here. I do not want a cell tower near my home.

Regards,

Julie Neumann  
925-683-7947

Julie Neumann  
[neumannj@pacbell.net](mailto:neumannj@pacbell.net)

Dated November 1, 2023

**Cell Tower at Fire Station 2**

**Resort Zone as defined by the Town of Mammoth Lakes Zoning Map and Mono County Tax Records.**

I am writing to express my **very strong opposition** to the proposed placement of a cell tower at Fire Station 2.

The reasons are many however, the main reasons are the location contradicts the Town of Mammoth Lakes Ordinance, 17.52.280(C), pertaining to Telecommunication Facilities and the definition of why we have zoning ordinances.

Let me start off by reminding us why we have zoning ordinances. The purpose of the Town's Zoning Ordinance is stated as, "Zoning Code is adopted to **PROTECT** and to **PROMOTE** the public **HEALTH, SAFETY** and **COMFORT**, convenience, **PROSPERITY** and **general welfare of residents** and businesses in Town".

The location of this cell tower is in a Resort Zone with Residential units surrounding this location. I would like to point out the photos that are posted in the project plans were taken prior to the building of residential properties NOW surrounding this location. AND the height consideration of the tower was planned before Residential homes were built 20 feet away.

Also, the Town zoning map and Mono County Tax Assessor's data shows the property in a Resort Zone, not a Public Quasi zone.

Ordinance 17.52.280(c) Telecommunications Facilities Permit Requirements are listed below, which **do not meet** the criteria for this location.

- *To preserve the unique visual character of the Town, promote the aesthetic appearance of the Town, and to ensure public safety and welfare as stated in Mammoth Lakes Ordinance.*

*Note: The tower is 80 feet tall, it doesn't preserve the unique visual character of the neighborhood and given the close proximity of my residence and other residences in CreekHouse, The Lodges and other surrounding neighborhoods, it does not ensure public safety and welfare regarding the admittance of RF waves health concerns which are well documented.*

- *Sites for cellular wireless communications facilities shall be selected according to the following order of preference:*

*a. On or within existing structures (e.g., church steeple, roof top stairwell or equipment enclosures, etc.).*



*b. Co-location facilities (i.e., locating equipment from more than one provider on a single facility).*

*c. In locations where existing topography, vegetation, or other structures provide the greatest amount of screening.*

*Note: None of these requirements apply according to the AT&T plans for this location, including the “greatest amount of screening”. The surrounding properties (20 feet away) are sought out and purchased due to the open and vast views at this location.*

- 17.52.280 (c) States, “ No transmitting dish antenna shall be permitted in a residential zone.”

*Note: CreekHouse, The Lodges and surrounding neighborhoods are Residential properties that are in very close proximity to the planned location. Resort zones include residential properties! If a transmitting antenna is not allowed in a residential zone, what makes it ok to be put in a Resort zone?*

- Town Ordinance definition of a wireless communication facilities is listed as, “A *cellular wireless communications facility* is a type of remote communication installation that includes a grouping or **series of antennas** that transmit, relay, and receive radio waves, together with equipment that is functionally integrated into a communication system.”

*Note: This is not a remote installation! It’s located in a residential neighborhood. And this won’t end up being one tower it will end up being multiple towers as the project plans allow.*

If the Town Zoning ordinances are to PROMOTE the public HEALTH, SAFETY and COMFORT, convenience, PROSPERITY (*It is proven that property values decrease when located next Telecommunications facilities*) and general welfare of residents, it’s **substantially** failing in respect to the location placement of this proposed Cell Tower. **Why have town zoning ordinances if the Town can’t adhere to their own ordinance!!!**

This project in the same location was turned down and not approved by the Town in 2013 due to possible harmful effects on the firefighters at the Fire Station, but it’s ok to allow those that live within feet from the fire station to endure harmful effects?

## **The big question is would you want to live next to an 80-foot Cell Tower?**

Jodi Melton

CreekHouse Owner and a full time resident of Mammoth Lakes for 23 years.

Mammoth Lakes Planning & Economic Development Commission  
PO Box 1609,  
Mammoth Lakes  
CA 93546

31<sup>st</sup> October, 2023

For the attention of Nolan Bobroff, Interim Planning Director

**Subject: Objection to the proposed Cell Tower at Fire Station #2, Mammoth Lakes**

Dear Nolan,

I am writing to express my strong objection to the proposed cellular phone tower that is less than 100 feet from my home. I oppose the installation of this tower due to safety concerns, financial considerations, and aesthetic reasons. I would also suggest other alternative locations and technologies need evaluation before taking any decision.

Firstly, I am concerned about the potential health risks associated with exposure to electromagnetic radiation from the tower. There is a growing body of scientific evidence that suggests long-term exposure to such radiation can have harmful effects on human health. Guidelines suggest a minimum distance of 400ft from a tower is reasonable to ensure safety. The current proposal is 20ft from the property line of the building which is my home. I urge you to take these concerns seriously.

Secondly, I am more than concerned about the impact that this tower will have on local property values. Research has shown that the presence of a cell phone tower can significantly reduce property values in the surrounding area. Data suggests that within 1,000ft of a cell tower results in a 15% reduction to property values. My home is only recently completed, and a 15% reduction in its value is hundreds of thousands of dollars impact. At less than 100ft, 15% is likely a low estimate of the impact. AT&T is a commercial enterprise, making money for shareholders. In this case, to mine and my neighbor's financial detriment.

Thirdly, Mammoth Lakes is a place of exceptional natural beauty. This is the reason I have purchased a home and intend to spend my retirement here. The cell tower will detract from this natural beauty.

Finally, as custodians of this amazing town I would like to suggest all other options should be fully exhausted before cell towers are even considered. Satellite technology is an obvious choice. It is developing quickly (Starlink) and is used in many rural areas. I recognize that communication infrastructure is important. However, I urge the town to avoid *any* location that is within 400ft of a residential property. As a community, do we really want to have our neighbors choose between health risks, retirement assets, the natural beauty of the town and better cell coverage that can be achieved through other means? Please consider these alternatives before taking a decision.

Sincerely,

Drs Craig & Hilary Wilson  
1390 Timber Creek Road  
Mammoth Lakes, CA 93546  
760-914-2132 (Craig's cell) & 484-575-6523 (Hilary's cell)  
[Craigstewartwilson@me.com](mailto:Craigstewartwilson@me.com)  
[Hilaryacnorris@gmail.com](mailto:Hilaryacnorris@gmail.com)

**From:** [Michael Peterka](#)  
**To:** [Michael Peterka](#)  
**Subject:** FW: objections to cell tower planned for 1574 Old Mammoth Road  
**Date:** Wednesday, November 1, 2023 1:48:56 PM

---

---

**From:** Helen Polkes <[hpolkes@gmail.com](mailto:hpolkes@gmail.com)>  
**Sent:** Tuesday, October 31, 2023 7:06 PM  
**To:** Nolan Bobroff <[nbobroff@townofmammothlakes.ca.gov](mailto:nbobroff@townofmammothlakes.ca.gov)>  
**Subject:** objections to cell tower planned for 1574 Old Mammoth Road

You don't often get email from [hpolkes@gmail.com](mailto:hpolkes@gmail.com). [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Hi Mr. Bobroff,

We were made aware of a new AT&T cell tower planned at the fire station on 1574 Old Mammoth Road.

We have concerns about the tower being located near in this area. Our primary concern is the health and safety of having a cell tower that close to a very populated residential area. I understand there is debate about the health risks but why would the town want to introduce this possibility when there are other options to locate the tower? Less important but still a concern is having an 80 foot tower (even one disguised as a tree) located in a residential area if there are other options. The plans we saw show the site from several years ago when it was not populated with homes. That's not the case now and we ask that the plans be reconsidered.

We strongly object to the placement of the tower at 1574 Old Mammoth Road for the safety of all the people that live or vacation in the area.

Thank you,

Helen and Paul Holzhauser  
1432 Boulder Creek

**From:** [Ron J. Homer](#)  
**To:** [Michael Peterka](#); [nbobroffg@townofmammothlakes.ca.gov](mailto:nbobroffg@townofmammothlakes.ca.gov)  
**Subject:** CreekHouse HOA Opposition to Proposed Cell Tower  
**Date:** Wednesday, November 1, 2023 1:55:11 PM

---

[EXTERNAL EMAIL]

November 1, 2023

Town of Mammoth Lakes Planning Department  
PO Box 1609  
Mammoth Lakes, CA 93546

Dear Members of the Town of Mammoth Lakes Planning Department:

We, the Board of Directors of the Homeowners Association of the CreekHouse at Snowcreek are writing to express our opposition to the proposed placement of a cell phone tower at 1574 Old Mammoth Road immediately adjacent to our neighborhood. Hundreds of the homes in the CreekHouse development, the adjacent portions of Snowcreek and the local Mammoth Lakes neighborhood will be negatively impacted. The proposed tower will be an unsightly monstrosity looming over our homes and inconsistent with the neighborhood feel. In fact, this 80 foot tower will become the dominant feature of our primarily residential low-rise neighborhood. The inevitable consequence of the tower will be a decline in property values and rental revenues. Furthermore, while there is controversy regarding the health effects of cellular towers in residential neighborhoods, there is no controversy that the desirability of our neighborhood will decline.

We urge the planning department to reconsider the location of this tower to a more suitable location.

Sincerely,

The Homeowner Owners Association Board of Directors  
CreekHouse at Snowcreek

Ronald Homer  
Sonja Bush  
Chad Lande  
Charles Lande  
Janelle Werdesheim

**From:** [Allison McDonell-Page](#)  
**To:** [Michael Peterka](#)  
**Subject:** Cell tower at fire station 2  
**Date:** Tuesday, October 31, 2023 3:29:11 PM

---

[You don't often get email from [allison@snowcreekproperty.com](mailto:allison@snowcreekproperty.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL]

Dear Michael,

I have client who was supposed to close in her property tomorrow. She has been wait for 18 months for her dream home, ordered flooring and furnishings, only to find out yesterday that an 80 foot cellphone tower may be moving in next door? This is a real problem and incredibly unfair. Creekhous is a development that has been in the works since 2008. How could this happen. Is there really no other better place to out it. It's these kind of decisions that make me think that this town is in really bad hands.

Sent from my iPhone

## Rebuttal to the Technical Siting Analysis produced by AT&T and Eukon

Site Name: AT&T “CSL04615” | Location: Fire Station 2

Dated: November 2, 2023

Submitted by Wendy Jordan Blades

**Site Selection** – Site zoning of the fire station is within Resort (R). “The Resort zone is intended to allow for large-scale coordinated planning of properties.” A development plan, which has typically been in the form of a Master Plan, is required for all Resort zoned properties, and requires the application of similar performance and environmental standards as similar uses in other zones. The site in question is in Snowcreek VII, known as Creekhous within the master planned Snowcreek.



**Creekhous** – Proposed location of cell tower AT&T “CSL04615”.

### Site Selection

*“The selection of the proposed site rested on the determination of compatibility with adjacent development and preservation of existing view corridors.”*

The proposed site is COMPLETELY incompatible with the adjacent development of Snowcreek VII. This location is within feet of the adjacent residences (see above map), and looms over them, directly affecting quality of life and housing values in a community of 114 homes where current values range from approximately \$1.3M to \$2.6M. Would you want to live only feet away from this 80’ tower?

*“The proposed location is in an area that limits the visual impact on adjacent properties and to the traveling public.”*

This location is absolutely front and center to the adjacent properties, the homes on Timber Creek Road, Boulder Creek Road and Clear Creek Road. Which are more important, the traveling public on Old Mammoth and Club Drive or the residents and guests who are faced with this proposed 80' tower directly outside their homes and those in the Creekhous neighborhood who enjoy walking in their community?

*"The subject site allows for the proposed project to operate in a manner that precludes adverse impacts to access, path of travel and maintains the current aesthetic condition for the area."*

With the exception of path of travel, this statement is STRONGLY rebutted. It is directly next to and across from homes on a small residential street. There is nothing blocking the view of this from Timber Creek Road and also the houses on Boulder Creek Road and Clear Creek Road. It will obstruct current views of Mammoth Rock.

### **Height Variance Findings**

*"A. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district;"*

Reminder, this area is zoned Resort because it is under the Snowcreek Master Plan. This does NOT mean this Fire Station property is being 'deprived' of any privileges enjoyed by other property in the vicinity. In fact, to allow this use WOULD deprive other property (homes) in the vicinity of the privileges they should be enjoying.

*"The proposed WTF has to "see" over the local topography in order to provide effective RF coverage to the area. The proposed 80' height is the lowest functional height to fill AT&T's Service Gap in the area."*

The fact that the WTF has to 'see' over the local topography is really not the responsibility of the Creekhous community. This installation must be move to a different location.

*"B. Granting of the height variance will allow the proposed WTF to operate in a "level playing field" with other local AT&T WTF's and not be at a disadvantage due to topographic challenges that the additional height will help ameliorate."*

The priority *should be* on NOT disadvantaging the Creekhous community rather than on not disadvantaging AT&T.

*"D. Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;"*

Arguably, while there has been no official public health finding of WTFs being detrimental to public health, perception is a different matter entirely and affects both property values and rentability. Many of the homes in the Creekhous community are occupied by full time residents and many others are rented out as vacation rentals supporting many workers in town. Allowing this tower WOULD be injurious to both the neighboring properties and the Zone by degrading the appeal of the immediate area.

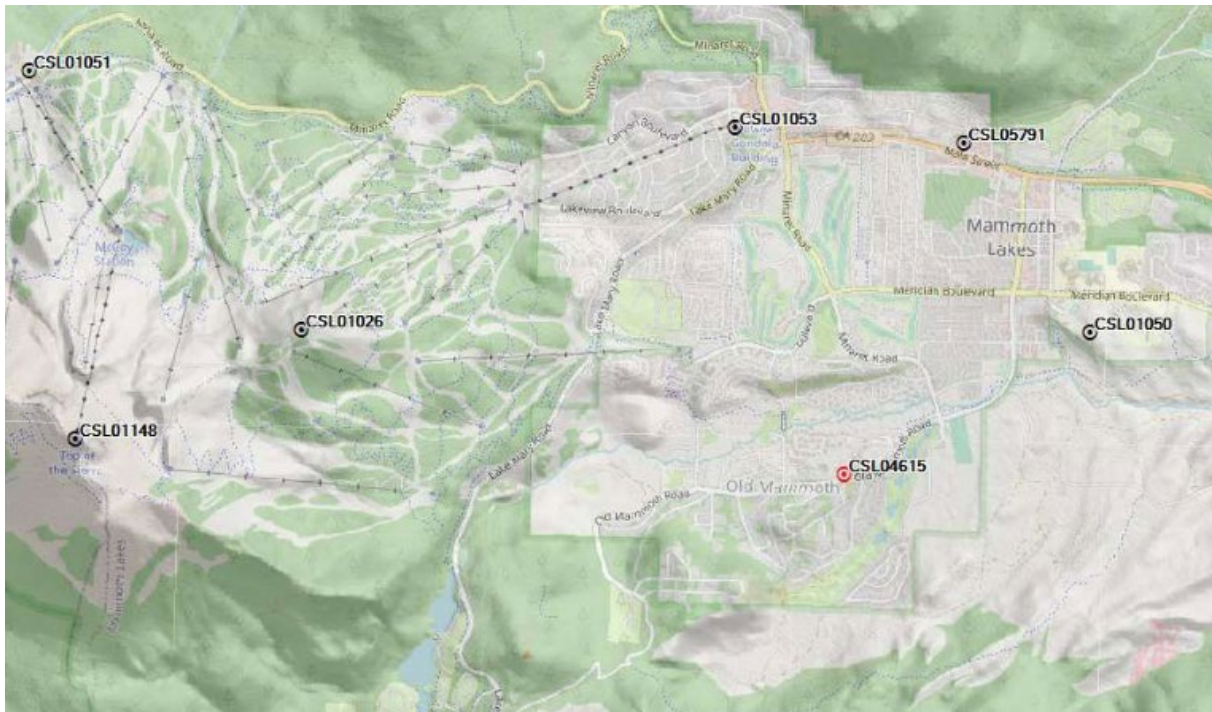
*"F. The proposed 80' height is the lowest functional height to fill AT&T's Service Gap in the area."*



This is not the right location for this tower. AT&T needs to come up with a different solution.

### Alternative Site Analysis

The site analysis as proposed by AT&T is inaccurate and disingenuous in that it only considers the frontage of the proposed site and doesn't consider the rear of the Fire Station property which is the actual proposed location of the cell tower. The rear of this location at 1574 Old Mammoth Road directly abuts residential properties. Of the six reported existing AT&T cell tower locations in Mammoth Lakes, this proposed location is the only one that appears to be directly in a residential neighborhood.



The two alternatively considered locations are the site of an athletic club and a church respectively. Both declined this WTF. The Mammoth Lakes Fire Protection District was the only entity to express interest.

**This cell tower should absolutely NOT be on the backs of the nearby residents and MUST be denied. It is the responsibility of AT&T in conjunction with the Town of Mammoth Lakes to pursue an alternate location or locations to ensure proper wireless coverage.**

Respectfully Submitted,  
Wendy Jordan Blades  
1553 Clear Creek Road, Mammoth Lakes, CA  
11/2/2023



**From:** Sabling Lee <creekhouse23@gmail.com>  
**Sent:** Thursday, November 2, 2023 7:34 AM  
**To:** Nolan Bobroff; Michael Peterka  
**Subject:** Objection to Cell Tower at Fire Station #2

Some people who received this message don't often get email from [creekhouse23@gmail.com](mailto:creekhouse23@gmail.com). [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Dear Nolan and Michael,

We are the homeowners at 1380 Timber Creek Road, and we are writing to state our objection to the cell tower at Fire Station #2. Our home is located in the second building directly to the east of the fire station, and we believe the cell tower will be within the sightline of our primary bedroom.

The proposed cell tower is located within the Creekhouse residential area, in extremely close proximity to numerous homes. From the proposed plans, it appears that the tower will be a mere 20 feet from residential property lines, and the tower will be 80 feet tall. This close proximity not only impacts sightlines but also raises health and environmental concerns that we believe the city must take into consideration.

There are potential health concerns with a tower positioned so close to homes, as well as to the Snowcreek Athletic Club where many children and families gather. It appears that other cities in California have passed ordinances that include minimum setbacks for cell towers, where the minimum setbacks are ***much larger*** than the setback proposed for the cell tower at Fire Station #2. We encourage the city to consider whether it should require a minimum setback to promote the safety of the city's residents and visitors. Links to some information that we found are provided below.

[Health Effects of Cell Towers Near Homes and Schools - Environmental Health Trust \(ehtrust.org\)](https://ehtrust.org/)

[EHT Briefing Exemplary U.S. Local Cell Tower Laws \(ehtrust.org\)](https://ehtrust.org/)

[USA City Ordinances to Limit 5G and Control Wireless Facilities Small Cells in Rights of Ways - Environmental Health Trust \(ehtrust.org\)](https://ehtrust.org/)

[Cell Tower Zoning and Permitting – Cell Tower \(celltowerinfo.com\)](https://celltowerinfo.com/)

If the city has not already done so, the city should confirm that the application and the notice provided comply with all other municipal, state and federal laws, as well as any recognized safety or environmental guidelines, to avoid the potential for litigation in the future. In particular, the proposal claims to be exempt from further environmental review pursuant to Categorical Exemption Section 15303 – New Construction or Conversion of Small Structures. We ask the city to confirm that this exemption is correct, as the

language of the exemption appears to apply to "small facilities or structures." An 80 foot tower hardly seems small.

Contrary to the Technical Sitting Analysis dated September 22, 2023 from AT&T, the visual impact at Fire Station #2 is at least as great, if not greater, on the pedestrian and the residential community in the Creekhous, Snowcreek IV and other neighboring areas. In addition to the health and safety concerns expressed above, the tower will be a significant eyesore for the many owners in the community who, like me, purchased their properties with no knowledge that a cell tower in this location (as well as the alternate locations) was being proposed. Placing the tower in the middle of and within direct view of a residential community is a permanent presence for the residents who live there day and night. We purchased our property fully aware of the presence of the fire station with its two existing omni antennas. An 80 foot tall cell tower is a significant addition beyond what is at the fire station currently. We have concerns regarding whether proper disclosures have been made to existing and potential homeowners, and whether the current location was chosen because it's in a neighborhood in the final stages of construction in which the existing and future homeowners may not be as well-equipped to be notified of and address their objections to the proposal.

Please contact us at [creekhous23@gmail.com](mailto:creekhous23@gmail.com) if you have any questions.

Sabing Lee and Peggy Luh

**From:** Corinne Mitchell <corinnemitchell@msn.com>  
**Sent:** Thursday, November 2, 2023 9:08 AM  
**To:** Michael Peterka  
**Subject:** Cell tower fire station 2

You don't often get email from [corinnemitchell@msn.com](mailto:corinnemitchell@msn.com). [Learn why this is important](#)

**[EXTERNAL EMAIL]**

To whom it may concern,

I am writing to voice my extremely strong opposition to the construction of a cell tower at fire station 2 in Mammoth Lakes, Ca.

What a devastation to discover that a cell tower has been in planning since at least November of 2021. There has been a total lack of awareness, transparency and communication around the cell tower. We would never have purchased our property had we been made aware that this was even a remote possibility. I am disappointed and alarmed that a cell tower would be even considered for a residential neighborhood. Both anecdotal reports and epidemiology studies have found headaches, skin rashes, sleep disturbances, depression, concentration problems, dizziness, memory changes and increased risk of cancer, tremors and other neurophysiological effects in populations near base stations. Given these highly publicized concerns around health issues associated with cell towers, the reduction in home and land values, the environmental and visual impact, it is unconscionable that it be placed in a residential neighborhood.

We love our neighborhood, we recently purchased our home in April of 2023, with hopes of escaping city life to be in the mountains and enjoy nature and the natural beauty of this area.

It is totally unacceptable that a cell tower even be considered here. Bare minimum you have the responsibility to extend the date to approve permits and allow more time for notifications to the residents and home owners of Mammoth to be able to express their concerns.

Please do better!

Thank you,

Concerned Creekside owner,  
Corinne Mitchell

Corinne

November 1, 2023

**Subject: Objection to the proposed Cell Tower at Fire Station #2, Mammoth Lakes**

Dear Mammoth Lakes Planning & Economic Development Commission,

I am writing today to voice my extreme opposition to the proposed Cell tower at Fire Station #2.

As a homeowner in the CreekHouse community I am concerned about the health and safety issues, the negative affect on property values, the destruction of our views and ability to enjoy our Mammoth home. Additionally, I cannot see how the telecommunication ordinance 17.52.280 would allow this. I find it unbelievable that the town would even consider putting an 80-foot cell tower in a residential neighborhood just because the aspects of the zoning may allow it.

Firstly, I am very concerned about the health risks associated with exposure to radio frequency radiation. Google harmful effects from cell towers and a million articles materialize. While there may not be conclusive evidence, there is enough preliminary data to keep the site locations of cell towers away from residential neighborhoods. It appears a 500-foot radius around the tower may be less harmful but at CreekHouse you have multiple residences well within that radius.

Secondly, Research shows that **over 90% of home buyers would pay less for a property near a cell tower**. The Department Housing and Urban Development (HUD) even classifies a cell tower as a Hazard and Nuisance, requiring appraisers to make adjustments to value due to the effect on marketability. Why would you roll over so big business can make a dime at the expense of the town citizens and property owners.

Thirdly, I come to Mammoth to enjoy the natural beauty and decompress. An 80 foot cell tower directly in my line of site would completely ruin the experience for me. I come to my Mammoth home often and spend a lot of money in the stores and restaurants. If this passes, I would try to sell my home and never come to Mammoth again. The total lack of concern from the town for the people, real people, who will bear this burden would completely sour my love for this community.

Finally, I have read the Eukon documents which were haphazardly put together with very blatant mistakes: i.e. two sites noted for the location of the tower? Please re-read your seemingly antiquated telecommunication ordinance 17.52.280 as I don't see how this applies. Just because Eukon finally found a taker for their tower, a fire department that has zero to lose and money to gain, does not give you the right to approve this project. Please make them locate another site that will not harm your citizens and property owners. There must be another way. I implore you to do your job and protect your citizens.

Sincerely,

Greg Agee  
CreekHouse Property Owner

-----Original Message-----

From: Paula Paley <[paula@lvtodance.net](mailto:paula@lvtodance.net)>

Sent: Thursday, November 2, 2023 10:29 AM

To: Nolan Bobroff <[nbobroff@townofmammothlakes.ca.gov](mailto:nbobroff@townofmammothlakes.ca.gov)>

Cc: Paley Brooks <[brooks@brookspaley.net](mailto:brooks@brookspaley.net)>; Morris John <[jmorris@snowcreekresort.com](mailto:jmorris@snowcreekresort.com)>

Subject: Cell Tower ...

[You don't often get email from [paula@lvtodance.net](mailto:paula@lvtodance.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL]

Good Morning, Mr. Nolan Bobroff.

We absolutely object to the cell tower that is proposed to be built by the fire station adjacent to Creekhous. We purchased our property in October of 2022 based on many things we love about Creekhous (the beautiful, unobstructed views and its amazing location). Most importantly, building this monstrosity will decrease our home value which is completely unacceptable. We definitely would not have purchased our unit if that tower had already been constructed. Our unit is uncomfortably close to where you are proposing to build this monstrosity, which would be directly in our line of sight, and we are 100% opposed to its construction. Please reconsider.

Thank you,

Paula and Brooks Paley

702-809-8806 or 323-363-1013

1451 Boulder Creek Road Mammoth Lakes, CA 93546

---

---

**From:** Amanda Serenyi <[akserenyi@gmail.com](mailto:akserenyi@gmail.com)>

**Sent:** Wednesday, November 1, 2023 4:57 PM

**To:** [mvanderhurst@visitmammoth.com](mailto:mvanderhurst@visitmammoth.com); [jenb2374@gmail.com](mailto:jenb2374@gmail.com); Paul Chang <[pchang@townofmammothlakes.ca.gov](mailto:pchang@townofmammothlakes.ca.gov)>; [eckertimmth@verizon.net](mailto:eckertimmth@verizon.net); [jessicarskennedy@gmail.com](mailto:jessicarskennedy@gmail.com)

**Cc:** Nolan Bobroff <[nbobroff@townofmammothlakes.ca.gov](mailto:nbobroff@townofmammothlakes.ca.gov)>

**Subject:** Proposed cell tower feedback from a concerned neighbor

Some people who received this message don't often get email from [akserenyi@gmail.com](mailto:akserenyi@gmail.com). [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Hello Planning & Economic Development Commission,

I am a homeowner in Creekhouse/Snowcreek VII and have just learned of the proposed plans to install a cell tower by the Old Mammoth fire station. I am writing to express my extreme hope that these plans are not finalized and that the tower can be avoided at all costs. I understand the potential upside to the town with respect to lease earnings and increased AT&T cell coverage, but I feel the placement of an 80' tall "tree" towering over adjacent communities and looming over Old Mammoth Road will be not only unsightly, but unsafe to the health and well-being of my neighborhood.

Mammoth Lakes is a vista-driven community--it's what drives people here from all over. From town, and especially from our neighborhood, we have gorgeous views of the Sherwins, Mammoth Rock, Mammoth Crest, and, of course, Mammoth Mountain. Interruptions by a few structures are inevitable, but an 80' tall tower, twice the height of anything around it, will mar such vistas. It will be an eyesore from any perspective. It will be obvious from even the top of Mammoth Mountain. As someone who splits her time between Mammoth and San Francisco, where the Salesforce tower rose to become visible from all points in the city like a middle finger sticking up, perhaps I'm particularly sensitive to eyesores changing a landscape I love.

From a health-perspective, however, having a cell tower of such magnitude so close to people's homes--my home--makes me uncomfortable and will undoubtedly affect property values and resale opportunities for me and my neighbors. Despite inconclusive evidence about potential health effects, there is justifiable caution given the newness of the technology and I certainly wouldn't want to find out a decade from now that we've been exposed to unnecessary danger if we have the chance to avoid it now.

I realize this is a big decision for the town, not to be entered into lightly, and I hope my concerns can help sway you to be as conservative as possible and not approve the project. I will do my best to attend Wednesday's meeting, as well, but wanted to make sure my voice was heard now.

Thank you,  
Amanda Serenyi  
1410 Boulder Creek Road  
PO Box 787  
408-391-1614