

Attachment D

**Public Comments Received
as of 10:00 am on 2/8/2024**

From: [Clerk](#)
To: [Michael Peterka](#)
Subject: FW: Proposed Cell Tower
Date: Tuesday, February 6, 2024 11:04:11 AM

From: Kevin Saks <kmsaks@gmail.com>
Sent: Monday, February 5, 2024 3:40 PM
To: Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>; Clerk <clerk@townofmammothlakes.ca.gov>
Subject: Proposed Cell Tower

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

[EXTERNAL EMAIL]

Mr. Bobroff,

I'm writing again in advance of the meeting on Feb 14th which I am unable to attend.

The proposed cell tower is unconscionable, particularly placed on a new development that literally is just finishing. I would have never, ever, ever purchased my townhome if I had known this was possible. Everything that makes Mammoth so special and the exact reason I purchased will be impacted by the proposed tower. There has to be a better answer that doesn't ruin views of the Sherwins and the resort. The only reason I moved forward with the purchase on the bluffs was for the views. They will be severely impacted.

Not only will this impact our experience, but will impact our resale value as well. I cannot express in words the fear, frustration and concern the proposed action has.

I ask you, I beg you and those involved, please, please, please reconsider.

Respectfully,
Kevin Saks
1354 Timber Creek Rd

From: [Clerk](#)
To: [Michael Peterka](#)
Subject: FW: Concern on Cell Tower in Creekhous / Snowcreek VII -- 1325 Timber Creek Rd
Date: Tuesday, February 6, 2024 11:03:59 AM

From: Joshua Bradbury <josh.bradbury@gmail.com>
Sent: Monday, February 5, 2024 2:48 PM
To: Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>; Clerk <clerk@townofmammothlakes.ca.gov>
Cc: Jennifer Bradbury <jenniferwbradbury@gmail.com>
Subject: Concern on Cell Tower in Creekhous / Snowcreek VII -- 1325 Timber Creek Rd

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

[EXTERNAL EMAIL]

Dear Member of City Council --

I bought my home on **1325 Timber Creek Rd** in Mammoth Lakes ~4 years ago. The neighborhood of Snowcreek VII and the surrounding Snocreek area is something that I am very grateful for in terms of its beauty and peaceful nature. The construction of a 75' cell tower will eliminate much of the aesthetics I currently look forward to and enjoy. In addition, if I ever need to sell my home in the future, I will not be able to get the value that was put into it. I mostly recently remodeled the flooring in my entire unit along with new furniture and fixtures. The property will be much more difficult to market than a similar home with no cell tower next to it, ruining the views.

The first thing we will see upon arriving at the property will be the cell tower, sticking out like a sore thumb. Sitting on the deck, enjoying the mountains and sunset will no longer be an experience we can cherish because the view of the cell tower will stand in the way.

The cell tower will impact 3 of the view viewpoints within my home. I strongly ask the council members to consider blocking the installation of this tower due to these major challenges, not only in my home but in our community.

Regards,
Joshua and Jennifer Bradbury
1325 Timber Creek Rd
Mammoth Lakes, CA 93546
Phone: 949-842-5993
Email: josh.bradbury@gmail.com

From: [Don Herman](#)
To: [Michael Peterka](#)
Cc: [Mary Sue O'Melia](#); [David Jordan](#); [John Morris](#); [Jacques A. Perrone](#); [Jeff Apregan](#); nbobroff@townofmammothlakes.ca.org; [Sami Wright](#)
Subject: AT&T CELL TOWER AT FIRE STATION #2 - PUBLIC COMMENT
Date: Monday, February 5, 2024 7:33:38 PM

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

[EXTERNAL EMAIL]

Michael,

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.

We have been coming to Mammoth since 1963. We have owned four properties in the town since 1969. We have watched and experienced the town's development over these years and have always appreciated how that development has kept in sync with the natural beauty of the surrounding Sierra Nevada environment.

Unfortunately, with this proposed project it appears the town has given up on that by putting this tower in the middle of everyone's beautiful view in our complex.

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 phony & 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 or not at all.

Thank you in advance for denying this project.

Sincerely,
Don Herman & Mary Sue O'Melia

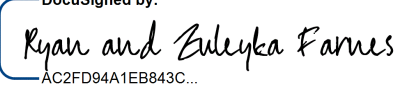
Dear Planning Commission,

We are the very happy owners of 1453 Boulder Creek Road at Creekhous and our names are Ryan and Zuleyka Farnes. We wanted to take this opportunity to express our concerns about the cell tower that is being proposed on our community.

I had written a previous letter advising that the Tower would be unsightly to the community and that we had chosen to purchase a unit that sits on a back row vs the frontage road of Old Mammoth as we did not want to look at power lines let alone an 80ft tower with huge red flags. With further information being released about the tower we are extremely concerned about the safety issues that have been brought to light on this matter. One, it appears we would be exposed to unnecessary RF Radiation which may not seem as a big deal to some people but it's of great concern to us as we live there full time. We don't believe having an additional cell tower warrants such a huge risk nor does it outweigh the cons. Second, it appears these cell towers have proven to be a fire hazard and given the proximity of the tower to the community, the wind gusts in this particular location and the towers track record it would only increase the chances of creating a wildfire. We have had increased power outages in the past years due to fire concerns and putting one in our back yard hardly seems comforting.

Given the above concerns along with the fact that this was already denied approval back in 2013, its obtrusiveness in the community and the loss of value this could implicate for our home we strongly urge you not to approve this cell tower at Creekhous or anywhere else in Mammoth where it would be detrimental to the community's health and the safety of the properties surrounding it.

Sincerely,

DocuSigned by:

AC2FD94A1EB843C...

11/5/2023

Ryan and Zuleyka Farnes
1453 Boulder Creek Rd
Mammoth Lakes, CA 93546

From: Anthony Raftis <anthonyraftis1312@gmail.com>
Sent: Thursday, November 2, 2023 6:13 PM
To: Michael Peterka; Nolan Bobroff
Subject: Cell Tower Comment

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from anthonyraftis1312@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hello,

I would like to voice my support for the proposed cell tower. I appreciate the work done to identify a location and help solve a critical problem for our town. Each weekend in the winter our cell towers get jammed and cell phones become unusable in Mammoth Lakes. I hope my Old Mammoth neighbors can see the benefits for ourselves and tourists. Thank you for all your work on providing reliable cellular service in Mammoth Lakes.

Anthony Raftis

From: Clerk
Sent: Wednesday, November 8, 2023 8:14 AM
To: Michael Peterka
Subject: FW: Nov 8 PEDC Meeting Item 4.1 Comment

From: Stacy Corless <stacykcorless@gmail.com>
Sent: Wednesday, November 8, 2023 7:13 AM
To: Clerk <clerk@townofmammothlakes.ca.gov>
Subject: Nov 8 PEDC Meeting Item 4.1 Comment

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

[EXTERNAL EMAIL]

Dear Commissioners and Town Staff,

I am a resident of Old Mammoth and I am writing in support of the use permit application for the proposed cell tower at 1574 Old Mammoth Road, Mammoth Lakes Fire Protection District Station #2. There is an urgent need to improve cell coverage in town; the diminished quality of cell service is a public safety and quality of life concern for this community and thousands of guests. The location at Station 2 is an appropriate, safe, accessible, industrial location and the revenue from rental of the site will be beneficial for the fire district.

The part-time residents and investment property owners who have stated opposition to the tower might think of the value that improved cell coverage will bring to their properties.

Thanks for considering my comments and adding this email to the public hearing record. I am unable to attend the meeting due to work obligations.

--

Stacy Corless

Michael Peterka

From: todd thedinga <tthedinga@gmail.com>
Sent: Tuesday, November 7, 2023 5:06 PM
To: Clerk
Cc: Michael Peterka
Subject: Cell Tower at Fire Station #2 | Mammoth Lakes, CA - Public Comment (revised)

Follow Up Flag: Follow up
Flag Status: Flagged

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

[EXTERNAL EMAIL]

please use this version (I hit send on the previous version prematurely):

Dear Members of the Mammoth Lakes Planning Committee:

I am writing to express my strong opposition to the Cell Tower at Fire Station #2.

First and foremost, a structure of this size and impact is not exempt from environmental review under CEQA pursuant to the Class 3 categorical exemption and proceeding with the current proposed plan would almost certainly invite a costly lawsuit. My concern is that the town could become embroiled in lengthy litigation that could result in having to pay damages and plaintiff's attorney fees. Given the town's track record of losing litigation and filing bankruptcy, I am particularly concerned.

Second, note that the tower does not comply with the applicable requirements for a Use Permit.

Third, I never received the requisite notice from the project's applicant, despite the proposed site located within 100 meters proximity from my condo unit.

Fourth, I am concerned about the safety risk of locating a cell tower in a fire zone and adjacent to dense housing.

Finally, Mammoth Lakes is one of the world's most beautiful places; with more creative thinking and public input, surely there is a way to accomplish your goal without sacrificing the natural surroundings.

Regards,
Todd Thedinga
1394 Timber Creek Rd

To: Mammoth Lakes Planning and Economic Development Commission,

From: Brian and Wendy Blades

Date: November 7, 2023

Subject: Proposed Cell Tower 'Stealth' Monopine at Fire station #2

Dear Planning Commission –

We strongly oppose the location of this proposed cell tower at fire station #2.

Some background. We are the owners of 1553 Clear Creek Road in the Creekhouse portion of Snowcreek. Both of our families have been camping, fishing, hiking, backpacking and skiing in the Eastern Sierras for over 100 years. My husband started skiing at Mammoth when lift tickets were \$6.25. I used to budget \$10. a day at Mammoth for food and lift tickets. My dad was part of the group that was involved in the prospective ski area further down 395. We have a picture of my Dad and his two best friends packing over Mono Pass on his last Sierras trip hanging in our Creekhouse downstairs hall. When looking to purchase a mountain home again, we drove the Eastern Sierras from Lone Pine to Lassen. My husband will tell you that we drove EVERY single street in Mammoth. Our Creekhouse home is VERY special to us.

The proposed cell tower is a blatantly obvious eyesore of industrial blight that will significantly alter the skyline of Mammoth and do much to harm the small mountain town appearance and atmosphere that has brought all of us to here.

The tower structure also encroaches into the property easement and must be moved back out of the easement areas. The permit to construct this monstrosity must be denied.

Respectfully Yours,

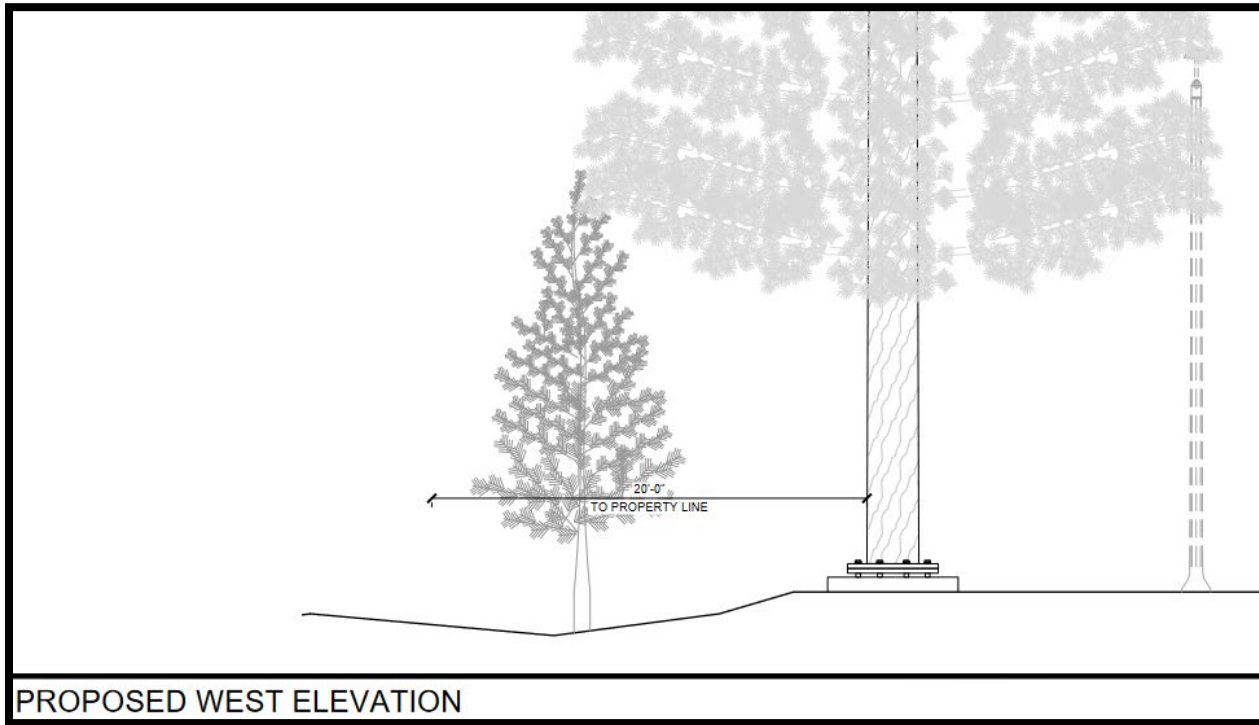
Brian and Wendy Blades

1553 Clear Creek Road

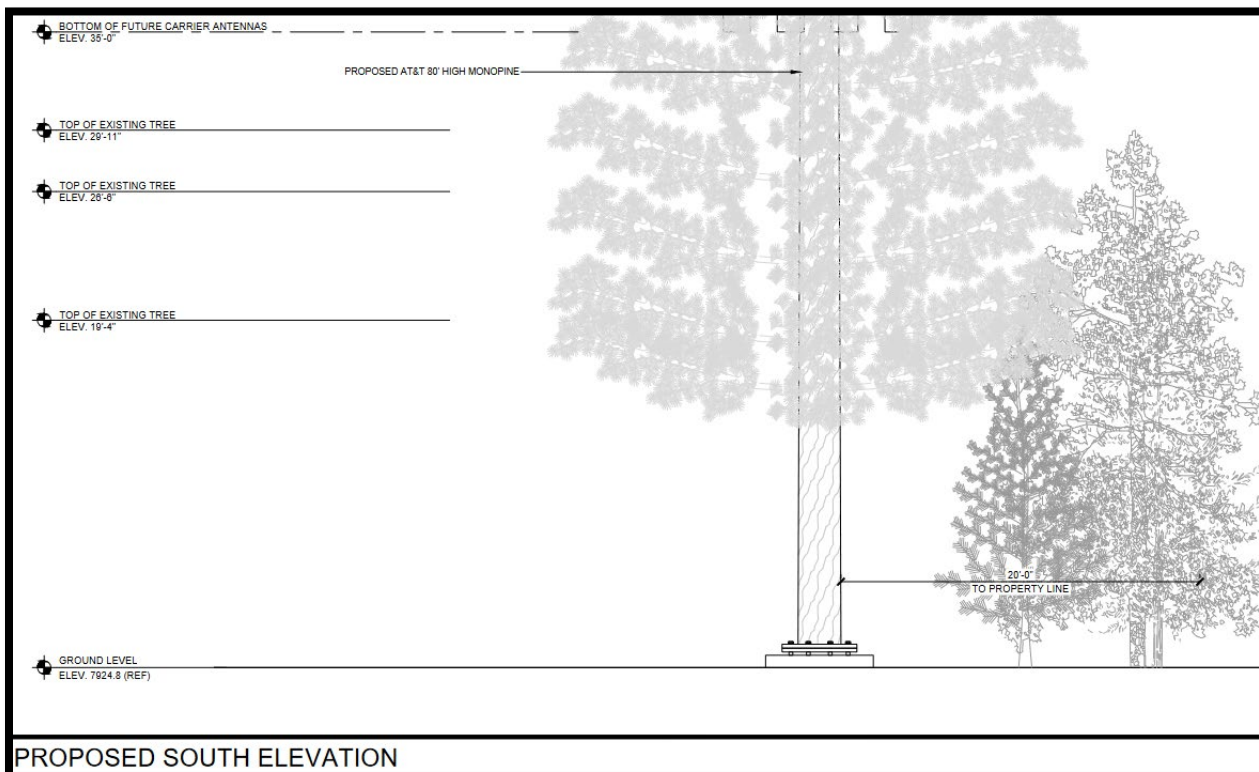
Exhibits Facts and Questions

Proposed Cell Tower Fire Station #2

11/8/2023 – Submitted by Brian and Wendy Blades



Showing proposed encroachment into 20' property easement. Puts fake branches, which are part of the structure, about 25' from nearest home.



Showing proposed encroachment into 20' property easement. Also height of nearest trees -

26 ½' and 19 1/2'. Cell tower is taller than the nearest tree by 53 ½ feet. It becomes a landmark in area, in view of much of town.

FACTS

Approximately 180' from Old Mammoth Road

Approximately 254' from Club Drive

Approximately 30' from Timber Creek Road (no screening)

Approximately 25' from 1394 Timber Creek Rd. when including fake industrial 'foliage'

No other homes in Mammoth are as close to an obvious cell tower

The submitted rendering fails to show the view from Timber Creek from the North East

The economic impact on the neighboring properties is significant and needs to be considered

Actual antennas encroach into easements by 9' on two sides

Fake foliage encroaches into easement by approximately 10' to 15' or more on two sides

Fake foliage is part of the structure and should not be allowed to encroach. Cell tower must be moved back into FS #2 property so that ENTIRE tower structure is within allowable building area

Views of Mammoth Rock will be obstructed from various locations within Snowcreek VII

Tower will obstruct views of the Sherwin Range from numerous properties and locations

Diesel generator in 8' tall chain link enclosure – Per Mammoth Lakes code 17.36.040A. –

Fences are restricted to 6' height. Per 17.36.040D. Chain link is a prohibited material.

Diesel is a Class II liquid and needs to be treated as such

Increased lightening risk to community

AT&T is asking for a height variance

This antenna would be better placed if planned into Snowcreek VIII in a way to minimize the impact on the surrounding community. For example there is an entire golf course on which a tower or series of smaller towers could be placed, further from existing homes or it could be incorporated into the design of the proposed hotel or retail.

Regardless of official findings on the desirability and health effects of cell towers, many people do not want to stay or live near them. With this proposed tower so completely in

view, impacting Snowcreek VII, rentals in this neighborhood will fall, directly affecting transient occupancy and sales tax revenue to the city. Property taxes on this community will also decrease as values fall due to the undesirability of Snowcreek VII.

Snowcreek VII is a beautiful neighborhood that is an asset to Mammoth Lakes. Let's be careful to not mess it up due to a poorly conceived location for a cell tower.

The approval of a height variance in this location would be granting 'special privileges' and it is inconsistent with the limitations placed upon other properties in the vicinity and within the zone. To compare to high rise properties elsewhere would be inaccurate.

To be zoned as resort due to being part of a master planned community should not negate protection for areas within community

The focus should not be on granting relief to the applicant (AT&T) but rather granting relief of this community of 118 townhomes by not approving this location.

QUESTIONS

Generator is against masonry brick wall - noise issue with surrounding homes?

Is 125 gallon surface mounted diesel fuel tank (Class II liquids) within code or is this another variance?

Is it ethical to destroy quality of new Creekhouse community for addition to Fire Department budget funds?

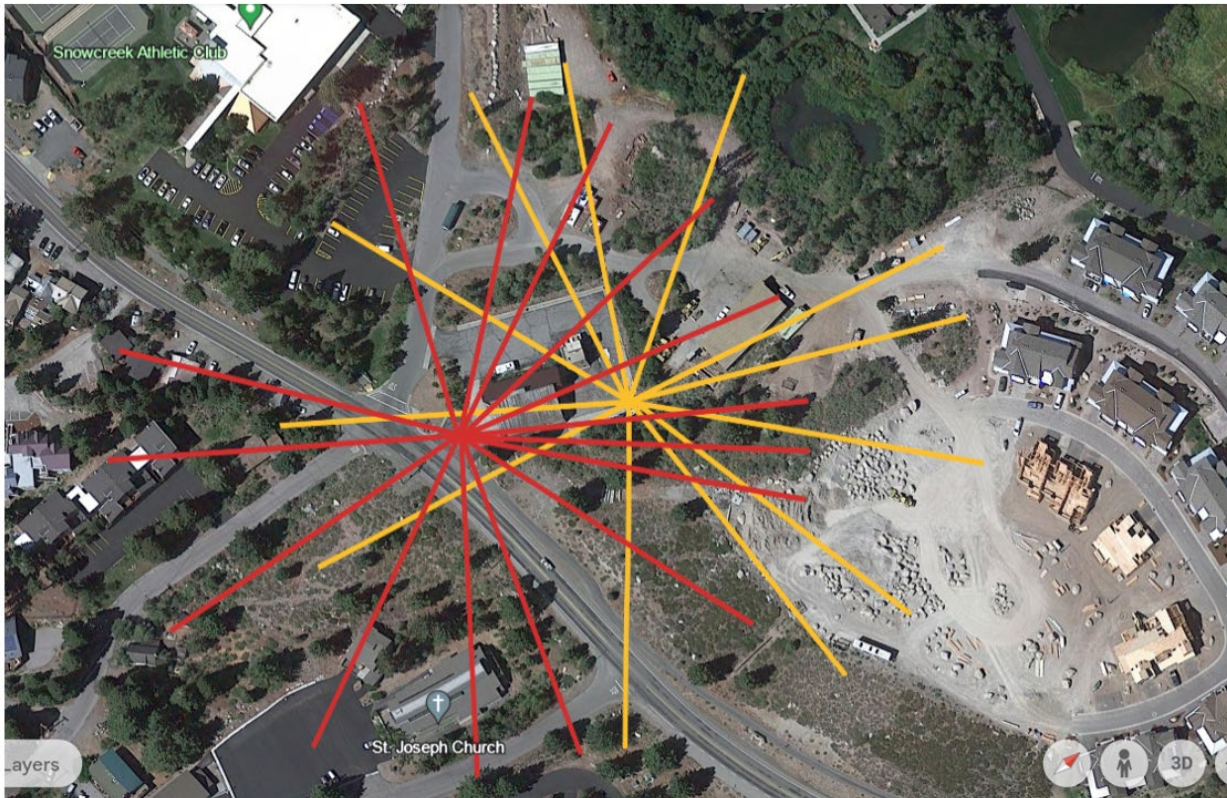
If this was approved, due to height differential, will it need a light on top? This would contribute to light pollution and also be inconsistent with neighboring community.

If the town of Mammoth Lakes allows a cell tower to be built at the edge of a residential community planned as Snowcreek VII AFTER THE FACT of the completion of Snowcreek VII, what confidence will future buyers have in the town's general plan and protection of what has already been built?

If this is approved, what ability will town have to prevent further height and antennas being added to location? This will further blight the surrounding neighborhoods of Snowcreek VII, Snowcreek IV, The Lodges and Old Mammoth.



Approximate height and location of proposed cell tower. Not an appropriate location.



Yellow is 400' range from proposed tower, red is 400' range from property address. Properties within 400' of proposed tower (yellow) SHOULD have been included in notice and were not.



Our address of 1553 Clear Creek Road did not receive notice from either the planning department or the fire department. At 395' we should have been. How many other addresses were skipped?



Top of tower is 80', top of antennas at 74', bottom of proposed antennas is at 35', roof height is 35', tree at top is 22' wide tapering to undisclosed wider width at bottom, pole is in corner of easements 40' from house and Timber Creek, fake foliage overlaps easements 10' to 18' ??


TOWN OF
MAMMOTH LAKES
RECEIVED

7/20/2023



View from North West.

Note lack of screening from Timber Creek Road 40' to the left from 'stealth' monopole in this picture, and only 25' from fake tree foliage (structure) overhanging into easement. This Creekhous community was planned and begun long before cell phone tower was proposed.

Dear Mammoth Lakes Planning and Economic Development Commission,

It is with great frustration that I am writing to you today to voice my opposition to the proposed cell tower to be located behind Fire Station 2 on old Mammoth Road.

I was told that the fire district sent out notices last summer. I don't know one person who received that notice thus explaining the low turnout at their meeting. I would think a complete do-over would be justified. It seems very unfair that the entity allowing the tower on their property has no skin in the game. They have nothing to lose and everything to gain at the expense of people: your citizens and property owners.

I understand you cannot deny a permit based on the potential harmful effects to humans. Nonconclusive evidence does not mean there is no evidence hence it seems wise to proceed with caution. I do know with certainty that none of you would be comfortable with an 80 foot 5G tower literally steps from your home. **Perhaps you can find other reasons to deny this permit.**

Site Selection, Location and Screening -

First of all, please explain why the fire station building cannot accommodate a cell tower? Perhaps they should consider 5g small cells? It may be a greater expense to AT&T but perhaps something our citizens would more readily accommodate. Has the staff asked that question?

Secondly, the staff report claims that "the proposed location on the site is screened from the public right-of-way and will rely on the faux pine tree design to be the least intrusive for the area and that the design was chosen to blend in the surrounding pine trees on the site. Which have an approximate average height of 55-65 feet." Has staff visited this site? I see 1 pine tree maybe 55 feet tall. See below, the building is approximately 35 feet tall so the tower will extend over twice the height of the building in photo 2. It will not blend and will be a complete eye sore. Please view the photo in the Staff report which appears to be erroneously doctored. In reality, there is one tree in front of the tower but no tree behind the tower as shown in the bottom photo included in the staff report. Additionally, the tower will extend at a minimum 30 feet beyond that tree. This photo used in the staff report is not an accurate representation of the site.



Co-Location

Additionally, I did not see co-location mentioned in the staff report. It appears that this is just the start of the madness you will be permitting on this site within a residential neighborhood. Under the "Co-Location" heading on the Eukon report, "AT&T agrees to allow the collocation of other Wireless Carriers on the site, as long as a proposed Carrier's antennas and equipment do not cause interference with AT&T antenna signal". So this is just the beginning. It is not just one cell tower that you would approve. Where does it say that within the permit that there are limits to what AT&T can do? Is there a limit as to how many providers can install their equipment? I know most residents have Verizon as their carrier and not AT&T.

I implore you to ensure that ALL options have been considered before approving this permit and that you do not just roll over to big business at the detriment of the town's citizens and property owners.

Thank you,
Julie Wright

Shamala Pizza
774 Fairway Circle
Mammoth Lakes, Ca 93456

Re: Use permit request for the proposed 80 foot cell tower at Fire Station 2, 1574 Old Mammoth Road, Mammoth Lakes.

To the Mammoth Planning Commission:

I am writing to express my disapproval of the proposed plan for a cell tower for AT & T.

- Homeowners were not fairly notified, many were unaware of this plan.
- This has been in the planning for a couple years without any involvement with the residents of the immediate area, who should be involved in what happens in their neighborhood.
- It is evident that the plans did not include newer residential construction that has been permitted and built within 50-1000 feet of the tower.
- Cell towers are not allowed in residential zones, and it is possibly unscrupulous that this is now designated a quasi-commercial zone as a way to circumnavigate this restriction in residential zones. This is deceptive!
- The tower raises environmental concerns in a region that is prized for its environmental beauty. We must protect the mammoth environment, not place Cell towers that can harm wildlife.
- The proposed cell tower will reduce property values!

PLEASE DENY THE CONDITIONAL USE PERMIT!
PLEASE DO NOT PLACE A CELL TOWER SO NEAR OUR HOMES!



Shamala Pizza

To The Mammoth Lakes Planning & Economic Development Commission

For Applicant AT&T Use Permit (UPA) 23-002

We are writing to voice our opposition to the proposed 80' Wireless Transmission Facility (WTF) to be placed at Fire Station #2 off Old Mammoth Road.

Like many of our neighbors, we are very concerned about the lack of notice about the application, and the effect that an 80' tower will have on our neighborhood. We understand that the City of Mammoth is restricted by certain laws when it comes to telecommunications equipment, but we believe that the Planning & Economic Development Commission (Commission) may have been hasty in concluding that the proposed project is Categorical Exempt from CEQA analysis. Eukon Group's report states that "WTF's are Categorical Exempt from CEQA" without citation. This is not true, as none of the 33 Categorical Exemptions enumerated are specific to WTFs. The Commission staff, however, determined that the project is categorically exempt from CEQA pursuant to CEQA Guidelines §15303, New Construction or Conversion of Small Structures. The Staff Report states that "For non-residential uses, this exemption is generally limited to structures that do not exceed 2500 square feet in floor area" and because the square footage of the tower will be 640 square feet, it falls under the Small Structures exemption.

In *Saint Ignacius Neighborhood Association v. City and County of San Francisco* (Nov. 18, 2022 A164629) 85 Cal.App.5th 1063, the First District Court of Appeal held that CEQA's Categorical Exemptions must be tailored to each project under consideration.

In the *Ignacius* case, in 2018, St. Ignatius College Preparatory High School applied for a permit to install 4 permanent 90-foot-tall outdoor lights for its athletic field. The City and County of San Francisco (City) imposed some use conditions on the lights, but ultimately determined that the project as categorically exempt under both Class 1 and Class 3. The St. Ignacius Neighborhood Association challenged the City exempting the project from CEQA analysis. Since the Class 1 exemption is not at issue in our situation, I will not discuss it.

In approving the Class 3 exemption, San Francisco undertook a similar analysis as the Commission. They determined that the lights fall under section 15303 because they are a "limited numbers of new, small.. structures." The Court looked to the examples provided by the state Resources Agency for guidance on what constitutes a "small" structure and for what types of structures the exemptions were meant to apply. The Court found that the lights were "fundamentally dissimilar" from the examples provided by the state Resources Agency. It states:

While reference to square footage is meaningful when referring to commercial and residential buildings, as the guideline does, whether a structure is "small" when referring to detached light-emitting standards cannot be evaluated solely on the basis of the square footage at their base. The residential and commercial structures listed in the guideline are subject to applicable zoning requirements, which ensure their height will be generally consistent with the surrounding neighborhood. (See Guidelines, § 15303, subdivision (a) ["One single-family residence, or a second dwelling unit in a residential zone."]; *id.*, subd. (c) ["In urbanized areas, the exemption also applies to up to four such commercial

buildings not exceeding 10,000 square feet in floor area on sites zoned for such use .”).) While the state Resources Agency has determined that any potential impacts associated with “small” new residential or commercial structures are ordinarily not significant, this determination does not reasonably apply to the light standards at issue here. The light standards, at 90 feet tall, are significantly taller than any other structure in the neighborhood. [...] In short, a 90-foot tall light standard does not qualify as “small” within the meaning of the exemption.

(Italics mine.)

Applying the Court’s rationale to our case, merely looking at the square footage of the cell tower would be insufficient. While it is true that a 640 square footage footprint may be small compared to the adjoining structures, its height must also be considered. At 80’ tall, it will literally tower over the fire station and the other residential structures, some that are still being finished at this writing. There are currently a few trees in the vicinity of the proposed tower site, but as the Commission notes, those trees “have an approximate average height of 55-65 feet.” The proposed cell tower will be noticeably taller than its few neighbors that could be removed someday, leaving the tower on its own.

Furthermore, we don’t believe that the WTF qualifies for an exemption due to the “unusual circumstances” exception. CEQA Guidelines, § 15300.2, subd. (c) provides that a categorical exemption does not apply “where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” Apparently AT&T has been looking at locations for a new WTF for a few years. At the time, with the exception of the fire station, the area immediately surrounding the proposed site was empty. Over the last few years, however, the area has filled with the knowledge of the City of Mammoth.

A few weeks ago, much to our surprise, we received our first notice of the cell tower to be constructed within 400 feet of our property. We chose the Snowcreek community, and our location specifically, for the unobstructed view of the surrounding mountains and Mammoth Rock in particular. We believe that many of our neighbors did the same. The area surrounding the proposed WTF location is no longer “empty” but will be filled with homes, some with permanent residences who will have to live possibly within 50 feet of this tower. It goes without saying that the quality and character of the surrounding neighborhood will be negatively impacted by the proposed structure.

We understand the need for better wireless coverage and are not opposed to advancement. We also know the City of Mammoth is limited by certain Federal regulations when it comes to WTFs. We believe, however, that as owners of property very close to the proposed tower, we deserve to have the application reconsidered and carefully scrutinized with CEQA standards.

Text of the *St. Ignacius* case may be found at: https://caselaw.findlaw.com/court/ca-court-of-appeal/2074164.html#footnote_ref_2

Sincerely,

Sabing Lee & Peggy Luh

1380 Timber Creek

Diana Heidelman
1585 Clear Creek Road
Mammoth Lakes, Ca 93546

Re: Use permit request 23-002 for the proposed 80-foot-tall Cell Tower at
Fire Station #2, 1574 Old Mammoth Road, Mammoth Lakes

Dear Planning Commission and Town Council,

I am writing this letter to adamantly oppose the proposed cell tower for AT&T. A shorter tower (45 feet) and supporting facility was previously reviewed and rejected by the Mammoth Lakes Fire Protection District Board in September 2013. **Concerns about the health impacts from RF Radiation** for firefighters who use the location for training as well as the people living and working in the neighborhood **resulted in the rejection.**

Our opposition is based on the following:

- An 80-foot mono-pine cell tower presents **numerous health and safety dangers** to people who live in the surrounding community. Allowing one tower opens the door to other providers to request the same and increases community health risks due to increased radiation.
- The design details provided by the Public Notice were not received by many impacted homeowners, residents, and businesses. We understand notices were to have been mailed to residents within 400 feet. Many did not receive the notice. Additionally, who notified the many users of the Snowcreek Athletic Club?
- The design drawings and photos of the surrounding area clearly show that this cell tower location has been in a design phase for well over two years, yet no notice was given to the general public. It is very evident that the plans did not include the newer residential construction that has been permitted and built within 50' of the proposed tower during the past two years.
- Per town ordinances and zoning codes, Cell Towers are not allowed in Residential Zones and require a special use permit in non-residential zones. The description of a Resort Zone includes single family residences, multi-unit residences and hotels. The resort zone surrounding Fire Station #2 is primarily multi-unit residential dwellings, not materially different from a Residential Zone.
- Re-designating the fire station as a Public and Quasi-Public zone to allow further development of the fire station property which is within the Resort zone subverts the purpose of zoning and is a **deceptive act** on the part of the town government. Careful planning and design have gone into planning this community, including requiring

underground utilities to help preserve the scenic area and environment!

The Town of Mammoth Lakes Municipal code section 17.68.050 states: Following a public hearing, the Commission may approve a use permit application if all of the findings can be made including #1 That the proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with any applicable specific plan or master plan and #2 **That the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity.**

We do not concur that the above conditions are met. Our objections are as follows:

- ☐ **The proposed tower is potentially detrimental to public health.**
- ☐ **The proposed tower raises public safety concerns.** We have seen video of a cell tower that caught fire. There is nothing in the documentation discussing fire mitigation, lightning strikes, high winds, or freezing conditions. Is the fire department equipped to deal with an electrical fire 80 feet in the air under conditions of high winds and snowstorms? Is the town willing to risk the lives and homes of its residents and visitors?
- ☐ **The proposed tower raises environmental concerns** - the fake pine will fall off the tower and result in plastic debris that will end up in our sensitive eco-system and require huge expense to the town to clean up.
- ☐ **The proposed tower will be materially injurious to properties in the vicinity.** The potential impact of reduction of property values, rental business income, loss in property value resulting in reduction of property tax values and tax revenues to the County, in some cases up to 15% or more, is reason to deny the permit.
- ☐ **Resort zoning does not include commercial or industrial uses.**

The Town of Mammoth Lakes has no obligation to approve this permit.

PLEASE DENY THE CONDITIONAL USE PERMIT!

Date: Sunday, November 5, 2023 12:48 PM
Deliver To: Town of Mammoth Lakes Executive Secretary
Subject: Re Public Hearing for Use Permit 23-002

My name is Tom Bovich. My wife and I have owned homes in Mammoth lakes for nearly twenty years. And, before owning our homes, you could find our whole family camping in the wonderful Mammoth campgrounds, around town. We know and love Mammoth as much as anyone. Currently, we own property located in Snowcreek VII at 1430 Boulder Creek. Mammoth Lakes, California.

I want to state as clearly as possible, my family and I could not have more passion for stopping the building of the 80-foot, gargantuan, monstrosity tower.

Reasons for our opposition:

1. There is no long term, gold-standard study, definitively defining 'zero risk' from the radiation emanating from the tower being proposed. Are our children, seniors, adults, pets, and fireman at risk? Some say no, the radiation is completely safe. Many scientists and educators however are reporting just the opposite. Consider the following studies and comments on the dangers of residences being close to cellular towers.
- A study considering liability issues for wireless companies recommends that "although direct causation of negative human health effects from RFR from cellular phone base stations has not been finalized, there is already enough medical and scientific evidence to warrant long-term liability concerns for companies deploying cellular phone towers. In order to protect cell phone tower firms from the ramifications of the failed paths of other industries that have caused unintended human harm (e.g. tobacco)" the

author recommends, "voluntarily restrictions can be made on the placement of cellular phone base stations within 500 m of schools and hospitals."

- A 2018 study [Mobile Phone Base Station Tower Settings Adjacent to School Buildings: Impact on Students' Cognitive Health](#) published in the American Journal of Men's Health found school-aged adolescents exposed to higher levels of RFR exposure had delayed fine and gross motor skills, spatial working memory, and attention in comparison to those exposed to lower RFR levels.
- A [2021 study](#) published in the International Journal of Environmental Research and Public Health Found higher cell tower RFR radiation exposures linked to increased mortality for all cancers including breast, cervix, lung, and esophagus cancers.
- A [review](#) published in the International Journal of Occupational and Environmental Health of epidemiological studies found in 80% of the studies, people living <500 m from base stations had an increased adverse neuro-behavioral symptoms and cancer.
- Cell tower transmissions, could [exacerbate health symptoms](#) already suspected as a result of exposure to electromagnetic fields, Vicki Sievers, of the [EMF Safety Network](#), told the San Rafael City Council on Monday.

According to the EMF Safety Network website, those symptoms can include fatigue, headaches, sleep problems, anxiety, heart problems, learning and memory disorders, ringing in the ears and increased cancer risk.

- "Whoever's plan to put this cellular tower so close to the students and teachers, is wrong," said Professor John Liu

(Wayne State University). The professor said this type of technology does not belong that close to the human body. It's pure evil, read my lips, this is pure evil," he said.

2. The area being proposed for the gargantuan tower is close to the "meadow." The meadow is the wonderful home to all types of insects and animals. On any given summer day, one will likely see deer, ducks, other birds, insects, and bees. From our own Zoom camera, we have seen fox, racoon, bear, deer, and coyote. How does the electromagnetic frequency impact these wonderful creatures? No one knows.

Consider the research done by Scientific Reports (Thielens):

- ["Exposure of Insects to Radio-Frequency Electromagnetic Fields from 2 to 120 GHz"](#) published in Scientific Reports is the first study to investigate how insects (including the Western honeybee) absorb the higher frequencies (2 GHz to 120 GHz) to be used in the 4G/5G rollout. The scientific simulations showed increases in absorbed power between 3% to 370% when the insects were exposed to the frequencies. Researchers concluded, "This could lead to changes in insect behavior, physiology, and morphology over time...." ([Thielens 2018](#)).
- A landmark three part 2021 research review on effects to wildlife published in *Reviews on Environmental Health* by U.S experts journalist Blake Levitt, Dr. Henry Lai and former U.S. Fish and Wildlife senior biologist Albert Manville state current science should trigger urgent regulatory action citing more than 1,200 scientific references which found adverse biological effects to wildlife from even very low intensities of non ionizing radiation with findings of impacts to orientation and migration, reproduction, mating, nest, den building and

survivorship. This 150-page report has more than 1,200 references ([Levitt et al., 2021a](#), [Levitt et al., 2021b](#), [Levitt et al., 2021c](#)).

3. Numerous studies indicate that Housing values will drop 15-20% in value if within 1000 feet. More if the tower blocks a view. The proposed gargantuan tower will block the view of hundreds of people. Respectfully, we want to see Mammoth Rock and the Sherwins, not this proposed six – story tall monstrosity!

The Mammoth Fire Protection District Commissioners and Fire Chief showed a lot of wisdom when they rejected AT&T's 2013 application for a 45' cell tower at Fire House #2.

Please vote no to the six story, eighty foot tower proposed cell tower!!

Respectfully yours,
Tom Bovich
1430 Boulder Creek
Mammoth Lakes, CA

Helen Polkes and Paul Holzhauser
1432 Boulder Creek Road, Mammoth Lakes
Snowcreek VII - Creek House Development
Cell (408) 806-2379, hpolkes@gmail.com

Re: Use Permit request (UPA) 23-002

Dear Town of Mammoth Lakes Executive Secretary,

We strongly object to AT&T's application to erect an 80-foot cell tower at the Mammoth Lakes Fire Station #2 adjacent to our Creek House Development.

We did not receive a notice of the Public Hearing from the city. We only learned about the proposal from our Homeowners Association the week of October 30th.

Long before Creek House was fully completed, in September 2013 the Mammoth Lakes Fire Protection Board of Commissioners rejected AT&T's antenna plan to build a 45 foot tower in this location. They made the right decision then and we urge you to make the right decision now.

The case for rejecting this proposal is even more clear in 2023. The tower planned is almost 2 times taller than the 2013 proposal with even more homes dangerously close, in some cases just 50' away. While the Cellular providers will say there is no evidence of health risks living and working near a cell tower, most experts agree more research is needed to understand the long term impact.

We also have concerns about the fire risk posed with the placement of the tower in a high wind prone residential area. Given the height of the tower, any fire involving the structure would be hard to put out and could easily spread to the adjacent homes and forested area.

Less important to the health and safety concerns is the aesthetics of the tower. It is a towering monster of a structure, even one made up to look like a tree, that will loom over any structure or trees close by. It has no place in the location proposed.

Please do the right thing, like the commission did in 2013, and reject AT&T's plan to erect a cellular tower in our residential area. There is too great of a risk.

Thank you,


Helen Polkes and Paul Holzhauser

November 6, 2023

Jon & Theresa Connor
Owners of 1581 Clear Creek Road, Mammoth Lakes
Located in the Snowcreek VII - Creek House Development
Office (310) 416-3738
Jon.a.connor1@gmail.com

Subject: AT&T's application to erect an 80-foot tall (6 story) cell tower at the Mammoth Lakes Fire Station #2

To: Town of Mammoth Lakes Executive Secretary. Use Permit request (UPA) 23-002

Greetings,

Our family recently purchase a condominium located in the Snowcreek VII - Creek House Development and we are extremely concerned about the proposed to AT&T's application to erect an 80-foot tall (6 story) cell tower at the Mammoth Lakes Fire Station #2.

Our unit is in direct view of the proposed "Stealth Monopine" and will reduce our enjoyment of the natural beauty of the Mammoth Lakes area as well as the potential dangers of RF signals from the cell tower to my family.

Please reject AT&T's application at this time and let's work together to find a more suitable solution that does not grossly impact the families and neighbors of our Mammoth Lakes community.

Thank you for your consideration,

Jon and Theresa Connor

November 5, 2023

From: Neil and Anjini Desai

Owners: 1375 Timber Creek Road, Mammoth Lakes, CA 93546

Email: npdesai1000@gmail.com

To:

Town of Mammoth

Lakes Executive Secretary.

Use Permit request (UPA) 23-002

Subject: Strong Opposition to the Building of a New Cell Phone Tower in very close proximity to our home.

Dear Executive Secretary,

I am writing to express my **very strong opposition** to the proposed construction of a cell phone tower in close proximity to my residence in Mammoth Lakes, California. As a concerned resident, I am deeply troubled by the potential implications this development may have on our health, on the immediate environment and the well-being of the community. Our unit in the Creekhous development is within approximately 200 feet or less of the fire station and we have an direct and unblocked view of the firestation from our unit. Additionally, our cell service with AT&T works just fine and there is no need to increase coverage in the area. We have paid premium price for our unit in Mammoth Lakes in a beautiful neighborhood and the construction of a cell tower in close proximity will destroy that value.

Mammoth Lakes is a town cherished for its natural beauty and pristine landscapes. The erection of a cell phone tower in such close proximity has raised serious concerns among residents, including myself, about the potential adverse effects on the local environment, wildlife, and property values. I am particularly concerned about the potential health risks associated with prolonged exposure to the electromagnetic radiation emitted by these structures, especially given their proximity to residential areas.

Furthermore, the visual impact of the tower on the scenic beauty of our town cannot be overlooked. Mammoth Lakes is renowned for its breathtaking views and unspoiled natural surroundings. The construction of a towering structure would significantly mar the visual aesthetics of the area, potentially deterring tourists and compromising the local tourism industry, which is vital to the economic well-being of our community.

I urge you to either disband completely the idea of adding another tower or reconsider the proposed location and explore alternative sites, that would have minimal impact on the environment and the local community. It is crucial that the concerns of the residents are taken into serious consideration, and that thorough environmental and health impact assessments are conducted before any further steps are taken in this matter.

I kindly request that you keep me informed about any upcoming community meetings or hearings where this issue will be discussed. I am eager to actively participate in the dialogue and collaborate with local authorities and concerned citizens to find a more suitable solution that ensures the well-being of our community and preserves the natural beauty of Mammoth Lakes.

Thank you for taking the time to consider my concerns. I look forward to a prompt and favorable response to this matter.

Sincerely,



Neil and Anjini Desai

Owners: 1375 Timber Creek Road, Mammoth Lakes, CA 93546

Email: npdesai1000@gmail.com

Tel: 310 309 9036

November 5, 2023

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

Subject: Use Permit Application 23-002 Proposed 80-foot Tall AT&T “Stealth” Cell Tower at Fire Station #2

Dear Mr. Nolan Bobrof and Mammoth Lakes Planning and Economic Development Commission Members:

I am writing you to join other community members, and in particular other owners and residents in the Snowcreek VII Creek House development adjacent to Fire Station #2 to express my significant concern and opposition to issuing a Use Permit for an 80-foot Tall AT&T “Stealth” Cell Tower proposed to be located at the rear of the property at Fire Station #2, immediately adjacent to – literally feet away from homes – the Creek House residential development.

As a homeowner and registered Architect in the State of California, I find an 80-foot-tall tower with over 50 antennas (and potentially – likely – as many as 100 antennas) to be completely out of scale and context with the adjacent residential neighborhoods. It’s hard to imagine an 80-foot tower in this location as it would be three to four times the height of the adjacent buildings (including the fire station) and surrounding native trees. To define such a structure as “stealth” is a mischaracterization – the cell tower structure would be massive. At 80 feet in height, this cell tower would be one of the tallest structures in Mammoth Lakes, and would be like having one of the those red tower cranes by the Village for construction permanently located with a two story residential neighborhood. A structure with this significant height and size belongs along major highways or roadways, or in open spaces visually and operationally (health concerns) away from residential communities.

There are also the health concerns with such a significant, high-power cell tower structure immediately adjacent to residential homes where families live.

As a practicing Architect in residential and community development throughout California, and the U.S., I regularly present projects to Planning Commissions for review and discussion. I have never seen a proposal that locates such a massive cell tower so close to two story residential developments, schools, or community buildings and can’t imagine the idea of tower at 80-foot-tall tower being considered for this location. The health concerns relating to large and high-power cell towers immediately adjacent to homes, schools, and civic facilities is an additional community planning concern.

Thank you for attention to this matter and listening to the concerns of the community while engaging in a realistic consideration of what is right for the Mammoth community.

Sincerely,

Michael J. Stone, AIA
1531 Clear Creek Road
Mammoth Lakes, CA

stonemichaelj009@gmail.com

J. C. MACRAE

1411 BOULDER CREEK ROAD - MAMMOTH LAKES, CALIFORNIA 93546

November 5, 2023

Town of Mammoth Lakes Executive Secretary.

Re: Use Permit request (UPA) 23-002: New cell tower proposal by AT&T

Dear Planning Commission members:

For the record, we have owned a home in Mammoth Lakes for the past 20+ years and have recently become the owners of a Creek House home at 1411 Boulder Creek Road.

Candidly, and with no prior notice from the town of Mammoth Lakes, we were shocked to receive a notification on October 31st from the general manager of Snowcreek of the pending Planning Commission hearing to be held on November 8th to review a proposal to place a cell tower near our property.

Now that I have had an opportunity to review the construction elements of the "proposal" from AT&T, we want to state our strong and unequivocal **OPPOSITION** to the placement of such a cell tower where currently proposed. Our reasons include:

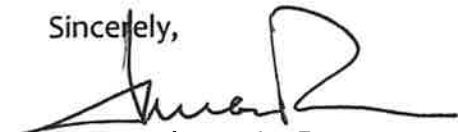
Such a tower is simply not in keeping with the beautiful Mammoth environment we all cherish. At 80 feet tall, it would be a tremendous eyesore for not only nearby residents, but also all who pass it on Old Mammoth Road. It will negatively impact views by nearby neighbors. No matter how cleverly described by AT&T in their construction materials, these cell towers are always easily identifiable and never fit in with the local environment. This one will not either.

We understand that the Mammoth Lakes Fire Protection Board of Commissioners rejected a cell tower proposal for this exact site approximately 10 years ago. And that proposed tower (at 45ft) was approximately half the size of the one now proposed. And most importantly, 10 years ago the Creek House development did not even exist. **Which begs the overarching question:**

Why is a cell tower of twice the size of one rejected on this exact location before, that will now directly impact an entire new development of homeowners, even be under consideration?

We urge your swift rejection of this cell tower proposal.

Sincerely,



Anne and J.C. MacRae

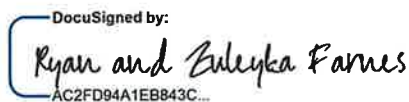
Dear Planning Commission,

We are the very happy owners of 1453 Boulder Creek Road at Creekhous and our names are Ryan and Zuleyka Farnes. We wanted to take this opportunity to express our concerns about the cell tower that is being proposed on our community.

I had written a previous letter advising that the Tower would be unsightly to the community and that we had chosen to purchase a unit that sits on a back row vs the frontage road of Old Mammoth as we did not want to look at power lines let alone an 80ft tower with huge red flags. With further information being released about the tower we are extremely concerned about the safety issues that have been brought to light on this matter. One, it appears we would be exposed to unnecessary RF Radiation which may not seem as a big deal to some people but it's of great concern to us as we live there full time. We don't believe having an additional cell tower warrants such a huge risk nor does it outweigh the cons. Second, it appears these cell towers have proven to be a fire hazard and given the proximity of the tower to the community, the wind gusts in this particular location and the towers track record it would only increase the chances of creating a wildfire. We have had increased power outages in the past years due to fire concerns and putting one in our back yard hardly seems comforting.

Given the above concerns along with the fact that this was already denied approval back in 2013, its obtrusiveness in the community and the loss of value this could implicate for our home we strongly urge you not to approve this cell tower at Creekhous or anywhere else in Mammoth where it would be detrimental to the community's health and the safety of the properties surrounding it.

Sincerely,

DocuSigned by:

AC2FD94A1EB843C...

11/5/2023

Ryan and Zuleyka Farnes
1453 Boulder Creek Rd
Mammoth Lakes, CA 93546

Town of Mammoth
Lakes Executive Secretary
Permit request (UPA) 23-002

To Whom It May Concern:

I am a property owner and a mother in the Creek House community. I strongly oppose the proposed cell tower by the Old Mammoth fire station. The proposed tower will negatively impact my property value and endanger my family. Studies have shown that cell towers negatively impact property values on average 15%. Some studies link cell phone and cell tower radiation to memory loss, headaches, changes in vision and mood, sleep disorders and leukemia.

This proposed tower will be far too close to our homes.

We purchased property in the Creek House community so that we could enjoy nature – not so that we would have a cell tower in such extreme proximity to our home.

Please oppose the tower in our community!

Thank you.

A handwritten signature in cursive script, appearing to read "Renae Hwang".

Renae Hwang
1555 Clear Creek Rd
Mammoth Lakes, CA 93546

November 5, 2023

Mammoth Lakes Planning & Economic Development Commission

Re: Use Permit request (UPA) 23-002 Public Comments

My wife and I own 1340 Timber Creek Road, a triplex unit in the Creek House development. We are long term residents of Mammoth Lakes, having owned 2 homes on Ridgecrest then Crawford for 30 years before moving to Creek House. We have been regular financial supporters of the Junior College, Hospital and various other community agencies and projects over the years. Our views are not directly impacted by AT&T's proposed cell tower on the Fire Station #2 property, but we believe the Town would be short sighted and economically unwise to approve the lease and construction of anything close to an 80' cell tower.

While it presents a challenge to wisely develop a popular mountain resort community, the decision here is relatively easy. There is no significant need for an additional cell tower, as actual users will generally attest; the tower will look commercial and ugly juxtaposed against the existing landscape; the tower will present an unnecessary fire hazard; and the economic benefits to the town from this tower are exceedingly low. Mammoth Lakes must resist unnecessary commercialization to maintain its edge against competing resort communities, and this is an easy opportunity to do so. An obvious and ugly cell tower rising out of an area characterized by low-rise and naturally landscaped condominiums and homes will be forever referred to as a poor decision by our Town managers.

We strongly urge the Commission to reject construction of this proposed cell tower.

Sincerely, Bob and Sue Mallory
1340 Timber Creek Road
(310) 720-3456

Michael Peterka

From: todd thedinga <tthedinga@gmail.com>
Sent: Tuesday, November 7, 2023 5:06 PM
To: Clerk
Cc: Michael Peterka
Subject: Cell Tower at Fire Station #2 | Mammoth Lakes, CA - Public Comment (revised)

Follow Up Flag: Follow up
Flag Status: Flagged

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

[EXTERNAL EMAIL]

please use this version (I hit send on the previous version prematurely):

Dear Members of the Mammoth Lakes Planning Committee:

I am writing to express my strong opposition to the Cell Tower at Fire Station #2.

First and foremost, a structure of this size and impact is not exempt from environmental review under CEQA pursuant to the Class 3 categorical exemption and proceeding with the current proposed plan would almost certainly invite a costly lawsuit. My concern is that the town could become embroiled in lengthy litigation that could result in having to pay damages and plaintiff's attorney fees. Given the town's track record of losing litigation and filing bankruptcy, I am particularly concerned.

Second, note that the tower does not comply with the applicable requirements for a Use Permit.

Third, I never received the requisite notice from the project's applicant, despite the proposed site located within 100 meters proximity from my condo unit.

Fourth, I am concerned about the safety risk of locating a cell tower in a fire zone and adjacent to dense housing.

Finally, Mammoth Lakes is one of the world's most beautiful places; with more creative thinking and public input, surely there is a way to accomplish your goal without sacrificing the natural surroundings.

Regards,
Todd Thedinga
1394 Timber Creek Rd

From: Clerk
Sent: Wednesday, November 8, 2023 8:14 AM
To: Michael Peterka
Subject: FW: Nov 8 PEDC Meeting Item 4.1 Comment

From: Stacy Corless <stacykcorless@gmail.com>
Sent: Wednesday, November 8, 2023 7:13 AM
To: Clerk <clerk@townofmammothlakes.ca.gov>
Subject: Nov 8 PEDC Meeting Item 4.1 Comment

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

[EXTERNAL EMAIL]

Dear Commissioners and Town Staff,

I am a resident of Old Mammoth and I am writing in support of the use permit application for the proposed cell tower at 1574 Old Mammoth Road, Mammoth Lakes Fire Protection District Station #2. There is an urgent need to improve cell coverage in town; the diminished quality of cell service is a public safety and quality of life concern for this community and thousands of guests. The location at Station 2 is an appropriate, safe, accessible, industrial location and the revenue from rental of the site will be beneficial for the fire district.

The part-time residents and investment property owners who have stated opposition to the tower might think of the value that improved cell coverage will bring to their properties.

Thanks for considering my comments and adding this email to the public hearing record. I am unable to attend the meeting due to work obligations.

--

Stacy Corless

To: Mammoth Lakes Planning and Economic Development Commission,

From: Brian and Wendy Blades

Date: November 7, 2023

Subject: Proposed Cell Tower 'Stealth' Monopine at Fire station #2

Dear Planning Commission –

We strongly oppose the location of this proposed cell tower at fire station #2.

Some background. We are the owners of 1553 Clear Creek Road in the Creekhouse portion of Snowcreek. Both of our families have been camping, fishing, hiking, backpacking and skiing in the Eastern Sierras for over 100 years. My husband started skiing at Mammoth when lift tickets were \$6.25. I used to budget \$10. a day at Mammoth for food and lift tickets. My dad was part of the group that was involved in the prospective ski area further down 395. We have a picture of my Dad and his two best friends packing over Mono Pass on his last Sierras trip hanging in our Creekhouse downstairs hall. When looking to purchase a mountain home again, we drove the Eastern Sierras from Lone Pine to Lassen. My husband will tell you that we drove EVERY single street in Mammoth. Our Creekhouse home is VERY special to us.

The proposed cell tower is a blatantly obvious eyesore of industrial blight that will significantly alter the skyline of Mammoth and do much to harm the small mountain town appearance and atmosphere that has brought all of us to here.

The tower structure also encroaches into the property easement and must be moved back out of the easement areas. The permit to construct this monstrosity must be denied.

Respectfully Yours,

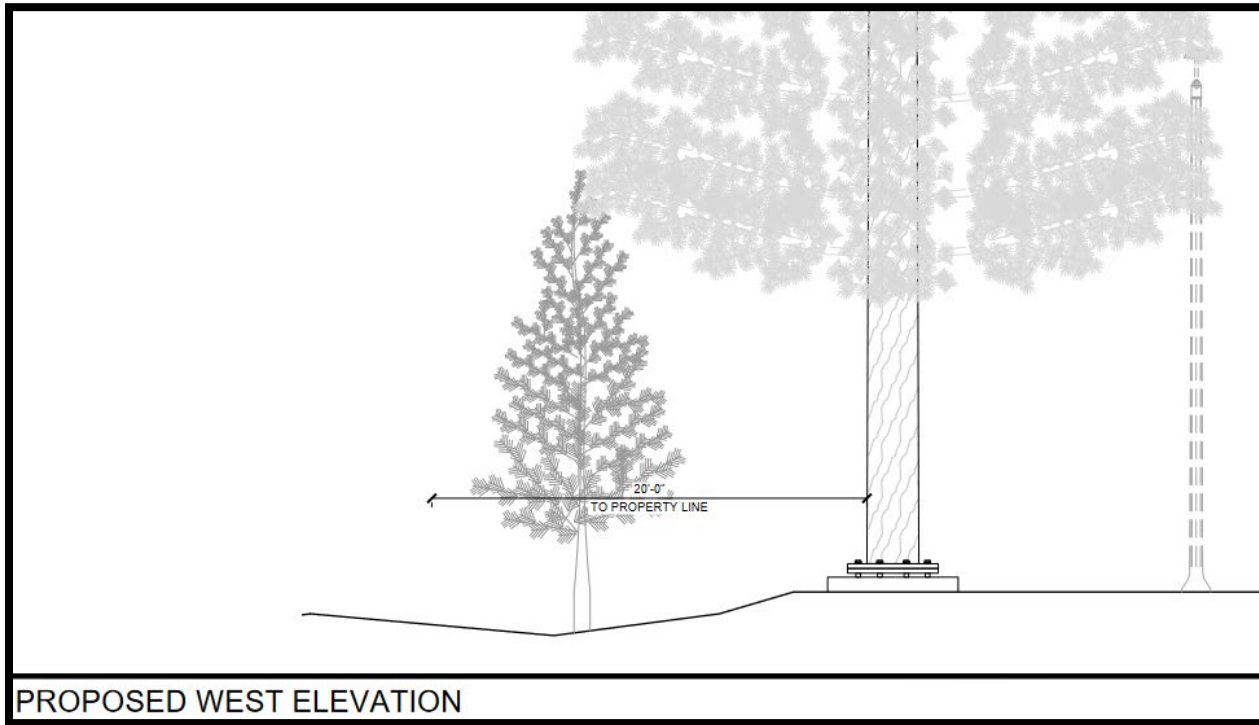
Brian and Wendy Blades

1553 Clear Creek Road

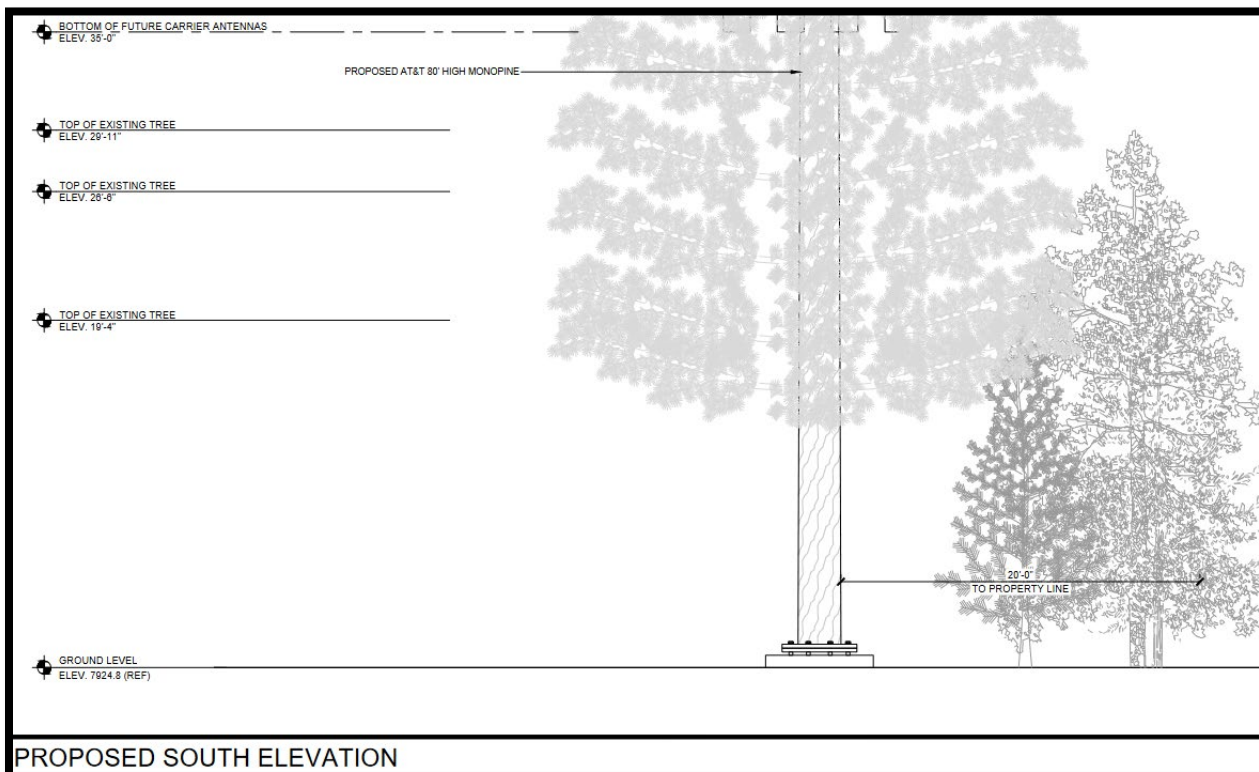
Exhibits Facts and Questions

Proposed Cell Tower Fire Station #2

11/8/2023 – Submitted by Brian and Wendy Blades



Showing proposed encroachment into 20' property easement. Puts fake branches, which are part of the structure, about 25' from nearest home.



Showing proposed encroachment into 20' property easement. Also height of nearest trees -

26 ½' and 19 1/2'. Cell tower is taller than the nearest tree by 53 ½ feet. It becomes a landmark in area, in view of much of town.

FACTS

Approximately 180' from Old Mammoth Road

Approximately 254' from Club Drive

Approximately 30' from Timber Creek Road (no screening)

Approximately 25' from 1394 Timber Creek Rd. when including fake industrial 'foliage'

No other homes in Mammoth are as close to an obvious cell tower

The submitted rendering fails to show the view from Timber Creek from the North East

The economic impact on the neighboring properties is significant and needs to be considered

Actual antennas encroach into easements by 9' on two sides

Fake foliage encroaches into easement by approximately 10' to 15' or more on two sides

Fake foliage is part of the structure and should not be allowed to encroach. Cell tower must be moved back into FS #2 property so that ENTIRE tower structure is within allowable building area

Views of Mammoth Rock will be obstructed from various locations within Snowcreek VII

Tower will obstruct views of the Sherwin Range from numerous properties and locations

Diesel generator in 8' tall chain link enclosure – Per Mammoth Lakes code 17.36.040A. –

Fences are restricted to 6' height. Per 17.36.040D. Chain link is a prohibited material.

Diesel is a Class II liquid and needs to be treated as such

Increased lightening risk to community

AT&T is asking for a height variance

This antenna would be better placed if planned into Snowcreek VIII in a way to minimize the impact on the surrounding community. For example there is an entire golf course on which a tower or series of smaller towers could be placed, further from existing homes or it could be incorporated into the design of the proposed hotel or retail.

Regardless of official findings on the desirability and health effects of cell towers, many people do not want to stay or live near them. With this proposed tower so completely in

view, impacting Snowcreek VII, rentals in this neighborhood will fall, directly affecting transient occupancy and sales tax revenue to the city. Property taxes on this community will also decrease as values fall due to the undesirability of Snowcreek VII.

Snowcreek VII is a beautiful neighborhood that is an asset to Mammoth Lakes. Let's be careful to not mess it up due to a poorly conceived location for a cell tower.

The approval of a height variance in this location would be granting 'special privileges' and it is inconsistent with the limitations placed upon other properties in the vicinity and within the zone. To compare to high rise properties elsewhere would be inaccurate.

To be zoned as resort due to being part of a master planned community should not negate protection for areas within community

The focus should not be on granting relief to the applicant (AT&T) but rather granting relief of this community of 118 townhomes by not approving this location.

QUESTIONS

Generator is against masonry brick wall - noise issue with surrounding homes?

Is 125 gallon surface mounted diesel fuel tank (Class II liquids) within code or is this another variance?

Is it ethical to destroy quality of new Creekhous community for addition to Fire Department budget funds?

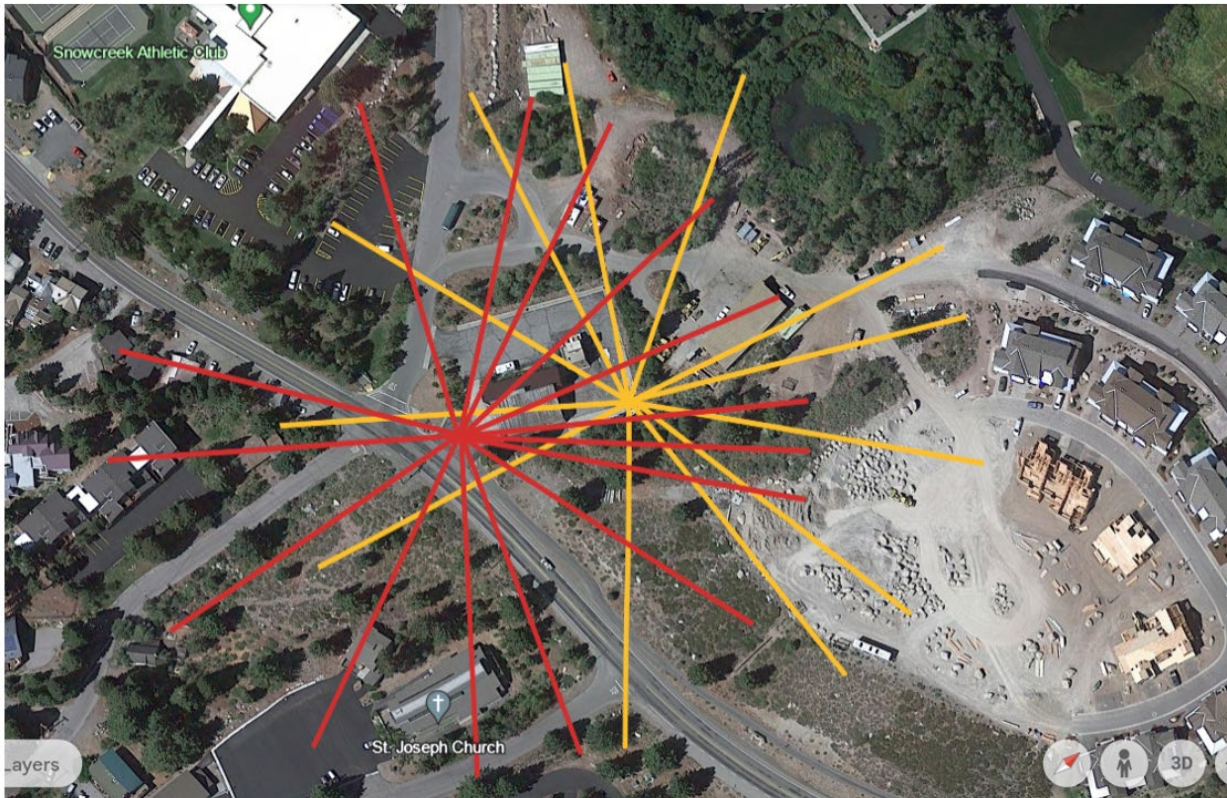
If this was approved, due to height differential, will it need a light on top? This would contribute to light pollution and also be inconsistent with neighboring community.

If the town of Mammoth Lakes allows a cell tower to be built at the edge of a residential community planned as Snowcreek VII AFTER THE FACT of the completion of Snowcreek VII, what confidence will future buyers have in the town's general plan and protection of what has already been built?

If this is approved, what ability will town have to prevent further height and antennas being added to location? This will further blight the surrounding neighborhoods of Snowcreek VII, Snowcreek IV, The Lodges and Old Mammoth.



Approximate height and location of proposed cell tower. Not an appropriate location.



Yellow is 400' range from proposed tower, red is 400' range from property address. Properties within 400' of proposed tower (yellow) SHOULD have been included in notice and were not.



Our address of 1553 Clear Creek Road did not receive notice from either the planning department or the fire department. At 395' we should have been. How many other addresses were skipped?



Top of tower is 80', top of antennas at 74', bottom of proposed antennas is at 35', roof height is 35', tree at top is 22' wide tapering to undisclosed wider width at bottom, pole is in corner of easements 40' from house and Timber Creek, fake foliage overlaps easements 10' to 18' ??


TOWN OF
MAMMOTH LAKES
RECEIVED

7/20/2023



View from North West.

Note lack of screening from Timber Creek Road 40' to the left from 'stealth' monopole in this picture, and only 25' from fake tree foliage (structure) overhanging into easement. This Creekhous community was planned and begun long before cell phone tower was proposed.

Submitted: November 1, 2023, Addended and Submitted:
November 9,2023

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 development 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 and design of this tower to mitigate the enormous harm this tower will do to our community and our neighbors. There must be a better solution.

Sincerely,

The Home Owners Association (HOA) Board of Directors
CreekHouse at Snowcreek

Ronald Homer
Sonja Bush
Chad Lande
Charles Lande
Janelle Werdesheim

The Homeowners (addended November 9, 2023)

Jeff Apregan, 1442 Boulder Creek
Brian and Wendy Blades, 1553 Clear Creek Road
Claudine Bovich, #1430
Josh Bradbury and family, 1325 Timber Creek Road
Rita Campbell, 1413 Boulder Creek Road
Ryan and Zuleyka Farnes, 1453 Timber Creek Road
John Findley, 1336 Timber Creek Road
Bret Gifford, 1525 Clear Creek Road
Suzanna and Jeffrey Hall, 1463 Boulder Creek Road
John and Diana Heidelman, 1585 Clear Creek Road
Rena Hwang, 1555 Clear Creek Road
Deidre Jerge, 1360 Timber Creek Road
Dave Johnson, 1441 Boulder Creek Road
Bryan Koenig and family, 1343 Timber Creek Road
Eric Larsen, 1465 Boulder Creek Road
William Larson, 1501 Clear Creek Road
Sabing Lee and Peggy Luh, 1380 Timber Creek
Bob and Sue Mallory, 1340 Timber Creek Road
Paula and Brooks Paley, 1451 Boulder Creek Road
Lauren and Jacques Perrone, 1440 Boulder Creek Road
Amanda Serenyi, 1410 Boulder Creek Road
Todd Thedinga, 1394 Timber Creek Road

Philip & Isabell von Alvensleben, 1433 Boulder Creek Road
Sandra Webb, 1455 Boulder Creek Road
Hilary & Craig Wilson, 1302 and 1390 Timber Creek Road
Mark and Allis Young, 1321 Timber Creek Road
Ben and Anne Youngblood, 1505 Clear Creek Road

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

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 Creekhous 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 Creekhous community

To whom it may concern-

We would like to voice our opposition to the prospected cell tower in the Creekhous 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 Creekhous 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

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>
Sent: Tuesday, October 31, 2023 8:22 PM
To: Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>
Subject: Proposed cell tower by the Old Mammoth fire station

You don't often get email from 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
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

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

31st 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
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>
Sent: Tuesday, October 31, 2023 7:06 PM
To: Nolan Bobroff <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. [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
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. 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;"

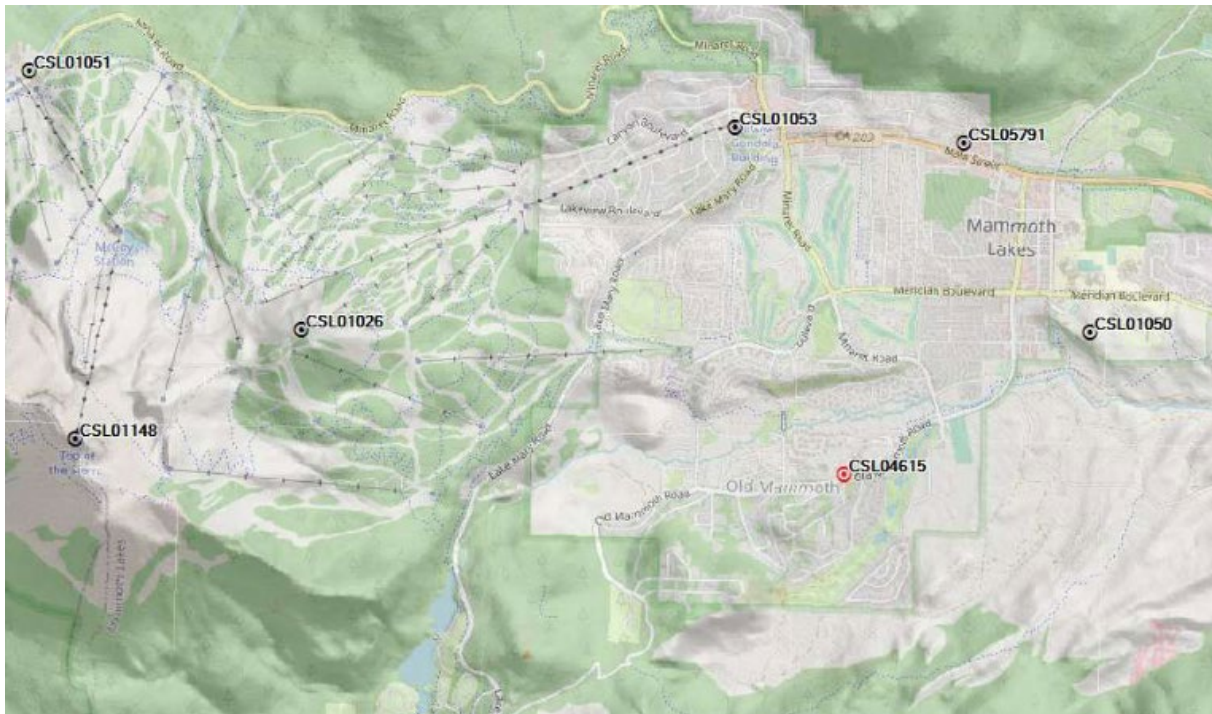
Arguably, while there has been no official public health finding of WTFs being detrimental to public health, perception is a different matter entirely and affects both property values and rentability. Many of the homes in the Creekhous community are occupied by full time residents and many others are 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. [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 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. [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>

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

To: Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>

Cc: Paley Brooks <brooks@brookspaley.net>; Morris John <jmorris@snowcreekresort.com>

Subject: Cell Tower ...

[You don't often get email from 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>

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

To: mvanderhurst@visitmammoth.com; jenb2374@gmail.com; Paul Chang <pchang@townofmammothlakes.ca.gov>; eckertimmth@verizon.net; jessicarskennedy@gmail.com

Cc: Nolan Bobroff <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. [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