

Nolan Bobroff

From: Sonja Bush <sonja@destinationmammoth.com>
Sent: Thursday, February 8, 2024 9:08 PM
To: Clerk; Nolan Bobroff; Michael Vanderhurst; Jen Burrows; Paul Chang; eckertimmth@verizon.net; Jessica Kennedy
Subject: Cell Tower: Planning Commission Public Comment
Attachments: Cell Tower Simulation.png

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

[EXTERNAL EMAIL]

Dear Chair Michael Vanderhurst and Commissioners,

As a Creekhous homeowner, Creekhous HOA board member, and Mammoth REALTOR®, I am writing to express my deep concerns regarding the proposed cell tower at 1574 Old Mammoth Road. This issue holds significant visual implications not only for our immediate community and also for the property values of the surrounding area.

While I recognize the necessity of improved cellular coverage for the Old Mammoth community and Lakes Basin, I urge you to explore alternative solutions that do not compromise our scenic vistas and property values. As much as I would personally benefit from improved cell coverage, the drawbacks far outweigh the benefits. Moreover, the proposed location of an 80 foot cell tower raises significant concerns. Have you seen the simulated photos (one example attached)? An 80 foot structure is MASSIVE! A structure of this size, regardless of it looking like a "tree," will be an eyesore for the entire community - not just Creekhous. Placing it at the corner of Old Mammoth Road and Club House Drive not only disrupts the natural flow of our surroundings but also detracts from the visual grandeur of Mammoth Rock, Mammoth Crest and the scenic Sierra Mountains. The towering structure will inevitably mar the picturesque landscape, undermining the very essence of our community's allure and potentially diminishing property values. I have two clients who were planning on purchasing at the end of Clear Creek Drive (next to Fire Station #2) and they decided not to proceed because of the cell tower.

According to the National Association for REALTORS®, there is a direct correlation between the installation of cell towers and the negative impact and property values (<https://www.nar.realtor/cell-phone-towers>). A simple Google search will lead to dozens of other studies showing the negative impact on property values.

As stewards of this beautiful corner of the world (or what I refer to as "heaven on earth"), it is incumbent upon us to uphold the highest standards of design and preservation. I implore you to explore alternative locations and design options that fulfill the Old Mammoth community's needs without compromising its inherent beauty. I have personally spoken with Fr. Jorge of St. Joseph's

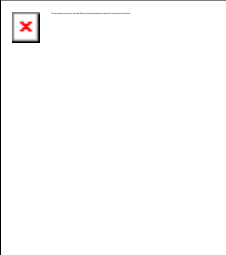
Church and he welcomes the opportunity to explore the church property as an option -- the revenue opportunity would be a blessing to the Church.

Let us strive for a solution that honors our natural environment and sustains the property values that define our community.

Thank you for your attention to this matter and your dedication to preserving the integrity of our cherished town.

Sincerely,

Sonja Bush Creekhouse Homeowner, HOA Board Member, REALTOR®



Sonja Bush
Founder | Broker
Lic. # 01904399
Office: (760) 914-4664
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www.destinationmammoth.com





Nolan Bobroff

From: Amanda Serenyi <akserenyi@gmail.com>
Sent: Sunday, February 11, 2024 3:21 PM
To: Nolan Bobroff; Clerk
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]

Dear Nolan and Jamie and relevant departments within the Town of Mammoth Lakes,

I am a homeowner in Creekhous/Snowcreek VII, and oppose the plans to install an 80' cell tower by the Old Mammoth fire station. I sincerely hope the town, the Fire Department, and the cell tower manager can come up with an amenable solution that is more subtle and better located. I understand the potential upside to the town with respect to lease earnings and benefits to emergency responders with increased AT&T cell coverage, but I feel the placement of an 80' tall "tree" towering over adjacent communities, dwarfing nearby trees, and looming over Old Mammoth Road will be not only unsightly, but financially detrimental to the 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 financial perspective, I have already heard anecdotally from real estate agents that property values have been affected and sales are stalling, and I fear the resale opportunities for me and my neighbors will be negatively impacted. While I don't currently rent my home now, I have seen rental rates in our neighborhood slashed and can only imagine how much worse the situation will be when the views we cherish are dominated by an unavoidable structure.

Further, the proposed height and location feels unwise given the wind tunnel it would sit in. Our neighborhood is regularly buffeted by unmitigated winds coming through Mammoth Pass. While I trust engineers to anchor the tower to the best of their ability, the wind speeds that can come down may compromise "branches" on the tower, if not the tower itself. The damage potential seems too great in that location to sustain such a plan.

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 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

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

Nolan Bobroff

From: Helen Polkes <hpolkes@gmail.com>
Sent: Saturday, February 10, 2024 3:02 PM
To: Nolan Bobroff
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,

As Community and Economic Development Director of Mammoth Lakes, we want to make sure you are aware we have serious concerns about the cell tower proposed location at 1574 Old Mammoth Road.

The location, in a beautiful residential area, is no place for an 80 foot cell tower (even one disguised as a tree) especially when there are a number of other, less conspicuous, areas to locate the tower.

We moved to Mammoth several years ago and specifically chose our neighborhood for its peaceful location surrounded by amazing landscapes including Sherwin Meadows and Mammoth Rock. The tower will be visible from our back patio and every time we return home. It will be an inescapable blight in our community. The tower in the location proposed will forever mar the beautiful views we and all of our neighbors see.

It is not an understatement to say we are heartbroken the tower is being considered in its current location.

We strongly object to the placement of the tower at 1574 Old Mammoth Road. Please help us and the community find a more appropriate location for the cell tower to ensure the enjoyment of all the people that live and vacation in the area.

Thank you,

Helen Polkes and Paul Holzhauser
1432 Boulder Creek Rd, Mammoth Lakes

Nolan Bobroff

From: Jamie Gray
Sent: Monday, February 12, 2024 11:17 AM
To: Greg Eckert (eckertinmmth@verizon.net); Jen Burrows; Jessica Kennedy; Michael Vanderhurst; Paul Chang
Cc: Nolan Bobroff; Michael Peterka
Subject: FW: Objections to cell tower planned for 1574 Old Mammoth Road

Follow Up Flag: Follow up
Flag Status: Flagged

Jamie Gray, Town Clerk
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546
(760)965-3602
jgray@townofmammothlakes.ca.gov

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From: Clerk <clerk@townofmammothlakes.ca.gov>
Sent: Monday, February 12, 2024 11:10 AM
To: Jamie Gray <jgray@townofmammothlakes.ca.gov>
Subject: FW: Objections to cell tower planned for 1574 Old Mammoth Road

From: Helen Polkes <hpolkes@gmail.com>
Sent: Saturday, February 10, 2024 3:07 PM
To: Clerk <clerk@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]

Dear City Clerk,

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and every time we return home. It will be an inescapable blight in our community. The tower in the location proposed will forever mar the beautiful views we and all of our neighbors see.

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We strongly object to the placement of the tower at 1574 Old Mammoth Road. Please help us and the community find a more appropriate location for the cell tower to ensure the enjoyment of all the people that live and vacation in the area.

Thank you,

Helen Polkes and Paul Holzhauser
1432 Boulder Creek Rd, Mammoth Lakes

February 10, 2024

John & Diana HeideIman

Owners: 1585 Clearcreek Road, Mammoth Lakes

John.heideIman@gmail.com

Regarding proposed 80-foot "stealth monopine" Cell Tower at Fire Station #2, 1574 Old Mammoth Road, Mammoth Lakes

We are writing this letter to strongly oppose approval of the proposed 80' cell tower designed by the Applicant, Ekon Group for AT&T (hereafter Applicant). In addition, we request changes to the Planning Commissions Exhibit A, Use Permit, to mitigate impacts on our adjacent residential property. We are outraged by the complete disregard and lack of consideration for surrounding homeowners by Applicant in their proposed design. We have studied the design documents including renderings materials presented to the Town Planning & Economic Development Commission for their consideration and review.

A cell tower and supporting facility project was already reviewed and then rejected by the Mammoth Lakes Fire Protection District Board (hereafter MLFD). In September 2013 the Applicant requested 45' cell tower to be located at Fire Station #2. The MLFD Fire Chief expressed concerns about the tower and the application was rejected. Over 10 years later, the applicant is again requesting a much taller 80' cell tower at the Fire Station. This 80' cell tower will negatively impact views from adjacent residential property that was permitted by the Town and constructed during the past 6 years. These residential units will be forced to contend with a massive and ugly 80' tall Monopine tower that will not be screened by adjacent vegetation and instead be visible from our property. If constructed as in the proposed design the monopine tower will obstruct our views of the scenic Mammoth Lakes mountains and forest that we enjoy from our home today.

We have reviewed the Applicants' materials provided to the Town of Mammoth Lakes and see no reason that an 80' tower is necessary today when a 45-foot tower was adequate in 2013. There are no structures in the area surrounding the proposed location taller than 45 feet. Applicant has moved the location of the tower on the Fire Station property since their 2013 application. The new application places their proposed 80' tower 100' closer to our development and about 30' from the closest Townhome. The Applicant is exhibiting total disregard for our continued enjoyment of our homes.

The characterization of the tower as a "stealth monopine" in the application request is completely deceptive and misleading. We request the Planning Commissioners to disregard the Applicants attempts to distort the impact of their design on our views and their failure to provide any screening. There is nothing stealthy about this design.

We note the deception reflected in renderings in Eukon's design document CSL04615 in the materials presented to the Commission on 7-20-2023:

- Applicant's "Proposed & Existing Views" deliberately distort our actual views and do not accurately reflect the intrusion of our views of the Sherwin Mountains.
- There are no renderings that show how the proposed tower will obstruct views of Mammoth Mountain and the surrounding forest from homes in our development.
- The photos of the proposed "South Views" distort the screening of the 80' stealth monopine by two existing trees on the Fire Station site that the Applicant states mitigates the new tower's visual impact for drivers using Old Mammoth Road (the Scenic Roadway). This is completely untrue.
- Both of the renderings include incorrect Site Location views that do not include the homes built adjacent to the proposed cell tower location on the Fire Station site. The submitted renderings instead shows a view of the land before our

homes were constructed in the past two years. These homes were built or under construction by 7-23-2023 date these renderings were received by the Planning Commission.

- The mountain features we homeowners value and enjoy today have been eliminated from the background of the photos shown in Applicant's existing and proposed renderings.

The Commissioners should drive up to the site and see the level of distortion in the Applicant's renderings. This will allow them to see the added intrusion of the 80' tall cell tower when it was moved over 100 feet closer to the homeowners properties from the 2013 location on the Fire Station site. This move was to hide the view of the tower from Old Mammoth Road, a Scenic Highway. The proposed 6 story cell tower will be now visible from most of the adjacent housing on both sides of Old Mammoth Road as well as any drivers on the highway.

The Fire District's process for approval of the Cell Tower was flawed. In reviewing the online minutes of the Fire District Board meetings, the Board made a decision to "hire" the Applicant to prepare required Town permits needed to build the 80' tower on the Fire Station #2 site. This action was six months prior to the Fire District's public hearing and their approval of the cell tower. In addition, we did not receive notice of this public hearing. Our neighbors told us they did not receive the notice of the Fire District's Public hearing. Our property is within 250' of the Fire Station property. We are outraged that we were not informed of the hearing, and that the Fire District was acting 6 months before their hearings to legally contract the Applicant to plan construction and prepare permits without benefit of public input.

The Applicant's instance that only an 80' tall tower will provide needed cell service improvements is another deception. AT&T is operating 5 other cell towers in Mammoth Lakes today. AT&T does not use 80' towers located in or within 50 feet of residential property for their other towers. The 4th generation LTE & 5th

Generation (5G) technology for the cell antennas being proposed for the new tower are more powerful and cover a much broader array of RF frequency than what was available in 2013. The geography of the Old Mammoth area has not materially changed since 2013. Anything taller than the 45' tower requested on the same site in 2013 is illogical and should be rejected by the Planning Commission.

We also strongly object to allowing lighting to be installed on the tower that will further negatively impact on our enjoyment of our nighttime views. There should be no exterior lighting needed other than at times when maintenance of the tower is being conducted at night. ITEM #17 of Exhibit A should be amended and not allow AT&T or other Cell Tower operators or service vendors to illuminate the lighting that may be installed on the tower in item 17 other than during emergency situations. There is no FAA requirement for lighting to warn aircraft in the tower as proposed. So please restrict the lighting usage to support minimal use, not continuous lighting on an ongoing basis creating another nuisance for homeowners in the area. Please amend item 17 to restrict usage.

We object to any terms in the Town's permit that will encourage future expansion of any antennas on the 80' design below the 55' level of the AT&T Microwave antenna as shown on Eukon's drawing A-6. This is due to the intrusion of the Monopine design in our views and increasing the emission of additional RF radiation by increasing the number of antennas on the tower below the AT&T antennas. Eukon's proposed tower specifications call for the upper 25 feet of the tower to be used by AT&T for their array of 52 Antennas and power supply fixtures and a 4' Microwave "RAD Center" mounted at 55' below the LTE and 5G equipment. Their study of emissions does not include impacts from adding additional antennas and cell providers to their tower, The Planning Commissions' Exhibit A, Use Permit, should include a clause that will not allow any future mounting of antennas below the 55' height. Ther language should also exclude AT&T and any other providers to add more antennas to the tower below the 55' level

in the future. Leaving this possibility open to a future proposal is unwise as it will likely result in an even uglier design and more activity at the site. Consider the proximity of our homes, and our concerns stated above caused by this ugly cell tower and please eliminate any further expansion of cell antennas at the site in the Use Permit.

We are also very concerned that the Applicant and the Planning Commission have not included any language about maintaining the quality of the plastic and metal Monopine. We have visited sites in California where these Monopines were installed and are operating. We are appalled by the lack of maintenance and deteriorating conditions for the fake foliage and fake tree trunks. There are no conditions in either the Applicants documentation or the draft use permit that address the potential deterioration of the appearance of the plastic and painted surfaces that will be exposed to the extreme weather conditions in Mammoth Lakes. There is no schedule for inspection and replacement of the fake foliage required in these documents. This is a big concern for us. Would you want one of these ugly monstrosities deteriorating in your home neighborhood. We need more assurances that this 80 footer monster will be maintained to look as good and stealthy as the day it is installed on an annual basis at the expense of the operating entity.

Other concerns include the lack of any plans in the MLFD's written fire protection plan to protect homeowners from many cell tower fires that have occurred on these Monopines. These fires have proven difficult to extinguish and will no doubt imperil our homes and property. Where is the fire suppression plan?

There is also no protection for homeowners and our HOA for potential increases in or insurance premiums from having an unusually tall and dangerous electronic cell tower adjacent to our property. We note that the Commission, MLFD and the Town have demanded the Applicants Indemnify these organizations. There is no indemnification of protection for homeowners.

We also have determined that Applicant did not approach either the Snow Creek Athletic Club or St. Joseph's Catholic Church to discuss their interest in providing an alternative site within the past three years. Locating the new tower at one of these two locations would mitigate many of the problems we have from the Applicant installing their new tower at Fire Station #2, adjacent to the residential units in Snow Creek #7. We understand from recent communication from the Planning Commission staff that AT&T will not consider these locations at this time and instead is pressuring the Town to approve the current plan.

The Applicant's submitted documentation is misleading for both the Planning Commissioners and the impacted homeowners. We feel we needed to document these distortions and consider the Applicant's motives for making so many material distortions in their application. Please reject the current application for the ugly and decidedly not stealthy monopine 80' cell tower located at the Fire Station.

Sincerely:

John & Diana Heidelman

February 8, 2024

Re: Public Comment Agenda Item #4.1

Chair Michael Vanderhurst and Commissioners:

Kindly consider the following when deciding on the 1574 Old Mammoth Road cell tower. For years, the Planning and Economic Development Commissioner has followed the guiding principles of fostering "Dark Skies," "Walk, Bike and Ride," and a "Village in the Trees," to name a few. The Village in the Trees philosophy was based on the concept that the *manmade environment shall not dominate the natural one*. The respected consultant, Dennis Crabb from South Lake Tahoe, told Planning Commission years ago, "The natural environment is your product. If you don't have it, you can't sell it."

While I know a cell tower is essential to the Old Mammoth community, there needs to be a win-win solution to providing cell coverage and building an 80-foot tower that is an focal point. Look how hard we successfully worked to mitigate the visual impacts of single-family homes built at the Bluffs. Let's have the same expectations for a cell tower. That is how previous Planning Commissions got a suitable Shell station built with shielded lighting, and the former McDonald's (now the Starbucks building) design changed to be compatible with Mammoth Lakes' vision. They were persistent in expressing our Town's ethos.

I also question the location of this cell tower. Why must it be placed at the well-traffic and visual location of Old Mammoth Road and Club House Drive? When you look at the pictures of the cell tower framed by Mammoth Rock and Crest, it destroys the visual beauty of these ancient rock formations.

I appreciate your commitment to good and appropriate design. We live in a beautiful corner of the world and must diligently keep it that way. Please find a way to serve the Old Mammoth Communities needs without destroying its beauty.

Sincerely,

Madeleine "Mickey" Brown

Former Chair of Planning and Economic Development Commission

RE: Proposed cell tower installation

To whom it may concern:

I am writing this letter to voice my opposition to the installation of the cell tower at Fire Station 2. This proposed site puts the tower right in the middle of our housing complex.

The reasons for not installing the site are many:

The design violates the town's own building and design codes. It is not going to be close to being screened and is anything but a "small structure".

The proximity to the homes poses risk from damage to the towers, be they fire, lighting, or falling.

This fire station is a training center where inexperienced fire staff learn to operate heavy equipment. I have seen hook-and-ladder vehicles with an extended ladder being operated many times near the location of the proposed tower location.

This potential eyesore has already had a direct impact on values through cancellations of escrows and a lack of interest in our units. My unit is on the market, and when I ask my realtor how a showing went, I invariably hear, "They like the unit but are concerned about the cell-tower". Who is going to compensate us for this loss of value?

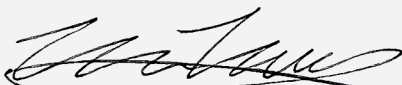
This town cannot hide behind the notion that it does not have the power to stop this from happening. In fact, the violations to the building code provide plenty of ammunition alone. An 80' metal structure, smack-dab in the middle of a residential community, in plain sight for all to see, is anything but undefensible.

Additionally, it is not that everyone is saying "No" to ATT/Eukon. We are just saying that there are better solutions, and there are! My understanding is that there is interest from other locations to host the tower that is far less impactful and much safer. The town using their justifiable power to stop this can force Eukon to consider one of the more acceptable solutions.

The town has this listed as one of the mandates on their website:

6. Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada Mountain setting and our sense of a "village in the trees" with small town charm.

How does the current location for this proposed structure fit this mandate in any way?



Eric Larsen

02/12/2024

Owner

1465 Boulder Creek Road

Mammoth Lakes, Ca 93546