

Subject: Public Comment Case U_2019-0011 (Nixon)
Date: 10-11-2020
From: Kris Wagner and Susan Monteleone
To: The Mendocino County Board of Supervisors bos@mendocinocounty.org

Chairman John Haschak: haschakj@mendocinocounty.org
Ted Williams: williamst@mendocinocounty.org
Dan Gjerde: gjerde@mendocinocounty.org
John McCowen: mccowen@co.mendocino.ca.us
Carre Brown: browncj@mendocinocounty.org

Chairman Haschak and Fellow Members of the Board,

We are writing today to ask you to deny Major Use Permit U_2019-0011 (Nixon) and reject its Negative Declaration (ND).

We are residents of 4575 Lakewood Drive in Pine Mountain, quite close to the site of the proposed 143 foot tall tower. This area is residential, not horses ranches. The tower would be very obtrusive in this area and stick out like the proverbial sore thumb.

We all moved to Pine Mountain knowing that there were restrictions to what we could build and rules that we all agreed upon. It seems unfair to choose a spot that is one inch outside of those restrictions and place such a monstrosity.

If there are folks who value this tower above the beauty of our neighborhood, then it would seem only fair that they lobby to have the CC&Rs changed and volunteer to have the tower on their own property in the site line of their own next-door neighbors.

Further, as other neighbors have pointed out:

- On August 4, 2015 Mendocino County Wireless Guidelines were adopted that stated:
“wireless communications facilities shall be sited and designed to minimize adverse impacts on communities, neighborhoods, vistas and natural resources and are to be designed to protect and promote...the aesthetic quality of the county.”
- Section C(1) of the Guidelines states that “highly visible sites and sites within or near residential areas or schools are least preferred”
 - Section C(2)(b) states that “Communications facilities should result in a minimal visual impact for those residents in the immediate area...”

Proof was not established that the tower in this location is the least visually obtrusive option. Mendocino County’s Wireless Plan (pg. 4, 13) requires a visual analysis from 3 different areas as part of the permit process, or demonstration of proposed height at visually sensitive sites. The permit applicant did not demonstrate this analysis.

13. Visual analysis of the proposed facility at design capacity, including at a minimum photo montages, photo simulations or other accurate representations of visual appearance from at least three different locations, at least two of which shall be from public locations from where the facility will be most clearly visible. For locations determined by the Department to be especially visually sensitive, the applicant may be requested to provide a demonstration of the proposed height of the facility on the site in the form of a tethered balloon, a vehicle-mounted boom, or other object raised to the proposed height.

The Planning Commission's Resolution Denying this permit application (6-4-2020) skillfully summarized neighborhood residents objections to this facility: "Given the proximity (580± feet) of the proposed project to the more densely populated residential neighborhood, and the elevation drawings submitted by the applicant which depict a tower looming over adjacent trees, a 143 foot lattice type wireless communications facility would dominate the surrounding tree line and is out of character with the established surroundings. Additionally, the proposed project would be partially visible to surrounding properties...with the tower nearly directly in line with the height of surrounding residential parcels. Given these aesthetic and topographic concerns, the proposed tower is out of character with the surrounding neighborhood and its rural setting, and conflicts with the above stated Policies and (Wireless) Guidelines. As such, the project would pose a detriment to the peace, comfort and general welfare of persons residing in the neighborhood." (U_2019-0011 – AT&T Mobility--Resolution of the Planning Commission, County of Mendocino, State of California Denying a Major Use Permit application for a 143 FT Tall Wireless Communication Facility)

Please do not let this permit go through.

Sincerely,

Kris Wagner

Susan Monteleone

cc: Kaitlin Kennedy: kk@campanellipc.com

David Drell: ebikeswillits@sbcglobal.net

Cathy Ortiz: davecathyortiz@gmail.com