

Re: Case # U_2019_0011, Property Owner Bette Nixon; Project Applicant AT&T

APR 15 2020

Dear Chair Ogle and Members of the Planning Commission;

Planning & Building Services

This is our second letter regarding our mounting concerns regarding this project.

We are asking you to please postpone this hearing so we can speak in person. It is our right to come before the Commission and have our voices heard. Because of the difficulty livestreaming videos on our computer, we may not be able to voice our concerns at this hearing on Thursday. Many of our immediate neighbors had planned on appearing before the commission to speak, but are now unable. I was scheduled to speak this morning at the Board of Supervisors meeting but could not navigate this virtual way of making a simple phone call. Too say the least it's very frustrating.

We moved to our property in the early spring of 1976, to get away from the hustle and bustle of the city and to be closer to family. We started here with three little boys, a tent and a picnic table. We worked hard to build our home ourselves and raise our family.

My husband is a veteran and ironworker that gave up his life to build a home for us here, getting up at 3:00 in the morning to drive to jobs mainly out of town in the Bay Area and beyond and working on the weekends to build our home. He worked jobs in Mendocino County and he praises the Planning and Building Commission for making good decisions. He worked on the Ukiah High School All Purpose Building that was constructed of steel roof trusses that can hold 8' of snow. Good decision made by the county at the time. In 1977 he worked at Masonite in Ukiah, building two 70' stainless steel tank towers that showered and washed the dirty smoke emitted from a machine that pressed and glued together forty-four 4x8' sheets of plywood at one time. Before these scrubbers were built the Ukiah Valley was covered in dirty toxic air. Another good decision made by the Planning Commission. The Commission cared for the health and safety of the students and the all the public.

As stated in our first letter, because of our location and elevation of our home, we are going to bear the full brunt of this tower. Our home will be 1500 foot from and in direct visual eyesight of this tower and its antennae. The view out our three sliding glass windows and deck will be facing the tower. **This will adversely affect both the aesthetics and character of our property and will definitely bring down our home's value.** This is unacceptable.

In Item Number B(15) AT&T stated:

"The site location is the least intrusive option in the area given the search ring comprises of residential zoned areas. AT&T researched more than a half of dozen of properties and the Nixon property provided the least intrusive site location while still filling AT&T significant coverage gap. The Nixon property is the only property that is directly off a Public Right-of-Way and does not utilize any shared private roads. Furthermore the vast majority of the properties within the Search Ring comprise of restrictive CC&R's that do not allow for commercial use".

Of the 8 sites considered for this proposed tower, 6 were within the Pine Mountain Subdivision which does have restrictive CC&R's that do not allow for commercial development. **It appears AT&T did not do its due diligence by not researching and looking for other suitable sites outside of the Pine Mountain Estates Subdivision.** It appears they are taking the easiest, fastest and cheapest way to get this tower up.

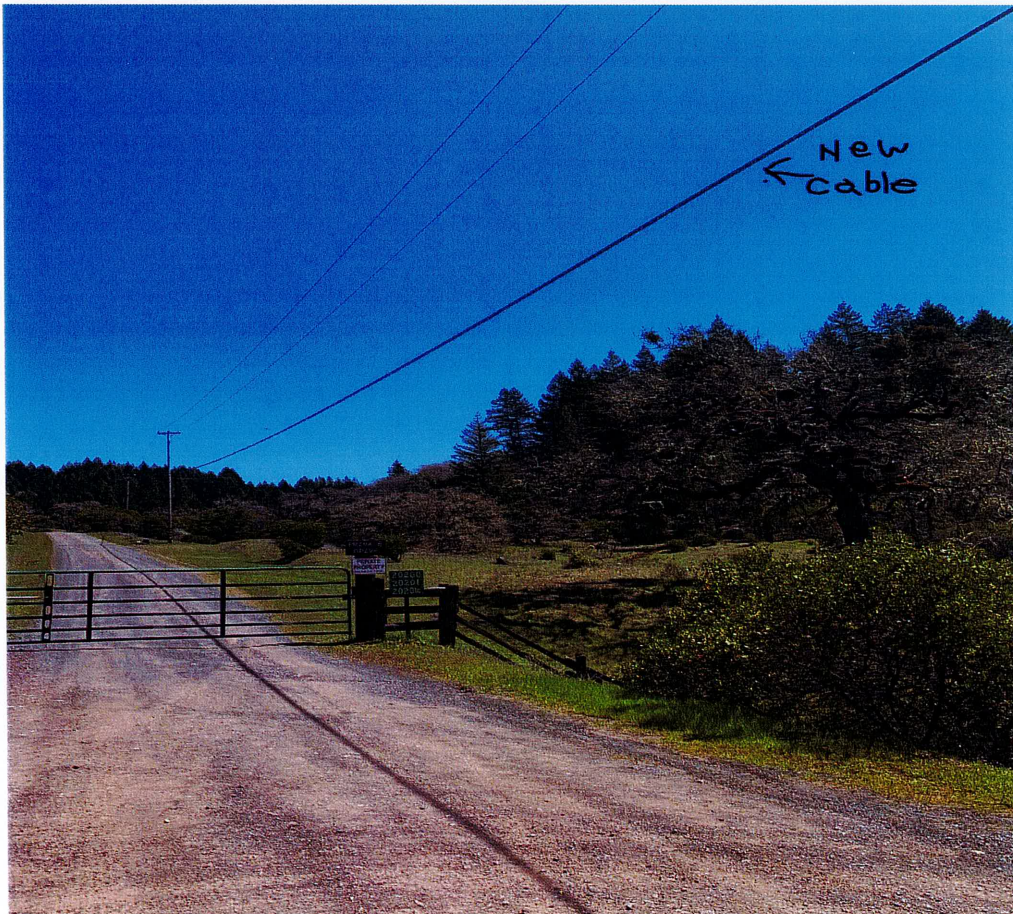
AT&T said in its statement above that the Nixon property does not utilize any shared private roads. The road to get to the site is a shared road (see picture below). Our property was given an easement that is shared with the Nixon's to gain access to our lots from the county road. We have shared and maintained this road with the Nixon's for over 44 years. **Does AT&T have an agreement with Bette Nixon to maintain the road? If so we would like to see it, since we are equally responsible for the road's upkeep.**

It appears AT&T is on a fast track to get this tower up. Around 6 months ago AT&T installed a thick new fiber optic cable going back to the site of the proposed tower (See pictures below). **Has this project already been approved by the county?**

We get our water from the Pine Mountain Mutual Water Company. The main water pipe leading to our property and to other neighbors' properties runs underground in the middle of our shared driveway. The main pipe splits in the middle of the road and hooks up to 4 water meters that are on each side of the driveway. Throughout the years there have been several water leaks at this junction because these pipes are not buried very deeply underground. **We are concerned that the heavy trucks and equipment running down the road will continually break the water pipes.**

PICTURE BELOW

- 1) The picture below shows the gated shared road to our property, leading to three properties (see green sign).
- 2) The photo shows the new fiber optic cable that was installed approximately 6 months ago to the proposed site.
- 3) Our main water line runs down the middle of the road and splits in a "T" at the first telephone pole in the photo below.



If you consider that a one story house is 10' to 12' high, this 143' tower will be equivalent to a 12 to 14 story building. **Are there other towers of this size and capacity in such a populated area like ours in the county?**

Proposed cell tower (**penciled in red**) will be approx. in this area here. 1,500 foot from our home.



There are many new young families raising their children here on Pine Mountain, just as we raised our family. We had room to grown and it was safe. If this cell tower is built we will never feel safe having our grandchildren and family here.

Sincerely,

Dave and Cathy Ortiz
20200 Manzanita Drive
Willits, CA 95490
707-459-9539