

October 28, 2020

City of Tracy
Planning Commission
publiccomment@cityoftracy.org

Subject: October 28, 2020 **Planning Commission Agenda Item 1.B**
Application Numbers: **CUP19-0014 and D19-0039**

Dear Members of the Planning Commission & Project Planner Genevieve Federighi,

I received the notice from the City that an application has been submitted for a 65-foot telecommunication facility at Don Cose Park. I understand this area has been identified for needing a new telecommunication facility. I encourage the City to instruct the applicant to find a location that will minimize impacts adjacent to residential uses. From a community standpoint, I and surely many other neighbors, would strongly prefer it to be in the industrial area located immediately south of the proposed location (about 200-250 feet).

The only other acceptable alternative, should the facility be located in the park, would be southeast of the basketball court. **I respectfully ask that the Planning Commission determine that the evidence in the record does not support Finding “a” for Development Review Permit D19-0039.** As listed in Attachment F to the Staff Report, Finding “a” states (emphasis added in **bold**):

The proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy as the proposed telecommunications facility will include landscaping and masonry wall screening techniques to shield the ground mounted equipment from view and shall be constructed as a monopole to imitate the appearance a pine tree located among existing landscaping within a park.

The applicant has proposed to locate the telecommunications facility in the southwest corner of the park, where there is limited existing tree planting and the facility will be clearly visible from nearby homes to the north. The applicant proposes shrubs as a vegetative screen around the proposed nine-foot tall masonry enclosure. The shrubs will soften the appearance of the enclosure when viewed from the park but will do nothing to mitigate the visual impact of the facility on the nearby homes. A monopine does not adequately screen the facility because it is located in an area devoid of other similarly sized trees. The proposed facility design will be detrimental to the property and surrounding area.

As noted earlier, locating the facility in the nearby industrial zone is the best option for Tracy's residents living near the facility. Should that be infeasible, locating the facility southeast of the basketball court will place it adjacent to existing trees and approximately equidistant from the homes that surround the park. Additional tree planting should be required to help the facility blend into the natural environment. **Without these changes, the Planning Commission cannot reasonably make the finding that the project "enhances the property in a manner that therefore improves the property in relation to the surrounding area" as required in the findings precedent to adopting the approving Resolution.**

Best regards,
Bonnie