

Fogg, Mindy

From: John Novi <jnovi@cityofcamarillo.org>
Sent: Tuesday, September 22, 2020 9:23 AM
To: Chaffee, Thomas
Subject: RE: PL19-0099 Public Hearing Notice

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Hi Thomas,

I took a moment to review the project plans and staff report and the City of Camarillo would object to the project as designed for the following reasons, and would recommend additional conditions of approval to address these issues.

- The enclosure around the facility must be tall enough to completely screen the ground equipment and be finished with plaster or stucco, not painted block. Additionally, any access gates should be painted to match the enclosure.
- The height of the facility is inconsistent with the surrounding trees, which show to be no higher than 70 feet according to the provided plans. It is recommended that the facility be lowered to no higher than the surrounding trees, and brought as low as feasible to retain coverage.
- The design of the facility would not meet city standards. We would encourage a redesign of the Mono-Eucalyptus facility to appear more natural and consistent with the surrounding trees
- City noise requirements limit noise to no greater than 45 dBA after 7:00pm at the property line of residential which is 5 dBA lower than county standards listed in the report and 3 hours earlier. It is recommended that the facility be conditioned to comply with City noise standards shown in [CMC Chapter 10.34](#), as the closest residential properties are within the City of Camarillo.

Finally on an unrelated note, the link in your email signature is missing the divisions part so the link for the planning page does not currently work.

Thank you for your consideration and without those additional measures incorporated into the project design, the City of Camarillo would oppose this project.

If you have any questions, please don't hesitate to contact me.

John Novi, AICP

Senior Planner

[City of Camarillo](#) | 601 Carmen Drive, Camarillo, CA 93010

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From: Chaffee, Thomas <Thomas.Chaffee@ventura.org>
Sent: Tuesday, September 22, 2020 7:09 AM
To: John Novi <jnovi@cityofcamarillo.org>
Subject: PL19-0099 Public Hearing Notice

Good Morning Mr. Novi,

Attached is the Public Hearing Notice for the upcoming Planning Director hearing for CUP PL19-0099 regarding the installation and operation of the AT&T wireless communication facility. Please let me know if you have any questions or concerns.

Thank You!

Thomas Chaffee, MPA Planner
Commercial and Industrial Permits Section
Thomas.Chaffee@ventura.org



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Ventura County General Plan Update. Join the conversation at VC2040.org
For online permits and property information, visit [VC Citizen Access](#)

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City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

February 4, 2020

Thomas Chaffee
County of Ventura
800 South Victoria Avenue, L# 1740
Ventura, CA 93009

SUBJECT: Proposed 80-Foot Tall Mono-Eucalyptus Wireless Communications Facility, Located at 3459 Pleasant Valley Road, Case Number PL19-0099

Dear Mr. Chaffee:

Thank you for providing the City of Camarillo with the opportunity to review a proposal by AT&T Wireless to construct a new 80-foot tall wireless communication facility located at 3459 Pleasant Valley Road. After reviewing the site plans and photo simulations, the City of Camarillo is **strongly opposed** to the proposed project.

The following comments address the inconsistencies with the City of Camarillo General Plan and Camarillo Municipal Code (CMC):

- The proposed project is located along Pleasant Valley Road, which is designated a scenic corridor in the Camarillo General Plan Community Design Element. The proposed 80-foot mono-Eucalyptus with twelve panel antennas **is inconsistent** with Camarillo General Plan Community Design Element Goal SC-1: "Maintain the visual quality and scenic views along designated corridors where they contribute and become an essential part of the community's urban fabric." The proposed mono-Eucalyptus will be detrimental to the visual quality and scenic views from Pleasant Valley Road, which is a designated scenic corridor.
- Community Design Element Section 10.9 recognizes scenic corridors for its, "contributions towards Camarillo's high quality of life and are intended to highlight, promote and preserve the community's scenic and environmental characteristics and help reflect the community's character." The proposed 80-foot mono-Eucalyptus with twelve panel antennas **is inconsistent** with Camarillo General Plan Community Design Element, as it will be detrimental to the community's scenic and agricultural environmental characteristics of the area.
- The proposed 80-foot mono-Eucalyptus with twelve panel antennas **is inconsistent** with General Plan Community Design Element Scenic Corridor Design Guidelines Section 10.9.2.1: "Wireless communication facilities, such as cell towers, are to be hidden and blend in with the surrounding environment. Stealth-mounted applications should be used whenever possible." The project site contains a few sparsely planted Eucalyptus trees that have been poorly maintained or dead and are not nearly

adequate enough for the proposed 80-foot mono-Eucalyptus to blend in with. A stealth mounted facility that is architecturally integrated into a building or other concealing structure so as to be virtually invisible to the casual observer should be used in order to be consistent with the General Plan.

- The City of Camarillo General Plan land use map designates the subject property for agricultural use. The corresponding City zoning for agricultural properties in the city limits is Agricultural Exclusive. Under CMC Section 19.76.040, the proposed 80-foot mono-Eucalyptus **would not be permitted** on agricultural land under the City's regulations. The only type of facility that would be permitted on agricultural land would be a stealth wireless communication facility, with the approval of a conditional use permit.

CMC 19.76.050 lists the required items to be submitted by the applicant for all new wireless communication facilities. The City requests that the information below be provided to the City. The purpose of this request for additional information is to analyze what other alternatives have been explored that may reduce the impacts associated with the proposed 80-foot mono-Eucalyptus with twelve panel antennas, determine other alternative sites that have been considered, and disclose radio frequency (RF) exposure levels.

- **Statement of Purpose.** A written statement that includes: (a) a description of the technical objectives to be achieved; (b) an annotated topographical map that identifies the targeted service area to be benefitted; (c) the estimated number of users in the targeted service area; and (d) full-color signal propagation maps with objective units of signal strength measurement that show the applicant's current service coverage levels from all adjacent sites without the proposed site, predicted service coverage levels from all adjacent sites with the proposed site, and predicted service coverage levels from the proposed site without all adjacent sites.
- **Alternative Sites Analysis.** A map that indicates existing, identifiable wireless communication facilities within a one mile radius of the proposed location of the new wireless communication facility, and an explanation of why collocation on these existing facilities, if any, is not feasible. This explanation should include such technical information and other factual justifications as are necessary to document the reasons why collocation is not a viable option. The applicant should provide a list of all existing structures considered as alternatives to the proposed location, together with a general description of the site design considered at each location. The applicant should also provide a written explanation for why the alternatives considered were unacceptable or infeasible, unavailable, or not as aesthetically desirable as the proposed location. This explanation should include such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable, or not as aesthetically desirable as the proposed location. The written explanation should also state the radio frequency coverage and capacity needs and objectives of the applicant, and include maps of existing coverage and predicted new coverage with the proposed facility.
- **Height Certification.** A certification prepared by a licensed engineer that provides technical data sufficient to justify the proposed height.

- RF Exposure Compliance Report. A RF report prepared and certified by an RF engineer that certifies that the proposed facility will comply with applicable federal RF exposure standards and exposure limits. The RF report should include the frequency and power levels (in watts ERP) for all existing and proposed transmitters at the site and exhibits that show the location and orientation of all transmitters and the boundaries of areas with exposures in excess of the uncontrolled/general population limit and the controlled/occupational limit.

As proposed, the 80-foot mono-Eucalyptus with twelve panel antennas will have a significant adverse aesthetic impact, as it is inconsistent with the City of Camarillo General Plan Community Design Element, which designates Pleasant Valley Road as a scenic corridor. The proposed 80-foot mono-Eucalyptus is out of character with the agricultural use of the property and surrounding area and will be detrimental to the visual quality and scenic views from Pleasant Valley Road. The existing trees on the property are not nearly adequate for an 80-foot tall mono-Eucalyptus to blend in with and the facility will be a visual eyesore.

Further, the north side of Pleasant Valley Road across from the project site is developed with established residential communities – Village at the Park, Lamplighter Mobile Home Park, and Woodside Greens. The 80-foot tall mono-Eucalyptus will be clearly visible from these communities as there are no structures or vegetation of similar height to conceal its view. There are no structures within the city nearly 80 feet in height and the proposed 80-foot tall mono-Eucalyptus is completely out of character with Camarillo.

The applicant should analyze integrating the facility into existing buildings in the surrounding area with compatible building heights as a stealth facility. Additionally, the applicant should analyze redesigning and relocating the proposed wireless facility where it will not be visible from residential communities or a designated scenic corridor.

For the reasons stated above, the City is strongly opposed to the proposed 80-foot tall mono-Eucalyptus. The City requests the environmental document prepared for this project and all notice of public hearings be sent to John Novi, Senior Planner via email at jnovi@cityofcamarillo.org. This City also requests that the same notifications be sent to all property owners and homeowners associations within the Village at the Park, Lamplighter Mobile Home Park, and Woodside Greens residential communities.

If you have any questions relating to this letter, please don't hesitate to contact me at 805.388.5362 or via email at jnovi@cityofcamarillo.org.

Sincerely,



John Novi, AICP
Senior Planner
Department of Community Development