

City of Sacramento  
**Planning and Design Commission Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2023-00265

3/23/2023

**Public Hearing Item 4.**

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**Title:**

**1610 Garden Highway Monopine (P22-049)**

**File ID:** 2023-00265

**Location:** 1610 Garden Highway, APN: 274-0030-016-0000 (District 3, Represented by Councilmember Talamantes)

**Recommendation:**

Conduct a public hearing and upon conclusion approve: **Item A.** CEQA Categorical Exemption per CEQA Guidelines Section 15303 (related to new construction or conversion of small structures); **Item B.** Conditional Use Permit to establish a telecommunications facility within the Agricultural (A) zone; and **Item C.** Site Plan and Design Review to construct an 85-foot-tall monopine telecommunications facility and associated equipment on a portion of a 1.99-acre site with a deviation to exceed the height development standard within the Agricultural (A) zone.

**Contact:** Jose Quintanilla, Associate Planner, 916-808-5879, JQuintanilla@cityofsacramento.org; Garrett Norman, Senior Planner, 916-808-7934, GNorman@cityofsacramento.org, Community Development Department.

**Presenter:** Jose Quintanilla, Associate Planner, 916-808-5879, Community Development Department

**Applicant:** Matt Veazey- Agent for T-Mobile, SiteCom, Inc., 25 Cadillac Drive, Suite 208, Sacramento, CA 95825

**Property Owner:** Buddy Bergstrom and/or Tina Childs, The Boat Works LLC, 3320 Marconi Ave, Sacramento, CA 95821

**Attachments:**

- 1-Description/Analysis
- 2-Background
- 3-Findings and Conditions of Approval
- 4-Exhibit A: Project Plans
- 5-Exhibit B: Coverage Map
- 6-Exhibit C: Photosimulations
- 7-Exhibit D: Search Ring
- 8-Guidelines for Telecommunications Facilities in the City of Sacramento
- 9-Community Comments

**Description/Analysis**

**Issue Detail:** The applicant is requesting to construct a new 85-foot-tall monopine telecommunications facility and equipment enclosures on a portion of a 1.99-acre site within the

Agricultural (A) zone in South Natomas. The proposal requires the following entitlements:

- 1) Conditional Use Permit (CUP) to establish a telecommunications facility in the Agricultural (A) zone; and
- 2) Site Plan and Design Review to construct an 85-foot-tall monopine telecommunications facility and associated equipment with a deviation to exceed the 50-foot height requirement in the Agricultural (A) zone.

The site is developed with a storage facility which primarily stores watercrafts (e.g., boats), RVs, and other small vehicles.

**Public/Neighborhood Outreach and Comments:** As part of the application review process, the proposed project was routed to River Oaks Community Association (ROCA), Natomas Community Association, Natomas Chamber of Commerce, and Preservation Sacramento.

Staff received comments from one nearby resident expressing opposition to the proposed monopine, concerned that the structure would take from the natural beauty of the area and an 85-foot tower seems out of scale with the neighborhood.

Staff posted the site with an early notice at time of planning application submittal. Staff also mailed public hearing notices to all property owners, residents, and neighborhood groups within 500 feet of the project site and posted the site 10 days prior to the public hearing. At the time of writing of this report, staff has not received any additional comments, aside from those mentioned above, and attached to this report (Attachment 9).

## **Policy Considerations:**

### General Plan

The General Plan designation for the project site is Suburban Center (SCNT). The 2035 General Plan recognizes Suburban Centers as providing for predominantly non-residential, lower-intensity developments that include retail, and other commercial uses, as well as compatible public, quasi-public, and special uses.

In addition to the project's consistency with the SCNT designation, the project is consistent with the following General Plan goals and policies:

- **Goal U 7.1 Telecommunication Technology.** Provide state-of-the-art telecommunication services for households, businesses, institutions, and public agencies throughout the city that connect Sacramento to the nation and world.
  - **Policy U 7.1.1 Access and Availability.** The City shall work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the city.
  - **Policy U 7.1.2 Adequate Facilities and Service.** The City shall work with utility companies to retrofit areas that are not served by current telecommunication

technologies and shall provide strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.

*The proposed telecommunication facility will enhance telecommunication services in an area that is currently underserved and needs expanded service. The proposed facility would enhance wireless telecommunications services for residents, employees, visitors, businesses, agencies, and emergency responders within South Natomas. Expanding wireless service capacity in an underserved area furthers the equitable access to modern technology for residents and visitors.*

- **Goal PHS 1.1 Crime and Law Enforcement.** Work cooperatively with the community, regional law enforcement agencies, local government and other entities to provide quality police service that protects the long-term health, safety, and well-being of our city, reduce current and future criminal activity, and incorporate design strategies into new development.
  - **Policy PHS 1.1.9 Technology to Improve Safety.** The City shall work in partnership with appropriate agencies to incorporate technology in public and private development to increase public and personal safety.

*Emergency responders rely on robust telecommunication service to provide essential services in timely manner. Enhancing the network in a needed area helps protect the long-term health and safety of residents and visitors of the City.*

#### South Natomas Community Plan

The subject property is located within the South Natomas Community Plan area; no community plan policies address the site.

#### 200-Year Flood Protection

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2022 Adequate Progress Annual Report accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

**Environmental Consideration:** The City of Sacramento's Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is categorically exempt from the provisions of the California Environmental Quality Act, under Class 3, Guidelines Section 15303, which exempts projects that consist of the construction and location of new, small structures and/or facilities, and includes "the installation of small new equipment and

facilities in small structures.” The proposed telecommunications tower and associated equipment, stealthily disguised as a pine tree, fits within this exemption because the project consists of the installation of ground floor equipment of roughly 625 square feet in size, along with the construction of an 85-foot-tall cell tower.

With respect to claims of adverse health effects from cellular tower transmission, federal law provides that no state or local government may regulate the siting of cell phone towers based on “the environmental effects of radio frequency emissions to the extent that such facilities comply with the [FCC’s] regulations concerning such emissions.” (47 USC 332(c)(7)(B)(iv).) The application certifies the proposed tower complies the FCC’s regulations.

**Rationale for Recommendation:** Staff recommends the Planning and Design Commission approve the requested entitlements based on the findings of fact and subject to the conditions of approval listed in Attachment 3. The new facility is stealthily designed as a pine tree to blend in with its surroundings in an area with additional mature, large trees to further conceal the facility. The project is also consistent with General Plan policies that encourage the provision of state-of-the-art telecommunications facilities for residents, businesses, institutions, and public agencies in underserved areas.

**Figure 1 – Zoning & Vicinity Map**

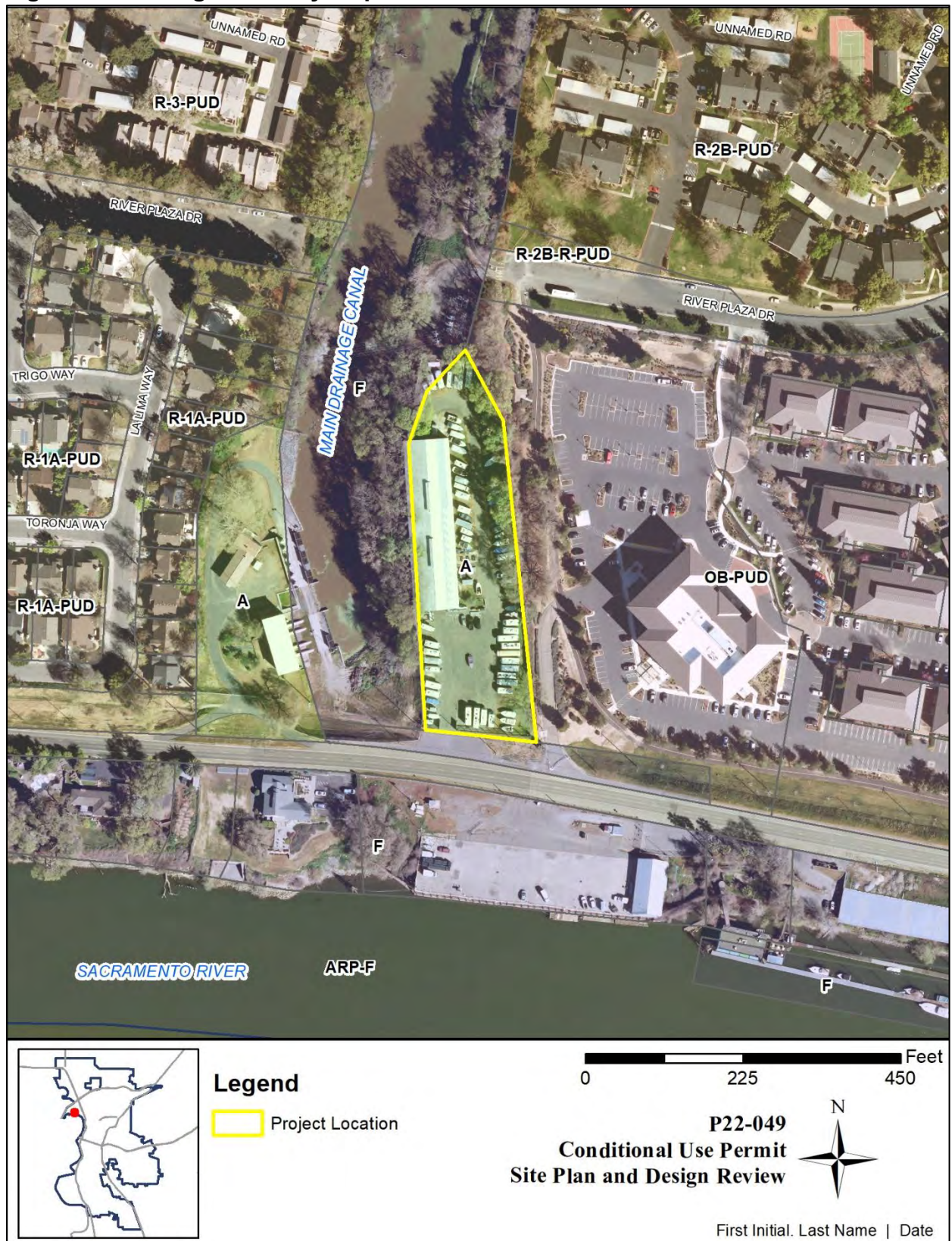
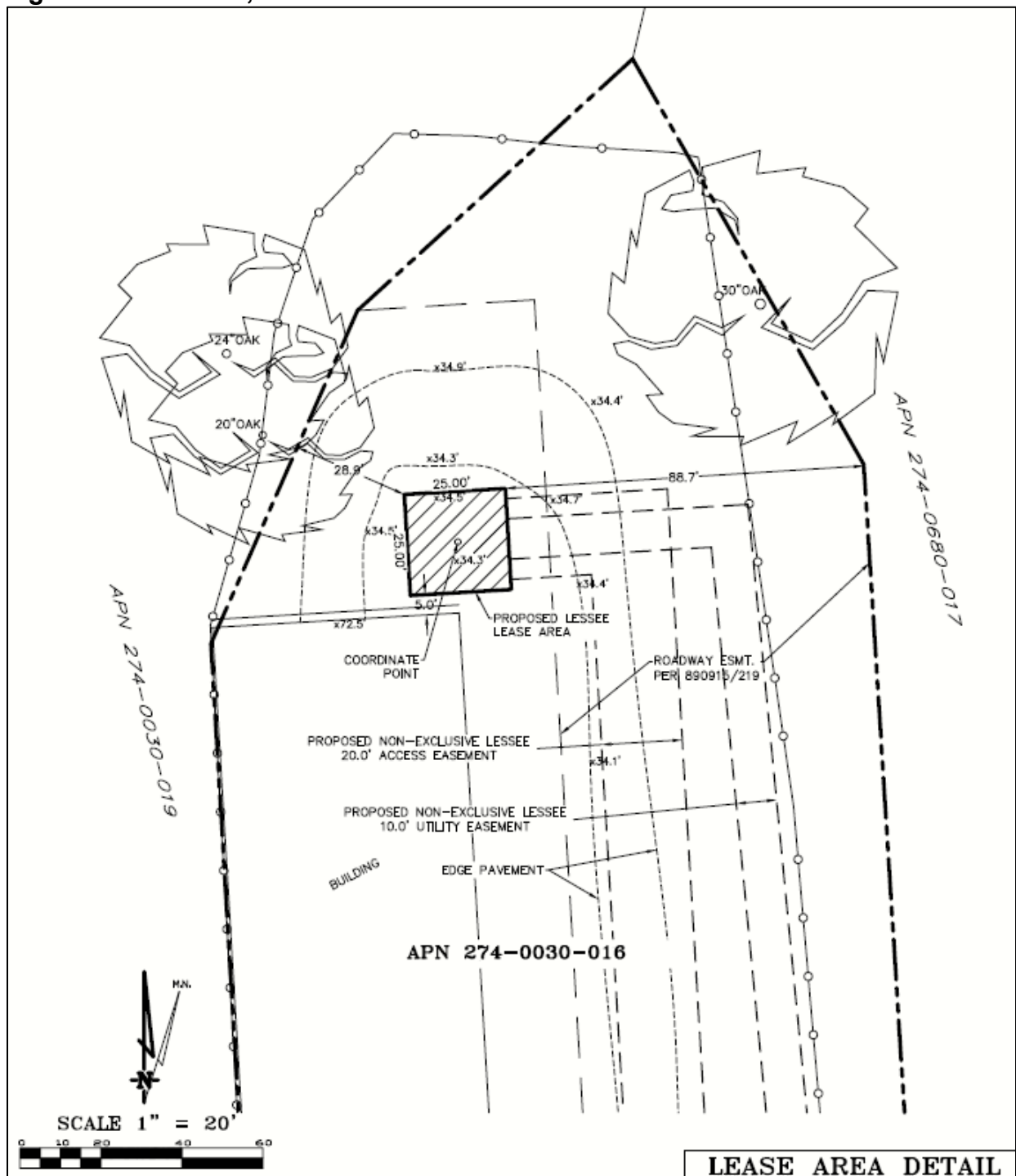




Figure 2 – Site Plan, Lease Area



## Background Information

The project site is located on a 1.99-acre parcel developed with a watercraft and other vehicle outdoor storage facility. The applicant is proposing a new stealth monopine telecommunications facility capable of hosting multiple carriers and expanding T-Mobile coverage in the area. Aerial imagery indicates that the building on site has existed on the site since at least 1947 and shows the site has been utilized as vehicle storage since at least 1985.

Table 1: Site Information	
<b>General Plan Designation:</b>	Suburban Center (SCNT)
<b>Existing Zoning:</b>	Agricultural (A)
<b>Existing Use:</b>	Outdoor boat and vehicle storage
<b>Parcel Area:</b>	1.99 gross acres
<b>Lease Area:</b>	625 square feet plus access and utility easements for lessee

## Land Use Context

The project area is surrounded by a mix of uses, including single- and multi-unit residential, commercial including restaurants, and offices. The Sacramento River is located across Garden Highway to the south and the Main Drainage Canal is located immediately west of the site.

## Siting and Design

T-Mobile has identified a coverage and capacity gap within the area. The new site will improve cellular coverage for area residents and visitors, businesses, institutions, and emergency responders.

The City of Sacramento has established Guidelines for Telecommunications Facilities. The guidelines lay out a siting preference for facility location and design. The siting situations are listed in order of preference:

1. Located completely within an existing or constructed structure;
2. Existing structures (public or private) that allow a façade mounted antenna;
3. Existing structures (public or private) which require a modification of the structure architecturally or in height in order to mount antennas (includes roof mounts);
4. Collocation on existing poles or light standards at a lower height;
5. Collocation on existing poles or light standards at a higher height;
6. New monopole (whether co-developed or single carrier).

While a new monopole design is the least favored option in the City's development guidelines pertaining to cellular facilities, the applicant indicates that they could not find a location that fit the other preferred siting criteria. The geographical search ring, indicating the area where monopine locations were considered, can be found in Attachment 7.

The area is predominantly residential and thus available locations are limited. Utility infrastructure located at Orchard Park, a City-owned park, is owned by PG&E and is no longer allowing co-location on their facilities. Other possible locations, including Bryte Park in the City of West Sacramento were considered. Ultimately, the higher elevation at the subject site and the extensive tree canopy proved a more suitable site in terms of ample coverage and concealment.

The applicant is requesting construction of a new 85-foot-tall monopine telecommunications facility which will include facilities for T-Mobile and have capacity to collocate with other carriers at a lower height. City staff believes that the proposed design is compatible with the area, which includes many tall, mature pine and other tree species, and will ensure that the facility will blend in with its surroundings. Staff finds the design consistent with City-adopted design guidelines to reduce antenna visibility as much as possible through stealth design. The Siting and Design Guidelines for Telecommunications Facilities in the City of Sacramento can be found as Attachment 8.

## **Entitlement Review**

### Conditional Use Permit

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area. The proposed new telecommunications facility requires approval from the Planning and Design Commission within the Agricultural (A) zone.

Staff finds that the telecommunications facility use will not have an impact on the site or surrounding area as it will not create any nuisances to the public, such as those related to air, water, noise, and light. Further, the tower has been stealthily designed in the form of a pine tree to blend in with its surroundings, which include several mature large trees. The ground mounted equipment is also setback approximately 400 feet from Garden Highway and is behind an existing building, eliminating views from the public realm.

### Site Plan and Design Review

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the project complies with the relevant development standards of the underlying zone, the A zone, in addition to making sure the horizontal and vertical design of the development is compatible and complementary to surrounding development.

The applicant is proposing a new stand-alone 85-foot-tall monopine telecommunications facility with a T-Mobile antenna array at 76 feet above ground level (AGL). Access to the facility and the lease area will be provided via Garden Highway through the conveyance of private access easements granted by the property owner.

Table 2 below illustrates project compliance with development standards.



Table 2: Applicable Development Standards			
Standard	Required	Provided	Deviation
Height	Max.50'	85'	Y
Rear Setback	Min. 15'	28.9'	N
Interior Setback	Min. 10'	40'	N

As shown in Table 2, the project complies with all the relevant development standards of the Planning and Development Code except for height. Staff supports the height deviation since the proposed design disguises telecommunications equipment within a monopine tower that blends in with the surrounding area and allows for future co-location of other cell phone providers. The proposed height is also important for the service provider to provide optimal coverage.

**Figure 3 – Photo simulation looking west**



**Figure 4 - Photo simulation looking northeast along Garden Highway**



**Figure 5 - Photo simulation looking due north from Garden Highway**



g due north from Garden Hwy, directly in front of the Boatworks property.



**Attachment 3**  
**Findings of Fact and Conditions of Approval**  
**1610 Garden Way Monopine (P22-049)**  
**1610 Garden Way, APN: 274-0030-016-0000**

**FINDINGS OF FACT**

**A. Environmental Determination: Exemption: New Construction or Conversion of Small Structures (15303)**

1. The proposed project at 1610 Garden Highway (P22-049) is exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15303, which exempts projects that consist of the construction and location of new, small structures and facilities, and includes “the installation of small new equipment and facilities in small structures.” The project fits within this exemption as it consists of the installation of a new telecommunications facility on an approximately 1.99-acre parcel in the Agricultural (A) zone. The proposed telecommunications tower and associated equipment, stealthily disguised as a pine tree, fits within this exemption because the project consists of the installation of ground floor equipment of roughly 625 square feet in size, along with the construction of an 85-foot-tall cell tower.

**B. Conditional Use Permit to establish a new telecommunications facility within the Agricultural (A) zone is approved based on the following Findings of Fact:**

1. The proposed use and its operating characteristics are consistent with the goals and policies of the general plan land use designation of Suburban Center which allows for new telecommunications facilities that provide modern telecommunications facilities to residents, businesses, institutions, and public agencies in Sacramento. The site is not subject to a specific plan or a transit village plan; and
2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the Agricultural (A) zone, and of all other provisions of this title and this code in that new telecommunications facility is a permitted use within the Agricultural zone with the approval of a Conditional Use Permit; and
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities in that the project has been reviewed by City departments including Public Works and Utilities to ensure compliance with standards; and



4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposed monopine design disguises the telecommunications equipment and will not emit smells, noise, or light.

C. **Site Plan and Design Review** to construct an 85-foot-tall monopine telecommunications facility and associated equipment on a portion of a 1.99-acre site with a deviation to exceed the height development standard within the Agricultural (A) zone **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the proposed telecommunications facility meets the 2035 General Plan's policy to ensure access to and availability of a wide range of state-of-the-art telecommunications systems and services for households, businesses, institutions, and public agencies in Sacramento; and
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposed project is consistent with applicable design standards of the Guidelines for Telecommunication Facilities as the proposed equipment is screened from public view. The purpose and intent of a height standard is to ensure that proposed development maintains a uniform scale. In the case of this project, the telecommunications facility is proposed to exceed the maximum height in the A zone by 35 feet, for a maximum overall height of 85 feet. The proposed height is consistent with the purpose and intent of the height standard in that the monopine is narrow and disguised as a pine tree. The design of the facility will blend in with the surrounding area, which is comprised of the Main Drainage Canal and a multitude of tall pines and other trees; and
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the site is accessible from Garden Highway; and
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the telecommunications equipment is disguised from public view as a pine tree; and
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the site is developed and is located within an urban environment with existing road and utility infrastructure; and

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposed monopine design disguises the telecommunications equipment and will improve cellular service in the area.

**D. 200-Year Flood Protection**

1. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the *SAFCA 2022 Adequate Progress Annual Report* accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

**CONDITIONS OF APPROVAL**

- B. Conditional Use Permit** to establish a telecommunications facility within the Agricultural (A) zone **is approved** subject to the following Conditions of Approval:

**PLANNING & DESIGN REVIEW:** Jose R. Quintanilla (916) 808-5879

- B1. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.
- B2. The overall height of the telecommunications facility shall not exceed 85 feet.
- B3. The proposed antennae shall be mounted as shown on the approved plans and shall not extend above the height of the monopine telecommunications facility.
- B4. All cables associated with the telecommunications facility shall run inside the tower and/or inside conduit and shall not be visible on the outside of the tower, nor on the ground. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower at the point of attachment.
- B5. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare.



- B6. All uses shall be conducted wholly within the equipment enclosure areas designated on the site plan.
- B7. Should the applicant discontinue operation of the telecommunications facility, the applicant will be responsible for the removal of all equipment, including but not limited to the: tower, equipment cabinets, antennas, cables, concrete pad, access gates, masonry wall and telephone and power lines to the facility within six months of termination.
- B8. The applicant shall inspect the site at least once per quarter to ensure the site is properly maintained and the monopine tower remains aesthetically pleasing.
- B9. Any graffiti painted or marked upon the premises shall be removed or painted over in a timely manner. The site shall be posted with contact information including a phone number to address any graffiti removal requests and any other potential nuisance associated with the cell site operation.
- B10. The operator shall be responsible for the removal of all litter from the site.
- B11. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.
- B12. The applicant shall provide the following elements per the approved plans:
  - a. Min. 6-foot-tall chain-link privacy fence.
    - i. Per SCC 17.620.120.C: concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury are permitted on nonresidential uses subject to all of the following requirements: (1) These materials may be used only at heights of 6 feet or more, except that one strand may be installed inside a fence near its base.

**PUBLIC WORKS:** Zarah Lacson (916) 808-8494

- B13. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.
- B14. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- B15. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

- B16. The existing driveway gate shall remain open during business hours to the satisfaction of the Department of Public Works.
- B17. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

**SMUD:** Ryan J. Daugherty (916) 732-6566

- B18. SMUD has existing overhead 12kV facilities on Garden Hwy and along the eastern boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B19. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- B20. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- B21. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
- B22. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
- B23. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- B24. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

- B25. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- B26. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
- B27. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
- B28. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

**ADVISORIES:**

- B29. Parks: As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$138. The Park Development Impact Fee due for this project is based on the Remainder Zone rate of \$0.22 per square foot for industrial projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- B30. Fire: Obtain any required operational permits from the Sacramento City Fire Prevention Division.
- B31. Regional San: The Sacramento Area Sewer District (SacSewer) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SacSewer collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SacSewer will respond via separate correspondence.

- C. **Site Plan and Design Review** to construct an 85-foot-tall monopine telecommunications facility and associated equipment on a portion of a 1.99-acre site with a deviation to exceed the height development standard within the Agricultural (A) zone **is approved** subject to the following Conditions of Approval:

**PLANNING & DESIGN REVIEW:** Jose R. Quintanilla (916) 808-5879

- C1. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.
- C2. The overall height of the telecommunications facility shall not exceed 85 feet.
- C3. The proposed antennae shall be mounted as shown on the approved plans and shall not extend above the height of the monopine telecommunications facility.
- C4. All cables associated with the telecommunications facility shall run inside the tower and/or inside conduit and shall not be visible on the outside of the tower, nor on the ground. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower at the point of attachment.
- C5. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare.
- C6. All uses shall be conducted wholly within the equipment enclosure areas designated on the site plan.
- C7. Should the applicant discontinue operation of the telecommunications facility, the applicant will be responsible for the removal of all equipment, including but not limited to the: tower, equipment cabinets, antennas, cables, concrete pad, access gates, masonry wall and telephone and power lines to the facility within six months of termination.
- C8. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

**PUBLIC WORKS:** Zarah Lacson (916) 808-8494

- C9. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.
- C10. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

- C11. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.
- C12. The existing driveway gate shall remain open during business hours to the satisfaction of the Department of Public Works.
- C13. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

**SMUD:** Ryan J. Daugherty (916) 732-6566

- C14. SMUD has existing overhead 12kV facilities on Garden Hwy and along the eastern boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- C15. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- C16. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- C17. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
- C18. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
- C19. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- C20. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility

easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

- C21. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- C22. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
- C23. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
- C24. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

#### **ADVISORIES:**

- C25. Parks: As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$138. The Park Development Impact Fee due for this project is based on the Remainder Zone rate of \$0.22 per square foot for industrial projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- C26. Fire: Obtain any required operational permits from the Sacramento City Fire Prevention Division.
- C27. Regional San: The Sacramento Area Sewer District (SacSewer) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SacSewer collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SacSewer will respond via separate correspondence.



**EXHIBITS:**

Exhibit A: Project Plans

Exhibit B: Coverage Map

Exhibit C: Photosimulations

Exhibit D: Search Ring











GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS BY REPUTABLE ENGINEERS ON SIMILAR PROJECTS. IT IS ASSUMED THAT THE WORK SHOWN WILL BE COMPLETED BY LICENSED PROFESSIONALS WITH KNOWLEDGE OF THE CURRENT CODES AND PRACTICES WITHIN THE JURISDICTION SHOWN.
2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT SHOW MEANS AND METHODS OF CONSTRUCTION, WHICH ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEASURES TO ENSURE THE SAFETY AND PROTECTION OF LIFE AND PROPERTY.
3. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENT OVER TYPICAL DETAILS AND GENERAL NOTES. WHERE SPECIFIC DETAILS ARE NOT SHOWN, THE WORK SHALL BE CONFORM TO SIMILAR WORK ON THE PROJECT. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION FOR ANY QUESTIONS OR CLARIFICATIONS REGARDING THE APPROVED PLANS, NOTES AND DETAILS.
4. THESE PLANS SHALL NOT BE SCALED OR OTHERWISE DIMENSIONED. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ANY FABRICATION OR PLACEMENT OF ANY EQUIPMENT. ANY DIMENSIONAL CONCERNS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION.
5. IF SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION THAT IS APPROVED BY THE CARRIER AND/OR LANDLORD PRIOR TO PROCEEDING WITH THE REVISION TO THE PLANS.
6. PRIOR TO SUBMISSION OF BIDS, THE CONTRACTOR SHALL FAMILIAR WITH THE EXISTING SITE AND CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN IN THE CONSTRUCTION PLANS. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
7. CONTRACTOR TO RECEIVE WRITTEN AUTHORIZATION AS REQUIRED BY LEASE AGREEMENT PRIOR TO STARTING ANY WORK ON THE SITE.
8. CONTRACTOR SHALL NOT MODIFY ANY STRUCTURAL COMPONENTS OF THE EXISTING SITE UNO ON PLANS.
9. CONTRACTOR SHALL KEEP AN UP TO DATE SET OF APPROVED PLANS ON SITE, INCLUDING ALL ADDENDAS AND RFI RESPONSES.
10. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE ALL LOCAL AND REGIONAL CODES AND REGULATIONS, AS WELL AS MANUFACTURERS MOST RECENT SPECIFICATIONS AND TESTING REPORTS.
11. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND COORDINATE ANY INSPECTIONS WITH THE JURISDICTION AND/OR THE SPECIAL INSPECTOR.
12. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, LANDSCAPING AND PAVEMENTS UNLESS CLEARLY DEFINED IN THE APPROVED PLANS.
13. CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS, AND LEAVE THE SITE FREE OF GARBAGE AND EXCESS MATERIALS.
14. CONTRACTOR SHALL SEAL ALL FIRE PENETRATIONS WITH UL LISTED PRODUCTS AND PROVIDE A 2A MINIMUM FIRE EXTINGUISHER AT THE SITE PER OSHA AND LOCAL CODE REQUIREMENTS.
15. CONTRACTOR TO FURNISH ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO COMPLETE ALL INSTALLATIONS SHOWN IN THE PLANS, UNLESS EXPRESSLY AGREED BY THE CARRIER PRIOR TO BIDS.



OVERALL SITE PLAN

SCALE: 1" = 40'



22" X 34" SCALE 1"=40'



11" X 17" SCALE 1"=40'

**T-Mobile**  
WEST LLC

1755 CREEKSIDE OAKS DRIVE, STE 190  
SACRAMENTO, CA 95833

**SiteCom**

25 CADILLAC DRIVE, STE 208  
SACRAMENTO, CA 95825

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW AND STATUTORY RIGHTS, INCLUDING COPYRIGHT. OWNER SHALL NOT REUSE OR ALLOW THE REUSE OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS SHALL NOT BE USED UNLESS PROPERLY SEALED AND APPROVED. WHEN CONTRACTOR OR OWNERS NAME APPEARS ON DRAWINGS, WORK SHALL BE COMPLETED BY THE SAME CONTRACTOR OR OWNER'S CONTRACTOR



DRAWN BY: OJR

CHECKED BY: TTD

APPROVED BY: RCM

REVISIONS:			
DESCRIPTION	DATE	BY	REV
CD 90%	07/28/22	OJR	-
CD 100%	08/28/22	OJR	-

SITE NAME: GARDEN HWY  
- BOAT WORKS

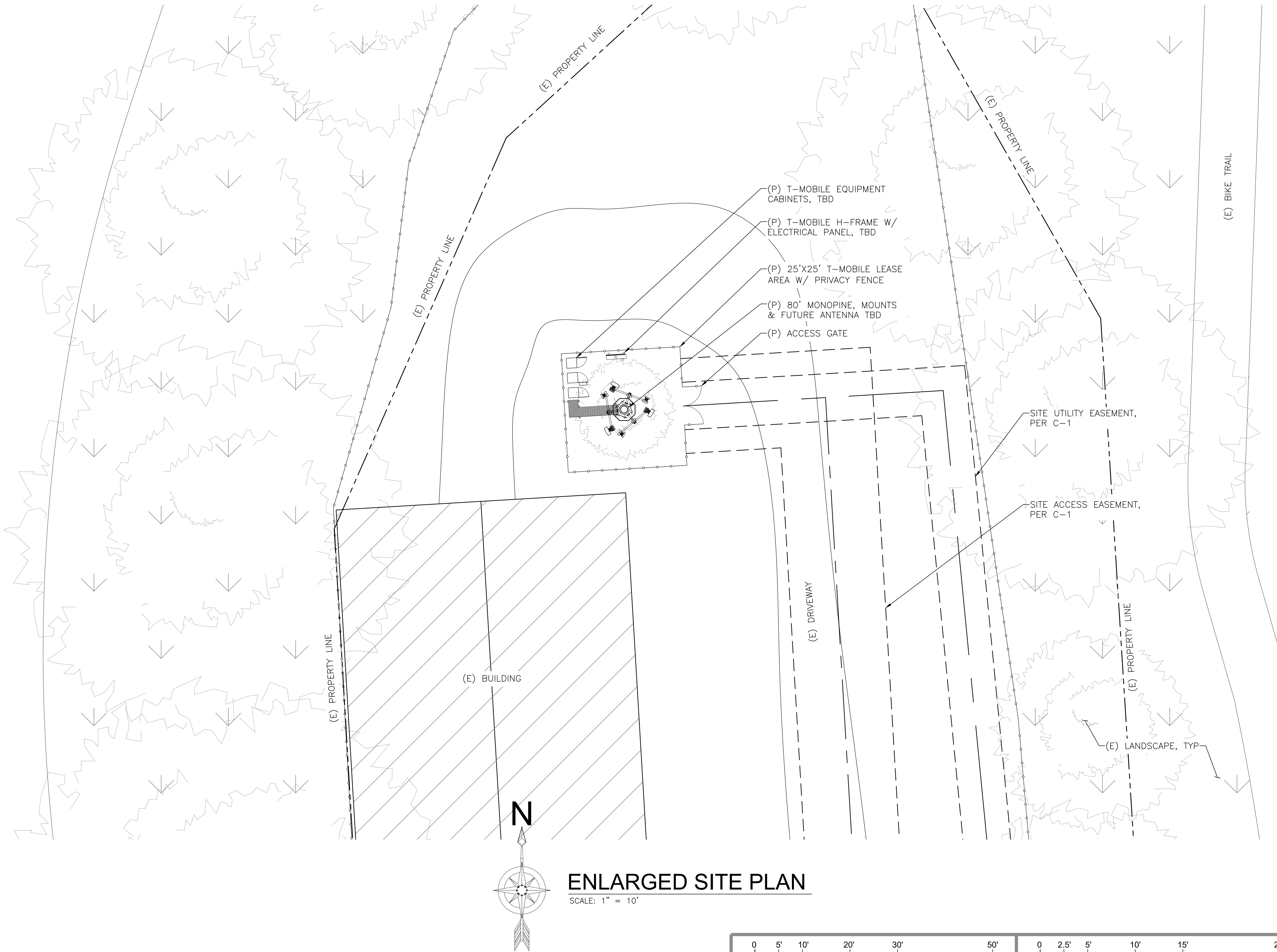
SITE NUMBER: SC40167B

SITE ADDRESS: 1610 GARDEN HWY  
SACRAMENTO, CA 95833

DESCRIPTION: OVERALL SITE PLAN

SHEET: A-1





ENLARGED SITE PLAN

SCALE: 1" = 10'



22" X 34" SCALE 1"=10'



11" X 17" SCALE 1"=10'

**T-Mobile**  
WEST LLC

1755 CREEKSIDE OAKS DRIVE, STE 190  
SACRAMENTO, CA 95833

**SiteCom**

25 CADILLAC DRIVE, STE 208  
SACRAMENTO, CA 95825

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DRAWN BY: OJR

CHECKED BY: TTD

APPROVED BY: RCM

REVISIONS:			
DESCRIPTION	DATE	BY	REV
CD 90%	07/28/22	OJR	-
CD 100%	08/28/22	OJR	-

SITE NAME: GARDEN HWY  
- BOAT WORKS

SITE NUMBER: SC40167B

SITE ADDRESS: 1610 GARDEN HWY  
SACRAMENTO, CA 95833

DESCRIPTION: ENLARGED SITE PLAN

SHEET: A-2



THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW AND STATUTORY RIGHTS, INCLUDING COPYRIGHT. OWNER SHALL NOT REUSE OR ALLOW THE REUSE OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS SHALL NOT BE USED UNLESS PROPERLY SEALED AND APPROVED. WHEN CONTRACTOR OR OWNERS NAME APPEARS ON DRAWINGS, WORK SHALL BE COMPLETED BY THE SAME CONTRACTOR OR OWNER'S CONTRACTOR



DRAWN BY: OJR

CHECKED BY: TTD

APPROVED BY: RCM

REVISIONS:			
DESCRIPTION	DATE	BY	REV
CD 90%	07/28/22	OJR	-
CD 100%	08/28/22	OJR	-

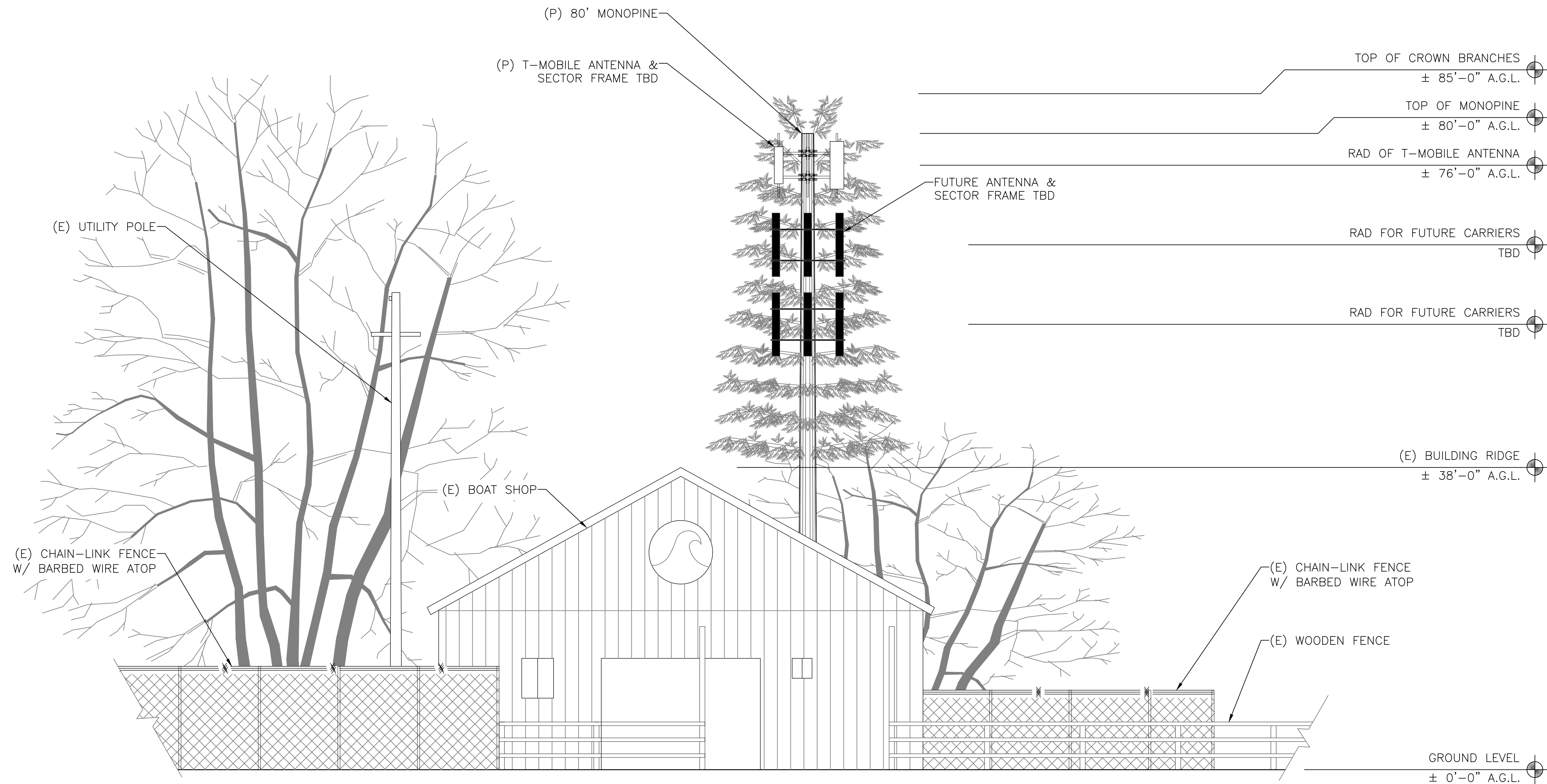
SITE NAME: GARDEN HWY  
- BOAT WORKS

SITE NUMBER: SC40167B

SITE ADDRESS: 1610 GARDEN HWY  
SACRAMENTO, CA 95833

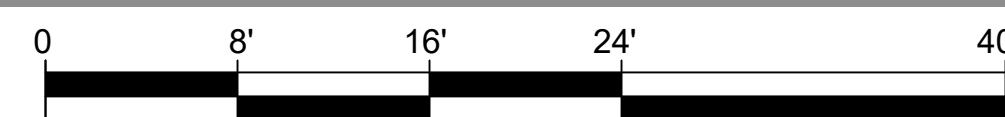
DESCRIPTION: SOUTH ELEVATION

SHEET: A-3

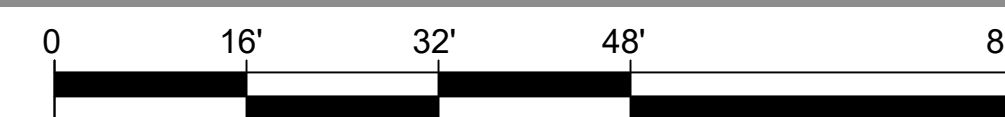


## SOUTH ELEVATION (FROM GARDEN HWY)

SCALE: 1/8" = 1'



22" X 34" SCALE 1/8"=1'



11" X 17" SCALE 1/8"=1'





THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE TO BE USED ONLY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW AND STATUTORY RIGHTS, INCLUDING COPYRIGHT. OWNER SHALL NOT REUSE OR ALLOW THE REUSE OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS SHALL NOT BE USED UNLESS PROPERLY SEALED AND APPROVED. WHEN CONTRACTOR OR OWNERS NAME APPEARS ON DRAWINGS, WORK SHALL BE COMPLETED BY THE SAME CONTRACTOR OR OWNER'S CONTRACTOR



DRAWN BY: OJR  
CHECKED BY: TTD  
APPROVED BY: RCM

REVISIONS:			
DESCRIPTION	DATE	BY	REV
CD 90%	07/28/22	OJR	-
CD 100%	08/28/22	OJR	-

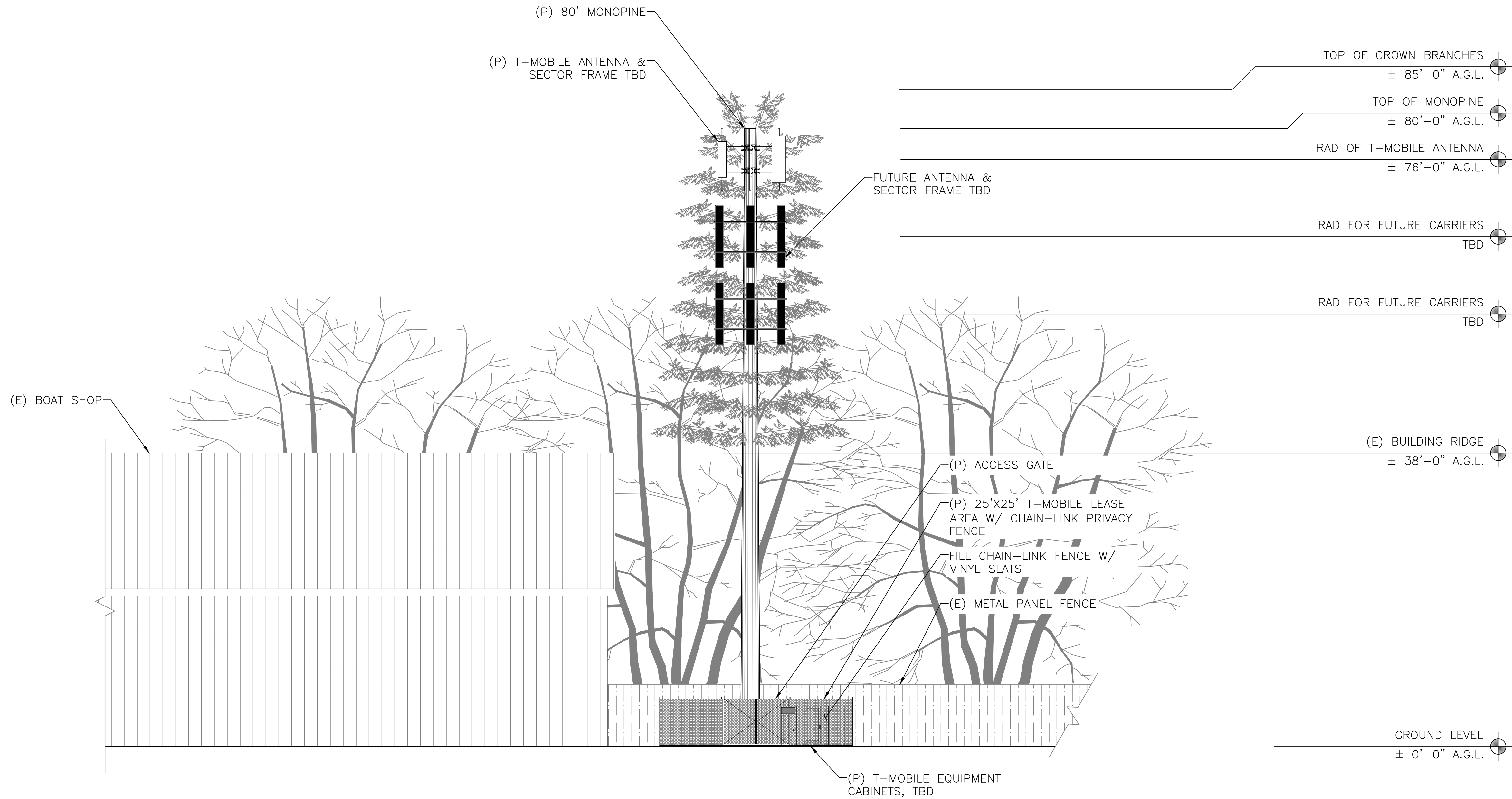
SITE NAME: GARDEN HWY  
- BOAT WORKS

SITE NUMBER: SC40167B

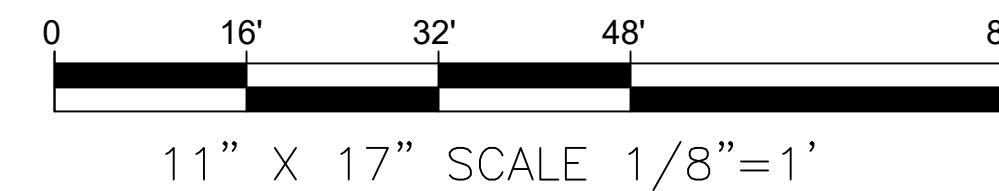
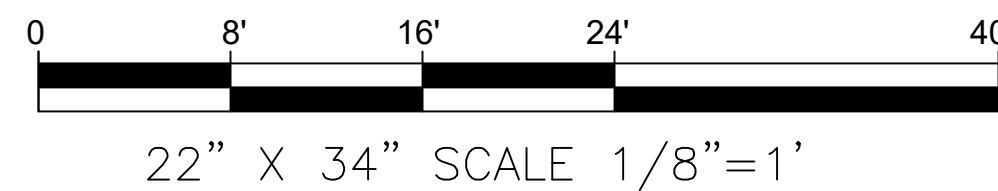
SITE ADDRESS: 1610 GARDEN HWY  
SACRAMENTO, CA 95833

DESCRIPTION: EAST ELEVATION

SHEET: A-4



EAST ELEVATION  
SCALE: 1/8" = 1'







# Replacement

Region: West

Market: SACRAMENTO

Site ID: SC40167A

Regional Submitter:

Submission Date: 12/06/2022

## DocuSign Boxes

Market SDM  
Patrick  
Riordan

Market  
Director-  
James

Regional POC –,

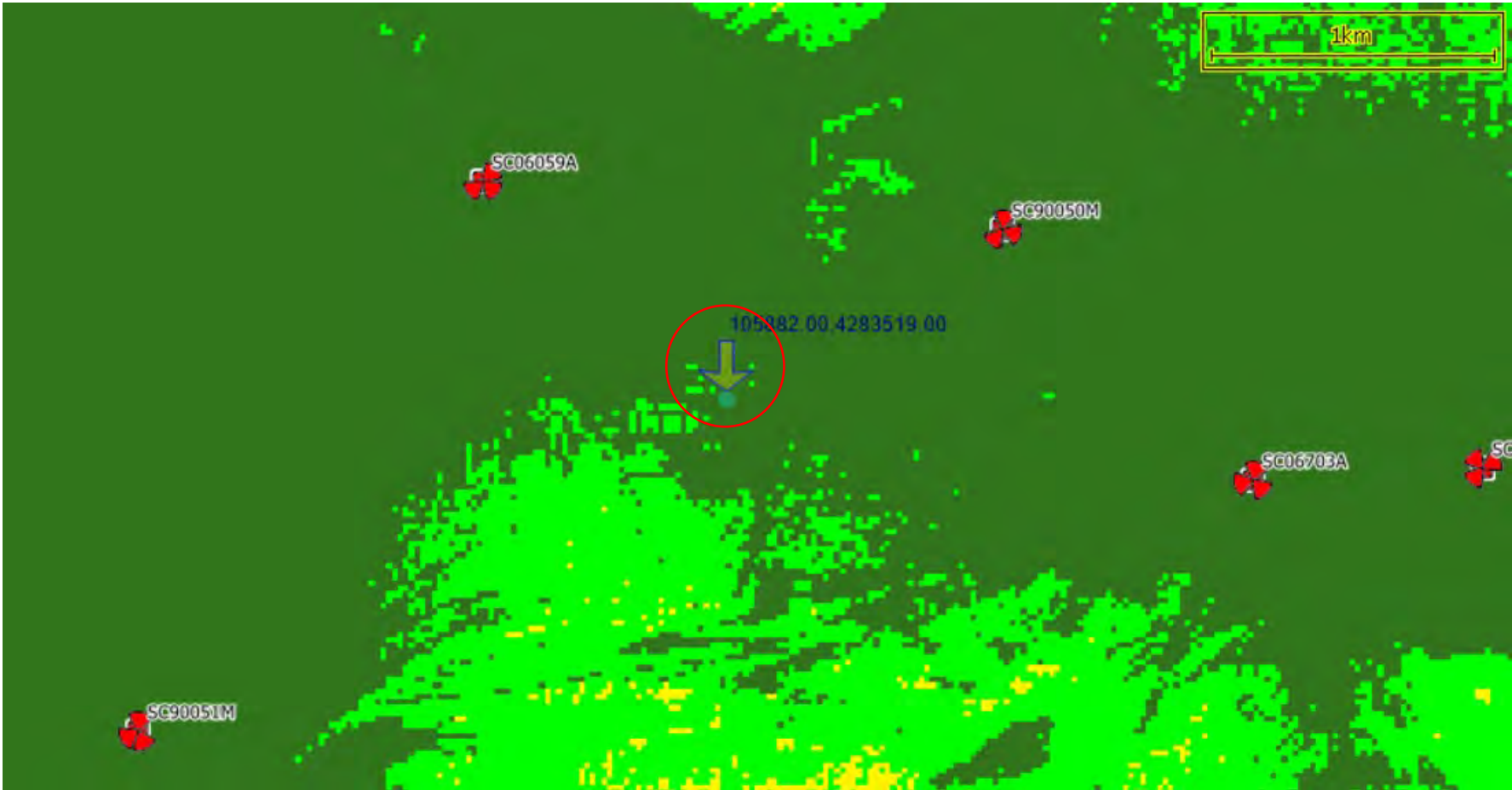
Sr. Manager  
– Michael  
Bonhomme

RFD –  
Nader  
Soliman

RDD- Kevin  
Griswold

RSVP

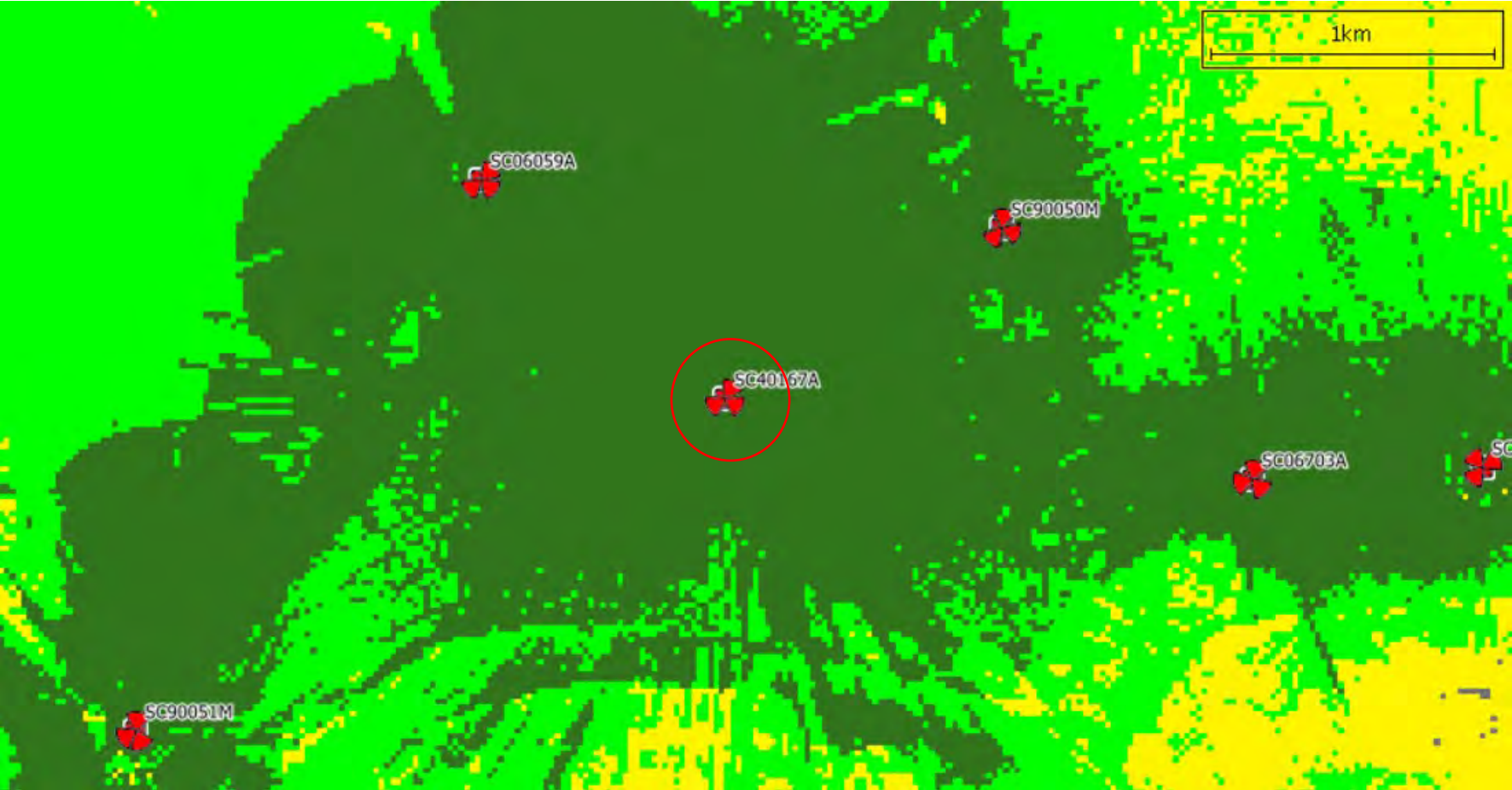
# Site Coverage- All Carrier (Without SC40167A)



Minimum	Maximum	Label	Colour
-114	-107	4	
-107	-97	3	
-97	-88	2	
-88	0	1	



# Current Site Coverage- Mid Band (SC40167A)



Minimum	Maximum	Label	Colour
-114	-107	4	Dark Blue
-107	-97	3	Blue
-97	-88	2	Red
-88	0	1	Dark Red

# Proposed Site Coverage- All Carrier (SC40167A)



Minimum	Maximum	Label	Colour
-114	-107	4	
-107	-97	3	
-97	-88	2	
-88	0	1	



## Garden Hwy - Boat Works

1610 Garden Hwy  
Sacramento, CA 95833

..T..Mobile..

SC40167B

Aerial photograph showing the viewpoints for the photosimulations.





1

Stationary drone for height and placement

Existing

Photosimulation of the view looking northeast along eastbound Garden Hwy.

**Garden Hwy - Boat Works**

1610 Garden Hwy  
Sacramento, CA 95833

..T..Mobile..

SC40167B

Proposed monopine

Proposed



1

Stationary drone for height and placement

**Existing**

Photosimulation of the view looking due north from Garden Hwy, directly in front of the Boatworks property.

**Garden Hwy - Boat Works**1610 Garden Hwy  
Sacramento, CA 95833

..T..Mobile..

SC40167B

Proposed monopine

**Proposed**



3

Stationary drone for height and placement

Existing

**Garden Hwy - Boat Works**

1610 Garden Hwy  
Sacramento, CA 95833

..T..Mobile..

SC40167B

Photosimulation of the view looking northwest from across the Garden Hwy, east of the Virgin Sturgeon.

Proposed monopine

Proposed



4

Stationary drone for height and placement

Existing

Photosimulation of the view looking west from the California Farm Bureau parking lot.

Garden Hwy - Boat Works

1610 Garden Hwy  
Sacramento, CA 95833

..T..Mobile

SC40167B

Proposed monopine

Proposed



## Garden Hwy - Boat Works

1610 Garden Hwy  
Sacramento, CA 95833

...T...Mobile...

SC40167B



The drone used for scale and placement.

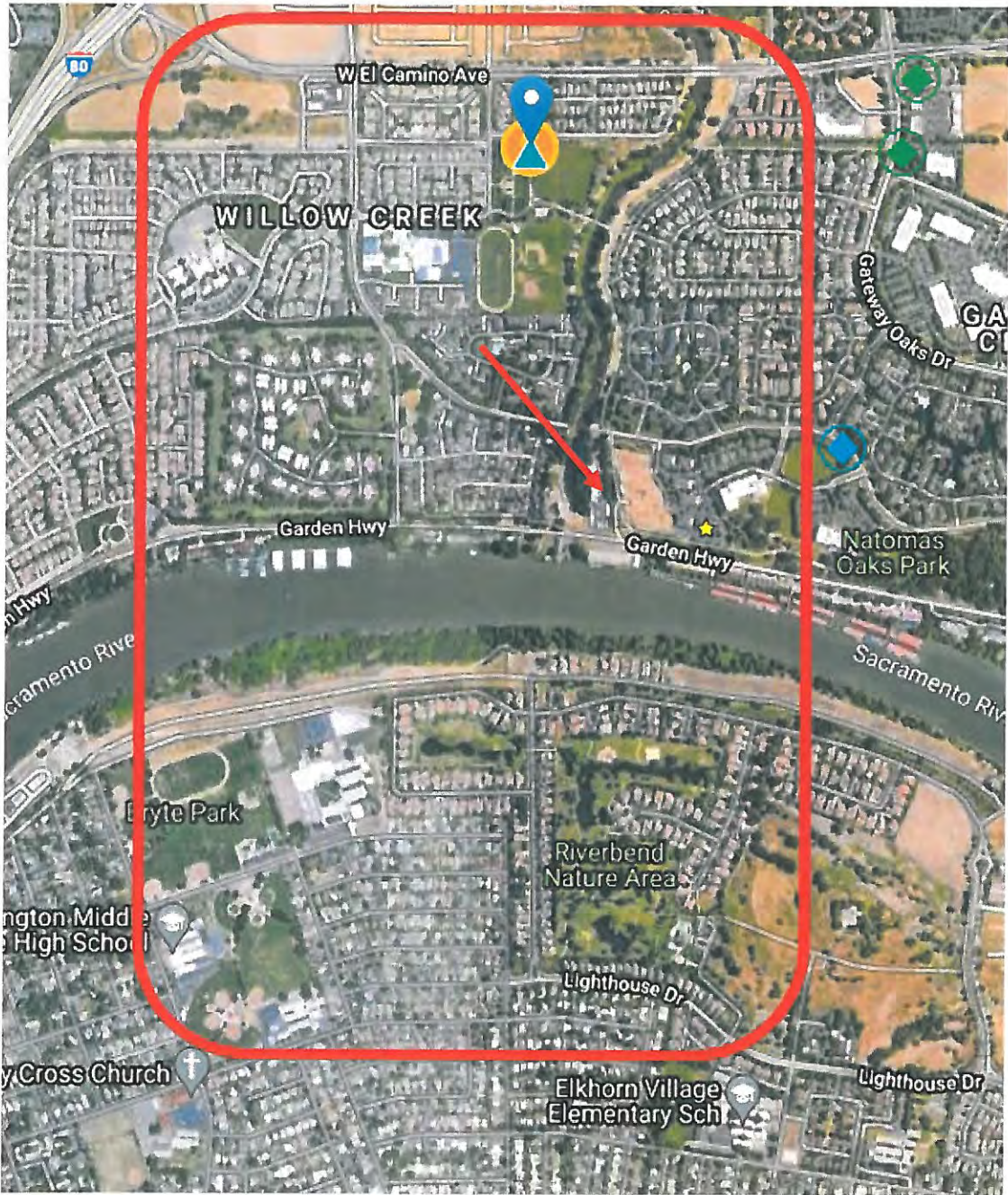
Flight controller screen during all site photography.

Drone locked in place.





SEARCH RING



# **RESOLUTION NO. 97-201**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**APR 29 1997**

ON DATE OF \_\_\_\_\_

## **ESTABLISHING TELECOMMUNICATIONS FACILITIES DEVELOPMENT GUIDELINES**

**WHEREAS**, the City Council on April 29, 1997, adopted a Zoning Ordinance amendment authorizing the adoption of development guidelines for telecommunications facilities; and

**WHEREAS**, the City Council has concerns regarding the increase in the number of wireless carrier licenses that have been issued by the federal government and the resulting potential affects of the telecommunications facilities within the City of Sacramento; and

**WHEREAS**, the City Council recognizes that growth of the telecommunications industry is supported by federal legislation and that telecommunications facilities are part of the national infrastructure; and

**WHEREAS**, the City Council recognizes that residents and businesses of the City of Sacramento use and benefit from telecommunications systems; and

**WHEREAS**, the City Council directed the Department of Planning and Development in April, 1996 to create a telecommunications facilities policy that expedites the planning process by creating permits by right and creating standards for sites that would be acceptable to the public; and

**WHEREAS**, the City Council wants to encourage the use of existing structures as an alternative to new freestanding telecommunications towers; and

**WHEREAS**, the City Council wants to encourage collocation and co-development of telecommunication facilities to reduce the number of freestanding telecommunications towers; and

**WHEREAS**, the City Council desires to provide direction and criteria for locational siting of telecommunications facilities and to lessen the aesthetic affects of such facilities; and

**WHEREAS**, the Telecommunications Facilities Development Guidelines are consistent with City's General Plan and policies; and

---

**FOR CITY CLERK USE ONLY**

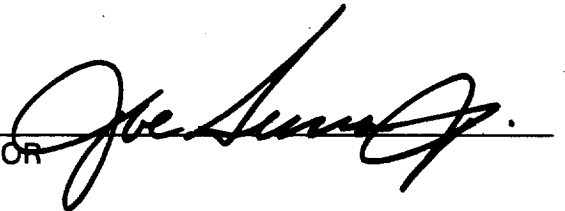
**97-201**

RESOLUTION NO.: \_\_\_\_\_

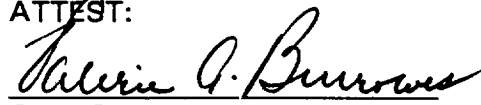
DATE ADOPTED: **APR 29 1997**

**WHEREAS**, the City Planning Commission conducted a public hearing on April 27, 1997, and the City Council conducted a public hearing on April 29, 1997 concerning the above guidelines:

**NOW, THEREFORE BE IT RESOLVED** by the City Council of Sacramento that the Telecommunications Facilities Development Guidelines, attached as Exhibit A, is hereby approved. Applications for telecommunications facilities requiring approval of one or more discretionary land use entitlements under the City's Comprehensive Zoning Ordinance shall be reviewed for consistency with criteria set forth in the Telecommunications Facilities Development Guidelines.

  
MAYOR

ATTEST:

  
CITY CLERK

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 97-201  
DATE ADOPTED: APR 29 1997



## EXHIBIT A

### GUIDELINES FOR TELECOMMUNICATIONS FACILITIES IN THE CITY OF SACRAMENTO

The following guidelines concerning siting preference and facility location and design are to be considered by the Zoning Administrator and Planning Commission when considering entitlements for new telecommunications facilities pursuant to Section 2-E-59 of the Comprehensive Zoning Ordinance. A primary objective of these guidelines is to reduce or minimize the number and visibility of telecommunications facilities. To this end, the siting preference guidelines emphasize collocation or installation of new telecommunication facilities on existing structures, while the facility location and design guidelines emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. The installation of new monopoles is generally disfavored and should generally be limited to those situations where other options are unavailable or unworkable.

#### SITING PREFERENCE (Listed in order of preference):

1. Located completely within an existing or constructed structure.
2. Existing structures (public or private) that allow a facade mounted antenna
3. Existing structures (public or private) which require a modification of the structure architecturally or in height in order to mount antennas (includes roof mounts)
4. Collocation on existing poles or light standards at a lower height
5. Collocation on existing poles or light standards at a higher height
6. New monopole (whether co-developed or single carrier)

#### FACILITY LOCATION/DESIGN GUIDELINES

- ☐ Antenna panels should match the building colors and/or architectural character so as to not be visible.
- ☐ Antennas should be screened with stealthing materials so as not to be visible (as much as possible).
- ☐ Roof mounted antennas should be located in the center of the roof or as close to the center of the roof as possible. Projections above the roof should be "invisible" to pedestrians passing the site from the opposite side of the street. Although the current standard allows a maximum projection height of 12 feet; the intent is not to interpret that height as a solution for a building that is not as tall as is need to serve the carrier.
- ☐ Carriers should consider constructing new parapets or structures on building roof tops that are in keeping with the building architecture so that roof mounts can actually be constructed as facade mounts.
- ☐ Monopoles should be constructed of materials that match the prevalent poles and/or buildings and landscaping in the area or provide stealthing for the pole (i.e. wood, metal, palm/pine tree).

87-201  
RESOLUTION No. \_\_\_\_\_

APR 29 1997

Also carriers should consider using "close proximity/bi-polar or tight antenna arrays" configurations on monopoles instead of "traditional top hat" antenna arrays.

- ☐ Monopoles should be painted to match either the sky line (dull matte gray) or other prevalent architectural or natural features (i.e. trees).
- ☐ Antennas that are collocated on another facility should be designed to coordinate and compliment the existing design of the facility.
- ☐ Carriers should consider enclosing the antennas within another structure such as a sign or an architectural feature.
- ☐ Carriers should avoid sites that will require monopoles to be painted or lighted per FAA standards.
- ☐ Carriers should consider siting as much as possible on existing infrastructure such as highway structures, transmission towers/poles, light standards etc.
- ☐ Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole (or other collocation), or when installing a facade mounted antenna. The objective is to have the facility be invisible when viewed from the residentially zoned property.
- ☐ Carriers should include landscaping in proposals to better screen equipment buildings or cabinets.
- ☐ Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from the streetscape view.
- ☐ New telecommunications towers in sensitive areas may be subject to a term limit or required periodic review as part of the conditioning of any approved entitlements.

**From:** [jeffba@winfirst.com](mailto:jeffba@winfirst.com)  
**To:** [Jose Quintanilla](#)  
**Subject:** P22-049 Conditional Use Permit for an 85-foot-tall stealth.  
**Date:** Friday, January 20, 2023 1:02:02 PM

---

Hello Mr. Quintanilla,

Currently there is a Planning sign at 1610 Garden Hwy, but no paper work describing the proposed project. I looked on the Planning Projects website to find proposed project, but don't know if other will do the same. I can't approve of having a 85 foot tower in my neighborhood. There is very little information on the tower project. I know that we have had many trees cut down in the area for the levee work being completed by the Army Corps Of Engineers which has taken away from the beauty of the area. Now to add a 85 foot tower just seems completely uncalled for. I oppose the project.

Jeff Baldwin  
2301 Coconut Way  
Sacramento, CA 95833