

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 14  
August 22, 2002  
PAGE 1

P02-045- La Riviera Telecommunications Facility

REQUEST:           **A. Environmental Determination:** Exempt as per Section 15332  
  
                          **B. Special Permit** to locate six PCS Antennas and two BTS  
                          equipment cabinets in a residential zone.

LOCATION:           7928 La Riviera Drive  
                          APN: 079-0020-021  
                          Council District 6

APPLICANT:	Ronald Mauck, Cingular Wireless 3851 N. Freeway Blvd. Sacramento, CA 95834 (916) 561-4037
OWNER:	FOF/WC Rivercrest Associates, LLC Sir Francis Drake Blvd. Larkspur, CA 94939 (916)383-6259
APPLIC. FILED:	April 5, 2002
STAFF CONTACT:	Mark Kraft, 264-8116

**SUMMARY:** The applicant proposes to locate six PCS antennas on an existing PG&E transmission tower in the Multi-Family Residential-R Review (R-2A(R)) zone. Two equipment cabinets are proposed to be located within the area beneath the PG&E tower. The project requires a Special Permit to locate telecommunications antennas in a residential zone.

**RECOMMENDATION:** Staff recommends approval of the project, subject to conditions. This recommendation is based on the conclusion that this proposed use will not adversely affect the uses surrounding the site. In locating the antennas on an existing transmission tower, the project is consistent with City policy encouraging the collocation of telecommunications facilities.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/na)  
Existing Land Use of Site: Apartment Complex

Existing Zoning of Site: R-2A(R)

Surrounding Land Use and Zoning:

North: Single Family, R-1A-R-PC  
South: Highway 50 Freeway;TC  
East: Single Family; R-1  
West: Hwy 50 on ramps/Howe Avenue (commercial on other side);TC& SC(R)

Property Dimensions: Irregular  
Property Area: 19.34+ gross acres  
Height of Tower: 68 feet (existing)  
Height of Antennas 41 feet max.  
Square Footage of Buildings 20 square feet (within a 256sf lease area)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

OTHER APPROVALS REQUIRED:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
FCC Station License	Federal Communications Commission
FAA Clearance	Federal Aviation Administration

BACKGROUND INFORMATION:

On March 14, 1991, the City Planning Commission recommended approval of an ordinance relating to communications antennas in the City of Sacramento. On July 9, 1991, the ordinance was heard and approved by the City Council (Ordinance No. 91-048). The ordinance requiring special permits for the location of communication antennas went into effect on August 9, 1991. In May 1997, the City Council adopted policies that provide criteria and guidelines for evaluating proposed telecommunication facilities. These guidelines emphasize minimizing the visibility of new telecommunication facilities through design and construction techniques. The installation of new monopoles is generally disfavored and should generally be limited to those situations where other options are

unavoidable or unworkable (Ordinance 97-023).

STAFF EVALUATION:

A. Policy Considerations

1. General Plan

The General Plan designates the site as Medium Density Residential (16-29du/na). There are no specific goals and policies relating to telecommunication facilities in the General Plan.

2. Collocation/ Siting Preference Policy

The City has developed guidelines concerning siting preference, facility location and design. A primary objective of these guidelines is to reduce or minimize the number and visibility of telecommunication 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 proposed project would be consistent with the guidelines emphasizing collocation of telecommunications facilities, and location of facilities on existing structures. In locating the antennas on an existing PG&E transmission tower, the project eliminates the necessity of constructing a new monopole. The new antennas will match the color of the existing transmission towers on the site. The antennas will be mounted using a "slim line" design, with antennas mounted flush, with the tower. The equipment boxes will be located underneath the existing tower, painted to match the color of the existing tower, and will be screened from view from the apartment complex by landscaping. Given the design and location of the antennas on an existing transmission line, the project will have a negligible aesthetic impact upon the surrounding area. The existing towers are screened from view of the single family residential development to the north and east by trees. Therefore the project will have no aesthetic effect to these residences. As such, the project is consistent with the following design guidelines as described in the City Telecommunication Policy:

- Antenna panels should match the building colors and/or architectural character so as not to be visible.

Carriers should locate all equipment shelfers or cabinets away from streetscape view.

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

Carriers should avoid sites that will require monopoles to be painted or lighted per FAA standards.

B. Site Plan Design/Zoning Requirements

1. Zoning

The subject site is located in a residential zone. The zoning code states that a planning commission special permit may be issued to allow for the addition of antennas and related equipment to an existing building or structure located in a residential zone, provided that the addition does not rise more than twelve (12) feet above the topmost portion of the building or structure and the addition does not project out more than six feet from any portion of the building or structure. The proposed complies with these parameters and is therefore an allowed use under existing zoning, subject to granting of a Special Permit.

2. Site Plan/Design

The antennas and equipment building would be located at the site of the existing PG&E tower, west of an existing outdoor recreation area which is located on the western boundary of the project site. The equipment cabinets will be screened from view of the apartment complex and recreation area. The antennas will be of slim line design and will match the existing transmission tower. The antennas will be screened from view from the north and east by existing trees, and the project will not be significantly more visually obtrusive than the transmission tower without the antennas.

3. Parking/ Circulation

The proposal will not affect existing parking/circulation.

4. Signage

There is no signage associated with the proposed project.

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PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15332).

B. Public/Neighborhood Association Comments

The College Glen Neighborhood Association was notified of this project. Land owners within a 500 foot radius of the project site were also notified of the project proposal. No comment has been received from neighbors or neighborhood groups as of the writing of this report.

C. Summary of Agency Comments

The project was routed to several City Departments and other agencies. Comments received are included as conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A and B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

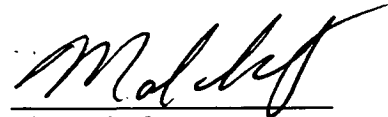
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision which finds that the project is Exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to locate six PCS Antennas and two BTS equipment cabinets in a residential zone.

Report Prepared By,

Report Reviewed By,



Mark Kraft  
Associate Planner



Jeanne Corcoran  
Senior Planner

Attachments

Attachment 1	Notice of Decision
Exhibit 1A	Title Sheet
Exhibit 1B	Site Plan Detail, Vicinity Map, Legal Description
Exhibit 1C	Site Plan
Exhibit 1D	Elevations
Exhibit 1E	Photo simulations
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map

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**Attachment 1  
NOTICE OF DECISION AND FINDINGS OF FACT FOR  
LaRiviera Telecommunications Facility,  
LOCATED AT 7928 LaRiviera Drive  
SACRAMENTO, CALIFORNIA IN THE H ZONE. (P02-045)**

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At the regular meeting of August 22, 2002, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination; Exempt per Section 15332.**
- B. Approved the Special Permit to locate six PCS Antennas and two BTS equipment cabinets in a residential zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15332 of the CEQA Guidelines.
- B. The Special Permit to locate six PCS Antennas and two BTS equipment cabinets in a residential zone is hereby approved subject to the following findings of fact.
  - 1. The Special Permit, as conditioned, is based upon sound principles of land use in that:
    - a. The project will not adversely affect the surrounding land uses;
    - b. The project is allowed in the R-2A(R) zone with a Special Permit; and
    - c. The project is consistent with city telecommunications policy in that it will be placed on an existing transmission tower.
  - 2. The Special Permit, as conditioned, will be not be detrimental to the public welfare, safety, or welfare, or result in the creation of a public nuisance in that:

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- a. The antenna will be located on an existing transmission tower and will not be visually obtrusive to adjacent properties; and
  - b. The antennas and equipment building will be designed to blend in with the existing tower on the project site, and will not interfere with other communication antennas or aircraft.
3. The Special Permit, as conditioned, complies with the General Plan in the area which it is to be located in that the project will not alter the present or anticipated density of the subject site or region.

#### CONDITIONS OF APPROVAL

- B. The Special Permit to locate six PCS Antennas and two BTS equipment cabinets in a residential zone is hereby approved subject to the following conditions:
  - B1. The applicant shall obtain all necessary building permits prior to commencing construction.
  - B2. Any modification to the project shall be subject to review and approval by Staff prior to the issuance of building permits. Any additional antennas shall require a modification of the Special Permit. ( Six antennas are approved).
  - B3. The applicant shall obtain all necessary federal telecommunication permits prior to commencing construction.
  - B4. Proposed equipment shall be painted to match the existing transmission tower including all cables, brackets, and panels.
  - B5. Should the facility cease operation as a telecommunications device, the applicant shall remove all telecommunications equipment from the existing structure within 6 months of termination of use.
  - B6. Size and location of the panels shall conform to the plans submitted. The panels as well as all cables and brackets, and supports, shall be painted to match the existing transmission tower. The applicant shall use non-reflective paint on all equipment to prevent glare.
  - B7. The equipment cabinets shall be screened from view from the apartment building and recreation area by landscaping. The landscaping shall consist of shrubs (minimum 4 feet high) stepping down to ground cover.

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- B8. Any gated access shall require a Knox device.
- B9. The applicant shall record a 12 foot easement for access to the proposed facility.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P02-045)

## GENERAL NOTES

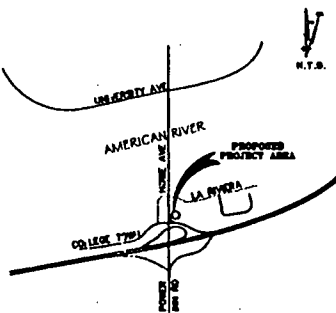
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PANS IS INTENDED TO BE USED FOR DIMENSIONAL PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONTRACTOR AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/ CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWS, ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES RELATING TO THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO MEET JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FINE-WATED AREAS WITH U/L LISTED OR FINE MATERIALS APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 1-A OR 2-A-LIBC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND BEFORE OF ALL BIDDING, DESIGN, BIDDING AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PROMISE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, OILS, OR SMOGGS OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BEARING THE JOB ARE HEREBY CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.



# cingular wireless

LEGEND	PROJECT SUMMARY	SHEET INDEX
— A — ANTENNA CABLE (ABOVE GROUND)	SITE NAME: HOWE & COLLEGE TOWN SITE NUMBER: SA-977-01	T TITLE SHEET
— T — TELEPHONE SERVICE (ABOVE GROUND)	SITE ADDRESS: 7928 LA RIVIERA DR. SACRAMENTO, CA 95828	C-1 SURVEY SHEET
— E — POWER SERVICE (ABOVE GROUND)	OWNER: P & E W/ RIVERCREST ASSOC. LLC 80 E. SAN FRANCISCO DRIVE, 3RD LAKESIDE, CA 94599	A-1 SITE PLAN
— G — GROUND RING (ABOVE GROUND)	ADDRESS: 1 KAMAMEE VERMAN, P.O. B. E. 916-213-9358	A-2 ELEVATIONS
— A — ANTENNA CABLE (BURIED)	SITE CONTACT:	
— T — TELEPHONE SERVICE (BURIED)	APPLICANT: CINGULAR WIRELESS	
— E — POWER SERVICE (BURIED)	APPLICANT ADDRESS: 3851 NORTH FREEWAY BLVD. SACRAMENTO, CA 95834	
— G — GROUND RING (BURIED)	ASSESSOR'S PARCEL NUMBER(S): 978-0020-021	

## VICINITY MAP



## CONTACTS

**P.F. ENGINEERING**  
CINGULAR WIRELESS  
3851 NORTH FREEWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834

**CINGULAR WIRELESS**  
ALL MARKS  
3851 NORTH FREEWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834  
(916) 300-3040

HOWE & COLLEGE TOWN  
Title Sheet  
Site No. SA-977-01

PG & E TOWER NO. 25/186

PG & E LINE NAME: RJC OSO-WEST SACRAMENTO 115KV

SITE ADDRESS  
7928 LA RIVIERA DR.  
SACRAMENTO, CA 95828



3851 NORTH FREEWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834

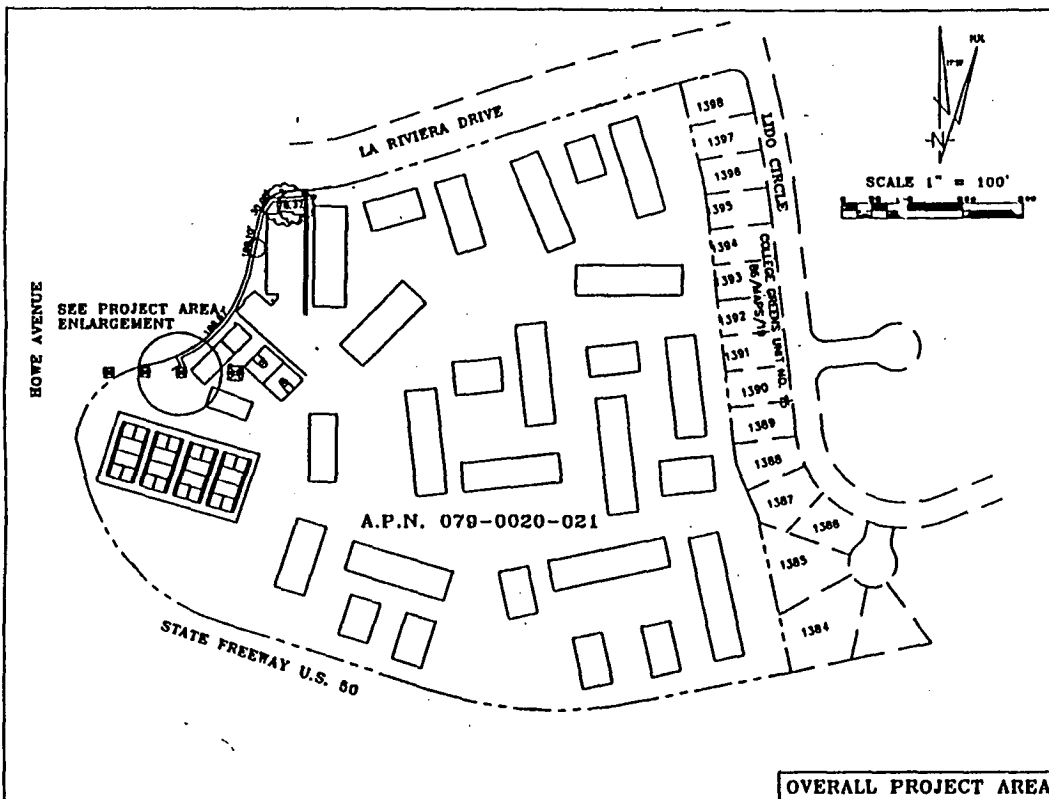
Peek Site-Com

853 Lincoln Way, Suite 108  
Auburn, California 95603  
Phone (916) 947-3155  
E-Mail info@peeksitecom.com

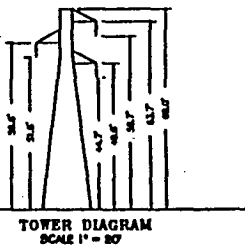
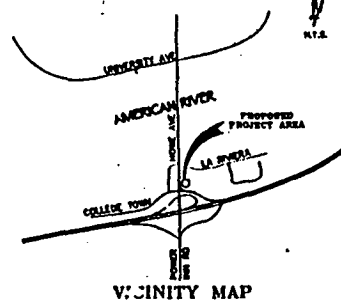
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NO. REVISION/DESCRIPTION	DATE
1. 408 ZONING DOC'S	3-3-02
2. 1008 ZONING DOC'S	3-14-02
PROJECT HOWE & COLLEGE TOWN	
DRAWING TITLE TITLE SHEET	
SCALE	PROJECT NO. SA-977-01
DRAWN BY TAP	CHECKED BY DOWNEY
DATE 3-3-02	PROJECT NO. T
STATE OF CALIFORNIA	DATE 04/27

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DATE OF SURVEY: 02-18-02  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803  
 LOCATED IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.E.V.D. 29 DATUM, ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
 N.A.V.D. 1988 CORRECTION ADD 2.41 TO ELEVATIONS SHOWN.  
 CONTOUR INTERVAL: 1 FT.  
 THE LATITUDE AND LONGITUDE WERE DETERMINED USING TRIMBLE PATHFINDER PRO 4.0 P.S. AND LEICA DISTANCE MEASUREMENT SYSTEMS. THE CENTERLINE OF THE PROPOSED LEASE AREA SHOWN ON PROJECT AREA ENLARGEMENT.  
 LAT. 38°23'23.78" NAD 83  
 LONG. 121°24'28.34" WAD 83  
 LAT. 38°23'24.12" NAD 83  
 LONG. 121°24'28.31" WAD 83  
 THIS SURVEY MEETS OR EXCEEDS FAA 1A ACCURACY TOLERANCES.  
 SITE NAME & NUMBER: HOWE & COLLEGE TOWN / SA-977-01  
 SITE ADDRESS: 7218 LA RIVIERA DR.  
 SACRAMENTO, CALIFORNIA 95828  
 SACRAMENTO COUNTY  
 ASSESSOR'S PARCEL NUMBER: 079-0020-021  
 CURRENT ZONING: R-2A-R  
 LANDOWNER: F & F W. REVERCETT ASSOC. LLC  
 80 E. SAN FRANCISCO DRIVE, 2ND  
 LARKSPUR, CA 94920  
 SITE CONTACT: KENNETH GEIL, P.E. & E.  
 918-213-9358

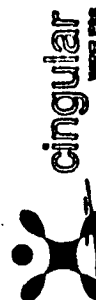


THIS REPORT WAS NOT AVAILABLE AT THE TIME OF THE FIELD SURVEY. BEARING SHOWN ON THIS PLAN IS BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SURVEY OF THE PROPOSED LEASE AREA AND THE CENTERLINE OF THE PROPOSED LEASE AREA SHOWN ON PROJECT AREA ENLARGEMENT. THIS SURVEY MEETS OR EXCEEDS FAA 1A ACCURACY TOLERANCES. THE CENTERLINE OF THE PROPOSED LEASE AREA SHOWN ON PROJECT AREA ENLARGEMENT. THIS SURVEY MEETS OR EXCEEDS FAA 1A ACCURACY TOLERANCES.

**GEIL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
 ALBURN, CALIFORNIA 95603  
 phone: (530) 863-0426  
 fax: (530) 823-1308

DATE: 02-19-02  
 SURVEYOR: K. GEIL  
 DRAWN BY: D. GEIL  
 REVISIONS:

DATE	DESCRIPTION	BY
02/19/02	FOR CHECK PRINT	SG
02/19/02	FOR CHECK PRINT	SG
02/19/02	FOR CHECK PRINT	SG
02/19/02	FOR CHECK PRINT	SG



3851 NORTH FREEWAY BOULEVARD  
 SACRAMENTO, CALIFORNIA 95834

**F. DESIMONE**  
 Cingular Wireless  
 202 N. Freeway Blvd.  
 Sacramento, CA 95834  
 Phone: (916) 398-4628

**EXHIBIT 1**

JLL NAME

SA-977-01  
 Howe &  
 College Town

**SURVEY**

C-1

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SA-977-01 Howe & College Town  
 LEASE AREA DESCRIPTION

All that certain lease area being a portion of that certain parcel of land described in document filed in Book 20012118 at Page 1118 Official Records of Sacramento County, California being more particularly described as follows:

Beginning at a point which bears South 90°30'25" West 817.24 feet from the Northwest most corner of the aforementioned parcel of land, said lease area and point also being located under an existing electrical transmission tower; thence South 89°18'50" West 18.00 feet; thence North 0°18'50" West 18.00 feet; thence North 0°18'50" East 18.00 feet; thence South 89°18'50" East 18.00 feet to the point of beginning.

Together with an easement for ingress and egress fifteen feet in width over and across the existing braced steel parking area and lease area located on the aforementioned parcel of land and running from the public right of way to the above described lease area.

Also together with an easement for utility purposes six feet in width beginning at a point on the North boundary of the above described lease area and running thence from said point of beginning Northwesterly to the property boundary; thence easterly of and along said property boundary to a horizontal to the public right of way commonly known as La Riviera Drive; thence as necessary for the connection of utility to the above described lease area.

Geil Engineering  
 Engineering • Surveying • Planning  
 1226 High Street  
 Auburn, California 95603-3018  
 Phone: (530) 863-0426 • Fax: (530) 823-1308

Cingular Wireless / S.S.C.  
 FCC Equipment A.L.A.C. Survey Form

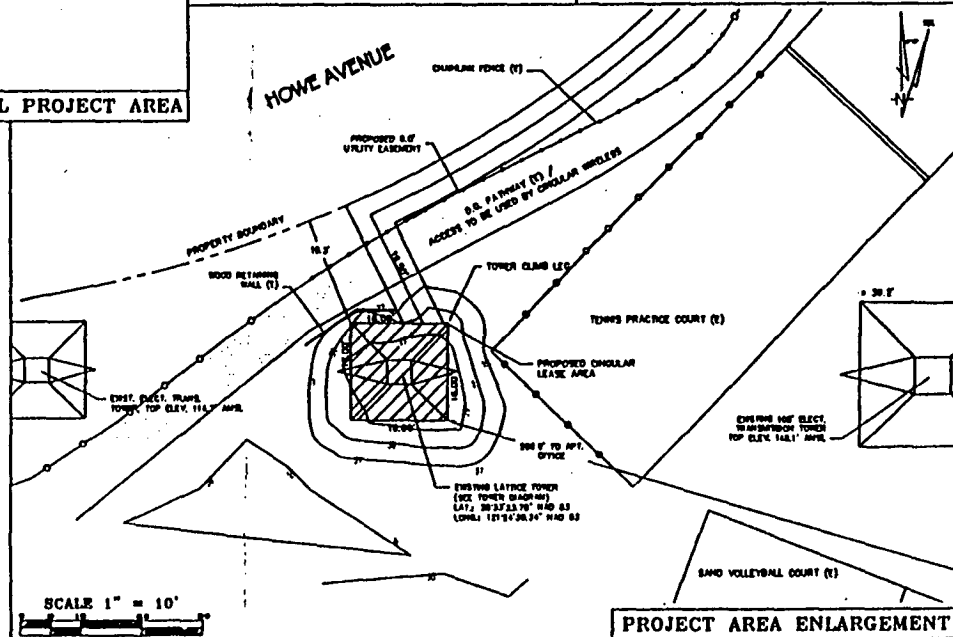
Project No./Name: SA-977-01 / Howe & College Town  
 Project Site Location: 7218 La Riviera Drive  
 Sacramento, CA

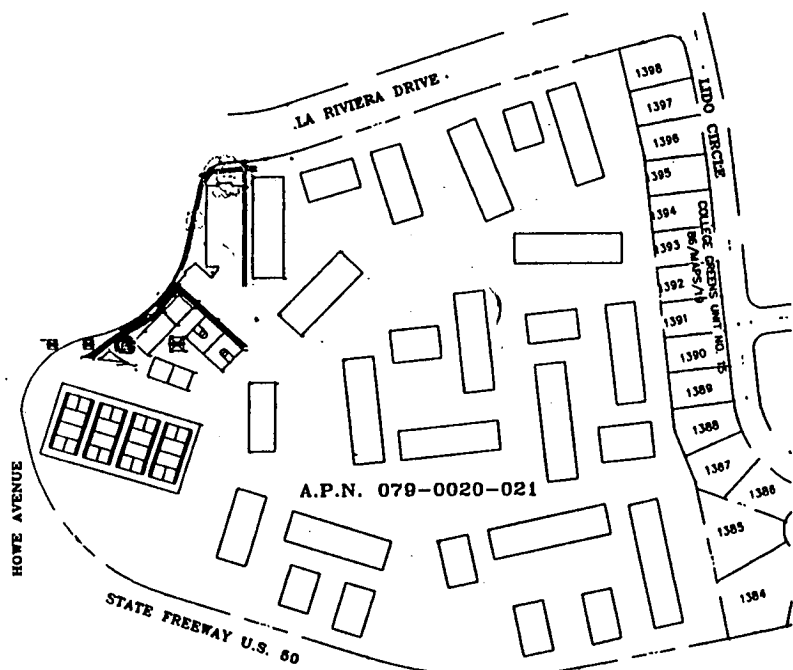
Date of Observation: 02-18-02  
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro II, post processed with Pathfinder Office software.  
 Type of Antenna Mount: Existing Dismounted Transmission Tower

NAD 83 Coordinates  
 Latitude: N 38°23'23.78"  
 Longitude: W 121°24'28.34"  
 ELEVATION of Ground at Base of Structure (NAVD83) 41.7' AMSL  
 Height of Structure 88' 0" AGL  
 Overall Height (Tower) 88' 0" AGL

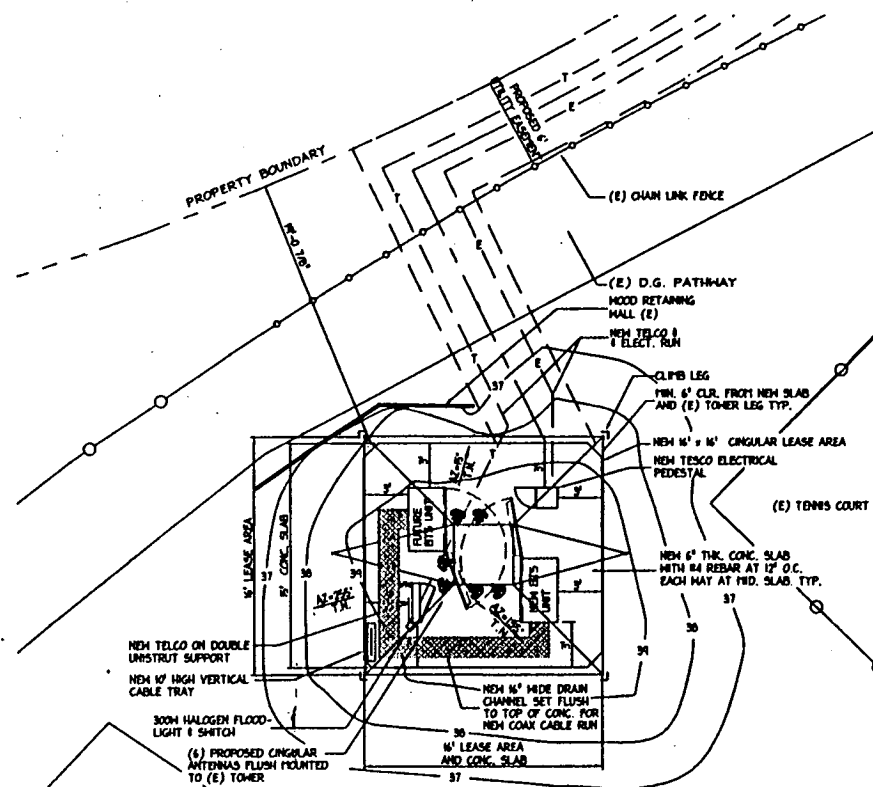
CERTIFICATION: I, the undersigned, do hereby certify that the above stated data is based on a field survey done under my supervision and that the accuracy of these data meets or exceeds 1-A Standards as defined in the FAA ASAC Information Sheet 81-003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California R.C.E. 14803 Date



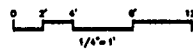


**OVERALL SITE PLAN**  
SCALE 1" = 100'



**ENLARGED SITE PLAN**

SCALE 1/4" = 1'-0"



**GENERAL NOTES:**

- ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS
- IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LEASED AREA SHOULD CONSIDER SUCH ITEMS AS, MAINTENANCE, CRANE ACCESS AND LANDSCAPING.

SITE ADDRESS  
7928 LA RIVIERA DR.  
SACRAMENTO, CA 95828

**cingular**  
WIRELESS

3851 NORTH FREEWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834

**Peek Site-Com**

853 Lincoln Way, Suite 108  
Auburn, California 95603  
Phone (916) 847-3155  
E-Mail info@peeksitecom.com

The drawing contains information which is the property of the drafter. It is intended for the use of the client and is not to be reproduced without the written consent of the drafter.

NO.	REVISION/DESCRIPTION	DATE
1	ADD EXHIBIT DOC'S	3-8-02
2	ADD EXHIBIT DOC'S	3-14-02

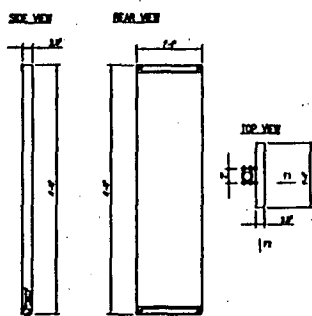
PROJECT	
HOWE & COLLEGE TOWN	
DRAWING TITLE	
SITE PLAN	
DATE	DATE
3-3-02	3-3-02
TIME	DATE
	9:07
SCALE	SCALE
AS NOTED	AS NOTED
DATE	DATE
3-3-02	3-3-02
TIME	DATE
	9:07



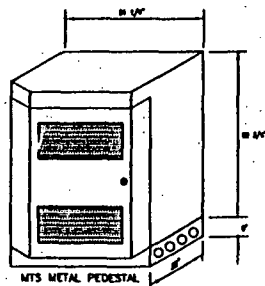
ITEM # 14  
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**CONCRETE PAD SPECS.**

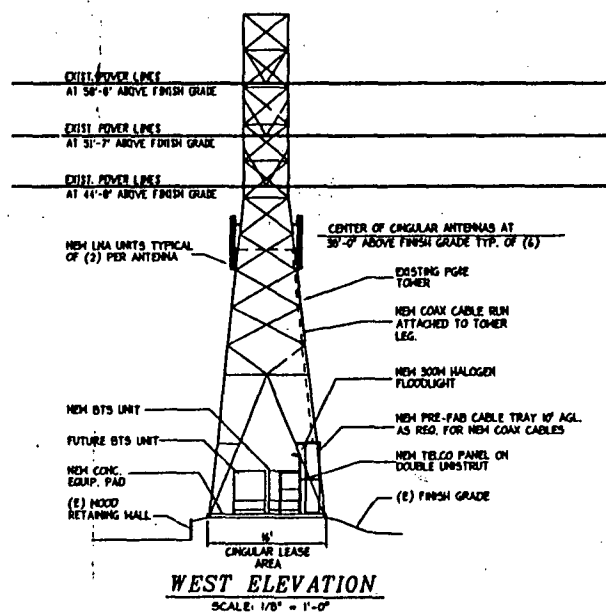
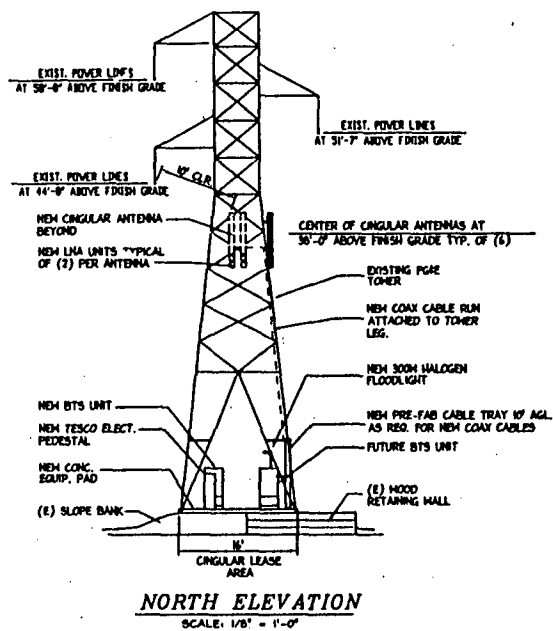
CONC. MIX DESIGNS SHALL CONFORM TO UBC SECTION 2604  
 PORTLAND CEMENT SHALL BE TYPE I AND CONFORM TO ASTM C150  
 CONC. SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI  
 #4 REBAR AT 12" OC. REINFORCEMENT FOR SLAB ON GRADE SHALL CONFORM  
 TO GEOTECH. REPORT VERIFY



**ANTENNA DETAIL**  
 NOT TO SCALE.



**BTS UNIT DETAIL**  
 NOT TO SCALE.



SITE ADDRESS  
 7928 LA RIVIERA DR.  
 SACRAMENTO, CA 95828



3851 NORTH FREEWAY BOULEVARD  
 SACRAMENTO, CALIFORNIA 95834

Peek Site-Com

855 Lincoln Way, Suite 108  
 Auburn, California 95603  
 Phone (916) 947-3153  
 E-Mail info@peekahcom.com

Please provide complete information with this proposal. Failure to do so may result in the proposal being rejected without further notice.

NO.	REVISION/DESCRIPTION	DATE
1	REV. EORING DOC'S	8-8-02
2	100% EORING DOC'S	8-14-02

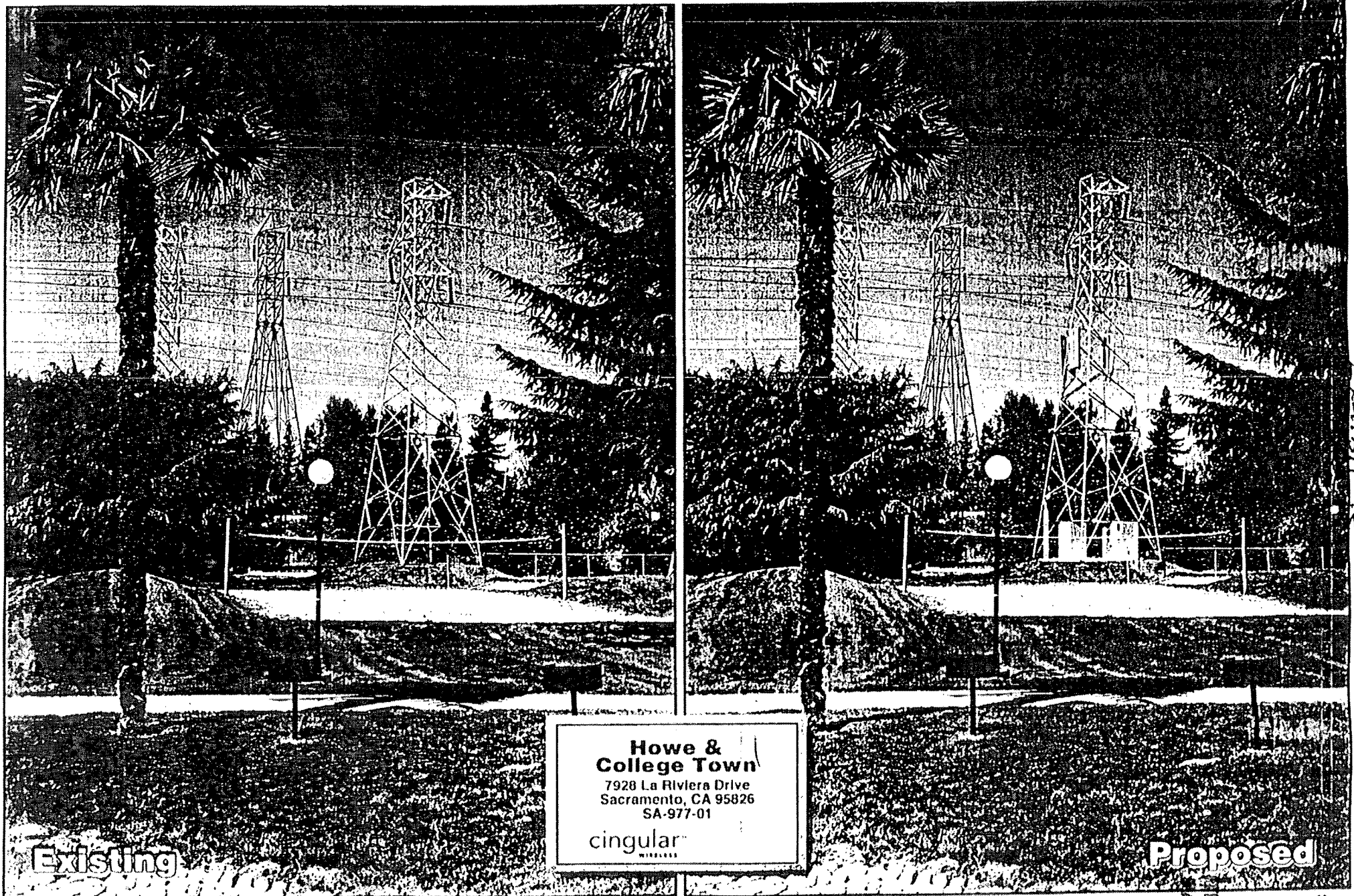
PROJECT: **HOWE & COLLEGE TOWN**

ISSUE TITLE: **ELEVATION-DETAIL**

	DESIGN BY TAP	PROJECT NO. SA-477-01
	DATE 3-3-02	SHEET NO. A-2
CHECKED BY AS NOTED		DATE 3-3-02
DRAWN BY 		DATE 

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 PAGE 13

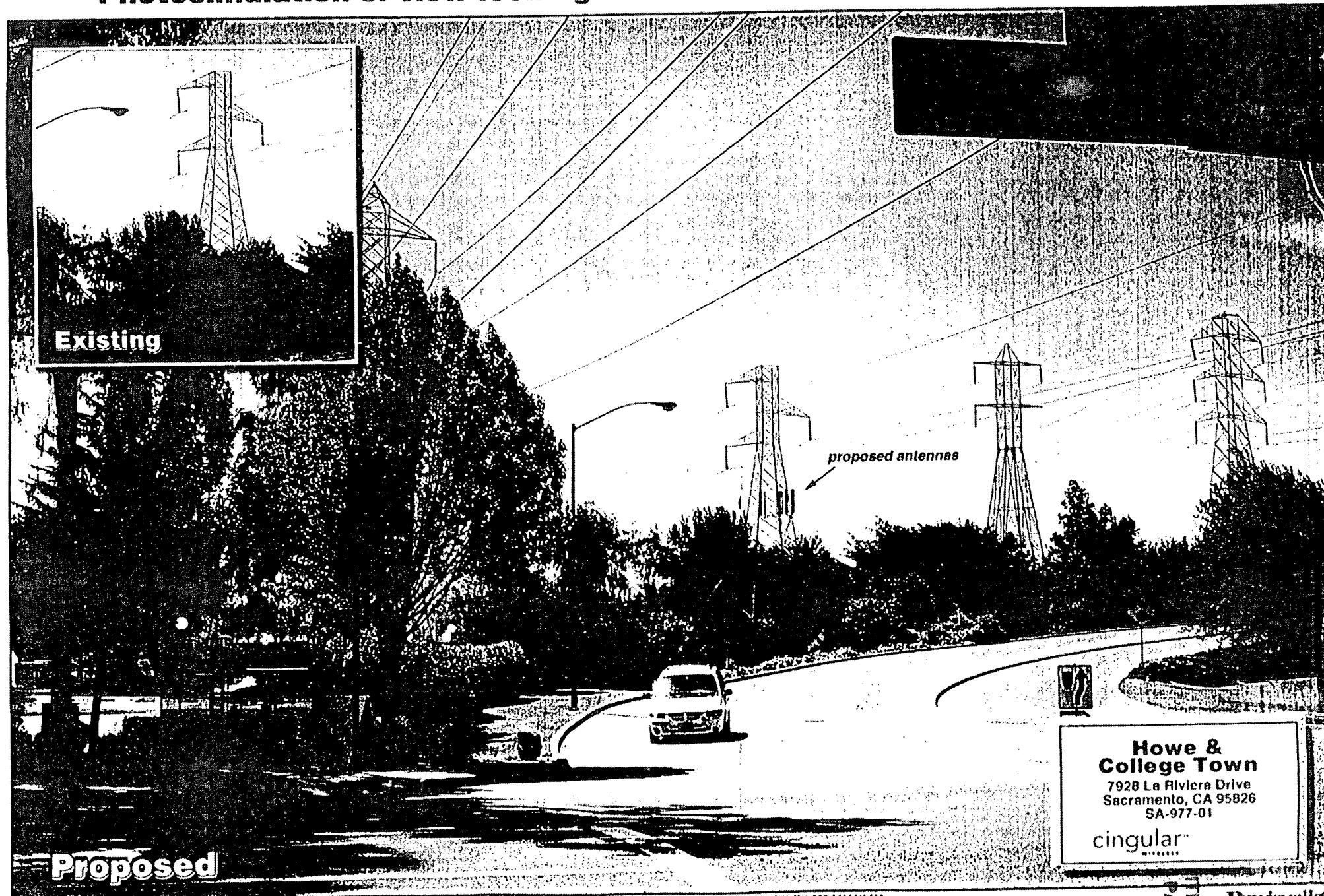
## Photosimulation of view looking northwest across the adjacent recreation area.



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**Previsualists**  
 Environmental  
 Engineering  
 Architecture

# Photosimulation of view looking south-southwest across La Riviera Drive.



Existing

proposed antennas

Proposed

**Howe &  
College Town**  
7928 La Riviera Drive  
Sacramento, CA 95826  
SA-977-01

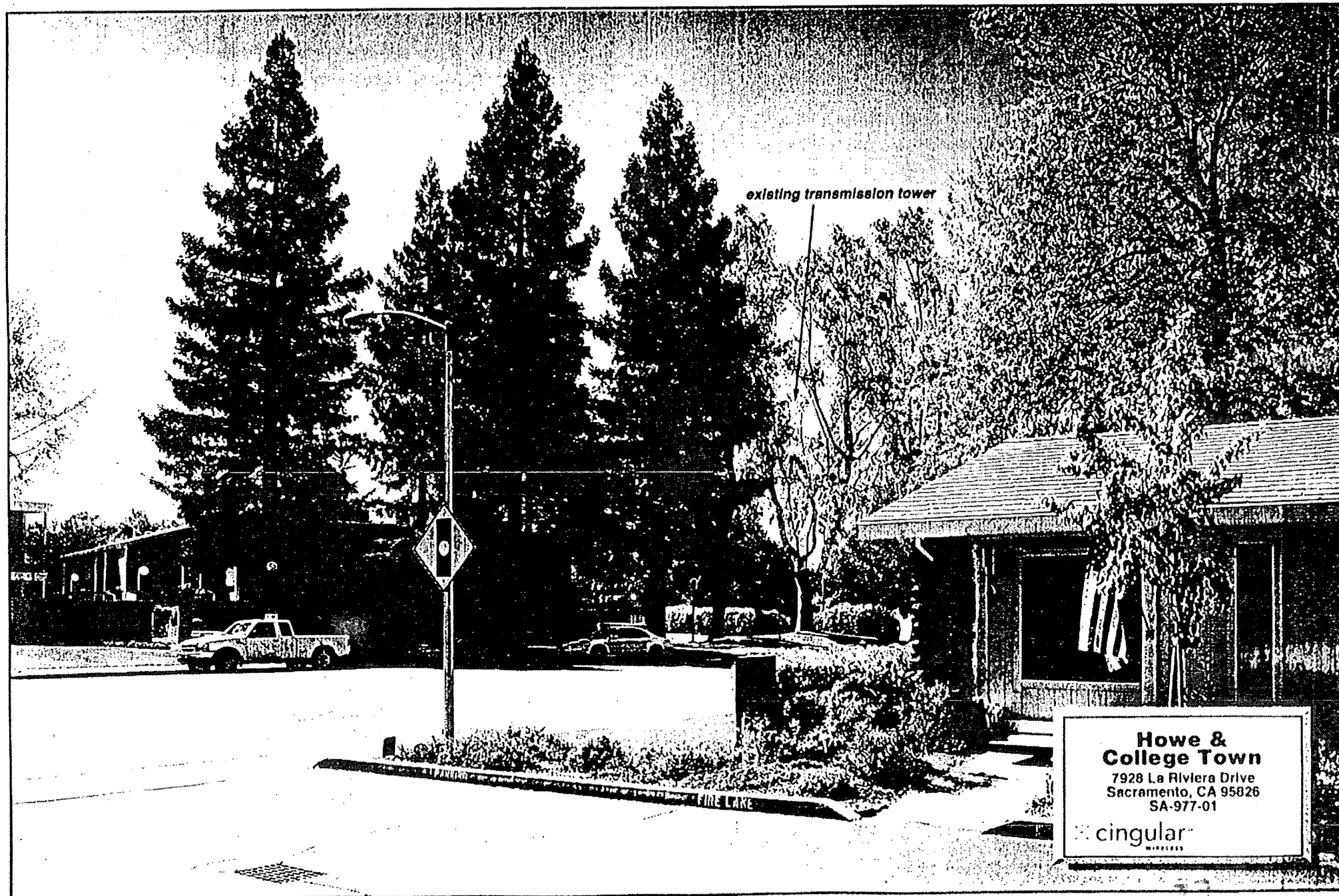
cingular  
\*\*\*\*\*

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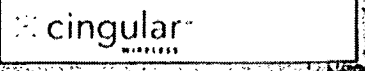
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Previsualists  
The Visual Experts

### View looking southwest across La Riviera Drive.



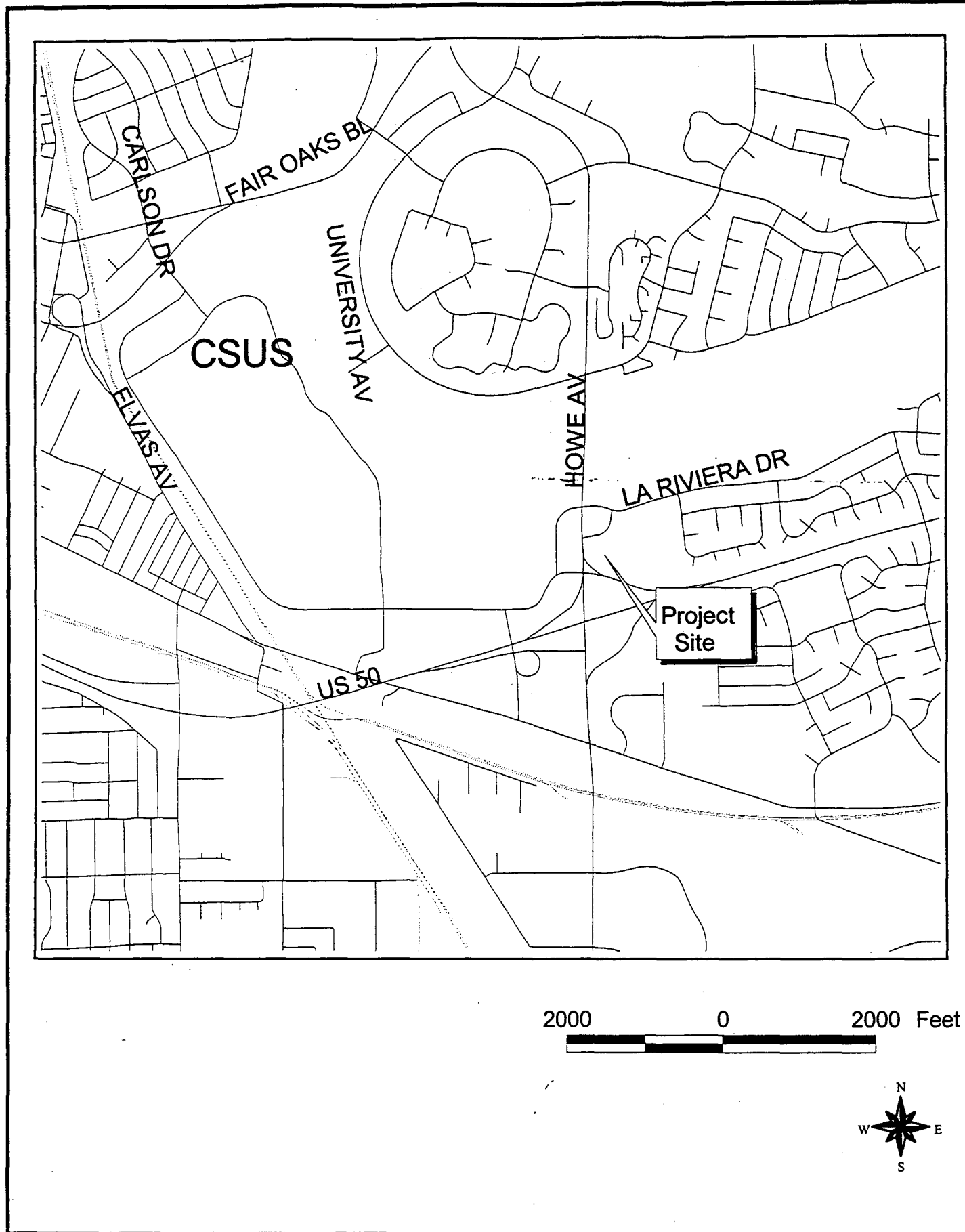
**Howe &  
College Town**  
7928 La Riviera Drive  
Sacramento, CA 95826  
SA-977-01



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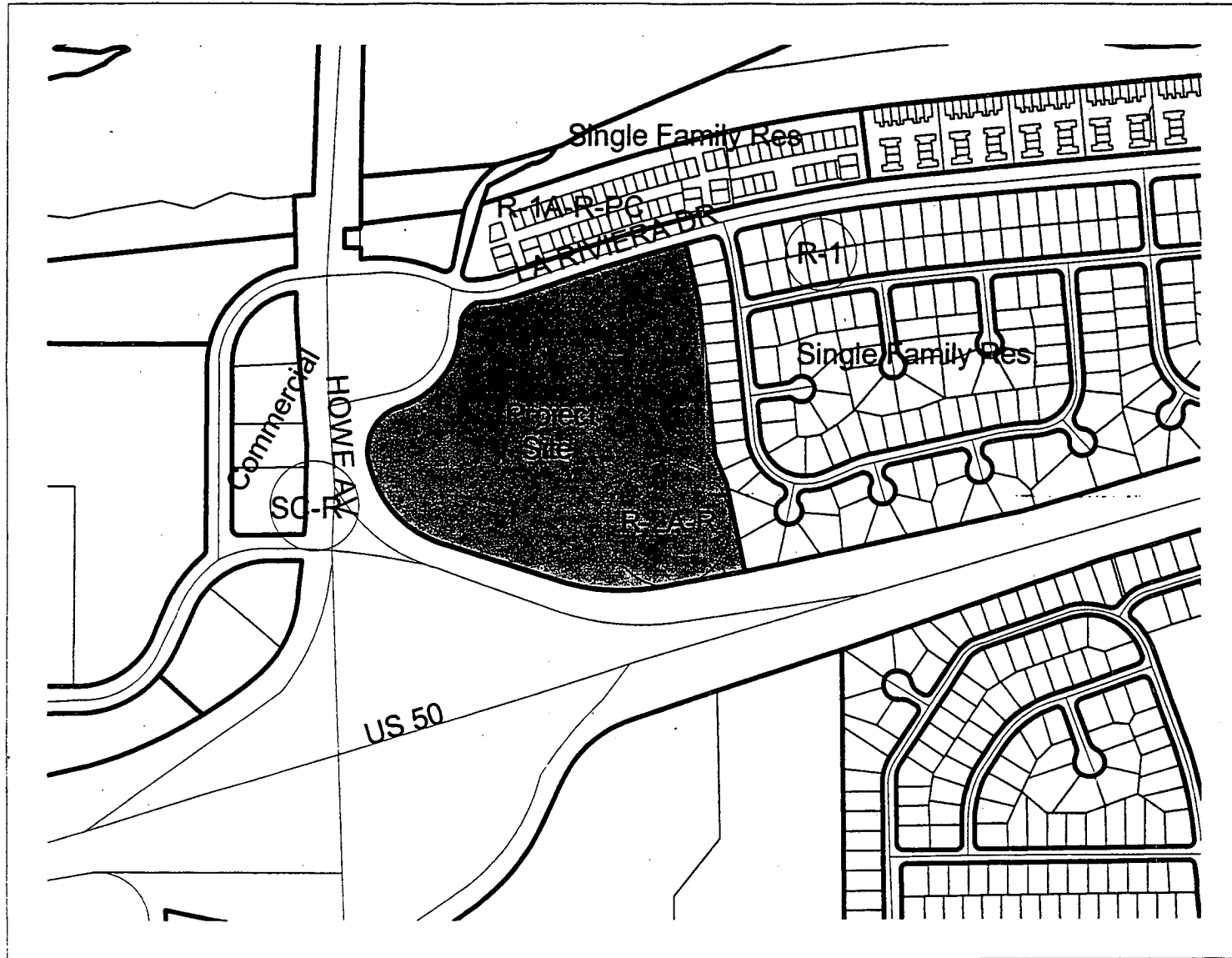
Attachment 2- Vicinity Map  
P02-045--LaRiviera Telecommunications Facility

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Attachment 3- Land Use and Zoning  
P02-045 LaRiviera Drive  
Telecommunications Facility

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0.05 0 0.05 0.1 Miles

