

P97-120

**Curtis Park West PUD - Status Report/EIR
Scoping Session**

LOCATION:

Area Bounded by Portola Way, 24th Street, Sutterville Road
& Union Pacific Railyard
APN: 013-0010-006,008
Sacramento City School District
Council District 5

APPLICANT:

Charles Sumner II, Prentiss Properties, 646-0760
2485 Natomas Park Dr. Ste. 350, Sacto. CA 95833

OWNER:

Union Pacific Railroad Co. A Utah Corp, One Market Plaza
Ste. 870, San Francisco, CA 94105

PLANS BY:

Lionakis-Beaumont Design Group, Inc
1919 19th Street, Sacto. CA 95814

APPLICATION FILED:

November 4, 1997

STAFF CONTACT:

Bridgette Williams, 264-5000

BACKGROUND INFORMATION:

This report is to provide the City Planning Commission with an overview of the current application components and anticipated processing procedure for Union Pacific Railroad's application. The purpose of the meeting is to also solicit initial comments as to the scope and content of the information to be included in the Environmental Impact Report (EIR) for the project. A Notice of Preparation for the EIR has been issued and this meeting is the first of two public meetings planned as "Scoping Sessions" for the Curtis Park West project EIR. No formal action by the Commission is necessary at this time. This report is informational only and simply outlines for the Planning Commission: 1) the specific entitlements and key project components identified in the Curtis Park West PUD application and ; 2) the process and a draft time line for processing the Curtis Park West PUD application. A status report for the project went before the City Council on April 28, 1998.

An additional issue affecting this site is that this is a Superfund site and prior to any development occurring on site, the land must be remediated consistent with the adopted land use plan (per attached Reso.98-517, adopted 10/13/98).

A. Entitlements\Project Components

The owner, Union Pacific Railroad, proposes to amend the General Plan, rezone portions of the Union Pacific Railyard and establish a Planned Unit Development, Schematic Plan and Development Guidelines for a mixed use residential\commercial development to be known as Curtis Park West PUD on 65.2± vacant acres.

The project requires the following entitlements:

General Plan Amendment to change 65 acres from the current land use designation of Transportation, Utilities to the following:

- 11.5± acres of Community\Neighborhood Commercial & Offices;
- 5.2± acres of Medium Density Residential\Community, Neighborhood Commercial & Offices (an additional 1.0 acre is proposed outside of the planned area);
- 7.0± acres of Parks; Recreation, Open Space;
- 21.4± acres of Low Density Residential (4-15 du\na); and
- 20.5± acres of Medium Density Residential (16-29 du\na);

Rezoning to change the existing 65 acres from a Heavy Industrial zone (M-2) to zones that will accommodate the commercial, residential mixed use, residential and open space uses. The zoning will indicate the property is within a PUD and specific guidelines are in place. The following rezones are requested:

- 11.5± acres of General Commercial PUD (C-2{PUD});
- 5.2± acres of Residential Mixed Use (RMX-PUD)(an additional 1.0 acre is proposed outside of the planned area);
- 7.0± acres of Agriculture Open Space (AOS-PUD);
- 21.4± acres of Standard Single Family Planned Unit Development R-1 {PUD});
- 14.5± acres of Single Family Alternative (R-1A{PUD}); and
- 6.0± acres of Multi-Family Planned Unit Development (R-3{PUD});

Establishment of a Planned Unit Development and PUD Guidelines to provide elements for the formation of an infill site with mixed use, residential and commercial development. The guidelines are intended to be the primary working document for property owners, the City and the community in shaping development and design decisions in the development. Provisions will be provided in the guidelines for the review of building architecture, landscaping, lighting, signage, street trees, etc.

Planned Unit Development Schematic Plan to establish the location of designated zones, residential uses and commercial uses, open spaces and circulation patterns.

The chart below indicates the proposed zoning, land uses, acreage, densities and commercial square footage for the Curtis Park West project site.

PROPOSED PROJECT COMPONENTS: CURTIS PARK WEST PUD

LAND USE	PROPOSED ZONING	# OF UNITS		GROSS ACREAGE	DENSITY	SQ. FT.
		Low	High			
Single Family	R-1(PUD)	103	137	21.4	*6 to 8 du/na	
Mixed Density	R1A(PUD) 1	116	139	14.5	*10 to 12 du/na	N/A
Senior\Multi-Family	R-3(PUD) 2	86	115	6.0	*18 to 24 du/na	N/A
a. Residential Mixed Use	RMX(PUD) 3	62	75	5.2	*15 to 18 du/na	N/A
b. Residential Mixed Use	RMX(PUD) 4	62	75	5.2	N/A	10,000
Commercial	C-2(PUD)5	N/A	N/A	11.5	N/A	115,000/ or 245,000
Public Open Space	AOS(PUD)	N/A	N/A	7.0	N/A	N/A
TOTAL:	N/A	367	466	65.6	N/A	N/A

Footnotes:

- 1) allows up to 15 units per acre max. (per City Zoning Ordinance)
 - 2) allows up to 29 units per acre max. (per City Zoning Ordinance)
 - 3) allows up to 36 units per acre max. This zone allows as a matter of right 100% residential uses (single and two-family houses, apartments, condominiums, townhouses) and/or a combination of commercial\office and residential;
 - 4) ground floor commercial\office uses may occupy up to a max. of 50% of the building sqft on sites greater than 3,200 sqft in area; (per City Zoning Ordinance)
 - 5) intended for either a commercial option with 115,000 sqft (85,000 neighborhood center/30,000 storefront shops) or an institutional/mixed use option with 245,000 sqft (200,000 institutional/45,000 commercial)
- * densities are based on net acreage

The 65± acre project site is surrounded on all sides with development. Because it is surrounded by development, the project represents a major infill opportunity. Presently, Sacramento City College is located to the west, the existing Curtis Park Neighborhood to the east and north and Hollywood Park Neighborhood and Sacramento Children's Home is to the south of the site.

Residential, commercial and open space uses are the primary land uses proposed on the site (majority of the site is planned for housing). A residential mixed use (residential/commercial) component is proposed at the northwest end of the site near one of two light rail stations planned for the immediate area (21st Street light rail station). The residential mixed use allows for ground floor commercial services and residential densities of 15-18 units per acre. The entire residential mixed use piece could also be developed with 100% residential under its proposed zoning (RMX-PUD). Increased residential densities consisting of mixed use, townhouses and senior living/multi-family are proposed along a majority of the western side of the property because of the close proximity to the future light rail stations. The multi-family/senior housing proposal described in the submitted guidelines provide for a senior housing development or a multi-family housing complex with amenities such as extensive landscaping etc. The higher and mixed densities will permit additional diversity in housing products and prices. The applicant has recommended that at least 10 percent of the overall housing units in the Curtis Park West development be available to modest and middle income households at affordable costs.

The commercial land uses proposed at the south end of the project site (along Sutterville Road) are planned and sized to provide local serving stores and shops that primarily meet the day-to-day needs of residents in the area. The commercial setting is emphasized in the application as being a "village center" for the Curtis Park Community. The "village center" is described as the gateway located at the southern end of the site. The "village center" will be the storefront shopping district which invites pedestrian scaled neighborhood shopping activity. The submitted guidelines indicate that a park plaza will be incorporated in the "village center" that could be used for gathering, sitting and programmed events. An expansion of the existing Sacramento City College has been identified in the submitted Development Guidelines as a potential land use alternative at the southern end of the property.

Approximately seven (7) acres of open space/parks are depicted on the land use plan. Of the seven acres planned for the area, 3.5 ± acres of active open space is located on the site to be developed in the form of a green space utility easement above the City's regional storm and sanitary sewer detention facility. Other open space uses on the site will be in the form of mini open space nodes and a linear oak preserve (2.2 ± acres) that encompasses most of the northern portion of the site. The 2.2 ± acre green space preserves significant oaks and other species of

trees in publicly accessible passive open space.

Primary access to the site will be from Sutterville Road. A new signalized intersection is proposed at the point where Western Pacific Avenue intersects Sutterville Road from the south. Planned bike trails, vehicular and/or pedestrian connections at 21st Street and 24th Street and a separated grade crossing identified on the land use plan allow for connectivity to the existing Curtis Park neighborhood and City College's future light rail station. Vehicular connections have also been considered between 5th Avenue and Donner Way into the site from the Curtis Park neighborhood. As noted above, two light rail stations (City College Station & 21st Street Station) are planned along Regional Transit's South Corridor alignment which borders the west side of the site. As previously mentioned above, Development Guidelines are included as part of the project entitlements. The applicant has indicated that the Development Guidelines are intended to help shape future development on the site and to ensure that new development replicates the existing Curtis Park neighborhood.

B. The Process

MOU Process

On November 28, 1995, City Council approved a Memorandum of Understanding (MOU) with Union Pacific Railroad. The MOU outlined the pre-application planning process and the planning entitlements to be sought. The MOU also included formation of a "Working Group" and a public process to participate in the planning process for development of the master land use plan for the 65 ± site. The appointed 24 member "Working Group" was to act as the advisory and constituent outreach body in the neighborhood. During development of the land use plan submitted, newsletters were distributed to residents and businesses in Curtis Park and nearby residential neighborhoods to inform the public of neighborhood workshops, Commission and Council hearings and project development activities. Public workshops and several neighborhood meetings were held to keep the neighborhood informed of the ongoing progress for the land use plan and receive input. The public process with the "Working Group" lasted for 18 months and was dissolved once the formal application by Union Pacific was submitted. Many of the original "Working Group" members elected to continue their public involvement in the process as an organized group and have, therefore, formed a new group identified as the "Neighborhoods Working Group" (an ad hoc committee of the Sierra Curtis Neighborhood Association). The newly formed group provides comments to the City on the project and works to ensure existing neighborhoods are protected.

Application\Review Process

The Union Pacific project proposal for development of the 65 ± acre master land use plan was submitted to the City on November 4, 1997. After extensive review of studies, fact sheets, maps and graphics submitted as part of Union Pacific's Railyard application, the City determined that Union Pacific's application package met the requirements of the MOU and, therefore, deemed the application complete on April 2, 1998. Subsequently, the City executed and delivered to Union Pacific the necessary documents releasing all title and interest in the property.

Since formal application submittal, the City began its initial steps to process the land use application. Outlined below is an overview of the planning process anticipated for the project. A step by step description of the EIR process and timeline is also attached.

- STEPS:
- Application submittal;
 - Initial Project Review with the MOU\Processing of application;
 - Project information distributed to appropriate agencies, neighborhood associations, original "Working Group" members, City College and City Councilmembers;
 - Internal City Review by Technical Review Committee (TRC)(General comments received from City departments)
 - Status Report to City Council (4\28\98)
 - Status Report & environmental Scoping Session (City Planning Commission; 11\5\98)
 - EIR Consultant Selection Process (see attached description with timeline);
 - Scoping Session for EIR with selected consultants;
 - On-going public participation in EIR development (traffic, toxics)
 - Release of Draft EIR for public review/Preparation of Final EIR
 - Preparation of staff report with staff's recommendations (on-going analysis of project during EIR process);
 - City Planning Commission Hearing/Action on Project;
 - City Council Hearing;

The process for preparation of an EIR for the project is underway. An initial study has been prepared and the Notice of Preparation (NOP) for the EIR was issued on October 21, 1998. Two public scoping sessions for the EIR are planned to ensure that neighborhood and agency concerns are addressed. One session will occur prior to EIR consultant selection (at the 11/5/98 CPC hearing) and the other session is planned for after consultant selection. Comments as to the scope and content of the information to be included in the EIR are encouraged at both "Scoping Sessions" for the EIR as well as during the NOP comment period of

October 21, 1998 through December 4, 1998.

At present, the Neighborhood Working Group has already submitted some ideas on the environmental review process. The City will analyze the project traffic against the neighborhood's recommended yardsticks in addition to the typical traffic analysis in an EIR. Preliminary steps for the environmental and planning process are identified in the attached timeline. The City anticipates the overall process may take roughly 18 months. Public meetings will occur throughout this process.

Public Participation

As previously mentioned above, a 24 member "Working Group" was involved in an 18 month process for development of the 65 ± acre Curtis Park land use plan. The City encourages Curtis Park residents to continue their involvement in the planning process for the proposed project. Specific segments of the process will include many opportunities for public participation which are noted above. The public will be asked to attend and participate in: 1) EIR scoping meetings; 2) public meetings with the appointed Curtis Park West Toxics Committee for policy development associated with the project; 3) community outreach meeting for an update; and 4) public hearings.

Official public notices for community meetings, City Planning Commission and City Council hearings will be mailed to residents in the area. The City is required to notify all those residents within a 500 foot radius of the site but will mail to an additional 3,000 residents and businesses in the community. Additional fliers, newsletters etc. may be distributed with the assistance of neighborhood groups and Curtis Park residents.

C. Hazardous Materials

Curtis Park West Toxics Advisory Committee

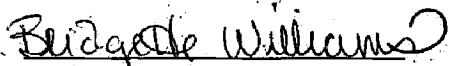
A Toxics Advisory Committee, requested by Councilmember Hammond, was formed in order to address specific toxic issues relative to the site and recommend mitigation strategies and policies for post Department of Toxic Substance Control (DTSC) Remediation Action Plan (RAP) Certification. The committee is comprised of 11 people that represent different local agencies and neighborhood groups (Sacramento Environmental Commission, Curtis Park neighborhood representatives, City College & at large members). The committee has been meeting since May 18, 1998, and meets on a monthly basis. Two public workshops are planned.

To date, the committee has educated itself on the site's hazardous materials history, the CEQA process and the Downtown Railyards Environmental Oversight Program. This education will allow the committee to make recommendations (in report format) to the City on toxics mitigation strategies for after DTSC RAP certification. These mitigation strategies will be incorporated into the Hazardous Material Section of the EIR. The committee will also make recommendations for implementation of a Curtis Park West Environmental Oversight Program.

Hazardous Waste Clean-up on the Site

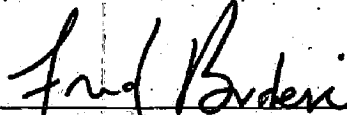
As reaffirmed in the attached Resolution (Reso. 98-517), adopted October 13, 1998, the City's position is that land use will drive clean-up. Additionally, the City has retained William Brown of Daley & Heft Attorneys at Law out of Solana Beach, California, to provide legal services to assist and advise the City of Sacramento of relevant legal issues pertaining to toxics and California legislative developments.

Report Prepared By,



Bridgette Williams
Associate Planner

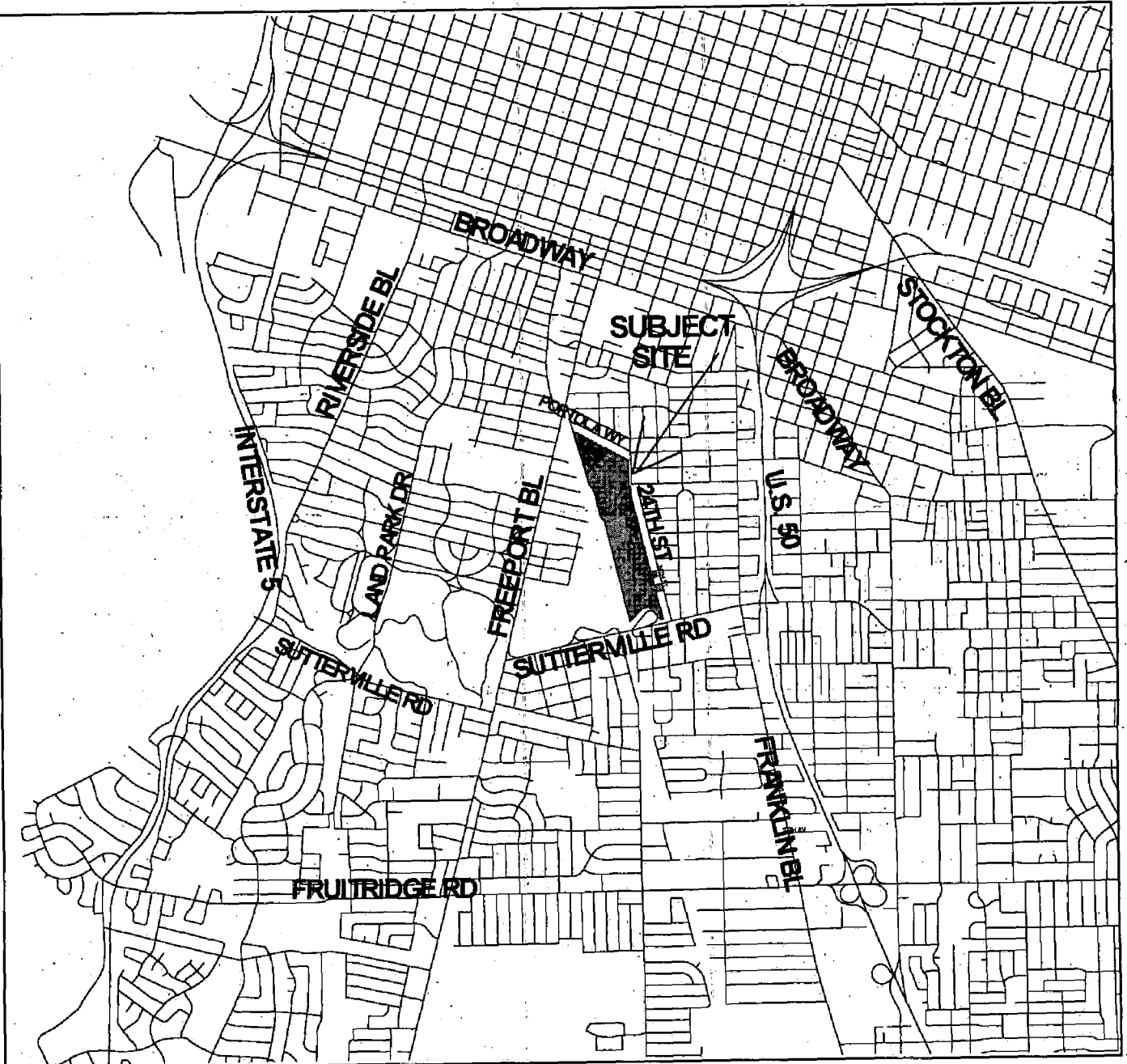
Report Reviewed By,




Senior Planner
Fred Buder

Attachments

- Attachment A - Vicinity Map
- Attachment B - Land Use and Zoning Map
- Attachment C - Proposed Land Use Map
- Attachment D - Proposed Circulation Map
- Attachment E - Proposed Toxics Overlay Map
- Attachment F - Resolution Related to Hazardous Waste Clean-up
- Attachment G - Project Timeline



1000 0 1000 Feet



Planning
And
Development

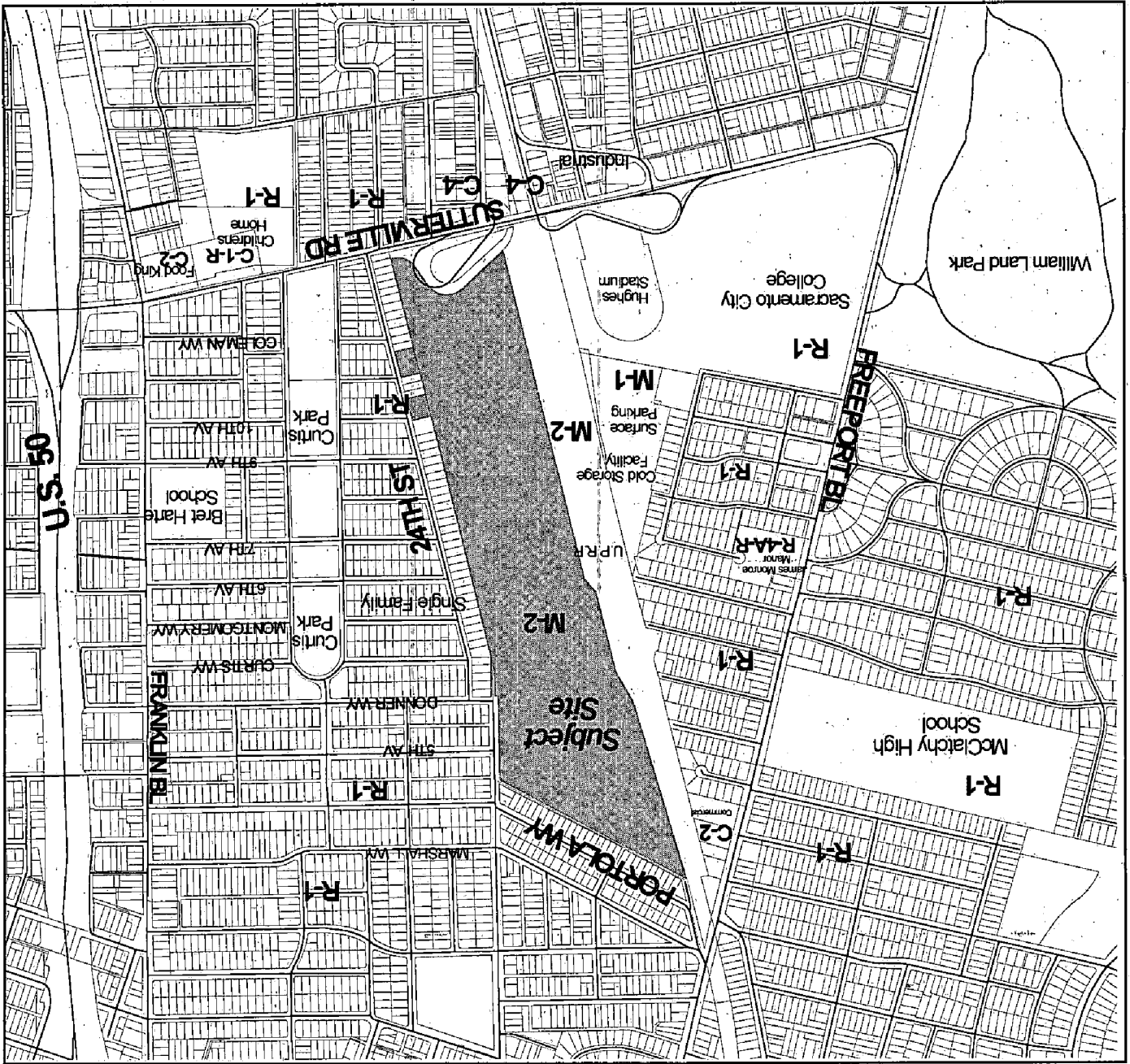
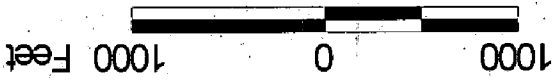
Geographic
Information
System

Vicinity Map
P97-120





Land Use & Zoning Map
P97-120



CURTIS PARK WEST PUD TIMELINE

Task Name	Duration In Months	1998				1999								2000								
		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
CURTIS PARK WEST PUD	23.86mon	[Timeline bar spanning from Sep 1998 to May 2000]																				
City Council/Info Meeting (4/28/98)																						
City Plng Cmsn/Info Meeting			▲																			
EIR PROCESS	18.16mon	[Timeline bar spanning from Sep 1998 to May 2000]																				
Develop Notice of Preparation	1.00mon	[Task bar]																				
Public Review of Notice of Preparation	1.44mon		[Task bar]																			
Scoping Meeting			▲																			
Consultant Selection	2.94mon		[Task bar]																			
Scoping Meeting				▲																		
Prepare Draft EIR	8.32mon				[Task bar]																	
Public Review of Draft EIR	2.07mon												[Task bar]									
Prepare Final EIR	4.00mon																[Task bar]					
Release/Review Final EIR	0.55mon																				[Task bar]	
PLANNING PROCESS	0.92mon	[Timeline bar spanning from Sep 1998 to May 2000]																				
CPC - Action Hearing																						▲
CC - Action Hearing																						▲

ATTACHMENT 1
AMENDED BY COMMISSION 10-9-97
NOTICE OF DECISION AND FINDINGS OF FACT FOR
RIVERSIDE SPRINT PCS ANTENNAS, LOCATED ON RIVERSIDE AVENUE AND SAN MATEO WAY
SACRAMENTO, CALIFORNIA IN THE
STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) ZONE. (P97-060)

At the regular meeting of , 1997, 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:** Found the project Exempt pursuant to CEQA; and
- B. **Approved the Special Permit to allow four (4) Sprint Personal Communications System (PCS) antennas (2 sets of 2) to be located at a 47-foot height on an existing 64-foot SMUD electrical pole and to allow four (4) adjacent equipment cabinets on 3.24 ± vacant acres, on City-owned property, in the Standard Single-Family Residential (R-1) zone.**

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

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections #15301(e), #15303(e), and #15311 of the CEQA Guidelines.
- B. **Special Permit:** The Special Permit to allow four (4) Sprint Personal Communications System (PCS) antennas (2 sets of 2) to be located at a 47-foot height on an existing 64-foot SMUD electrical pole and to allow four (4) adjacent equipment cabinets on 3.24 ± vacant acres, on City-owned property, in the Standard Single-Family Residential (R-1) zone is approved subject to the following findings of fact:
 1. The project is based upon sound principles of land use in that:
 - a. the project will utilize a City-owned project site;
 - b. the project will not adversely affect the surrounding land uses;
 - c. the proposed antennas will be mounted on an existing 64-foot SMUD electrical pole; and
 - d. the proposed equipment cabinets will be located adjacent to the existing SMUD pole (on the same parcel) and screened with fencing and landscaping.
 2. The project, as conditioned will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the proposed antennas are to be located at a 47-foot height on an existing 64-foot SMUD electrical pole. The

project has been conditioned for screening and landscaping of the proposed equipment cabinets.

3. The proposed use will not adversely affect the peace and general welfare of the surrounding neighborhood because the project does not involve active personnel located on-site. The antennas and equipment cabinets are "unmanned" and only require periodic visits for regular inspections and maintenance.
4. The project, as conditioned, complies with the General Plan policies to "continue to improve and provide communication and utility service to all areas of the City".

CONDITIONS OF APPROVAL

- B. The Special Permit to allow four (4) Sprint Personal Communications System (PCS) antennas (2 sets of 2) to be located at a 47-foot height on an existing 64-foot SMUD electrical pole and to allow four (4) adjacent equipment cabinets on 3.24 ± vacant acres, on City-owned property, in the Standard Single-Family Residential (R-1) zone is approved subject to the following conditions of approval:

Planning Division Conditions

- B1. The size and location of the equipment cabinets and antennas shall conform to the revised plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare. The panels and brackets shall be painted to camouflage with the color of the existing electrical pole.
- B2. Any additional panels or equipment cabinets shall require a modification of the Special Permit (four panels are approved and four equipment cabinets are approved).
- B3. The applicant shall obtain all necessary building and revocable permits prior to commencing construction.
- B4. Should the applicant ever discontinue using the antennas for cellular services, the applicant shall remove the antennas within six months of termination.
- B5. All support brackets, panels, connections, cables, electrical boxes, etc., shall not be visible and shall be painted to match the electrical pole at attachment.
- B6. All connections running from the pole to the equipment cabinets shall be either underground or located at the ground.
- B7. Equipment cabinets shall be enclosed by a 6-foot high, green vinyl-clad, chain link fence w/slats. Oleander landscaping (and appropriate irrigation to ensure plant establishment) shall be planted adjacent to this fencing. This landscaping shall be placed at appropriate distances to ensure adequate screening of both the fencing and PCS equipment cabinets. The applicant shall be responsible for

maintenance of this fencing and landscaping.

- B8. Any modification to the project shall be subject to review and approval by Planning Staff prior to issuance of building permits. Modifications may require additional discretionary approvals.

Fire Dept. Conditions

- B9. Any gates installed at the project site shall provide Knox lock access (or other access device subject to Fire Dept. approval) to allow emergency access. Prior to the issuance of any building permits, the Fire Department shall be properly notified of the exact location and contents of the proposed equipment cabinets.

City Arborist Conditions

- B10. Trenching and digging within the driplines of trees shall be by hand. During the excavation no roots greater than 3/4 inches in diameter shall be cut. The contractor must work around these roots when installing conduit pipe.
- B11. If the trench is to remain open longer than 48-hours, the sides of the trench shall be lined with wet burlap. This is done to prevent smaller roots (less than 3/4 inch) from drying out where cuts occur.

City Planning Commission Condition

- B12. Sprint shall continue to work with the Parks Division and neighborhood to institute the berming and other landscaping for the area and that this be included in the Revocable Permit Process (AMENDED BY COMMISSION 10-9-97).


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

10-9-97
DATE (P97-060)

Exhibit 1-A Site Plan
Exhibit 1-B Elevations

**CITY PLANNING COMMISSION
HEARING ITEM**

CPC AGENDA DATE: **October 9, 1997**

Item No.	Project No.	Title/Location	Approved/ Denied
4	P97-060	Sprint Special Permit Riverside Boulevard-SP Colleen Laubinger, 264-5691	<i>Approved</i>

ACTION

With amended condition that Sprint continue to work with the neighborhood on retaining & landscaping that be followed through the re-education permit process.

VOTE OF THE PLANNING COMMISSION

*substitute motion
Approve with staff conditions*

COMMISSIONER	<i>continue item</i> MOTION 1			MOTION 2		
	Yes	No	M/S	Yes	No	M/S
✓ Donahue				✓		
✓ Duruisseau				✓		
✓ Harvey (Chair)				✓		M
✓ Kennedy				✓		
✓ La Chappelle				✓		
✓ Myers				✓		S
✓ Valencia			M		✓	
✓ Yee			S		✓	

**** List "Proponents" and "Opponents" on reverse side of this page ****

**CITY PLANNING COMMISSION
CONTINUED ITEMS**

CPC AGENDA DATE: September 11, 1997

Item No.	Project No.	Title/Location	Date Continued
1	P97-026	Coral Business Center Hotel Rezone/TM Carol Shearly, 264-5893	9/25
3	P97-060	Sign Special Permit Riverside Boulevard Colleen Laubinger, 264-5691	9/25
6	P97-044	4th and T Housing Mark Kraft, 264-8116	9/25

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO
Donahue			
Duruisseau		✓	
Harvey (Chair)		✓	
Kennedy		✓	
La Chappelle	M	✓	
Myers		✓	
Valencia	S	✓	
Yee		✓	

**CITY PLANNING COMMISSION
CONTINUED ITEMS**

CPC AGENDA DATE: August 28, 1997

Item No.	Project No.	Title/Location	Action: Approved/ Denied
1	P97-002	1600 J Street Parking Lot	<i>Approved</i>
2	P97-026	Coral Business Center Hotel Rezone/TM	"
5	P97-057	Hilton Garden Inn	"
6	P97-060	Sprint Special Permit Riverside Boulevard	"

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO
Donahue		/	
Duruisseau	<i>M</i>	/	
Harvey (Chair)		/	
Kennedy		/	
La Chappelle		/	
Myers		/	
Valencia		/	
Yee	<i>S</i>	/	

Form A

**CITY OF SACRAMENTO
PLANNING COMMISSION APPLICATION AND PROJECT QUESTIONNAIRE
(complete five (5) copies)**

This document will assist the City of Sacramento Planning & Development Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for planning and environmental review and will minimize future requests for additional information. Please contact the Environmental Services Division, 1231 "I" Street, Room 301, Sacramento, CA 95814, (916) 264-7037 if there are any questions concerning environmental issues. Contact the Planning Division, Room 200, at the address listed above, (916) 264-5604 for plan/zoning interpretations. If a question does not apply to the project, "N/A" or "Does not Apply" is an acceptable answer.

PROPERTY OWNER'S NAME: City of Sacramento

Mailing Address: 1023 "J" St., Sacramento CA Zip Code 95814
Telephone: Business (916) 264-7800 Contact: Gary Ransome

APPLICANT/AGENT NAME: Sprint Spectrum L.P. c/o Gearon & Co., Inc.

Mailing Address: 3065 Gold Camp Dr., Rancho Cordova, California 95670
Contact Person's Name: Lori Novotny Telephone (916) 636-6966

PROJECT SITE INFORMATION

Property Address or Location: 1000 Riverside Blvd., Sacramento, CA 95822
Property Assessor Parcel Number(s) 017-0010-048
Property Dimensions: X
Property Area: Square Footage (gross) _____ (net) 600 sq. ft.
Acreage (gross) 3.24 (net) _____
Existing Land Use: Undeveloped/Vacant Pub Developed (give bldg. sq. ft.) _____
Existing Zoning of Project Site: R-1 Proposed Zoning: unchanged

ZONING AND EXISTING LAND USE ADJACENT TO THE PROJECT SITE:

	<u>ZONE</u>	<u>EXISTING LAND USE</u> (i.e., residential, commercial, industrial)
North	Pub <u>R-1</u>	Public Property
South	R-1 <u>R-1</u>	Single Family Residence
East	R-1 <u>R-1</u>	Single Family Residence
West	R-1 <u>R-1/TC</u>	Public Property

FOR OFFICE USE ONLY

Z No. P 97 - 060 Date Rec'd: 6-20-97 By: [Signature]

- Special Permit
- Variance
- "R" Review (Development Plan Review)
- Lot Line Adjustment/Lot Merger
- Other

APPLICANT'S STATEMENT OF INTENT; This is a 3-part statement, answer completely in the spaces below or on a separate attachment:

- a. A description of what you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.) and the objectives of the project.

Sprint Spectrum L.P. hereby requests a Special Use Permit to construct and operate a Personal Communications Service ("PCS") system site comprised of (4) antennas (2 sets of 2) mounted to an existing 63.4' SMUD pole at 47' and four (4) adjacent equipment cabinets. The entire facility will be enclosed within a chain link fence with green slats. Please see the site plan and justification statement for further information.

- b. Information pertinent to the application, such as the building; number of off-street parking spaces; height of fence; and any other pertinent information.

SMUD pole, located at 1000 Riverside Blvd. on City of Sacramento property

- c. Information and reasoning justifying your request.

See attached narrative

PREVIOUS LAND USE

Explain existing and previous land use(s) of site for the last ten years: SMUD, public utility

PREVIOUS PLANNING ENTITLEMENTS AFFECTING THE SITE

Has the project or project site received previous planning entitlements? No yes. If yes, please identify the project number (s) (P#) and date(s) of approval

SITE CHARACTERISTICS

1. Trees/Shrubs:

Plot on Site Plan by Size and Type (Species) all existing trees. Identify those to be removed and/or transplanted.

1a. Are there any Trees/Shrubs on the Project Site? X No yes.

1b. Are any to be removed? X No yes.

1c. Are any to be transplanted? X No yes. If so, state location of transplant site and methods to be used for replanting.

2. Airport Overlay Zone:

2a. Is the site part of an Airport Overlay Zone? X No yes. If yes, Which zone(s)?

3. Toxic and Hazardous Wastes:

3a. Will the proposed use involve any toxic or hazardous materials or waste? X No yes.
Explain

3b. Is the site adjacent to a railroad right-of-way? X No yes.

3c. Is there an underground storage tank on the site? X No yes. If yes, existing or abandoned .

3d. Has a Preliminary Site Assessment (Phase I PSA) been prepared for this site? No yes X

4. Creeks, Rivers, Streams, and Wetlands:

4a. Are there any creeks, rivers or other wetlands adjacent to or within the site? X No yes.

4b. Is any modification proposed to these areas (e.g. filling, dredging, bank stabilization)?
 X No yes.

4c. Have any permits been obtained for the modifications (e.g. from the Army Corps of Engineers, California Department of Fish & Game)? X No yes. If yes please submit (2) copies.

5a. What extent of grading is proposed for the project (i.e. type, purpose, amount of cubic yards)?

Very minimal

6. Easements:

6a. Are there any easements crossing the site? No Yes. If yes, please show easements on the site plan.

DEMOLITION OF STRUCTURES

1. Are there any structures on the project site? No Yes: If yes, how many? _____
2. Present use of existing structure(s). _____
3. Proposed use of existing structure(s). _____
4. Are any structures occupied? No Yes.
5. Describe the type of occupancy (number of residents, type of use). _____
6. Are any structures to be demolished? No Yes.
7. Are any structures to be moved? No Yes.
8. Describe age, condition, size, and architectural style of all existing on-site structures (include photos). _____
9. Are any structures on the site listed as historic on National, State or City records? No Yes. Specify _____

NONRESIDENTIAL PROJECTS

1. Type of Use(s): Wireless Communication Facility
2. Oriented to: Regional Community Neighborhood _____
3. Hours of Operation: 24 hours a day
4. Total Occupancy/Capacity of Building(s). N/A
5. Total Number of Fixed Seats: N/A
6. Square Footage Of: Warehouse Area: N/A
Office Area: N/A Loading Area: N/A
Sales Area: N/A Storage Area: N/A
7. Total number of Employees: N/A
8. Anticipated Number of Employees per Shift: N/A
9. Total Number of Visitors/Customers on site at any one time: 2-3 maintenance personnel visited monthly
10. Other Occupants (specify): N/A

RESIDENTIAL PROJECTS

N/A

1. Total Lots: _____ Total Dwelling Units: _____
 2. Total Acreage: _____ Net Density/Acre: _____ Gross Density/Acre: _____

	<u>Single Family</u>	<u>Two Family Duplex/Halfplex</u>	<u>Multi-Family Apartments</u>	<u>Multi-Family Condominiums</u>
Number of units	_____	_____	_____	_____
Acreage gross or net	_____	_____	_____	_____
Square Feet per Unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+Bedroom	_____	_____	_____	_____
3. Are any of these units proposed to be subsidized? ___ No ___ yes.				
If yes, describe the type and source of the subsidy. _____				

**BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT**

1. Height, Size and Coverage:
- 1a. Size of New Structure(s) or existing Structure(s) and Building Addition(s): N/A Gross sq.ft.
- 1b. Building Height (Measured from Ground to highest Point):
 _____ Ft. _____ No. of Floors - Main Building
 _____ Ft. _____ No. of Floors - Accessory Building(s)
- 1c. Height of Other Appurtenances (Excluding Buildings) Measured from Rooftop to highest point. _____ antennas, _____ Microwave Equipment, _____ Solar Energy Equipment, _____ Light Pole Standards, others _____ Smud Pole _____
- 1d. Project Site Coverage: Building Coverage: N/A sq. ft. _____ %

RECYCLING INFORMATION

A Statement of Recycling Information is required for all new multi-family residential units of 5 or more and commercial, office, industrial and public/quasi-public uses. New development is defined as the construction of a new building or an addition that is greater than 10% of the existing building. The statement shall include at least the following:

- A. Information describing the flow of recyclable materials through the building or operation including: the location of collection points, how materials are collected and transferred to the main trash/recycling enclosure, and what materials will be recycled initially by the project. (Attach information)
- B. Site plan and elevations of the trash/recycling enclosure(s) indicating the location and size of the enclosure(s), the types of dumpsters/receptacles, and the access and security measures planned for the enclosure(s). (Attach plans)
- C. Construction Plan:
What recycled material(s) will be used in the construction of the new building(s) or addition(s) (e.g. reused brick, recycled steel beams) N/A
- D. Demolition Plan:
Are there any buildings to be demolished on the site? No Yes
If yes, what material(s) are proposed to be separated and collected for recycling (e.g. brick, steel beams, aluminum) _____
- E. Education/Public Relations Information:
Please indicate how users of the trash/recycling receptacles will be instructed about how to use the enclosure(s). (Attach information)

Please answer the following questions regarding recycling and solid waste disposal for the proposed project:

Number of Trash/Recycling Enclosures: N/A

Size of Trash/Recycling Enclosures: N/A

Total Number of Cubic Yards allocated for Recycling:

Required: N/A Proposed: N/A

Materials to be recycled during the operations of the business/apartment complex:

N/A

OTHER PERMITS OR APPROVALS

List any other known public permits or approvals required for this project. If available, specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
Approved	FAA	N/A		
Approved	FCC	N/A		

NOTE: IF THE PROJECT SITE IS ON OR NEAR AN HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, WETLAND, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.

Lori Novotny
Signature of Applicant/Agent

6/6/97
Date

Lori Novotny, Zoning Spec
Print name and Title of Applicant/Agent

916 636-6966
Phone

THE TIME REQUIRED FOR ENVIRONMENTAL AND PLANNING REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT. THE DEVELOPMENT SERVICES DIVISION WILL NOTIFY YOU OF THE ACTUAL HEARING DATE.

**APPLICATION JUSTIFICATION
SPECIAL USE PERMIT
1000 RIVERSIDE BOULEVARD**

Proposal

Sprint Spectrum L.P., a Delaware limited partnership ("Sprint Spectrum") hereby requests approval of its application for a Planning Commission Special Use Permit to construct and operate a personal communication service ("PCS") system facility at the property known as 1000 Riverside Boulevard. The site will consist of (4) antennas (2 sets of 2) mounted to an existing 63.4' SMUD pole at 47' with (4) adjacent equipment cabinets. The facility will be unmanned (visited on an average of once per month for routine maintenance purposes), will not be lit, nor emit noise or glare, and will not interfere with television or radio reception.

Background

Sprint Spectrum is a Delaware limited partnership, comprised of Sprint Corporation, Tele-Communications Incorporated ("TCI"), Cox Communications and Comcast Corporation, organized to bid on the Personal Communications Services ("PCS") licenses auctioned by the Federal Communications Commission ("FCC") in early 1995. Sprint Spectrum was the successful bidder for the San Francisco Major Trading Area ("MTA"), which includes Sacramento County, as well as 28 additional MTA's nationwide. The FCC mandates that the licensees comply with stringent requirements including providing high quality in-building coverage to the general public within a very aggressive time frame. It is Sprint Spectrum's goal to become the nation's leading full-service, local telecommunications company.

Technology

PCS is the new generation of wireless communication which uses advanced digital technology for the transmission of voice, data and video. Digital communication offers superior quality, safety and services, utilizing low powered antennas which have ten (10) to twenty (20) times the call capacity of the current analog systems.

Site Selection

The process of developing a PCS system is similar to cellular development in that the MTA regions are subdivided into small geographic sections or "cells". Each cell site holds the equipment that provides the air interface to the subscriber units and must be precisely located relative to other sites creating a communication grid system. This grid system must reflect the topography and traffic (user population and building density) of the "cells" as well as the radius of the respective antenna's reliable transmission area.

Sprint Spectrum's policy is to co-locate its PCS antennas in every possible instance in order to alleviate the proliferation of new structures within a community. "Co-location" is defined as mounting antennas on existing monopoles or towers which are structurally capable of accommodating collocation, and where the monopole or tower owner is willing to participate in a co-location agreement. Co-location also includes locating antennas on other types of existing structures such as building rooftops, water towers, and bell towers. Efforts are made to further camouflage the antennas by painting or screening to blend with the background material, making them unnoticeable. **To date, Sprint Spectrum has been able to co-locate facilities at 97% in the Sacramento area.**

Zoning Code Compliance

The site is zoned R-1. Pursuant to the Zoning Ordinance of the City of Sacramento Section 25b. & 6a. antennas may be placed on an existing structure lawfully located in a residential area, subject to a Special Permit issued by the Planning Commission.

The application meets the Special Use Permit criteria as follows:

1. Sound Principles of Land Use: The subject property is zoned R-1, however the principal use is public property owned by the City of Sacramento. The proposed project will modify an existing structure with minimal visual impact, thereby eliminating the need for construction of a new structure to provide the necessary PCS coverage to the surrounding area. The proposed Use is therefore compatible and appropriate in the zoning classification applicable to the property and immediate surrounding areas. Sprint Spectrum will comply with all applicable regulations and permits, including those of the P.U.C of California and the FCC
2. Not Injurious: Approval will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the community, nor will it be detrimental or injurious to property and improvements in the community or the general welfare of the City.
3. Must Relate to a Plan: As outlined above, the proposed site is a critical component of Sprint Spectrum's development of its PCS infrastructure. The site is necessary for complete, quality coverage to the immediate area, as well as serving as a link to neighboring sites.

Approval by the Planning Commission of this Special Use Permit is requested based on this proposal being in the best public interest by providing Personal Communications Services to the residents of the City of Sacramento.

LETTER OF AGENCY
FOR ZONING ADMINISTRATOR APPLICATION

FORM B

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 6/4/97

City of Sacramento
Department of Planning and Development
1231 "I" Street, Suite 200
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Sprint PCS Phone: _____

Applicant's address: 3065 Cold Camp Dr., Rancho Cordova
95670

To apply for the following entitlement(s):

- Special Permit
 Variance
 "R" Review (Development Plan Review)
 Lot Line Adjustment/Lot Merger
 Other

The subject property is located at 1000 Riverside Blvd

Assessor's Parcel Number 017-0010-048

Gary D. Ranson
Signature of owner of record (must be original)

City of Sacramento
Name of owner of record

1023 J Street, Sac, Ca. 95814 264-2800
Address of owner of record Phone

Application Number P 97 - 060



Sprint PCSSM

4683 Chabot Drive, Suite 100
Pleasanton, CA 94588
510.468.7845 FAX: 510.468.7840

Date: 2/18/97

To whom it may concern,

This letter addresses the power density study for the Sprint PCS site, fn-07-45, on Riverside Boulevard in Sacramento. The power density study was compared to the FCC standard for Maximum Permissible Exposure (MPE). The standard, published by the FCC is called FCC 96-326 and is equal to $1,000 \mu\text{W}/\text{cm}^2$ (unit of power density) for PCS frequencies. The limit is more strict than the previous FCC adopted standard of $1,233 \mu\text{W}/\text{cm}^2$ called ANSI/IEEE C95.1-1992.

The power density study for site fn-07-45 was performed at an antenna height of 50 feet AGL (above ground level). The figures below show potential power density values at the site, 100 feet and 1000 feet away from the site. The study indicates that the maximum exposure at the site will be $14.791 \mu\text{W}/\text{cm}^2$. At 100 feet away, the exposure will be $2.959 \mu\text{W}/\text{cm}^2$. At 1000 feet away, the exposure will be $0.037 \mu\text{W}/\text{cm}^2$. At most, the maximum exposure for Sprint PCS will be $14.791 \mu\text{W}/\text{cm}^2$. This is less than 2% of the applicable limit set by the FCC.

At the site	-	14.791
100 ft away from the site	-	2.959
1000 ft away from the site	-	0.037
FCC standard ($\mu\text{W}/\text{cm}^2$)	-	1,000

The values given are very conservative, since all antennas are pointed at a single point, on the ground (0 feet AGL). Sprint PCS assumed uniform power in every direction, which would not be the case. Also, Sprint PCS assumed there would be no attenuation due to buildings, trees and freeway overpasses.

Please call me should you require additional knowledge.

Regards,

Michael Caniglia
RF Engineering

P 97 - 060