

P00-092 - RCS Wireless Antennas

- REQUEST:
- A. **Environmental Determination:** Exempt (CEQA Section 15301);
 - B. **Special Permit** to install 3 cellular telephone antennas on an existing 103± foot tall utility pole on 1.36± acres in the Standard Single Family (R-1) zone.

LOCATION: South side of 14th Ave. at 52nd Street
APN: 0021-0031-001
Council District 5

APPLICANT:	David Wiltsee, RCS Wireless, 224-9117. PO Box 969, Roseville, CA 95678
OWNER:	SMUD 6201-S Street, Sacramento, CA 95814
APPLICATION FILED:	June 29, 2000
APPLICATION COMPLETED:	June 29, 2000
STAFF CONTACT:	Brad Shirhall, 916-264-7483

SUMMARY: The applicant is seeking a Special Permit to locate three cellular antenna panels on an existing radio transmission tower. The basic issues relate to aesthetics and land use compatibility.

RECOMMENDATION: Staff recommends approval of the project subject to conditions of approval. The project is consistent with the April 29, 1997 Zoning Ordinance Amendment, and the associated guidelines, regarding co-location of telecommunications facilities.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential
Community Plan Designation: n/a
Existing Land Use of Site: Utilities
Existing Zoning of Site: Standard Single Family (R-1) zone

Surrounding Land Use and Zoning:

North: Single Family Residential; Standard Single Family (R-1) zone
South: Single Family Residential; Standard Single Family (R-1) zone
East: Single Family Residential; Standard Single Family (R-1) zone
West: Single Family Residential; Standard Single Family (R-1) zone

Setbacks:	Required	Provided
Front:	25'	215'
Side(St):	12.5'	30'
Side(Int):	5'	150'
Rear:	15'	25'

Property Dimensions: Irregular
Property Area: 1.36± gross acres
Height of tower: 103 feet, 5 inches
Tower Material: Wood
Topography: Flat
Street Improvements: Existing
Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit
Building Permit

Agency
Building Division

BACKGROUND INFORMATION: A review of entitlement history for the project site revealed no activity. The site is occupied by a substation owned and operated by the Sacramento Municipal Utility District (SMUD).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The subject site is designated as Low Density Residential by the General Plan. The applicant's proposal would not result in a change to the present or anticipated land use of the site. The proposal is compatible with the goals of the General Plan which encourage land use compatibility, promote sensitivity to design, and "continue to improve and provide communication & utility services to all areas of the City" (Sec. 7-11).

Zoning

The subject site is zoned Standard Single Family (R-1). This zone is intended to permit the establishment of single family residences on lots no smaller than 52 by 100 feet. The Zoning Ordinance allows the co-location of antenna equipment in this zone with a Planning Commission Special Permit

Co-Location

In April of 1997, the City Council adopted policies and guidelines to encourage the co-location and the utilization of existing structures for wireless telecommunication systems to minimize the number of towers, monopoles and similar structures in the City (Ordinance 97-023). Chapter 2, Section 2, note 58 of the Zoning Ordinance now contains the regulations.

The primary objective of the guidelines is to reduce or minimize the number and visibility of telecommunication facilities. To meet this objective, the siting preference guidelines emphasize that such projects are required, where feasible, to co-locate with existing telecommunications facilities or be installed on existing structures. The proposed antenna panels will be located on an existing 103 foot tall radio transmission tower owned by SMUD. The antenna panels will be placed at a height of 80 feet and will be nearly flush mounted and painted to match the existing tower.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The proposed equipment cabinets will be placed at the base of the existing masonry wall surrounding the SMUD substation. Therefore, the proposal would not alter any existing setbacks.

2. Parking/Circulation

The site is currently accessed from a gate on 15th Avenue. This gate would continue to be the only access point for both SMUD and RCS Wireless. Once inside the gate RCS Wireless staff will have access to the antenna equipment via a 12 foot access easement (Exhibit 1A). Parking for service vehicles would be provided in the easement next to the existing building.

D. Building Design

The antenna panels would be approximately 5 feet tall and 6 inches wide. Three of these would be mounted nearly flush onto the existing wood pole at a height of approximately 80 feet. An existing "whip" antenna at a height of 96 feet would be removed. The overall pole height is, and would remain, just over 103 feet. A condition of approval has been incorporated that requires the panels to be painted to match the color of the wood pole. The equipment cabinets (3) would be approximately 5 feet tall and 2½ feet wide. The applicant has leased space to place two additional cabinets in the future.

All of the equipment including the tower and the cabinets would be contained within the existing 10 foot tall masonry wall that surrounds the SMUD power station. The removal of the whip antenna would improve the current appearance of the wood pole.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301).

B. Public/Neighborhood/Business Association Comments

Staff notified the Stockton Boulevard Business Improvement Association, the Tahoe Park Neighborhood Association, and the Colonial Park Arts & Recreation Effort (C.A.R.E.). Only C.A.R.E. responded by indicating "No Comments."

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. The Public Works Department

The Public Works Department is requiring that the existing gate located on 15th Avenue be reconfigured to open into the site rather than onto the sidewalk. Public Works is also requiring that the applicant add more crushed aggregate to the site near the driveways to minimize tracking mud and dust off the site. The applicant has agreed to these conditions of approval.

PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve or deny 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 and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15301;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to install 3 cellular telephone antennas on an existing 103± foot tall utility pole on 1.36± acres in the Standard Single-Family (R-1) zone.

Report Prepared By,

Report Reviewed By,



Brad Shirhall, Associate Planner



Barbara Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevations
Exhibit 1C	Photosimulation
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR RCS WIRELESS SITE,
LOCATED AT SOUTH SIDE OF 14TH AVE. AT 52ND STREET SACRAMENTO,
CALIFORNIA IN THE STANDARD SINGLE FAMILY (R-1) ZONE. (P00-092)**

At the regular meeting of December 7, 2000, 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 (CEQA Section 15301)
- B. **Approved a Special Permit** to install 3 cellular telephone antennas on an existing 103± foot tall utility pole on 1.36± acres in the Standard Single Family (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 Section 15301 of the CEQA Guidelines.
- B. The Special Permit to install 3 cellular telephone antennas on an existing 103± foot tall utility pole on 1.36± acres in the Standard Single Family (R-1) zone is hereby approved based on the following findings of fact:
 - 1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
 - a. The project will utilize a commercially built location;
 - b. The project will not adversely affect the surrounding land uses; and
 - c. The proposed antennas will be mounted on an existing 103 foot tall radio transmission tower;
 - d. The proposed equipment cabinets will be mounted under the existing tower structure.
 - 2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:

- a. Low-energy radio waves have been judged by the FCC to have an insignificant risk associated with radio frequency radiation;
 - b. Any increase in power level will require proper authorization from the FCC;
 - c. The Fire Department will be properly notified of the exact location and contents of the proposed equipment cabinet.
3. The Special Permit, as conditioned, complies with the objectives of the General and Community Plans in which it is to be located in that:
 - a. The project will not alter the present or anticipated density of the subject site or region; and
 - b. The project is in furtherance of 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 install 3 cellular telephone antennas on an existing 103± foot tall utility pole on 1.36± acres in the Standard Single Family (R-1) zone is hereby approved subject to the following conditions of approval:
 - 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 Planning staff prior to the issuance of building permits;
 - B3. Prior to the issuance of building permits, the Fire Department shall be notified of the exact location and contents of the proposed equipment cabinet.
 - B4. The applicant shall use non-reflective paint on the antenna panels to prevent glare;
 - B5. Any additional antennas shall require a modification of the Special Permit (three antennas are approved);
 - B6. Within three months from the termination of the lease or discontinuance of use of the cellular antennas, the applicant shall remove the antennas from the tower;

~~B7. The applicant shall allow additional cellular companies to co-locate cellular facilities on the electrical transmission tower;~~

Public Works Conditions:

- B8. Place a sufficient amount of crushed aggregates at the entrances of the site to avoid tracking mud and dirt into the street. Also, it is the applicant's responsibility to maintain that strip of crushed aggregates for the entire time that they use the site;
- B9. Reconstruct the gate at the entrance of the site from 15th Avenue to open into the site rather than outward into the street as shown on the plans;
- B10. Submit a letter from SMUD indicating an agreement with RCS Wireless to grant them an easement through their property.



CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

DATE (P00-092)

Exhibit 1A Site Plan
Exhibit 1B Elevations
Exhibit 1C Photosimulation

Exhibit 1A - Site Plan



PROJECT
SMUD AT 14TH & 52ND
063-A
 14TH & 52ND
 SACRAMENTO, CA 95814
 SACRAMENTO COUNTY

CONTACTS
RCS WIRELESS
 P.O. BOX 940
 224 VERNON STREET
 ROSEVILLE, CA 95678
 CONTACT: KEITH SCOTT
 Ph: (916) 233-4375
 Fax: (916) 772-3052

GEI ENGINEERING CO.
 1500 N. BATAVIA ST.
 SUITE 1
 ORANGE, CA 92667
 (714) 837-1830
 (714) 837-2821 (FAX)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S	5/4/00	JPM
2	100% ZONING DOC'S	5/25/00	JPM
3	100% ZONING DOC'S	6/14/00	JPM

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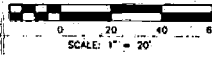
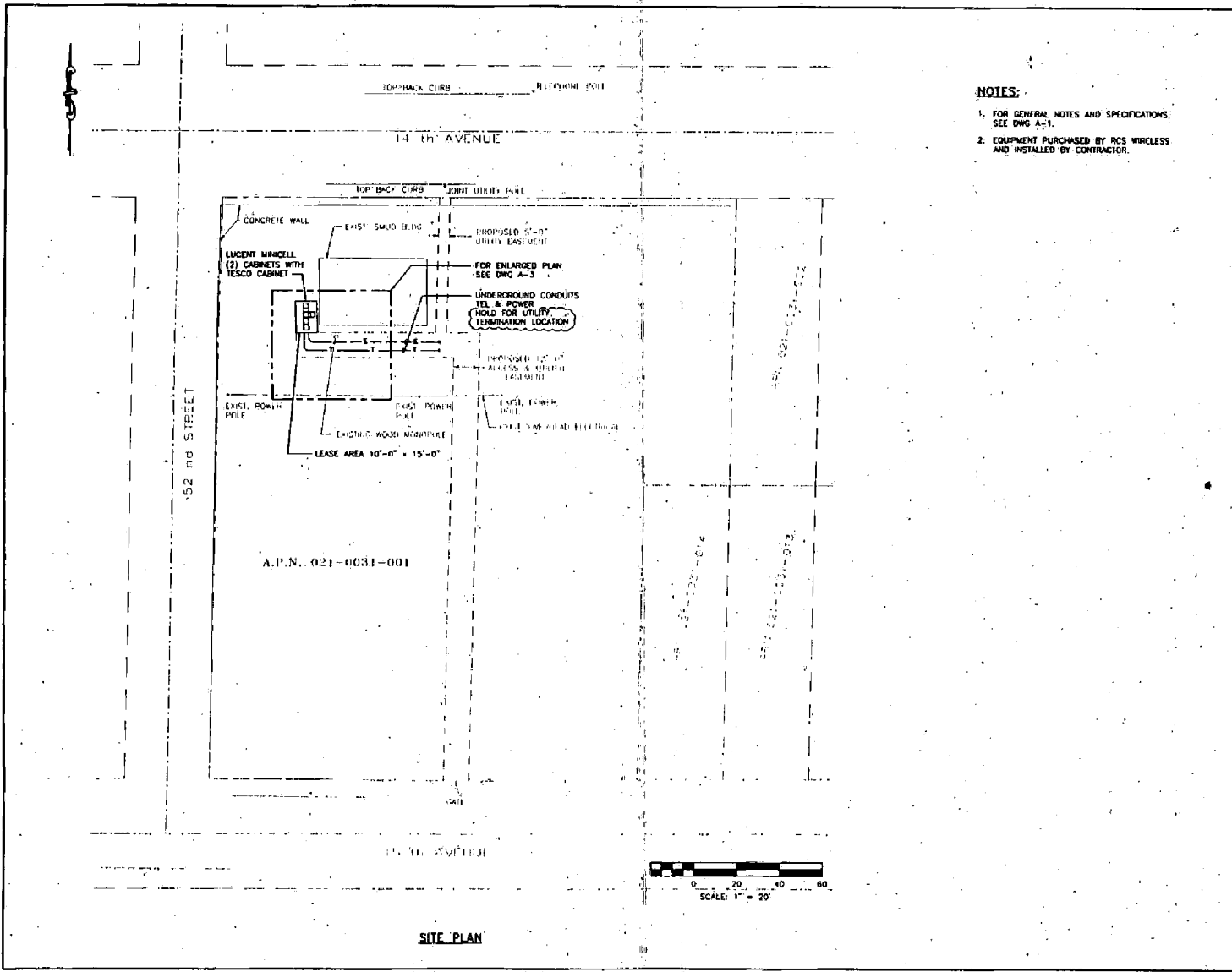
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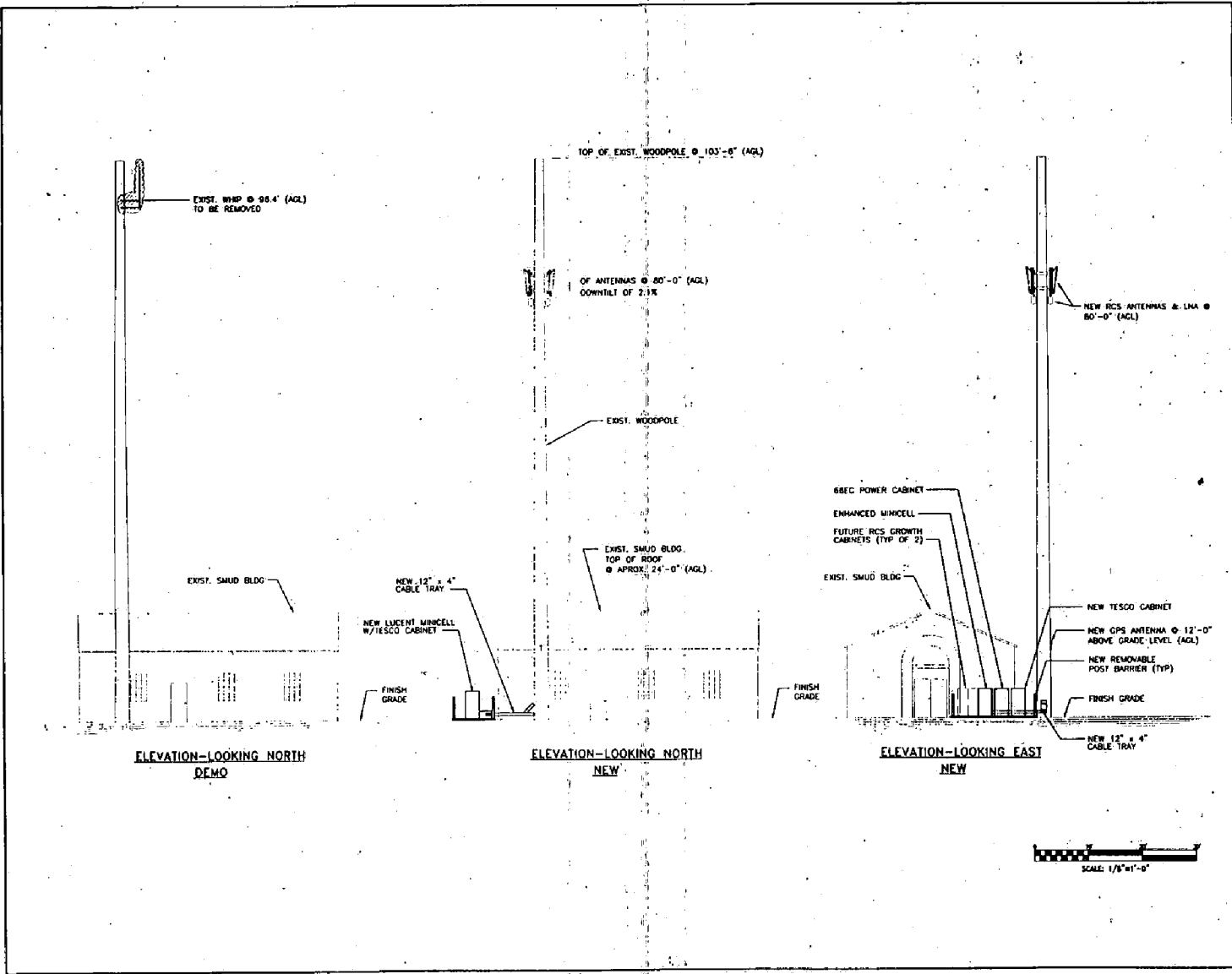
SHEET TITLE
SITE PLAN


SHEET NUMBER
A-2

- NOTES:**
- FOR GENERAL NOTES AND SPECIFICATIONS, SEE DWG A-1.
 - EQUIPMENT PURCHASED BY RCS WIRELESS AND INSTALLED BY CONTRACTOR.



SITE PLAN





PROJECT
SMUD AT 14TH & 52ND 063-A
 14TH & 52ND
 SACRAMENTO, CA 95814
 SACRAMENTO COUNTY

CONTACTS
RCS WIRELESS
 P.O. BOX 869
 224 VERNON STREET
 ROSEVILLE, CA 95478
 CONTACT: KEITH SCOTT
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 FAX: (916) 772-3052

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REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	REV. ZONING DOC'S	5/4/00	JPM
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3	100% ZONING DOC'S	6/14/00	JPM

SEAL

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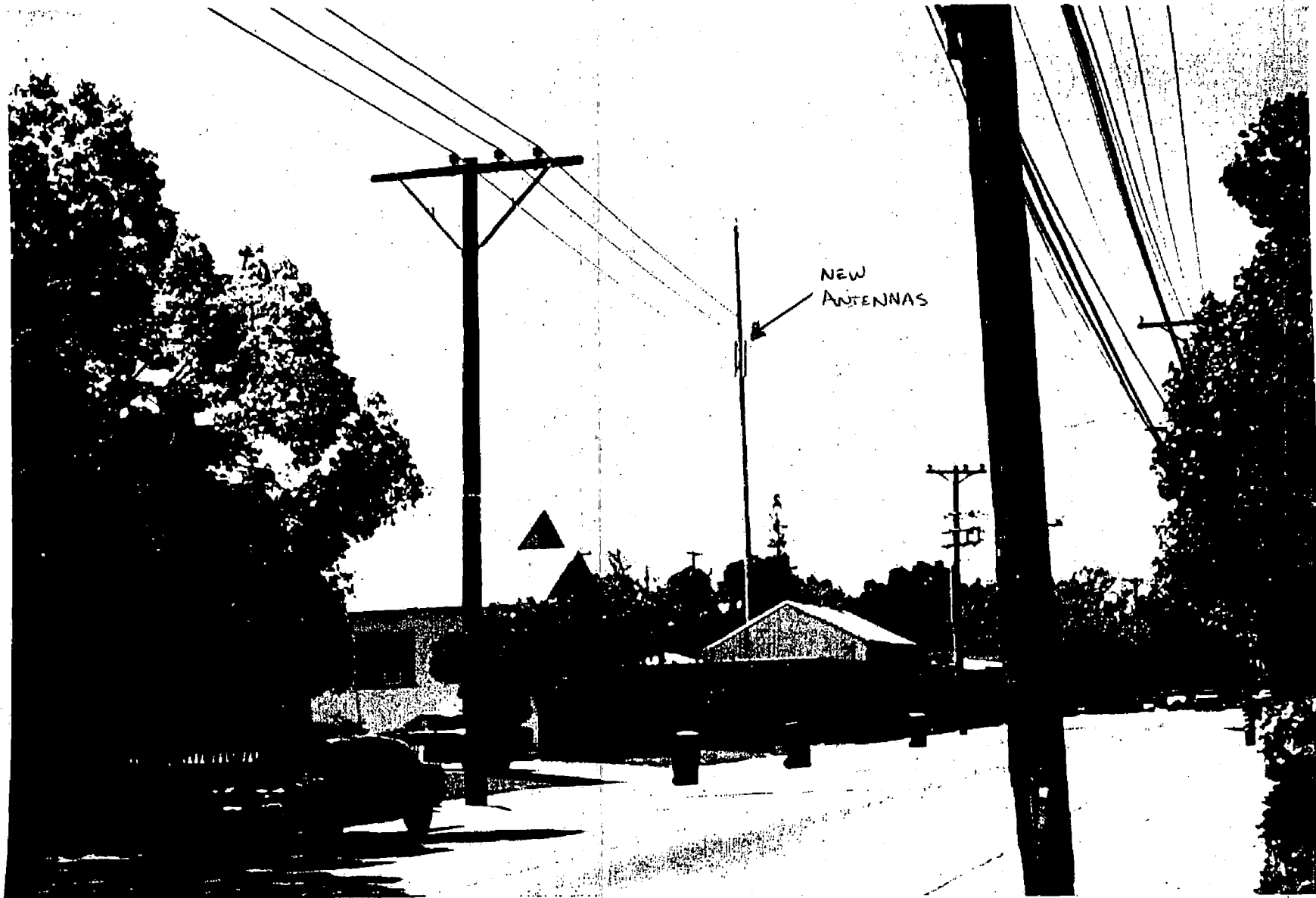
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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

ORD-14-02-001-1000

Exhibit 1B - Elevations



SMUD AT 14TH & 52ND SITE • #063A

View of site looking South West along 14th Avenue.



PICTURE LOOKING NORTH-EAST



PICTURE LOOKING EAST

PROPOSED 10'-0" x 15'-0"
RCS LEASE SITE

GENERAL NOTES

1. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT DISCREPANCIES IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCLUDE 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 OR DISCREPANCIES 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.
2. ALL INFORMATION SHOWN IN THE DRAWING RELATIVE TO EXISTING CONDITIONS IS BASED ON THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE CONSTRUCTION MANAGER AND/OR ARCHITECT/ENGINEER SO THAT PROPER REVISION MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR CONSTRUCTION MANAGER.
3. REFER TO DRAWING C-1 FOR LOCATION OF PROPOSED EASEMENT SITE RELATIVE TO EXISTING PROPERTIES.
4. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
5. 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 AND/OR CONTRACT DOCUMENTS.
6. 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.
7. 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.
8. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
9. CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A0BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
11. THE CONTRACTOR SHALL ENSURE THAT THE JOB SITE AND SURROUNDING AREA WILL BE LEFT CLEAN, AND CLEAR OF DEBRIS, AT THE END OF EACH WORKING DAY.
12. THE CONTRACTOR SHALL FURNISH SANITARY FACILITIES PRIOR TO START OF WORK.
13. ALL CONDITIONS AND SITE CONSTRUCTION ACTIVITIES, FROM MOBILIZATION TO DEMOBILIZATION, SHALL BE IN STRICT ACCORDANCE WITH CAL-OSHA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND/OR ARCHITECT/ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
15. FINAL GRADE SHOULD LEAVE 2% MINIMUM GRADIENTS AWAY FROM FOUNDATIONS.
16. ALL GRADING RELATED ACTIVITIES SHALL BE COMPLETED IN ACCORDANCE WITH SOILS REPORT, SOILS REPORT IS AVAILABLE FOR REVIEW FROM THE PROJECT MANAGER.
17. ALL VEGETATION SHALL BE CLEARED AND REMOVED FROM THE SITE. REMOVAL OF WEEDS SHALL BE COMPLETED HAND TOOLS. NO CHEMICAL AGENTS WILL BE PERMITTED.



PROJECT

**SMUD AT 14TH & 52ND
063-A**

14TH & 52ND
SACRAMENTO, CA 95814
SACRAMENTO COUNTY

CONTACTS

RCS WIRELESS
P.O. BOX 969
224 VERNON STREET
ROSEVILLE, CA 95678

CONTACT: KEITH SCOTT
PH: (916) 223-4375
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GT ENGINEERING CO.
1590 N. BATAMIA ST.
SUITE 1
ORANGE, CA 92667
(714) 637-1930
(714) 637-2821 (FAX)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S	5/4/00	JPM
2	100% ZONING DOC'S	5/25/00	JPM
3	100% ZONING DOC'S	6/14/00	JPM

SEAL

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SCALE: NONE

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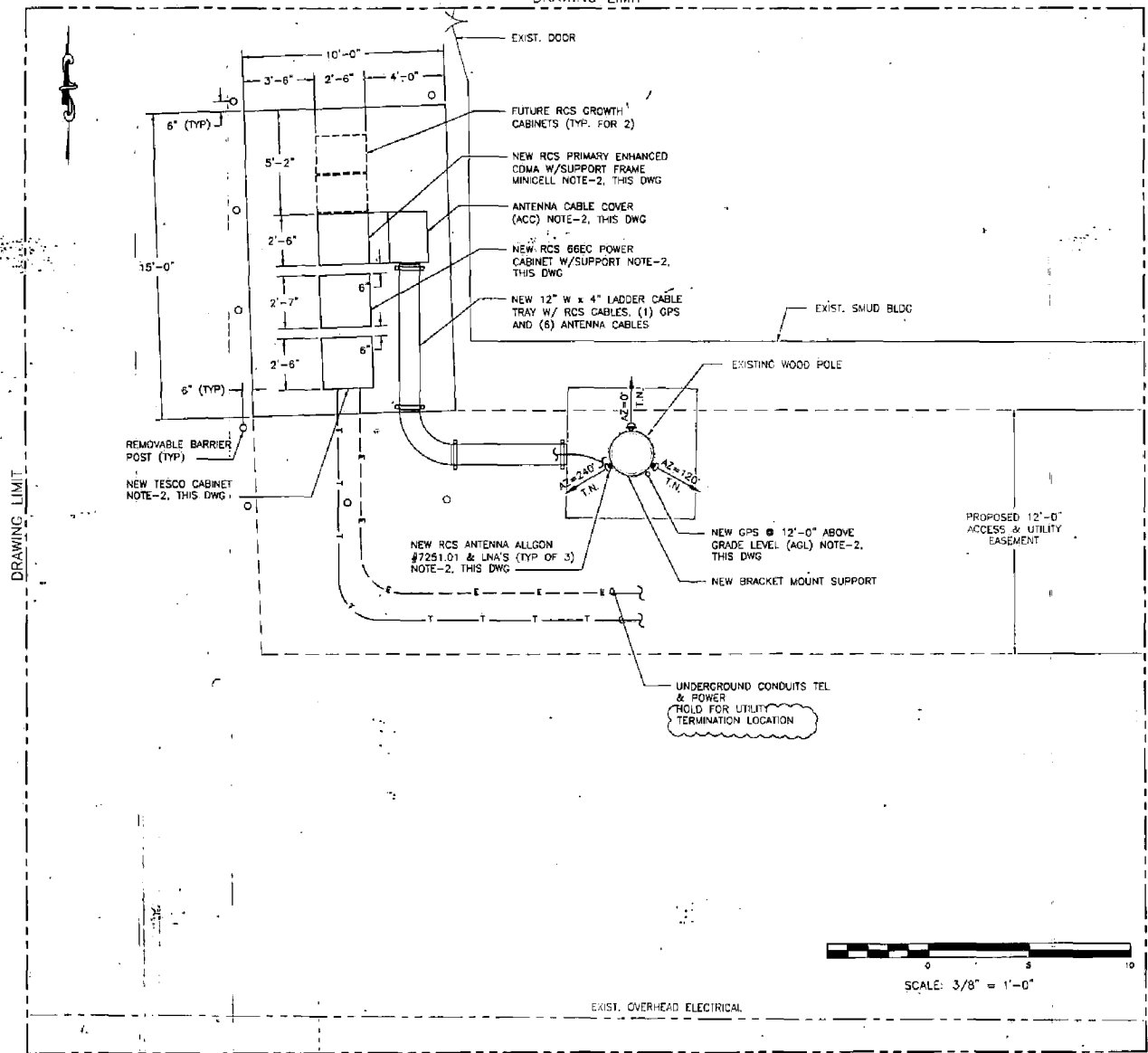
**SITE LOCATION
& NOTES**

SHEET NUMBER

A-1

053A-100-ZD-A1-103

DRAWING LIMIT



NOTES:

1. FOR GENERAL NOTES AND SPECIFICATIONS, SEE DWG A-1.
2. EQUIPMENT PURCHASED BY RCS WIRELESS AND INSTALLED BY CONTRACTOR.



PROJECT

**SMUD AT 14TH & 52ND
063-A**

14TH & 52ND
SACRAMENTO, CA 95814
SACRAMENTO COUNTY

CONTACTS

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P.O. BOX 989
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SEAL

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SCALE: 3/8" = 1'-0"

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

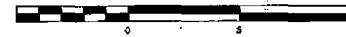
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DRAWING LIMIT

MATCHLINE CONT'D ON DWG A-2

DRAWING LIMIT

ENLARGED SITE PLAN



SCALE: 3/8" = 1'-0"

EXIST. OVERHEAD ELECTRICAL

063A-100-20-A3-603

PP 00-0922
00-052



SITE NAME:
SMUD AT 14TH & 52ND

SITE NUMBER:
063-A



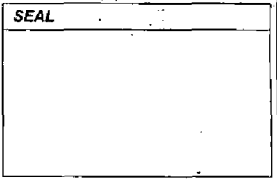
PROJECT
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REVISIONS

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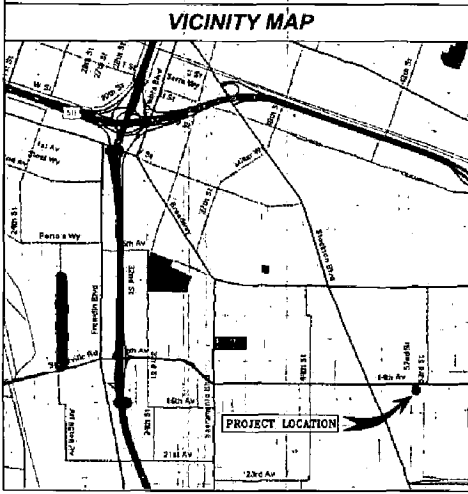


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SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

063A-100-ZD-T-RO3



PROJECT SUMMARY

SITE NAME: SMUD AT 14TH & 52ND
SITE NUMBER: 063-A
SITE ADDRESS: 14TH & 52ND
 SACRAMENTO, CA. 95814
SITE CONTACT: ERNE TAC'S (916) 732-8326
 STREET (HOLD)
 CITY, CA. ZIP (HOLD)
LANDLORD: SMUD
 6201 S. STREET
 SACRAMENTO, CA. 95814
APPLICANT: RCS WIRELESS
APPLICANT'S ADDRESS: P.O. BOX 969
 224 VERNON STREET
 ROSEVILLE, CA. 95678
ASSESSORS PARCEL NUMBER: 0021-0031-001
CURRENT ZONING: N/A
TYPE OF CONSTRUCTION: N/A
SHELTER OCCUPANCY: N/A
JURISDICTION: SACRAMENTO COUNTY
GEODEIC INFORMATION: LATITUDE: 38° 35' 21.37" (NAD 27)
 LONGITUDE: 121° 26' 39.25"
 ELEVATION: 33'-0" (NGVD 29)

PROJECT CONSULTANTS

RCS WIRELESS:
 C. ERIC HADSTROM - PROJECT MANAGER
 P.O. BOX 969
 224 VERNON STREET
 ROSEVILLE, CALIFORNIA, 95678

CONTRACTOR REP. FOR RCS WIRELESS:
 KEITH SCOTT
 KORNICK
 P.O. BOX 969
 224 VERNON STREET
 ROSEVILLE, CALIFORNIA, 95678
 (916) 758-4849

PLAN PREPARATION:
 DSH ENGINEERING
 1590 N. BATAVIA ST SUITE 1
 ORANGE CA 92667

STRUCTURAL ENGINEER:
 KWAI L. TONG
 P.E. STATE OF CA

ELECTRICAL ENGINEER:
 O.R. EKENSTAM
 P.E. STATE OF CA

SURVEY:
 GEL ENGINEERING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 (530) 885-0426

PROJECT DESCRIPTION

RCS WIRELESS PROPOSES TO CONSTRUCT AND OPERATE A COMMUNICATION SERVICE (PCS) SYSTEM FACILITY AT THE PROPERTY KNOWN AS 14 TH & 52ND, SACRAMENTO, CA. 95814. THE PROPERTY IS OWNED BY SMUD.

THE FACILITY WILL BE COMPRISED OF (3) ANTENNAS MOUNTED ON EXISTING WOODENPOLE WITH (3) ADJACENT EQUIPMENT CABINETS. THE FACILITY WILL NOT BE LIT, NOR EMIT NOISE OR GLARE, AND WILL NOT INTERFERE WITH TELEVISION OR RADIO RECEPTION.

AREA	SQ.FT.	ACRES.
PARCEL AREA	90,190 sq. ft.	1.35 AC.
PROJECT SITE	150 sq. ft.	0.003 AC.

DRAWING INDEX

NUMBER	DESCRIPTION
T-1	TITLE SHEET
C-1	PLOT PLAN AND SITE TOPOGRAPHY
A-1	SITE LOCATION & NOTES
A-2	SITE PLAN
A-3	ENLARGED SITE PLAN
A-4	ELEVATIONS

**Photographs
of
Site and Surrounding Properties**



PROJECT

**SMUD AT 14TH & 52ND
063-A**

14TH & 52ND
SACRAMENTO, CA 95814
SACRAMENTO COUNTY

CONTACTS

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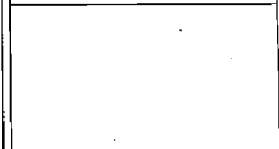
CONTACT: KETH SCOTT
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REVISIONS

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2	100% ZONING DOC'S	5/25/00	AA
3	100% ZONING DOC'S	8/14/00	JPM

SEAL



DRAWN BY: ORO

CHECKED BY: PAM

SCALE: 1/8" = 1'-0"

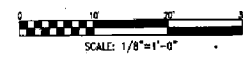
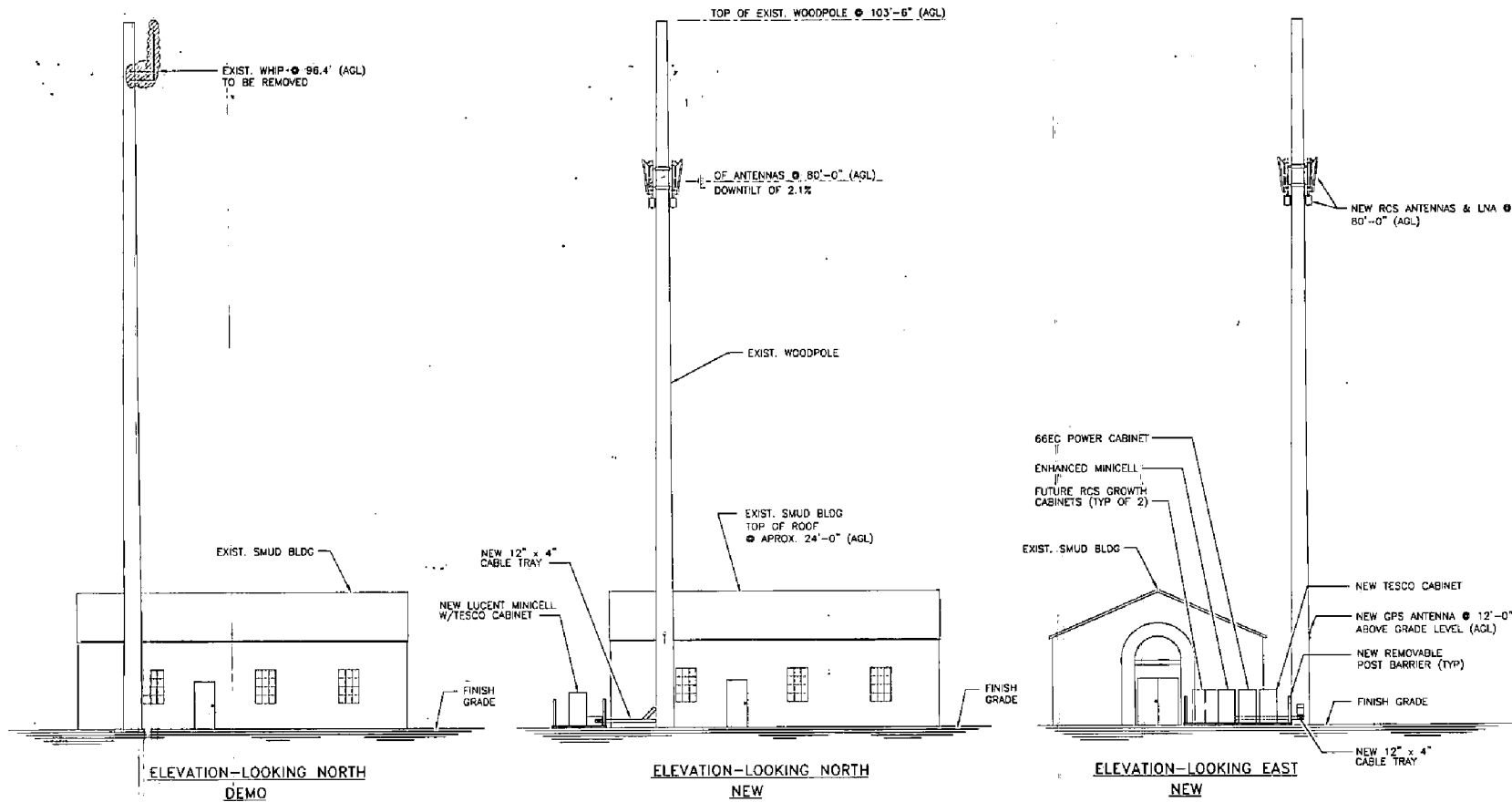
SHEET TITLE

ELEVATIONS

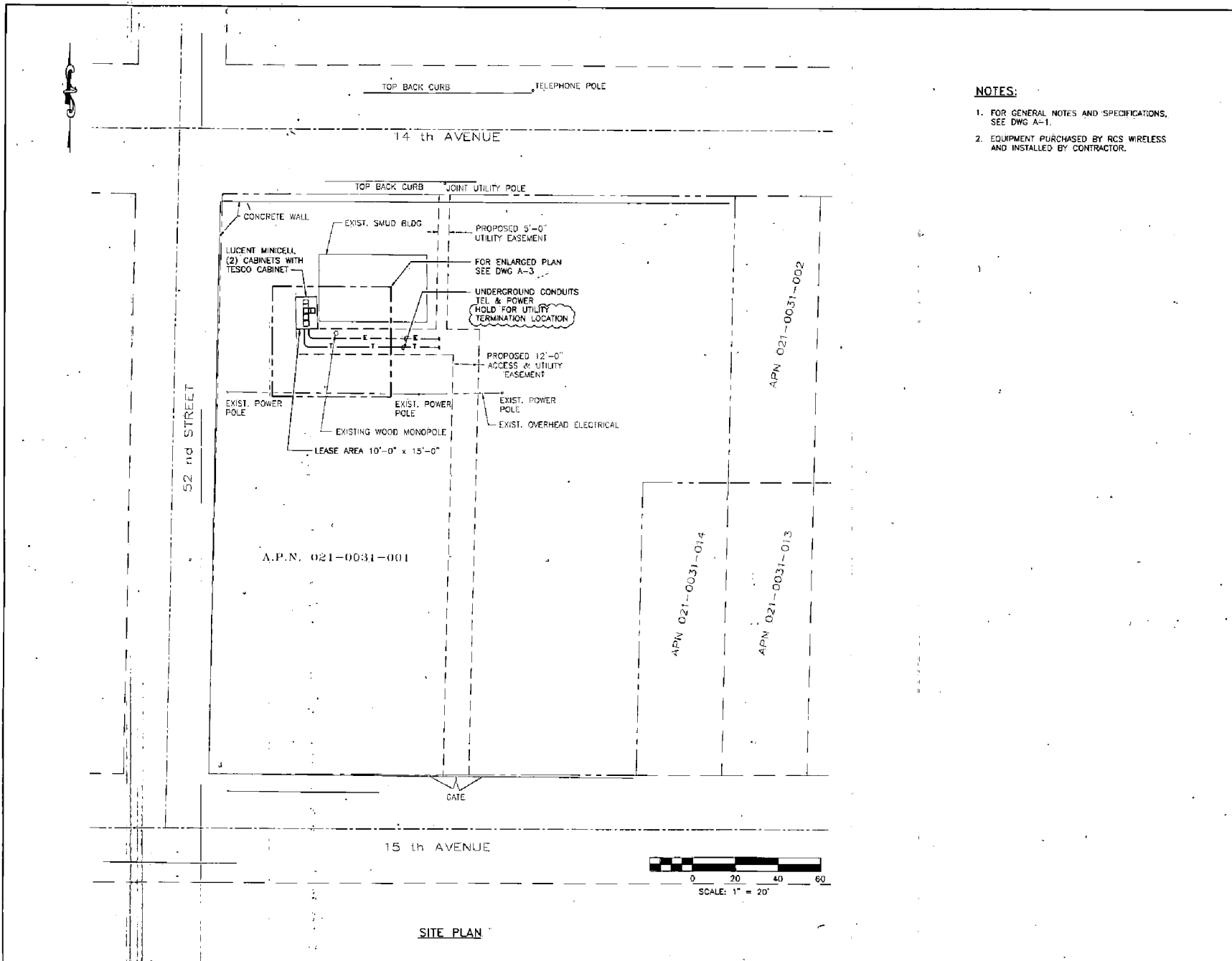
SHEET NUMBER

A-4

083A-100-ZD-A4-1003



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- NOTES:**
1. FOR GENERAL NOTES AND SPECIFICATIONS, SEE DWG A-1.
 2. EQUIPMENT PURCHASED BY RCS WIRELESS AND INSTALLED BY CONTRACTOR.



PROJECT
SMUD AT 14TH & 52ND 063-A
 14TH & 52ND
 SACRAMENTO, CA. 95814
 SACRAMENTO COUNTY

CONTACTS
 RCS WIRELESS
 P.O. BOX 969
 224 VERNON STREET
 ROSEVILLE, CA 95678
 CONTACT: KEITH SCOTT
 PH: (916) 223-4375
 FAX: (916) 772-3552

GI ENGINEERING CO.
 1590 N. BATAVIA ST.
 SUITE 1
 ORANGE, CA. 92667
 (714) 637-1930
 (714) 637-2821 (FAX)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	50% ZONING DOC'S	5/4/00	JPM
2	100% ZONING DOC'S	5/25/00	JPM
3	100% ZONING DOC'S	5/14/00	JPM

SEAL

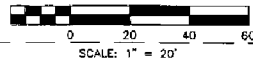
DRAWN BY: ORO

CHECKED BY: PAM

SCALE: 1" = 20'-0"

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-2



063A-100-2D-A2-R03

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Photosimulations

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PHOTOS and PHOTOSIMULATIONS

The following map uses red arrows to depict three distinct locations and perspectives of photographs and corresponding photosimulations of the proposed telecommunications facility at 14th Avenue and 52nd Street.

This information satisfies the City of Sacramento Planning and Development Services Department's requirement for graphics clearly depicting "before" and "after" views of a proposed project.

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SMUD AT 14TH & 52ND SITE • #063A

View of site looking South West along 14th Avenue.

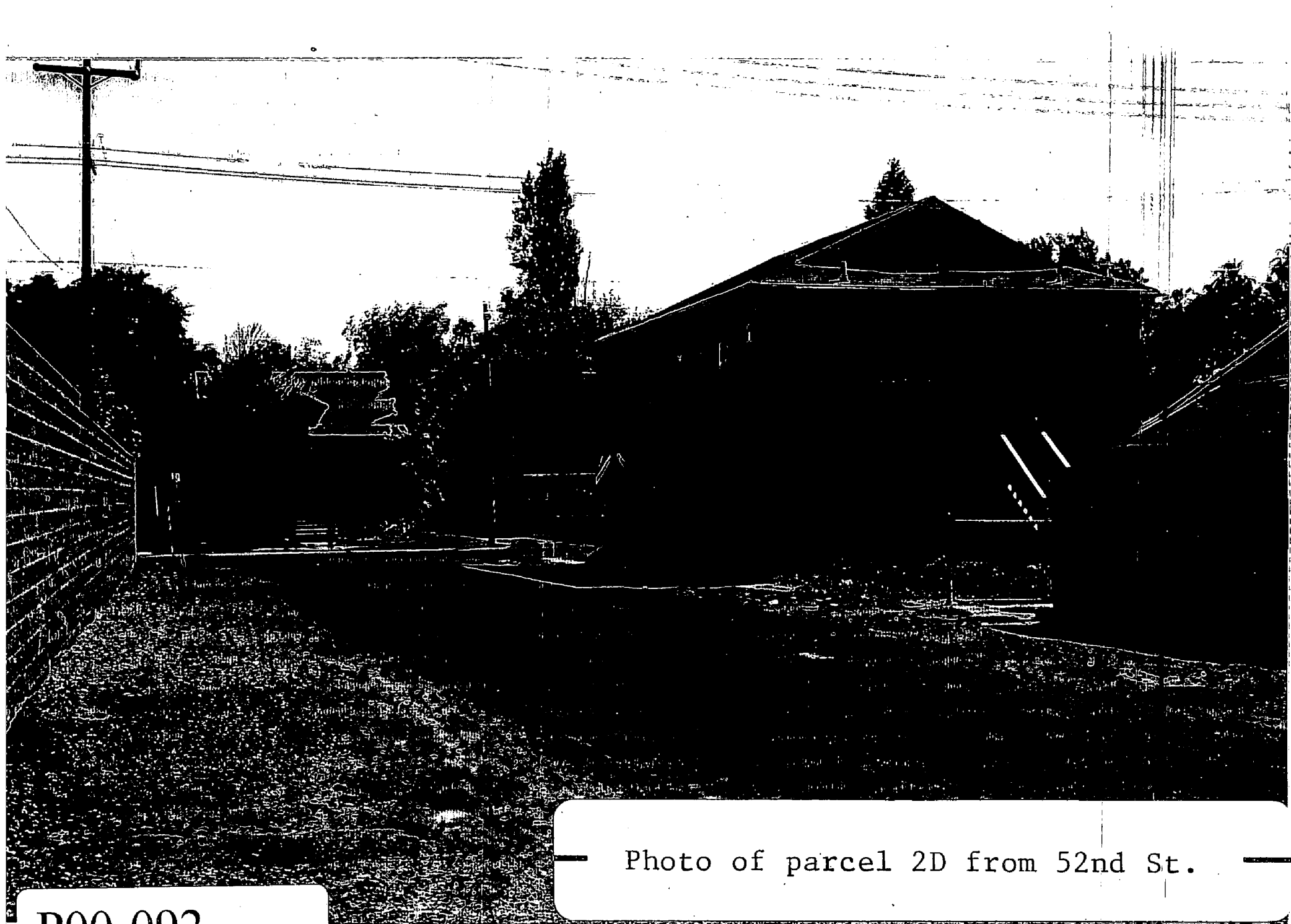


Photo of parcel 2D from 52nd St.

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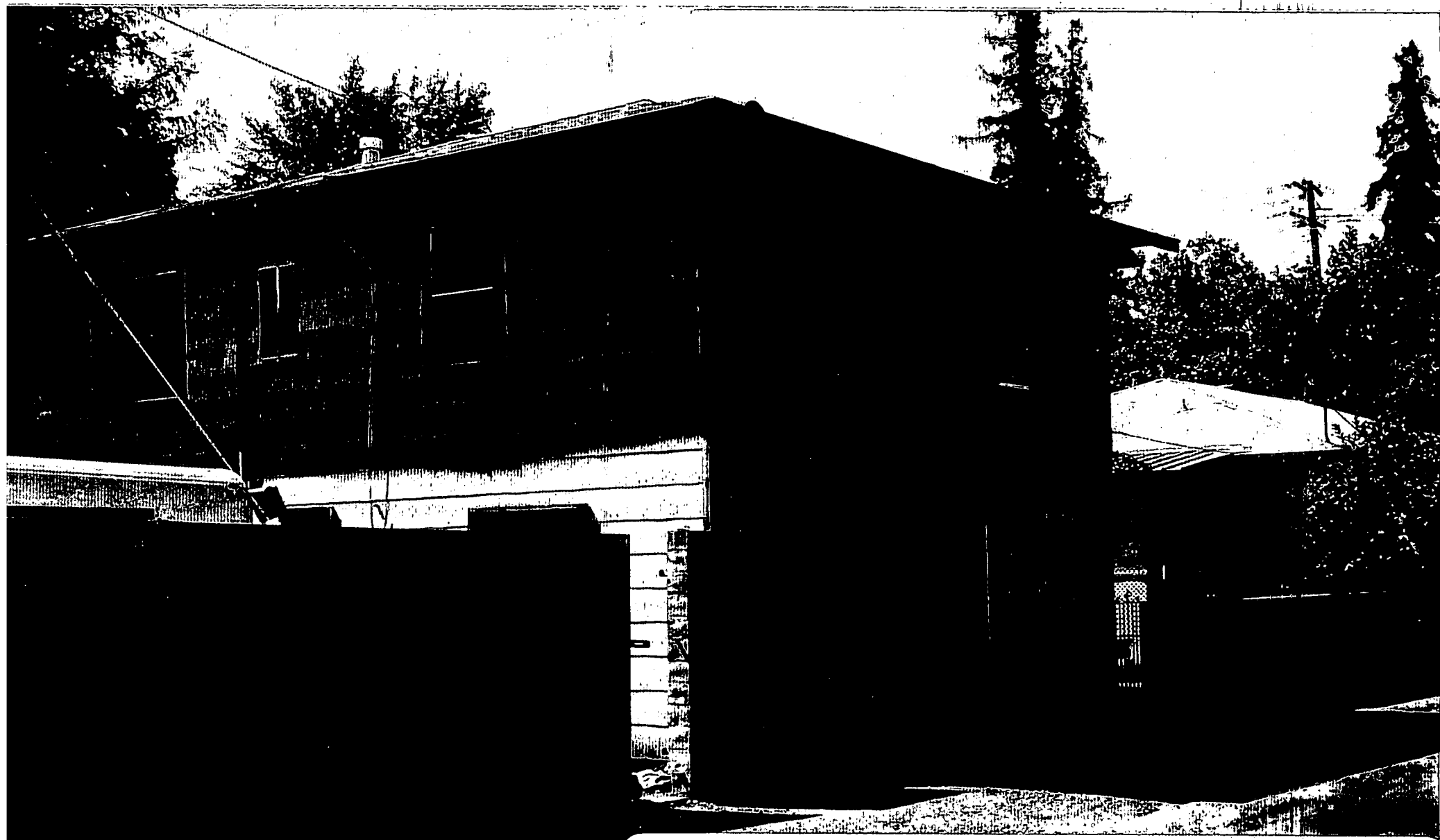


Photo of parcel 2A(2) from 52nd St.

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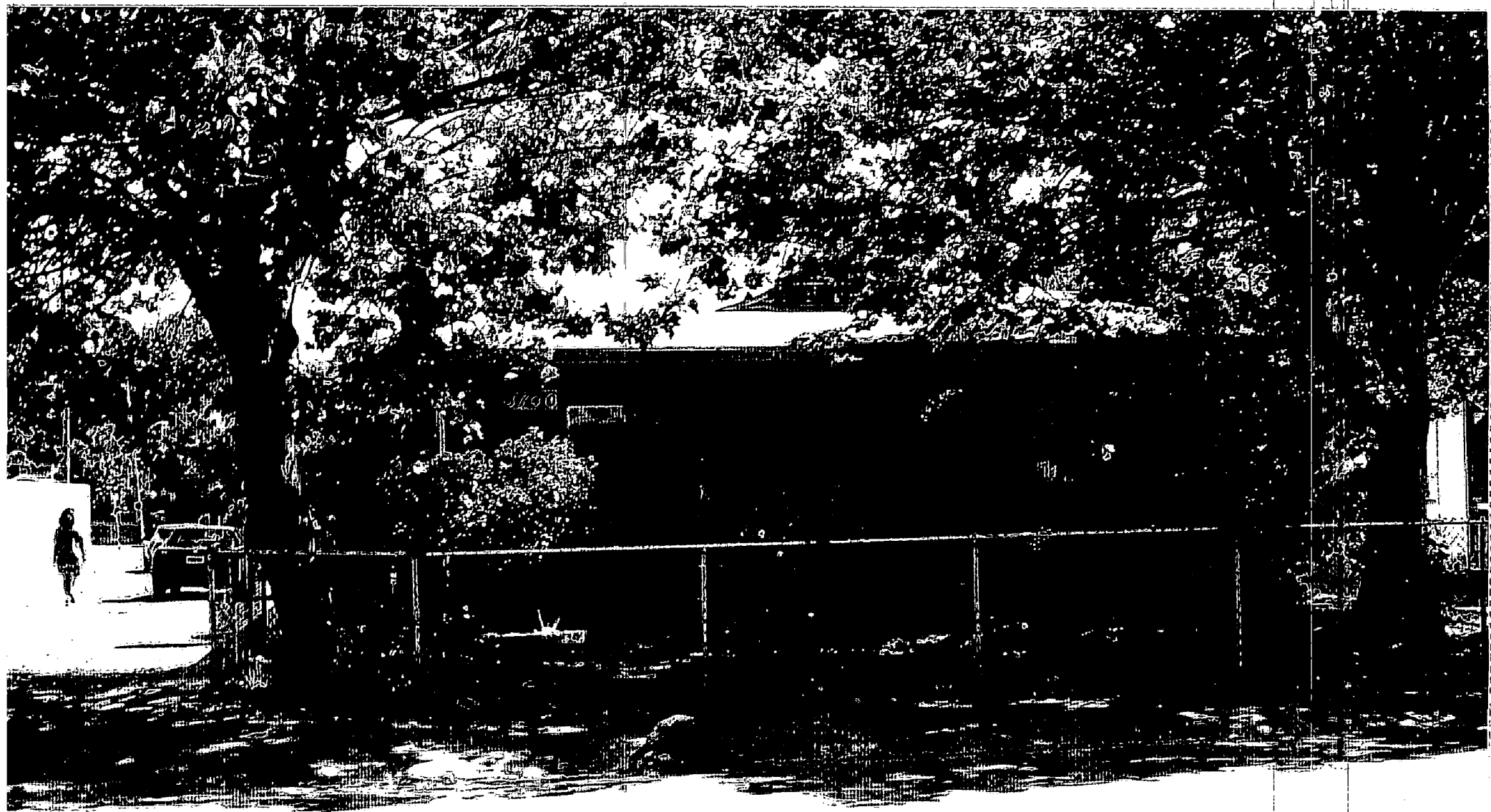


Photo of parcel 2A from 14th Ave.

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Photo of parcel 2B from 14th Ave.

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Received 6/29/2000

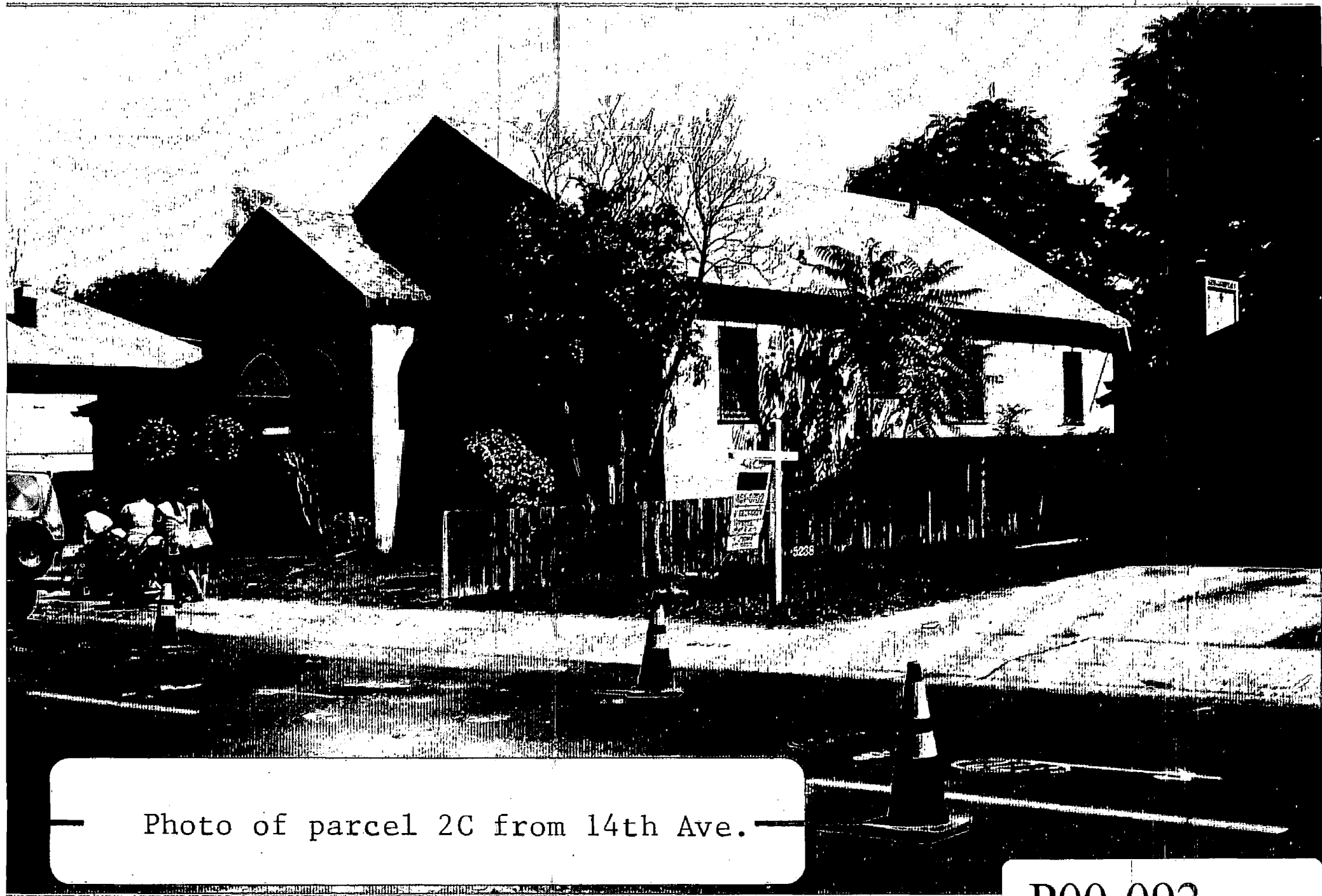


Photo of parcel 2C from 14th Ave.

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Received 6/29/2000

Photo of Parcel 2E



Photo of parcels 3A, 3B from 14th

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Photo of parcels 3B, 3C from 14th

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Photo of parcels 3D, 3E from 14th

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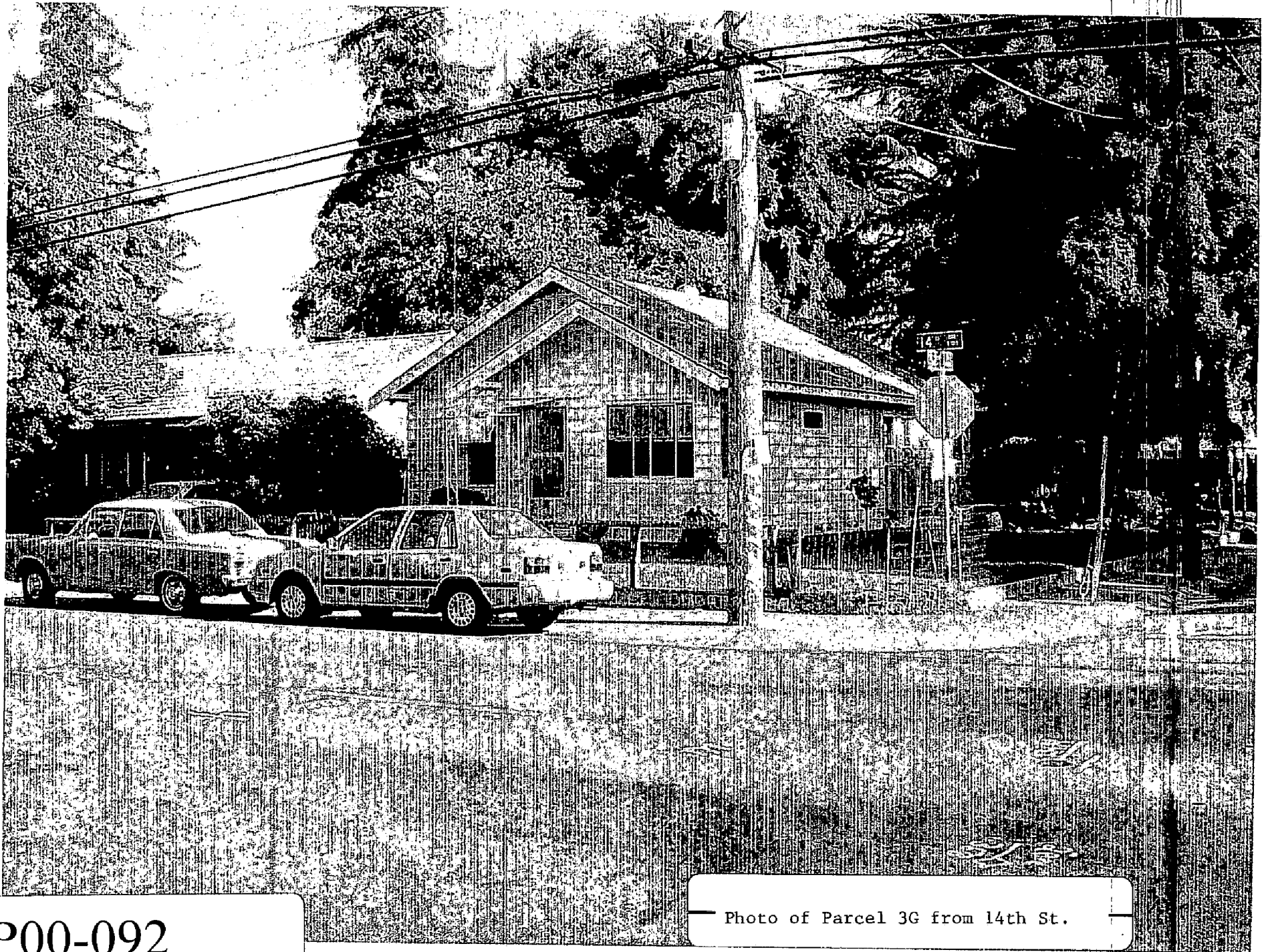
Received 6/29/2000



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— Photo of Parcel 3F from 14th St. —



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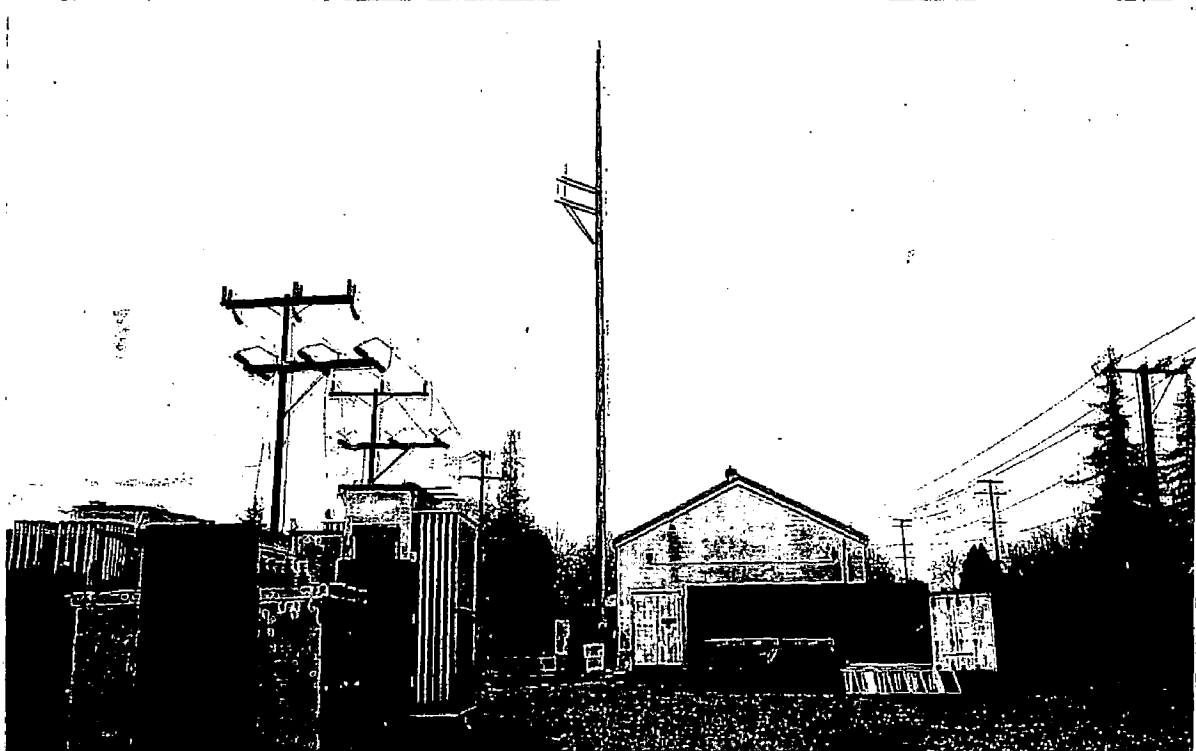
Received 6/29/2000

Photo of Parcel 3G from 14th St.

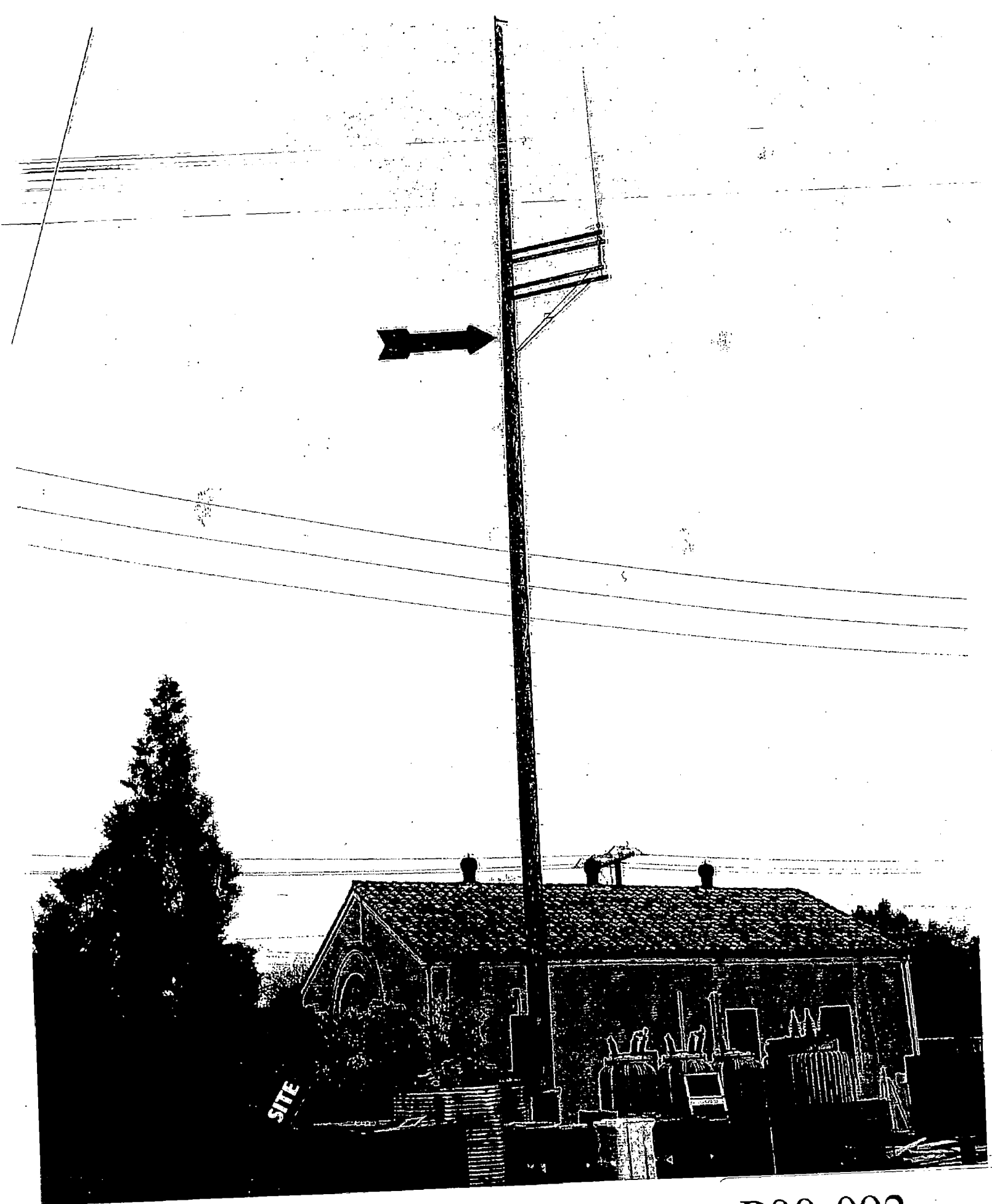
**PROPOSED SITE EVALUATION REPORT
SITE NO. 63A**



VIEW FROM SOUTH SIDE OF FACILITY



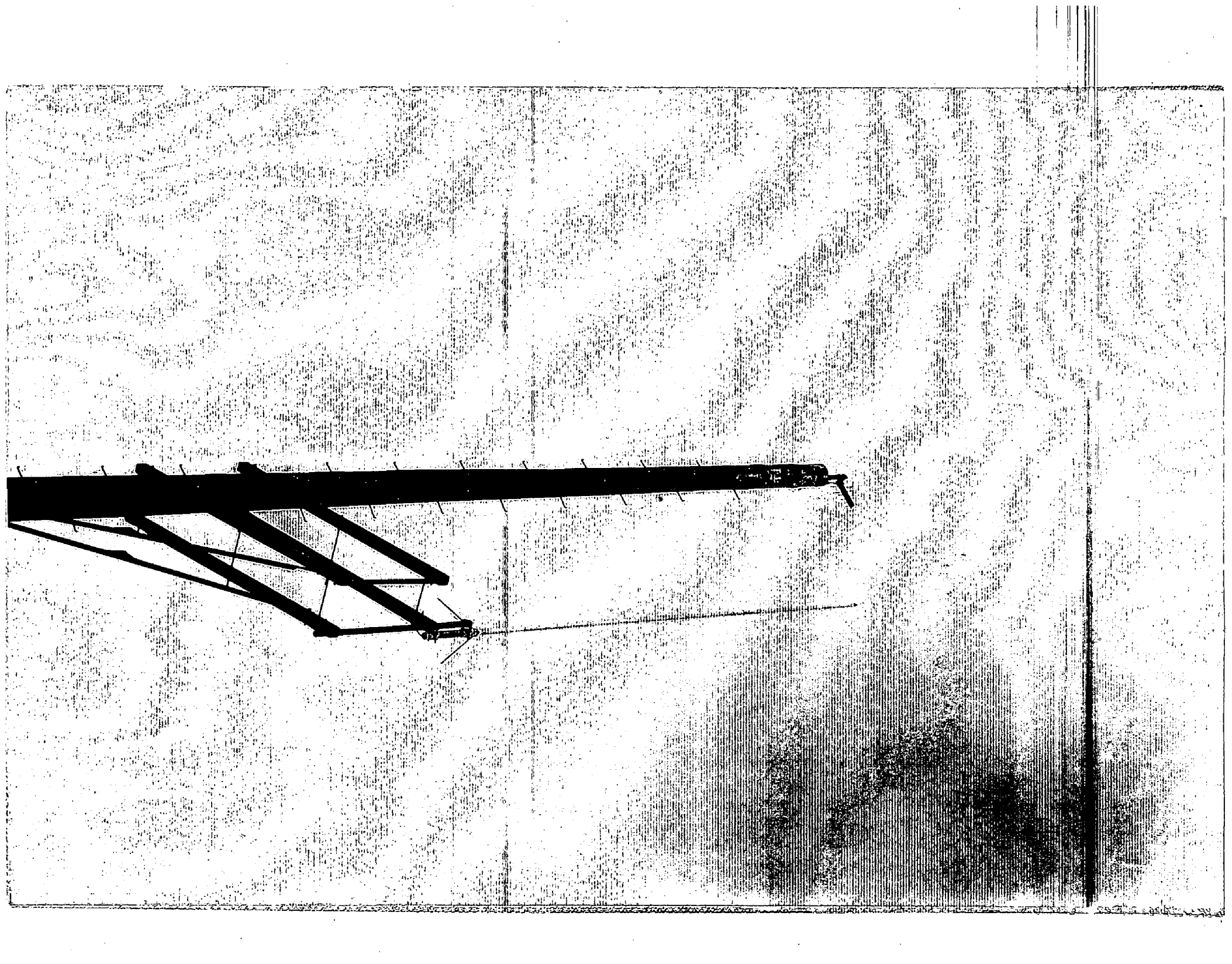
VIEW OF EAST SIDE OF SITE

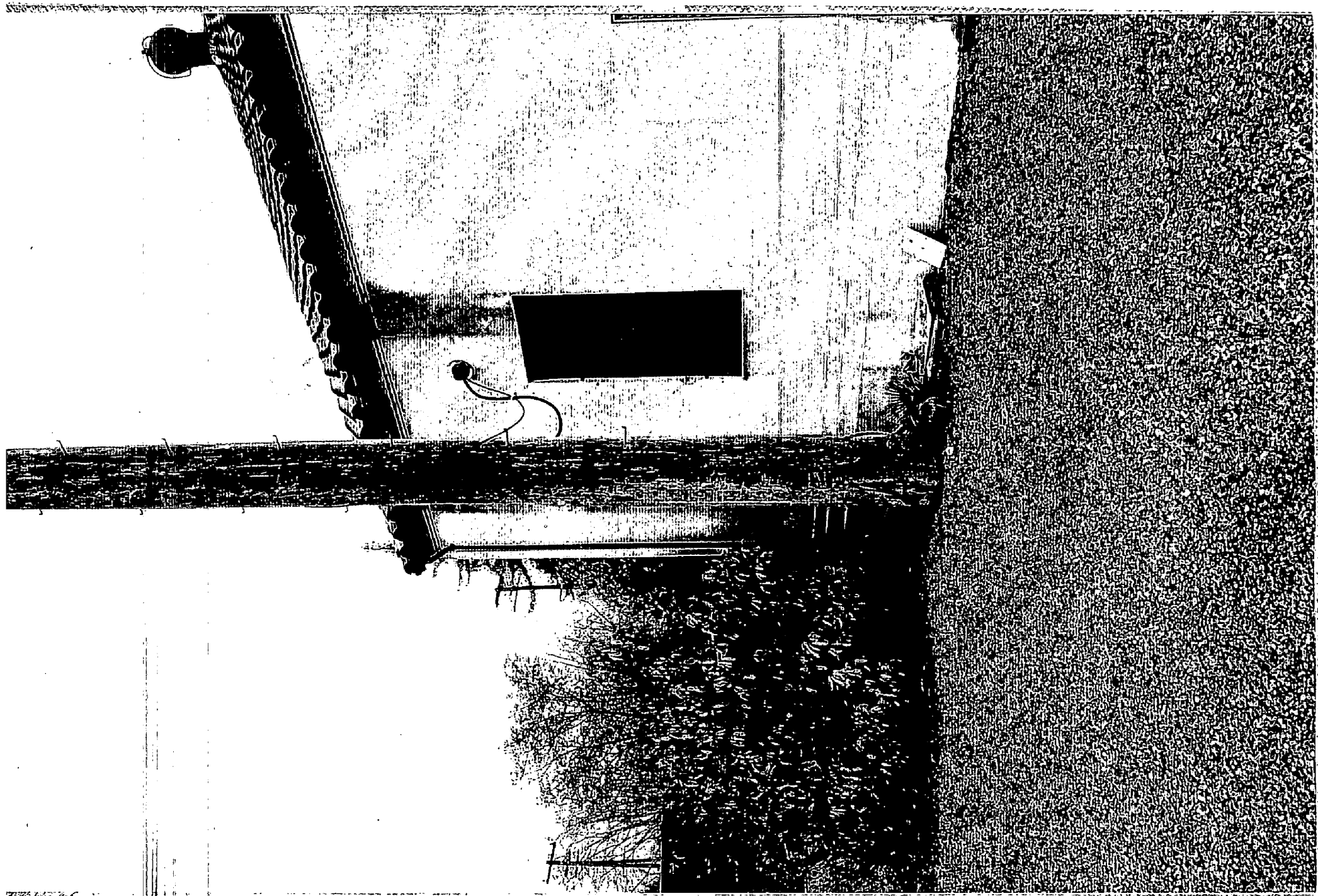


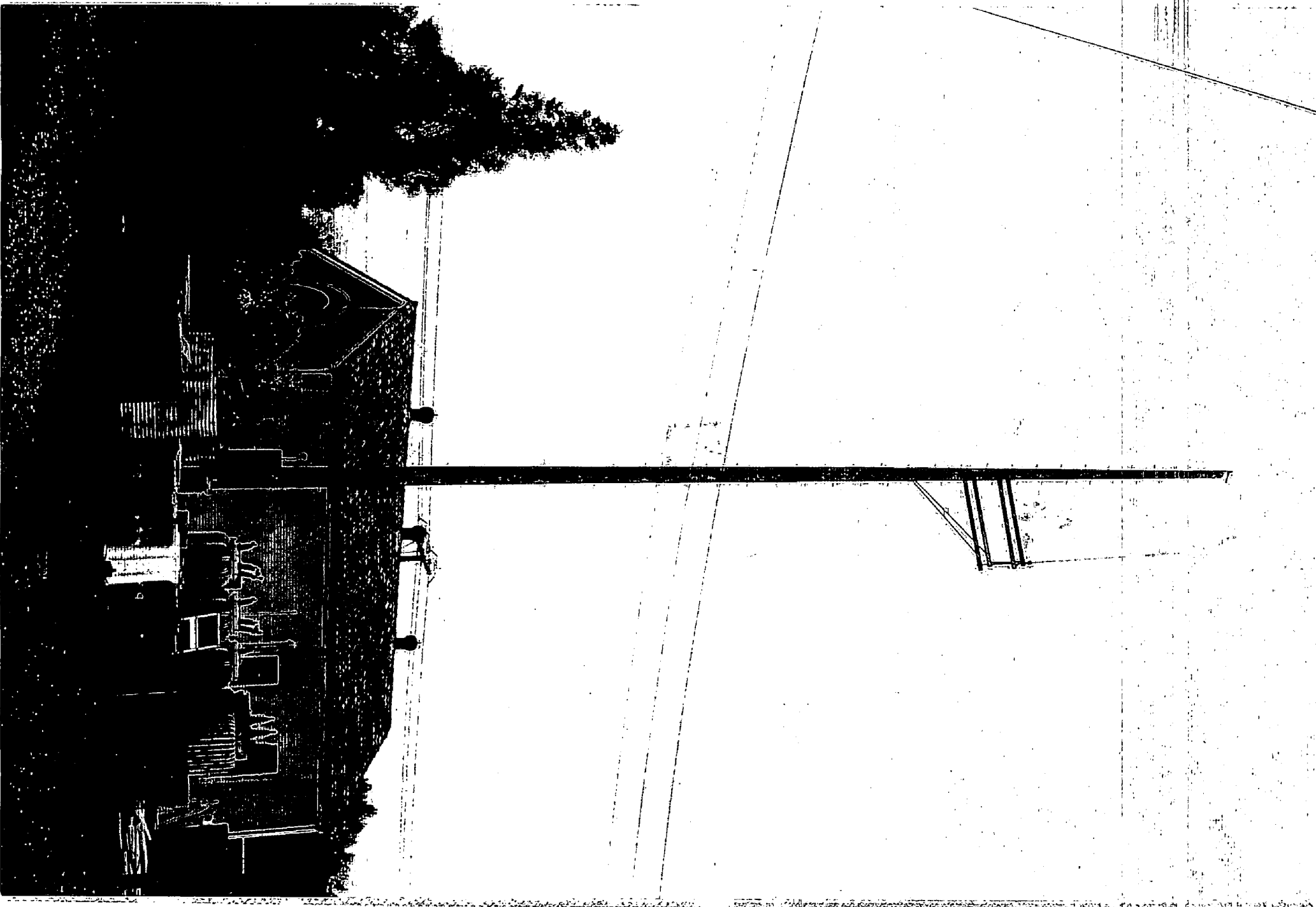
SITE

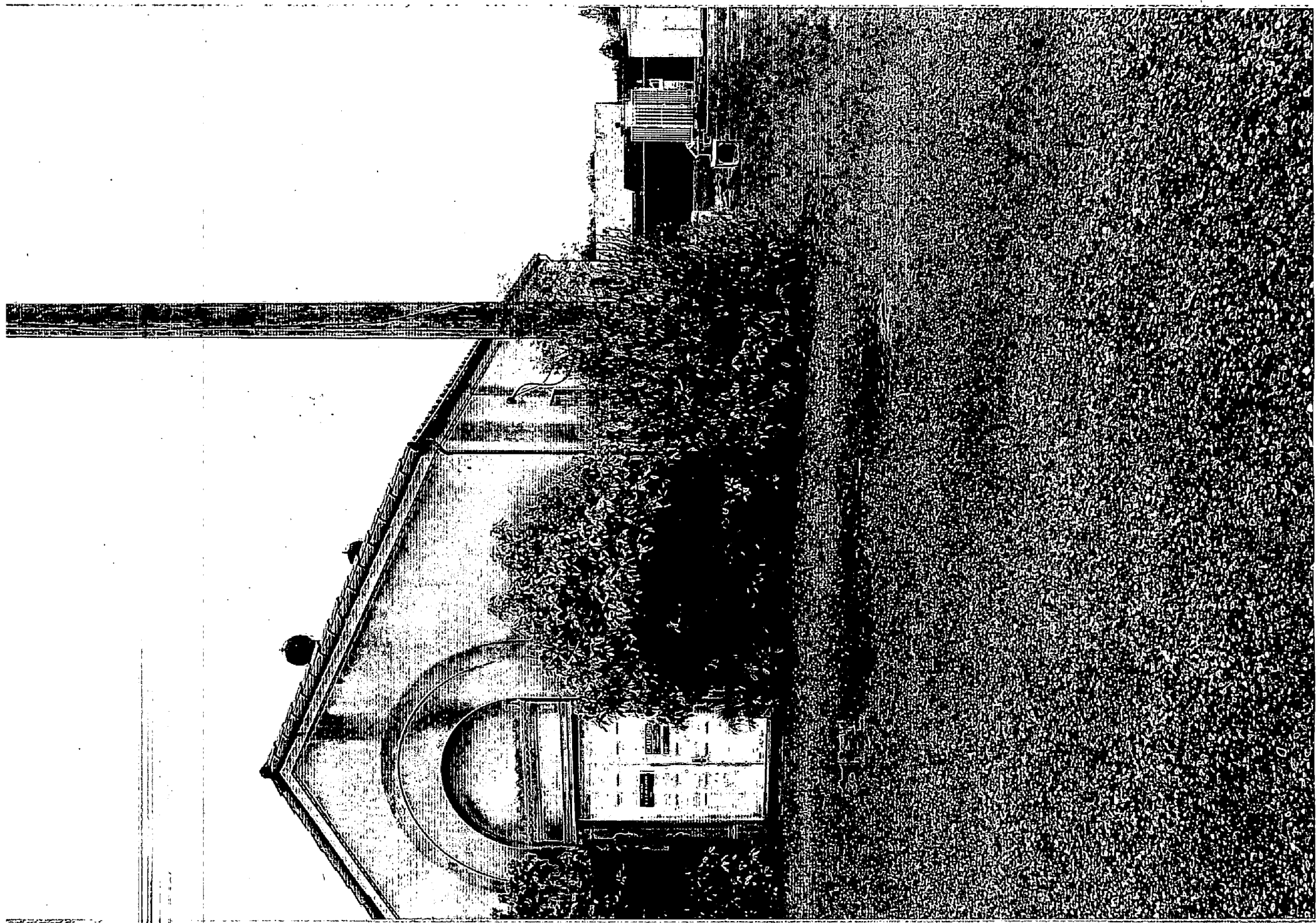
P00-092

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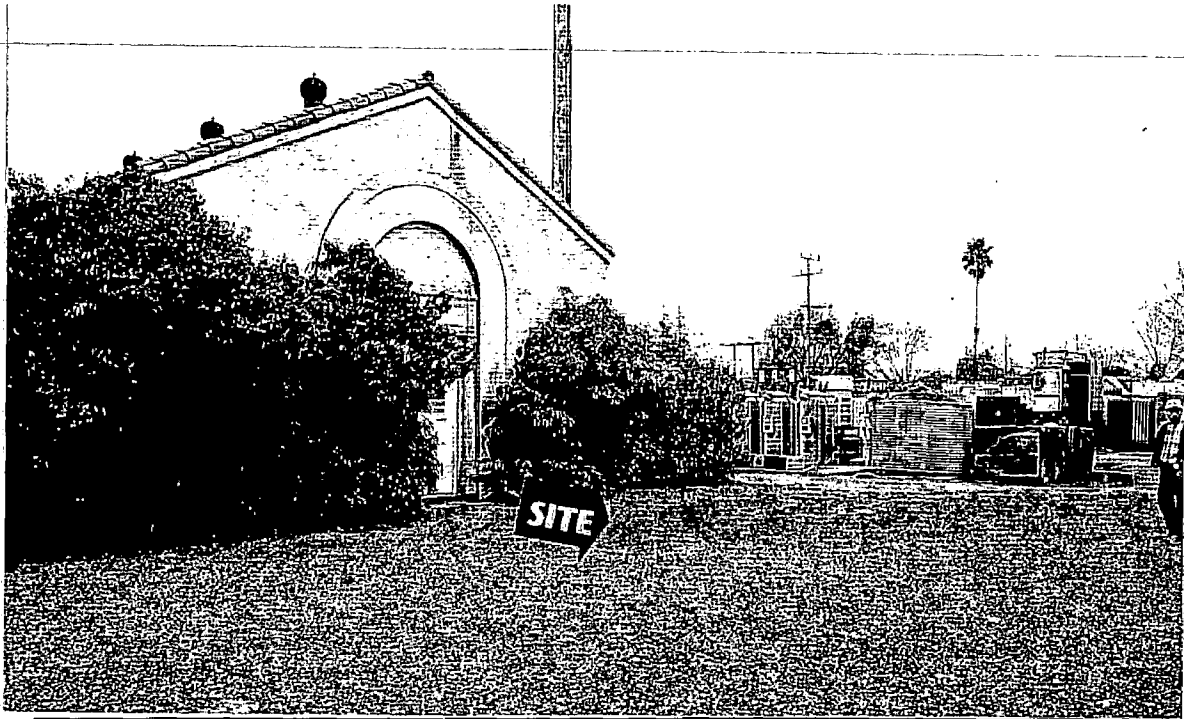




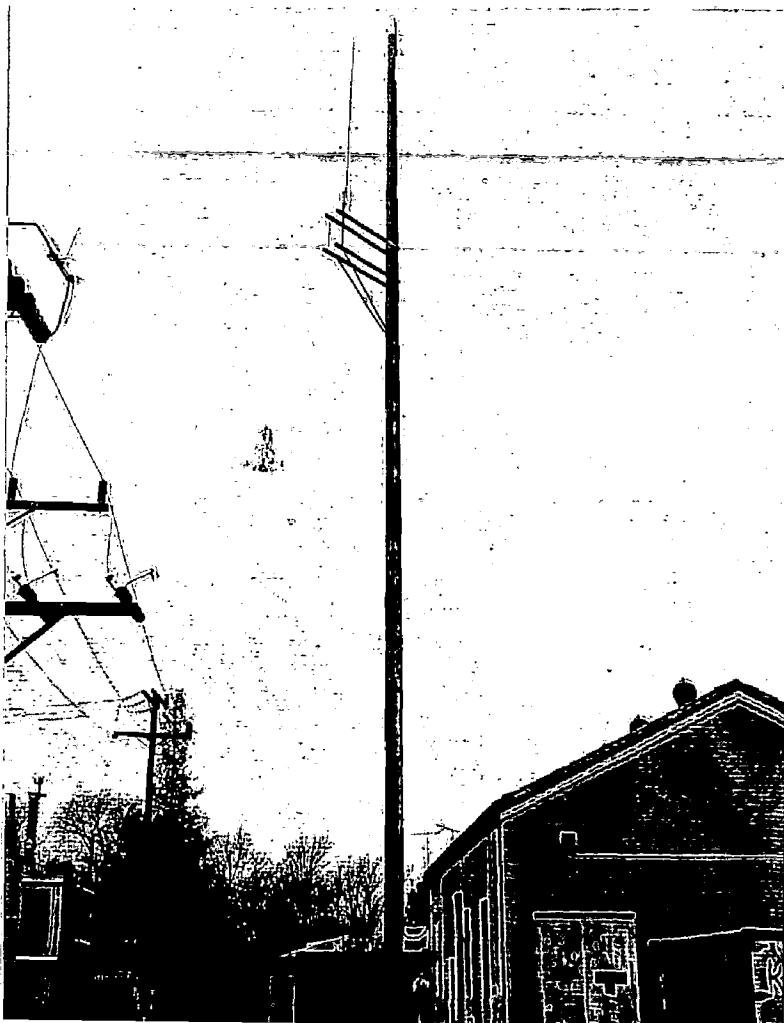




**PROPOSED SITE EVALUATION REPORT
SITE NO. 63A**



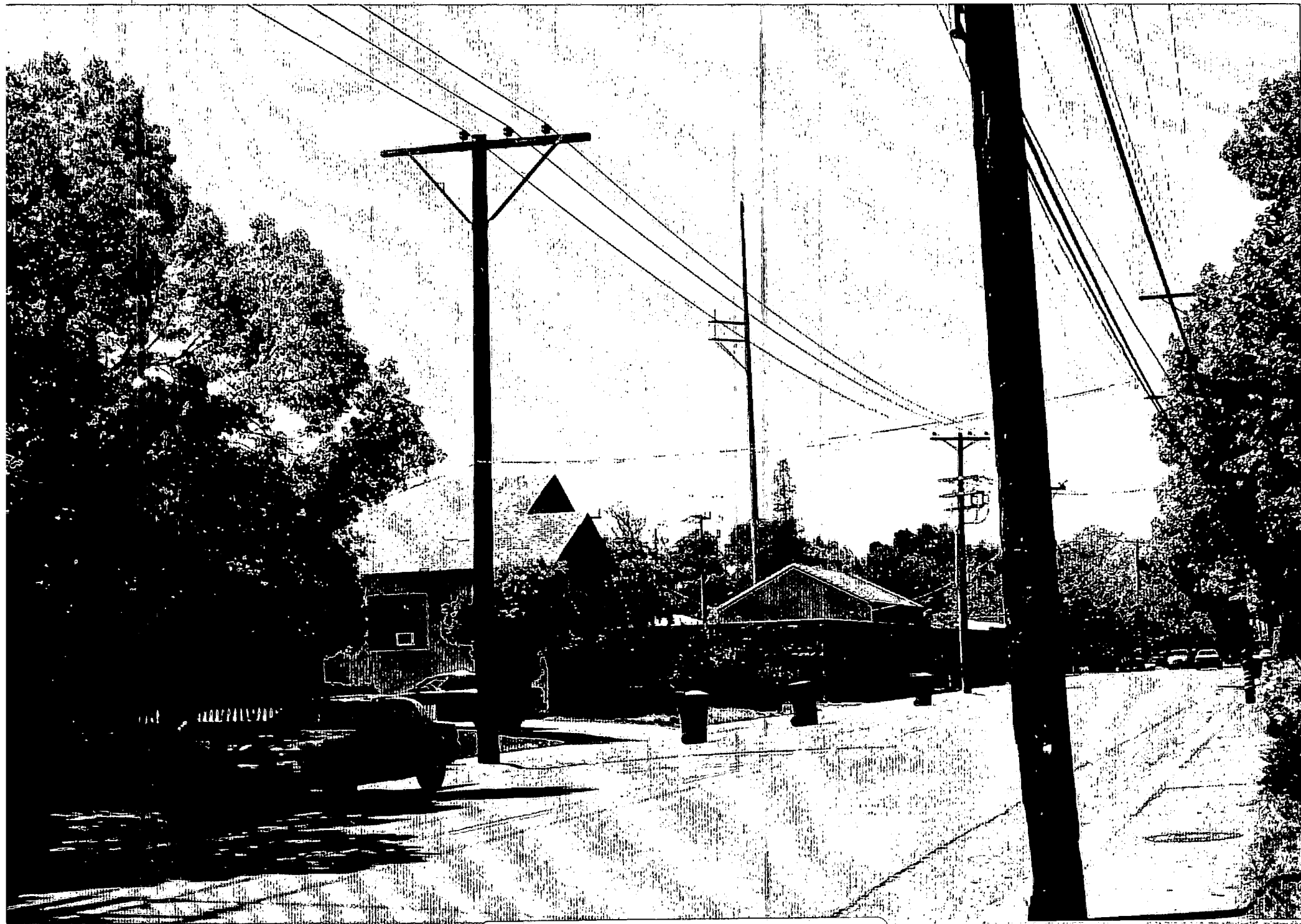
VIEW OF OUR PROPOSED EQUIPMENT AREA



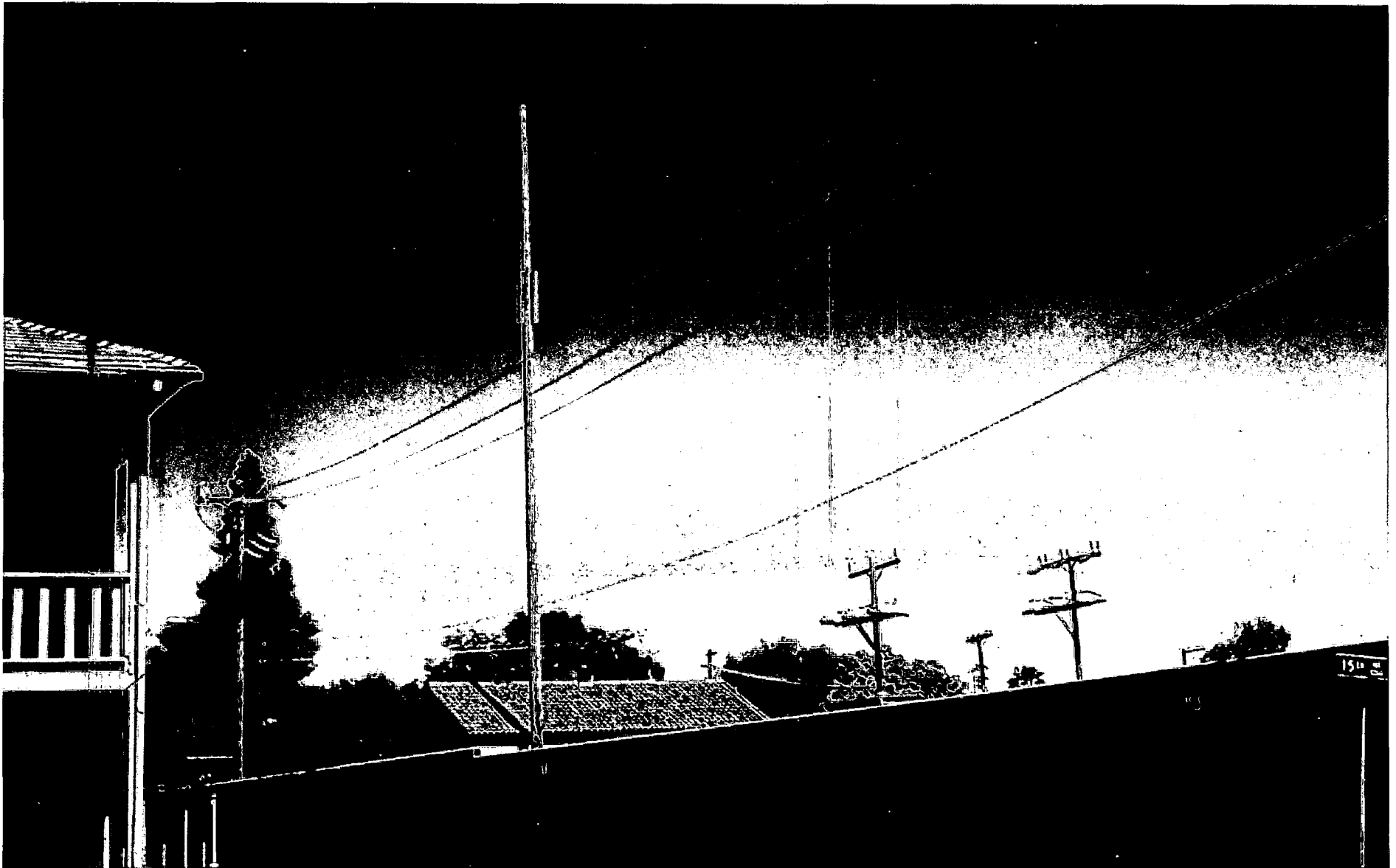
VIEW OF EAST SIDE OF SITE

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—Photo of Site looking SW along 14th —



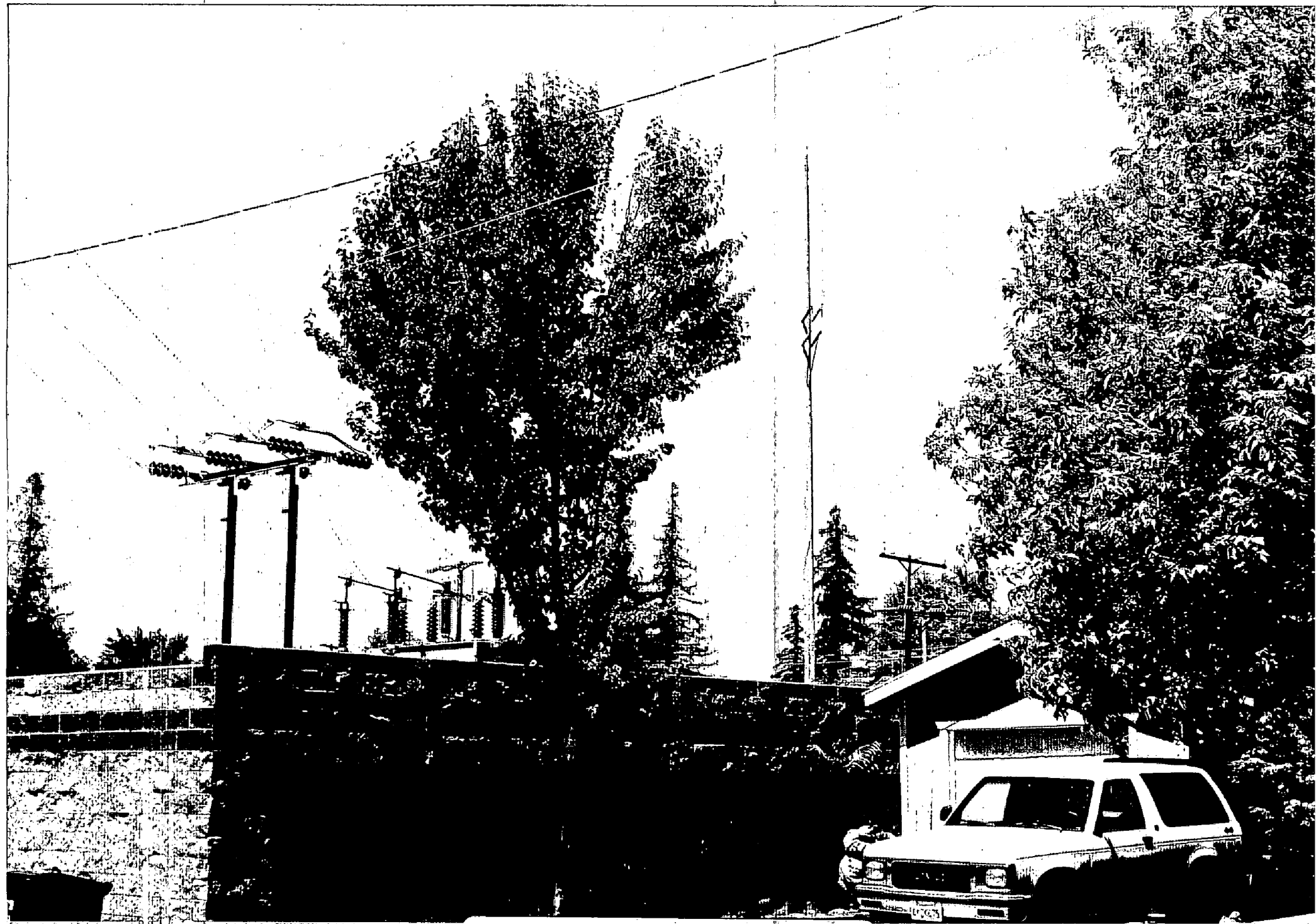
SMUD AT 14TH & 52ND SITE • #063A

View of site looking North East



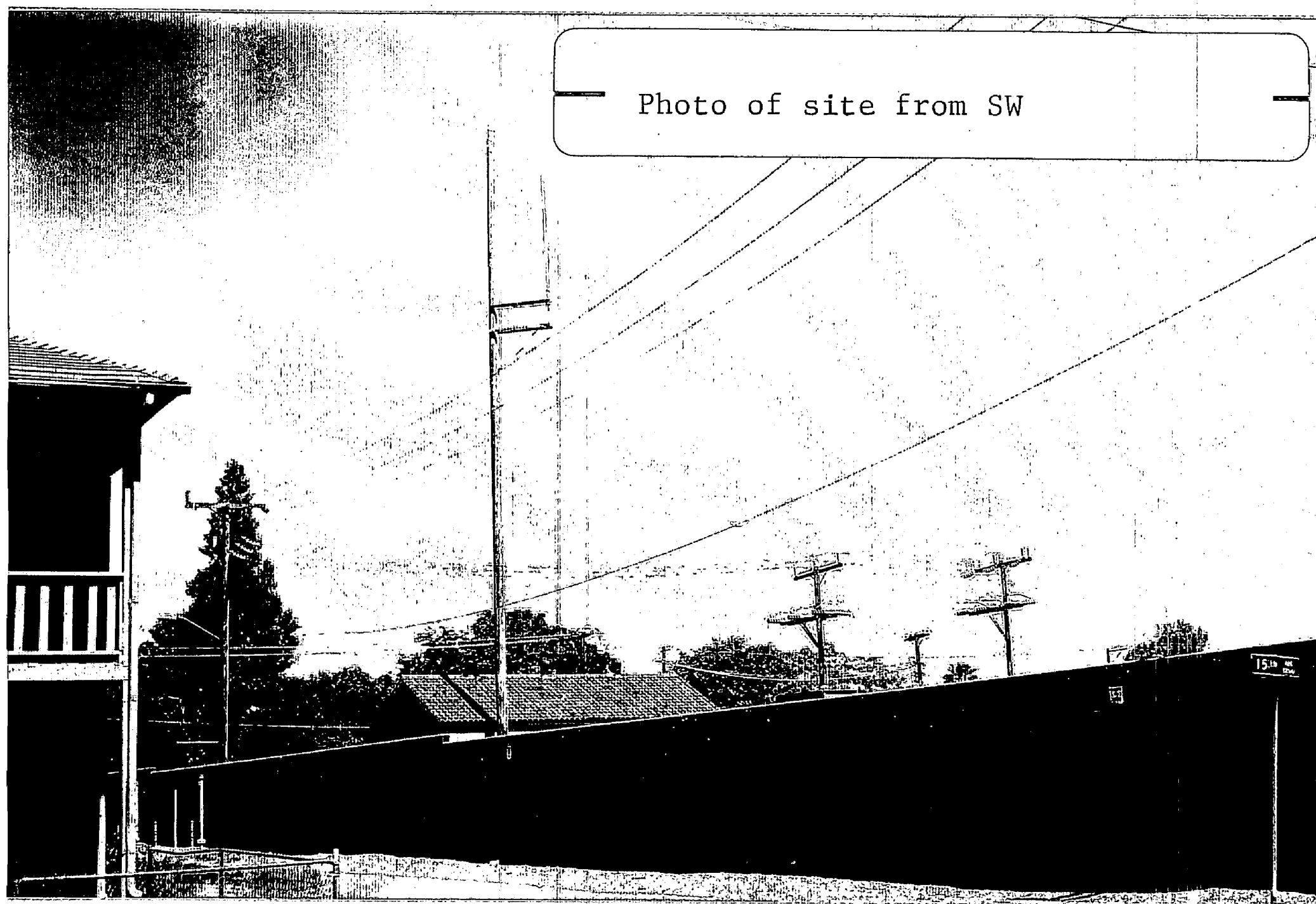
SMUD AT 14TH & 52ND SITE • #063A

View of site looking North West



— Photo of Site looking NW. from 15th —

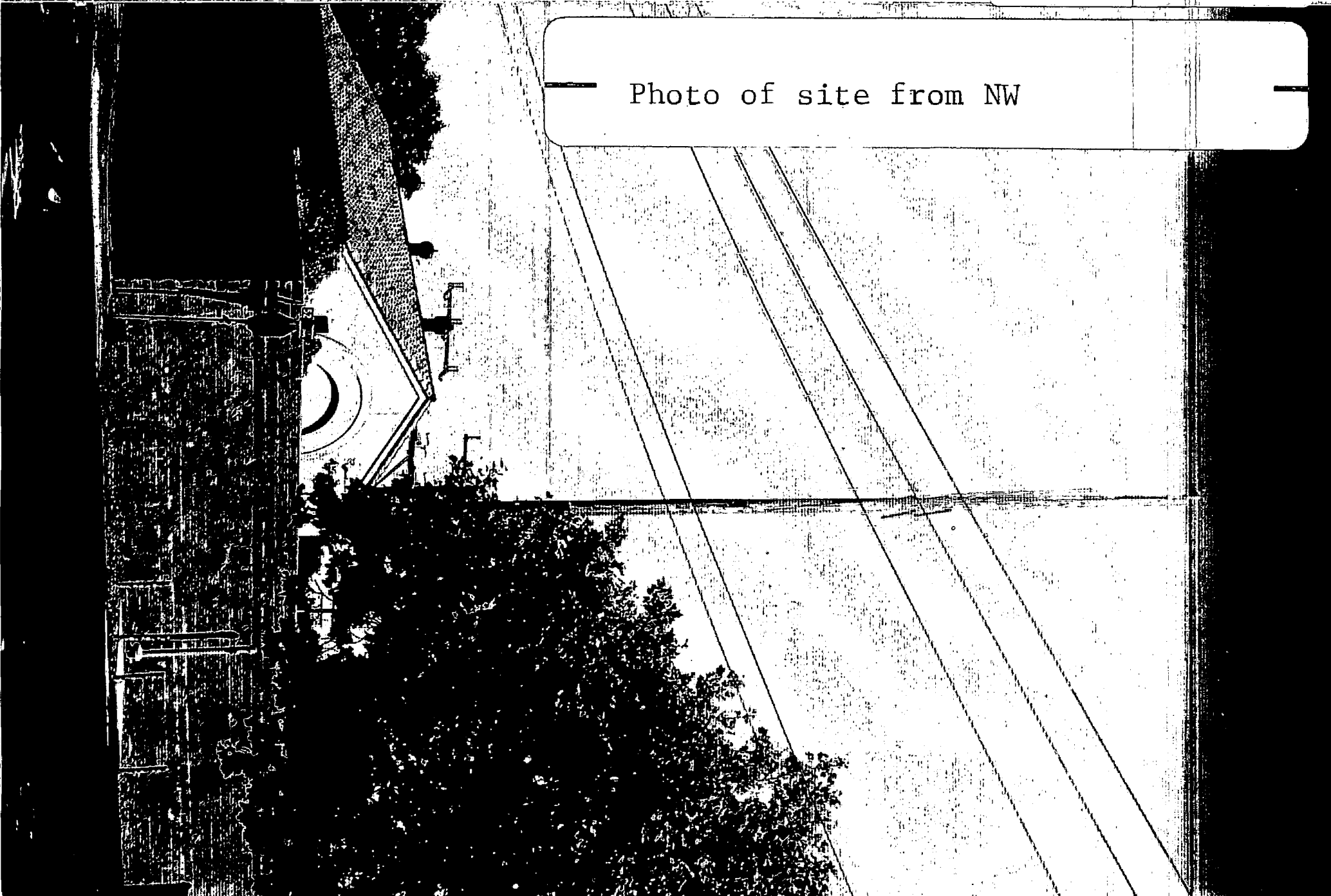
Photo of site from SW



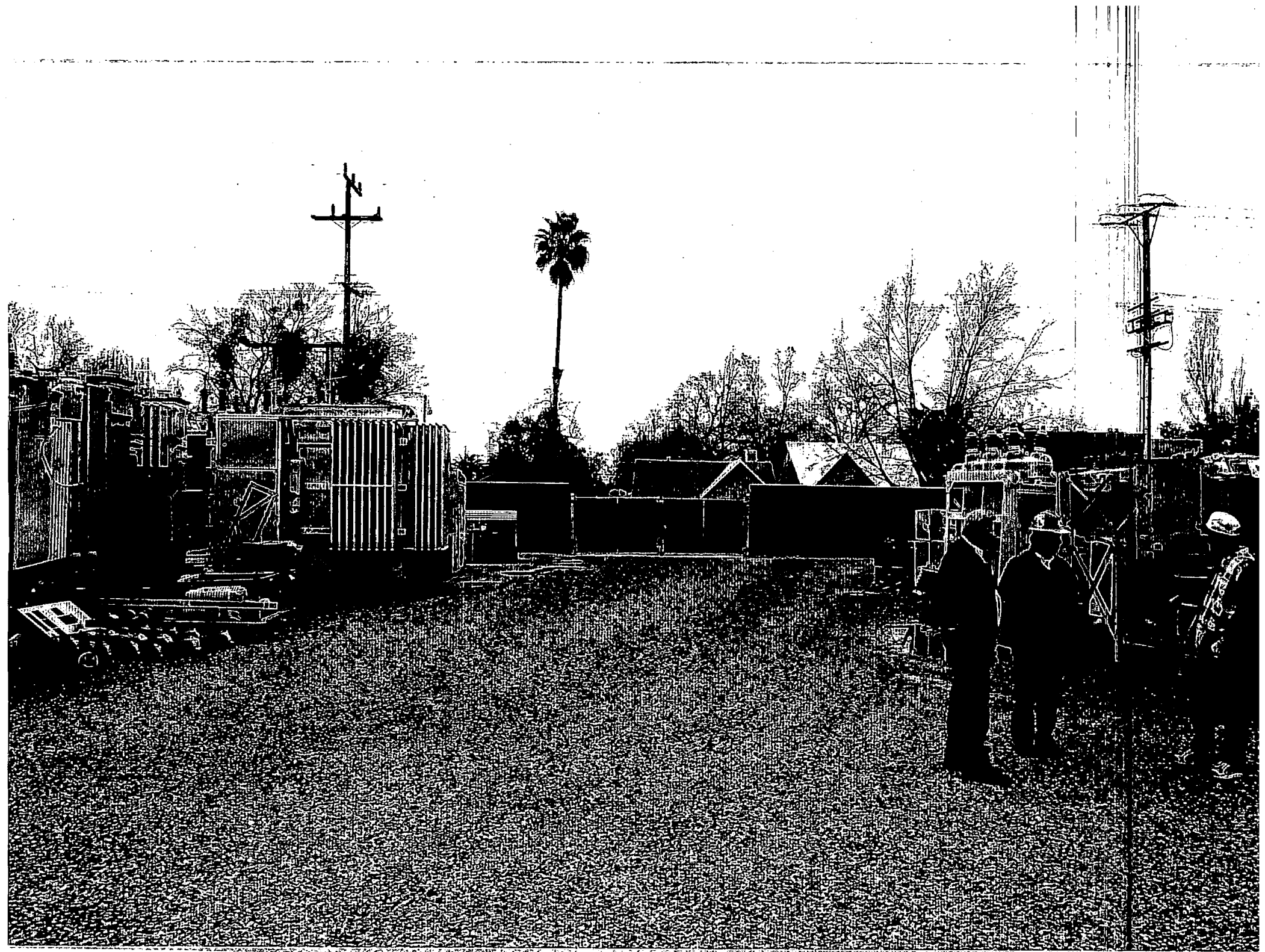
P00-092

Received 6/29/2000

Photo of site from NW



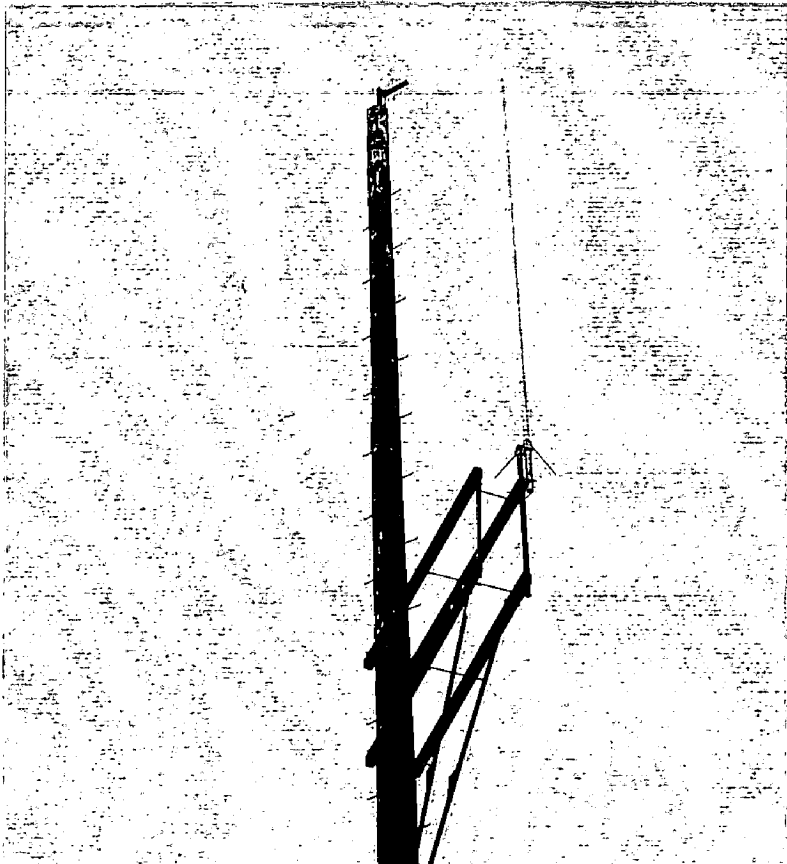




**PROPOSED SITE EVALUATION REPORT
SITE NO. 63A**



VIEW TOWARD THE SOUTH GATE



**CLOSE UP OF WHIP AND YAGEE
ANTENNAS**

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