

**CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:**

ITEM # 3  
November 18, 2004  
PAGE 1

P03-097 – Parkfield Court Monopole

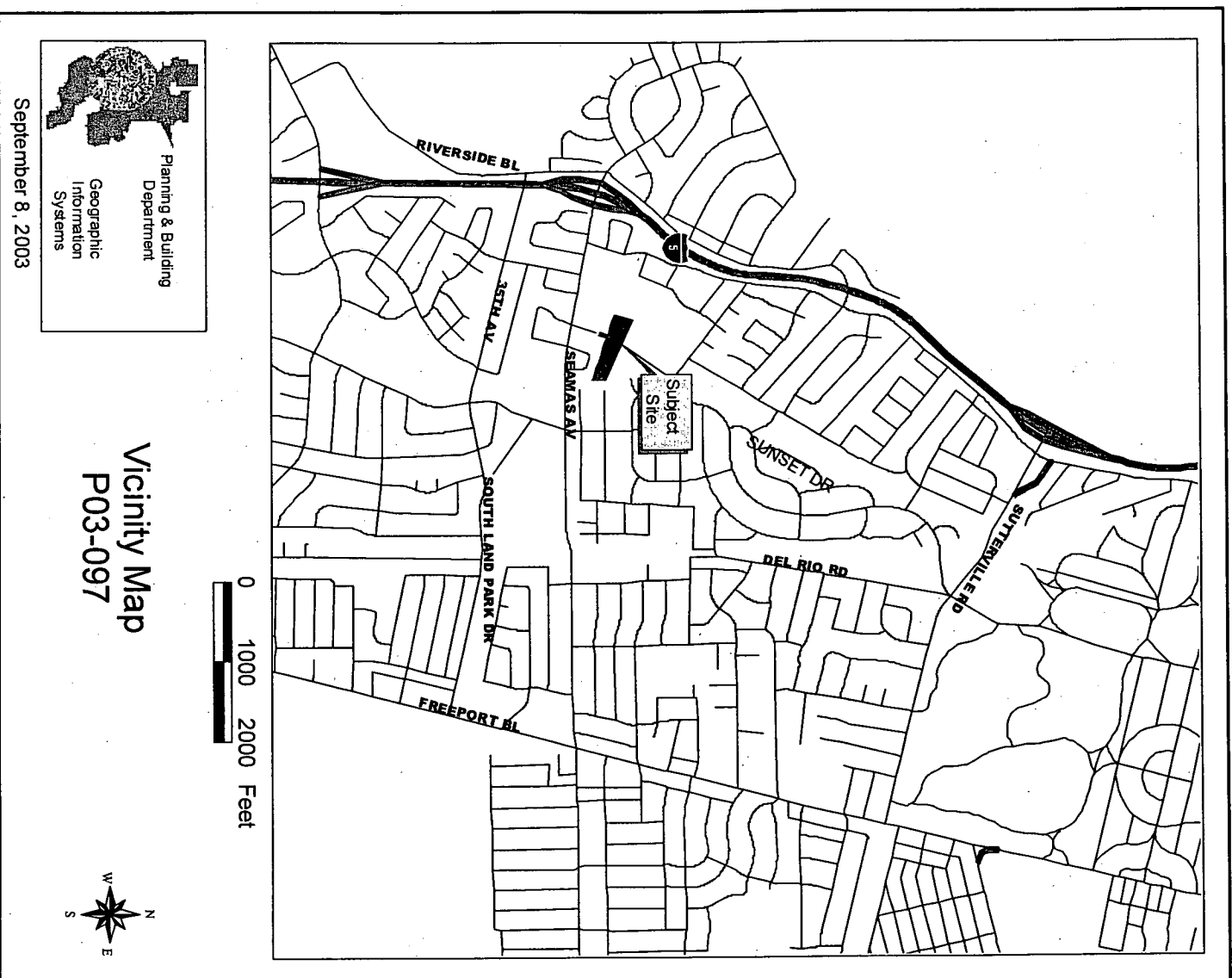
REQUEST:           A. **Environmental Determination:** Exempt (15303e);  
  
                      B. **Special Permit** to construct a 60 foot monopole in the Standard  
                      Single-Family (R-1) zone at 5500 Parkfield Court.

LOCATION:           5500 Parkfield Court  
                      APN: 016-0280-035, 024-0071-008  
                      Sacramento City Unified School District  
                      Council District 4

<b>APPLICANT:</b>	<b>Brad Kortick</b> Kortick & Associates P.O. Box 1269 Folsom, CA 95763
<b>Owner:</b>	<b>Park Terrace Swimming &amp; Tennis Club</b> 5500 Parkfield Court Sacramento, Ca 95822
<b>APPLICATION FILED:</b>	August 21, 2003
<b>APPLICATION COMPLETED:</b>	September 25, 2003
<b>STAFF CONTACT:</b>	Antonio Ablog, 808-7702

**SUMMARY:**

The applicant is seeking entitlements to construct a 60-foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court. This project was scheduled to be heard on September 23<sup>rd</sup>, 2004. Due to objections to the project, the applicant requested to continue the hearing to a later date in order to work with residents in the immediate vicinity. The residents' main concern was that the monopole would be highly visible from their properties. In response to the neighbors' concerns, the applicant has submitted revisions that show a new placement for the monopole. The monopole will be placed approximately 36 feet north of the original location. Staff believes that the relocation does not resolve the height and visibility issues of this location. Staff recommended that antennas be located on a recently approved bell tower south of the subject site. The applicant has explained that locating at the bell tower site would require increasing the tower's height to 90-95 feet. Even with the revised pole location, staff does not recommend approval of the new monopole.



**RECOMMENDATION:**

**Staff recommends denial of the project** as the project is inconsistent with the City's Telecommunications Siting Guidelines.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential
Community Plan Designation:	NA
Existing Land Use of Site:	Swim & Tennis Club
Existing Zoning of Site:	R-1

**Surrounding Land Use and Zoning:**

North: School	R-1
South: Single Family Residential;	R-1
East: Single Family Residential;	R-1
West: School	R-1

**Setbacks:**

	<u>Required</u>	<u>Provided</u>
Front:	25'	193'
Side(St):	N/A'	N/A
Side(Int):	5'	6'
Rear:	15'	118'

Property Dimensions:	Irregular
Property Area:	3.65± gross acres
Monopole Height:	60'
Exterior Materials:	Steel monopole w/radome
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:**

The subject site consists of one 3.65± gross acre parcel currently occupied by the Park Terrace Swim and Tennis Club. In August of 2001, an application was submitted requesting entitlements to construct a 60-foot monopole on the site. Upon receipt of the application Staff sent the project information out to the appropriate departments as well as property owners adjacent to the project site. Due to initial opposition to the project, the applicant requested that processing the application be put on hold in order to allow the applicant time to address community concerns. Recently, under a new project manager, the applicant asked that the project be scheduled for a Planning Commission Hearing. Planning Staff sent out project information to nearby property owners again and again received opposition to the project.

**STAFF EVALUATION:** Staff has the following comments:

**A. Policy Considerations****General Plan**

The General Plan land use designation for the site is Low Density Residential. While cellular antennas are not prohibited at this site, the proposed facility is inconsistent with the General Plan Goal to "Design public facilities in such a manner as to ensure safety and attractiveness" (Section 7-2). The applicant has placed the antenna next to a schoolyard and in an area where the monopole would be viewable from nearby residences.

**Guidelines for Telecommunications Facilities**

According to The Guidelines for Telecommunications Facilities in the City of Sacramento, extending the height of an exiting structure is a preferred siting option compared to construction of a new tower. The proposed project, however, is inconsistent with the guidelines in that:

- Collocation on exiting poles or light standards at a higher height is not a preferred siting option;
- The monopole is proposed to be white, but this color does not match either the sky, or other natural features;
- The site does not become invisible when viewed from residentially zoned property.

**B. Site Plan**

The applicant is proposing to replace an existing 30-foot light standard with a 60-foot monopole adjacent to existing tennis courts on the subject site. The project also includes a 10' by 30' equipment shelter. The monopole and equipment will be placed at the north end of the subject site, which is the farthest away from any

residential uses. The monopole and equipment will be approximately 220 feet away from the residential properties to the south. This location, however, places the equipment adjacent to the two schoolyards surrounding the site.

In this area, the surrounding structures and vegetation lack adequate height to screen the monopole. Furthermore, the existing landscaping and chain link fence will not fully screen the equipment cabinet.

The monopole itself will be 60' feet tall and will be painted white. Staff does not feel that this color, used to match the existing light pole, assists in making the pole less visible. The antennas themselves are enclosed in a radome and there is room on the pole for future collocations. Lights will be placed on the pole at a height of 30 feet to replace the lights on the light pole that is slated for replacement.

Since the date that the project was originally scheduled to be heard, September 23<sup>rd</sup>, the applicant has revised the site plan to move the monopole 36 feet to the north. While this moves the pole farther away from residential properties, it will still be visible from all directions as the site is adjacent to residential uses and two schools with large play fields. Staff does not believe that the proposed monopole is consistent with the siting guidelines and recommends denial of the special permit.

#### PROJECT REVIEW PROCESS:

##### **A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to CEQA Guidelines as the project is being denied. Should the project be approved, the proposed project would be exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15303 e). Section 15303 allows for the new construction small structures to be exempt from the provisions of CEQA as they have been determined not to have a significant effect on the environment. Section 15303 (e) specifically allows for the exemption of accessory structures such as garages, carports, and fences. As proposed this project involves the construction of a new 60-foot antenna and a 300 square foot equipment cabinet. Such structures are consistent with those found to be exempt under Section 15303 (e).

##### **B. Public/Neighborhood/Business Association Comments**

Upon receipt of the original application, the project information was forwarded to the Land Park Community Association and the South Land Park Community Association. Planning Staff recommended that the applicant also present the project to residential property owners in the immediate area. The applicant met with a few of the property owners shortly after the project was submitted. After the meeting, the applicant elected to put the project on hold as there was opposition to the

monopole. Staff also received calls from residents who opposed the proposed project.

In June, the applicant assigned a new project manager to the project and requested that Planning Staff move forward with the item by scheduling it for a Planning Commission hearing. The item was scheduled for a hearing, but at the same time Staff sent out project information packets to adjacent property owners in order to solicit comments on the project.

Staff has received several written comments in opposition to the project. The following are reasons cited by residents as to why they are opposed to the proposed monopole:

- The monopole will be an eyesore as it will be visible from adjacent residential uses;
- The monopole will detrimental to property values;
- There are other locations within the area that will allow the cellular carrier to upgrade its service.

Staff agrees that the monopole will be visible from the residential properties nearby. This is inconsistent with the Siting Guidelines. One of the residents suggested collocation on an existing City Utilities tower to the southeast of the site near Coolidge Park. The feasibility of collocating at this site was explored for another recent application. City Utilities determined that a collocation at the site would not be possible as the existing lattice antenna is at load capacity. Also, since the antenna is used for control of the wastewater system, it cannot be taken down, even temporarily.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments including City Fire, Development Engineering, and City Utilities. No significant comments have been received.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, 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:

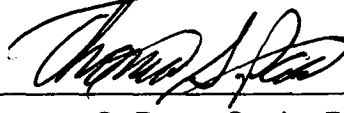
- A. **Environmental Determination:** The proposed project is exempt from environmental review pursuant to CEQA Guidelines as the project is being denied;
- B. Adopt the attached Notice of Decision and Findings of Fact denying the **Special Permit** to construct a 60 foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court.

Report Prepared By,



Antonio A. Ablog, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Site Plan Details
Exhibit 1C	Elevations
Attachment 2	Land Use and Zoning Map
Attachment 3	Photosimulations - Superceded
Attachment 4	Photosimulations - Revised
Attachment 5	Radio Propagation Maps
Attachment 6	Call Volume Map
Attachment 7	Resident Letter - Theodore Daly (8/23 and 9/22)
Attachment 8	Resident Letter - Dirk Vander Laan

## ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE  
PARKFIELD COURT MONOPOLE LOCATED AT 5500 PARKFIELD COURT  
SACRAMENTO, CALIFORNIA IN THE STANDARD SINGLE-FAMILY (R-1) ZONE. (P03-097)**

At the regular meeting of November 18, 2004, 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:

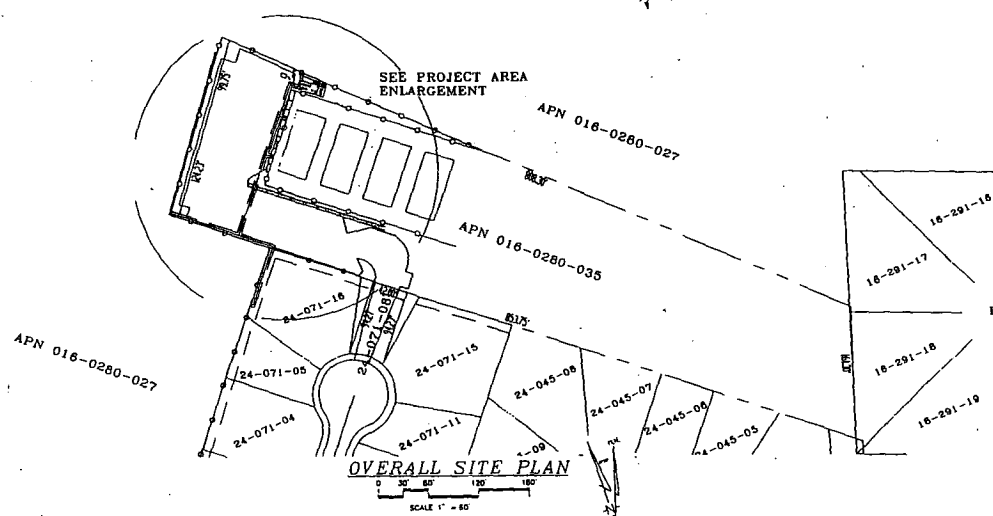
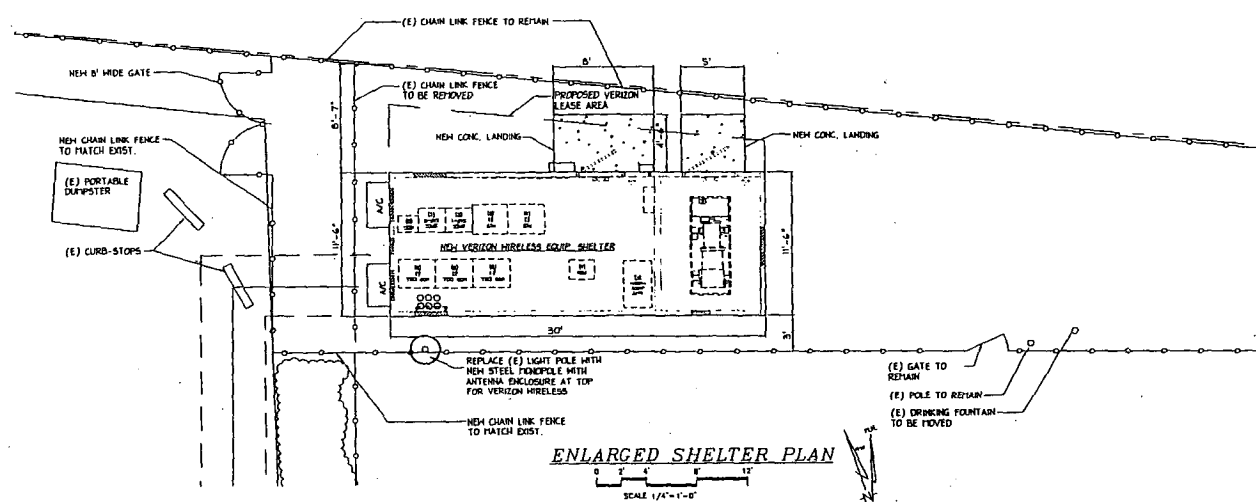
- A. **Environmental Determination:** The proposed project is exempt from environmental review pursuant to section 15061(b)(4) of the CEQA Guidelines as the project is being denied;
- B. Denied the **Special Permit** to construct a 60 foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court.

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

**FINDINGS OF FACT**

- A. **Environmental Determination:** The proposed project is exempt from environmental review pursuant to CEQA Guidelines as the project is being denied.
- B. The **Special Permit** to construct a 60 foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court is denied based on the following Findings of Fact:
  - 1. Granting of the Special Permit is not based upon sound principles of land use in that:
    - a. The monopole is inconsistent with adjacent properties including two schools as well as single-family homes;
    - b. The height of the monopole is out of scale with surrounding uses; and
    - c. Another location may be more appropriate for this facility.





REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	WKS. TOWING DOC'S	5-7-62	TAP
2	100% TOWING DOC'S	5-22-62	JAR
3	REV. 100% TOWING DOC'S	8-13-62	JAR
4	REV. 100% TOWING DOC'S	10-5-64	TAP

PROJECT

PARK TERRACE  
3300 PARKFIELD CT.  
SACRAMENTO, CA 95822

## CONTACTS



wireless

381 S. LEXINGTON DR. SUITE 103  
Folsom, California 95630  
CONTACT: JOSH JORDAN  
PH: (916) 769-2298  
FAX: (916) 994-3866

---

Peek Site-

853 Lincoln Way, Suite  
Auburn, California 95601

Phone (530) 885-8161

E-Mail info@peaksilco.com

Peek Site-Com

853 Lincoln Way, Suite 106  
Auburn, California 95603  
Phone (530) 885-8160

E-Mail [info@peaksite.com](mailto:info@peaksite.com)

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SEAL

SEAL

**APPROVALS**

DATE	BY:
------	-----

DRAWN BY:

CHECKED BY:

SHEET TITLE

### SITE PLAN

SHEET NUMBER

A-7.2

P03-097

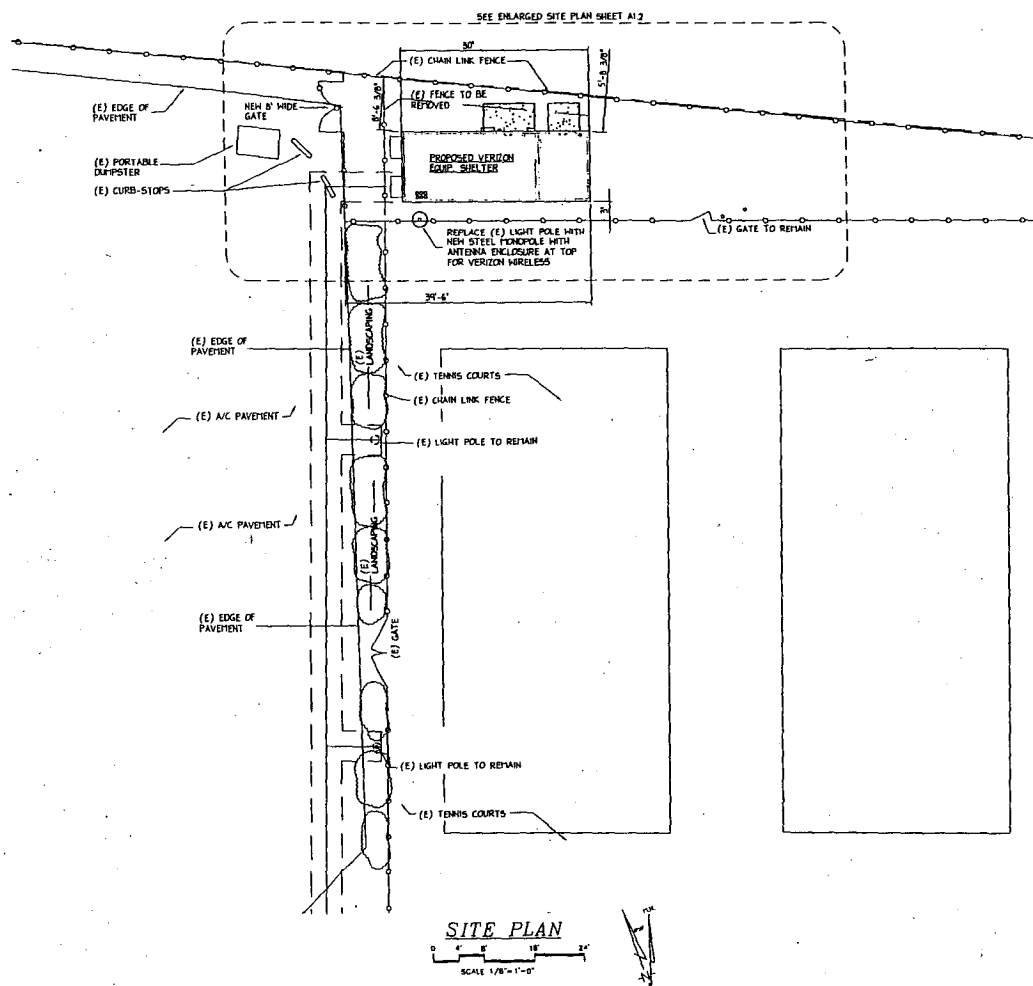
November 18, 2004

Exhibit 1A

## Site Plan

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PAGE 10



REVISIONS		
NO.	DESCRIPTION	DATE
1	BOX JOURNAL DOC'S	3-7-02
2	BOX JOURNAL DOC'S	3-7-02
3	REV. BOX JOURNAL DOC'S	8-15-03
4	REV. BOX JOURNAL DOC'S	10-3-04

PROJECT	
PARK TERRACE 5000 PARKFIELD CT. SACRAMENTO, CA 95822	

CONTACTS	
<b>verizon</b> <b>wireless</b> 381 S. LEXINGTON DR. SUITE 103 Folsom, California 95630 CONTACT: JIM GRAM PH: (916) 769-8388 FAX: (916) 584-0866	
<b>Peek Site-Com</b> 853 Lincoln Way, Suite 106 Auburn, California 95603 Phone (530) 885-6160 E-Mail info@peeksitecom.com	

SEAL	

APPROVALS	
DATE	BY:

DRAWN BY:	

CHECKED BY:	

SHEET TITLE	
SITE PLAN	

SHEET NUMBER	
4-1	

P03-097

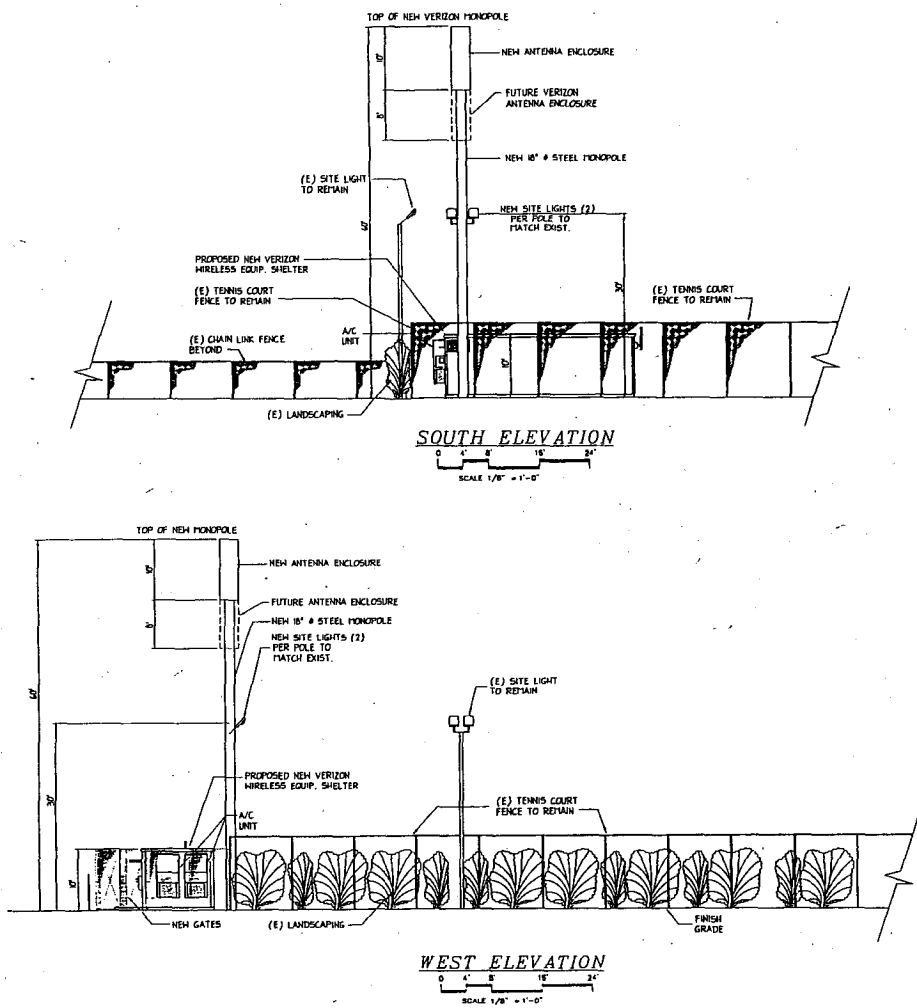
November 18, 2004

Exhibit 1B

Site Plan Details

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REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUE DOWNSIDE	5-7-02
2	ISSUE DOWNSIDE	5-22-02
3	REV. ISSUE DOWNSIDE	8-15-03
4	REV. ISSUE DOWNSIDE	10-5-04

PROJECT	
PARK TERRACE 3500 PARKVIEW CT. SACRAMENTO, CA 95812	

CONTACTS	
<b>verizon</b> <b>wireless</b> 381 S. LEXINGTON DR. SUITE 103 Folsom, California 95630 CONTACT: JOSH GIBSON PH: (916) 769-2328 FAX: (916) 984-3855	
<b>Peek Site-Com</b> 853 Lincoln Way, Suite 106 Auburn, California 95603 Phone (530) 885-6150 E-Mail: info@peeksitecom.com	

SEAL	

APPROVALS	
DATE	BY:

DRAWN BY:
CHECKED BY:
SHEET TITLE
ELEVATIONS
SHEET NUMBER
A-2

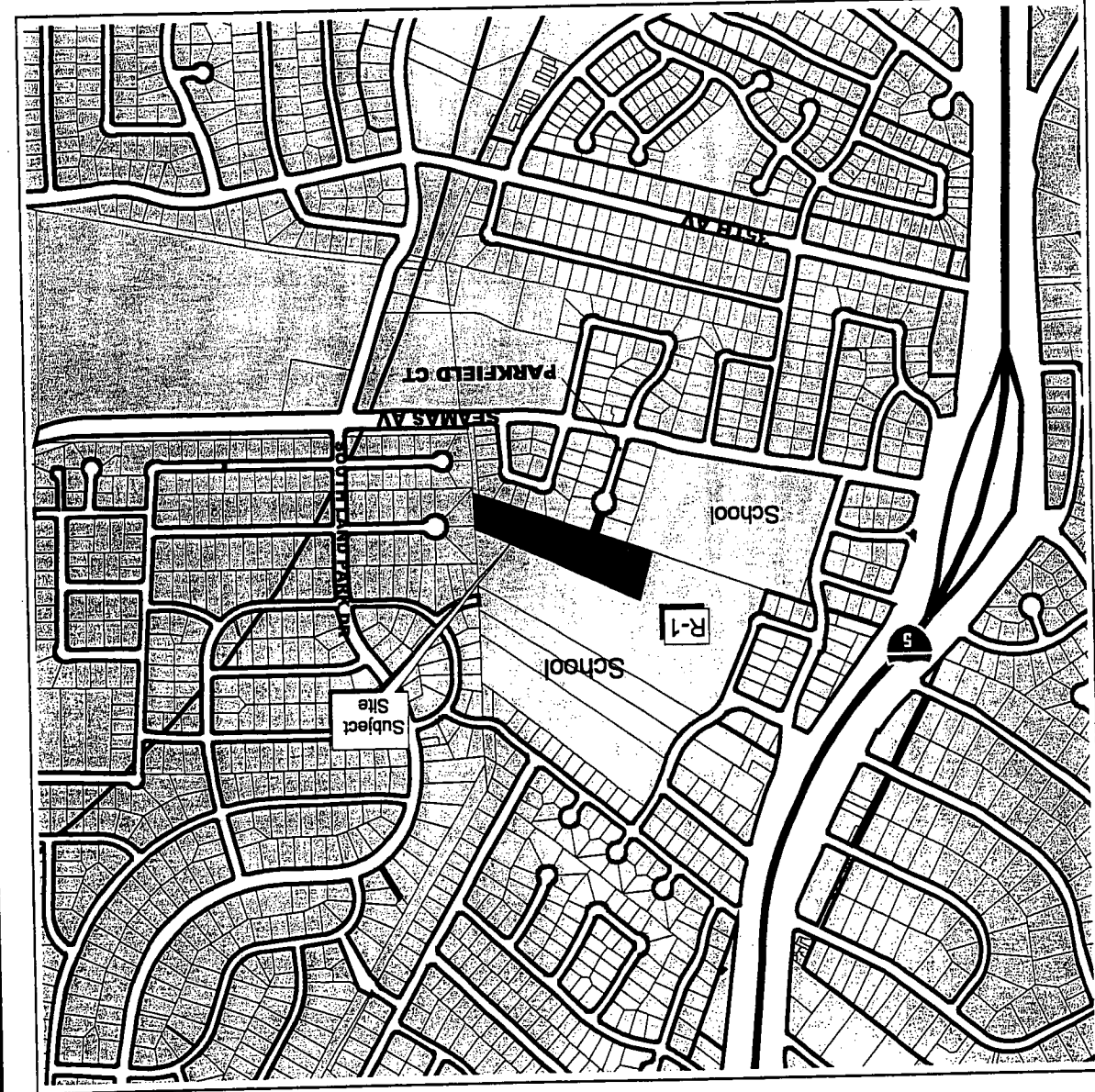
P03-097

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Exhibit 1C

Elevations

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0 1000 Feet



# Land Use & Zoning P03-097

Planning & Building  
Department

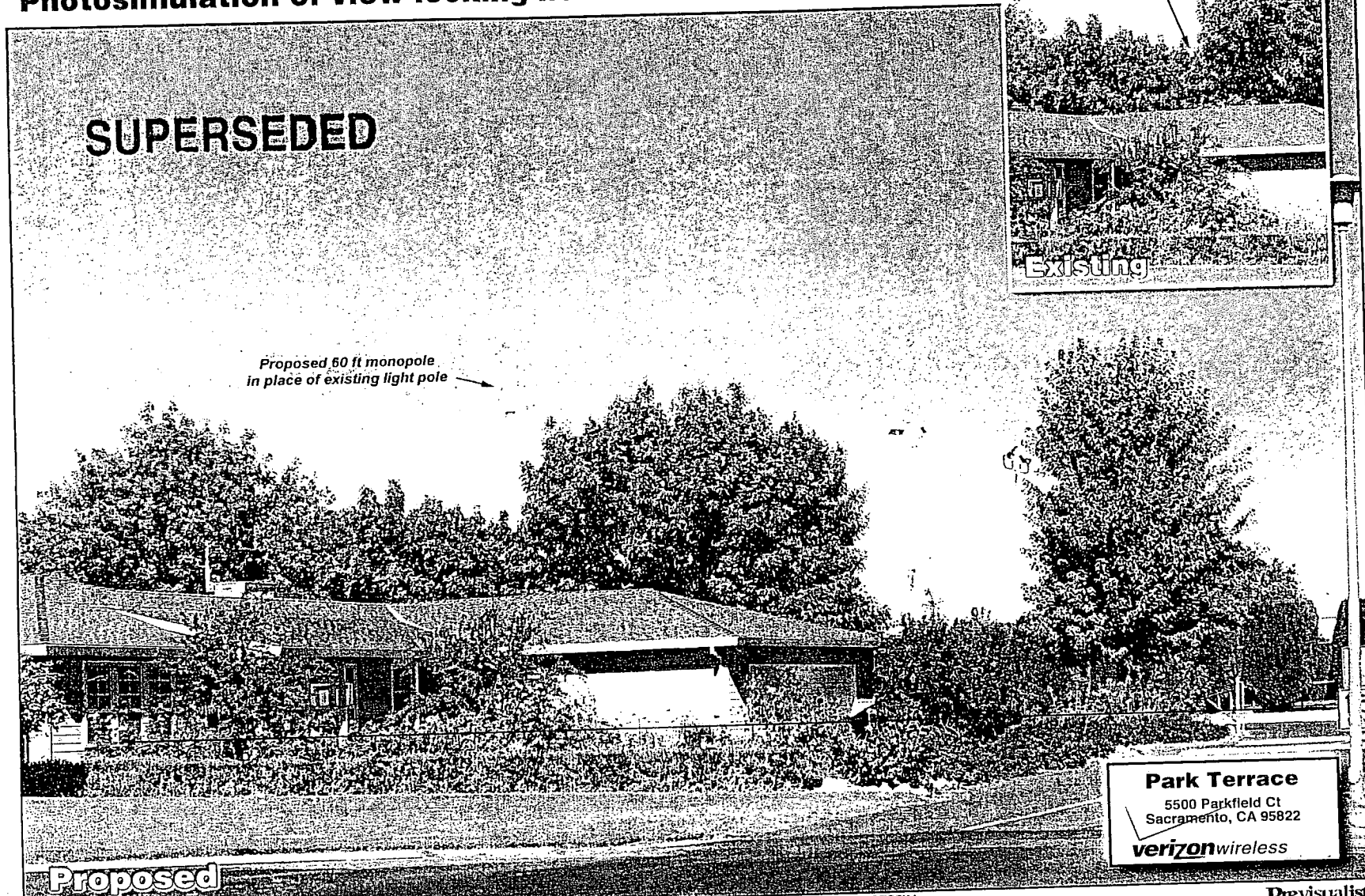
Geographic  
Information  
Systems



September 8, 2003

10/20/2003

# Photosimulation of view looking northwest from Parkfield Ct.



Existing light standard

Existing

Proposed 60 ft monopole  
in place of existing light pole

Proposed

Park Terrace  
5500 Parkfield Ct  
Sacramento, CA 95822  
verizon wireless

Previsualists  
California Computer Graphics, Inc.

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P03-097

November 18, 2004

Attachment 3

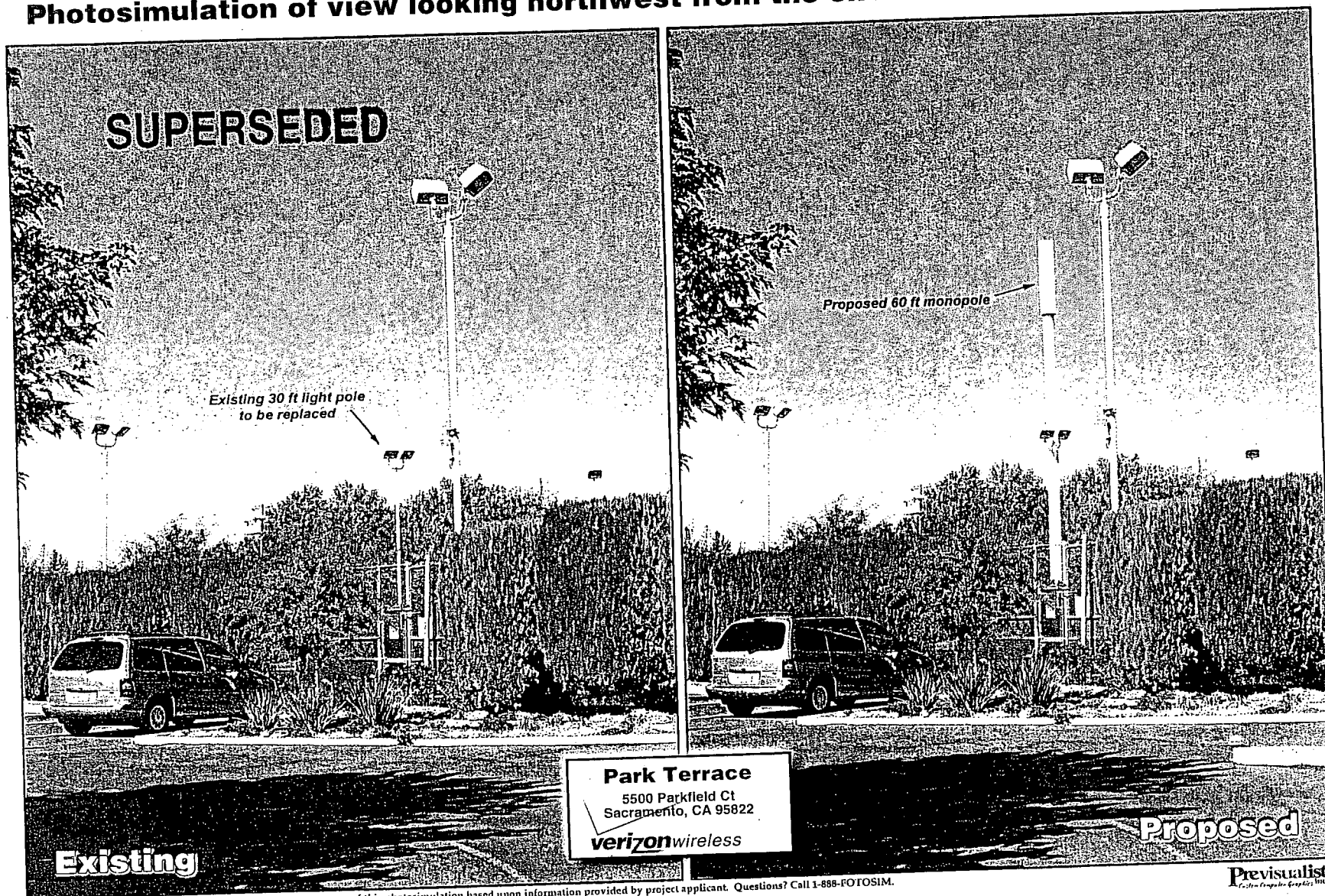
Photosimulations - Superceded

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10/20/2003

# Photosimulation of view looking northwest from the entrance to the tennis facility.



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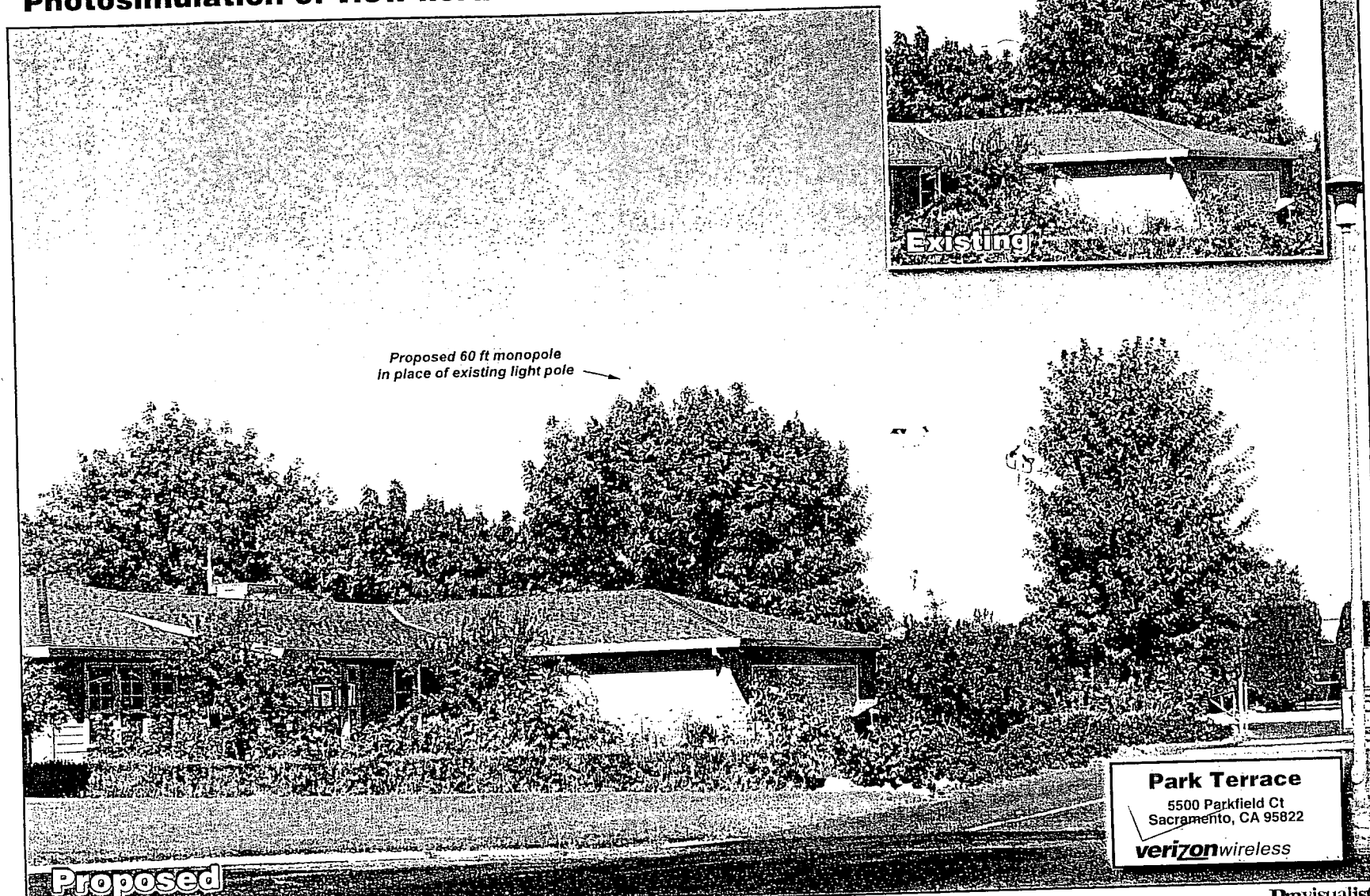
P03-097

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10/11/2004

# Photosimulation of view northwest from Parkfield Ct.



**Park Terrace**  
5500 Parkfield Ct  
Sacramento, CA 95822  
**verizon**wireless

**Previsualists**  
Custom Computer Graphics, LLC

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P03-097

November 18, 2004

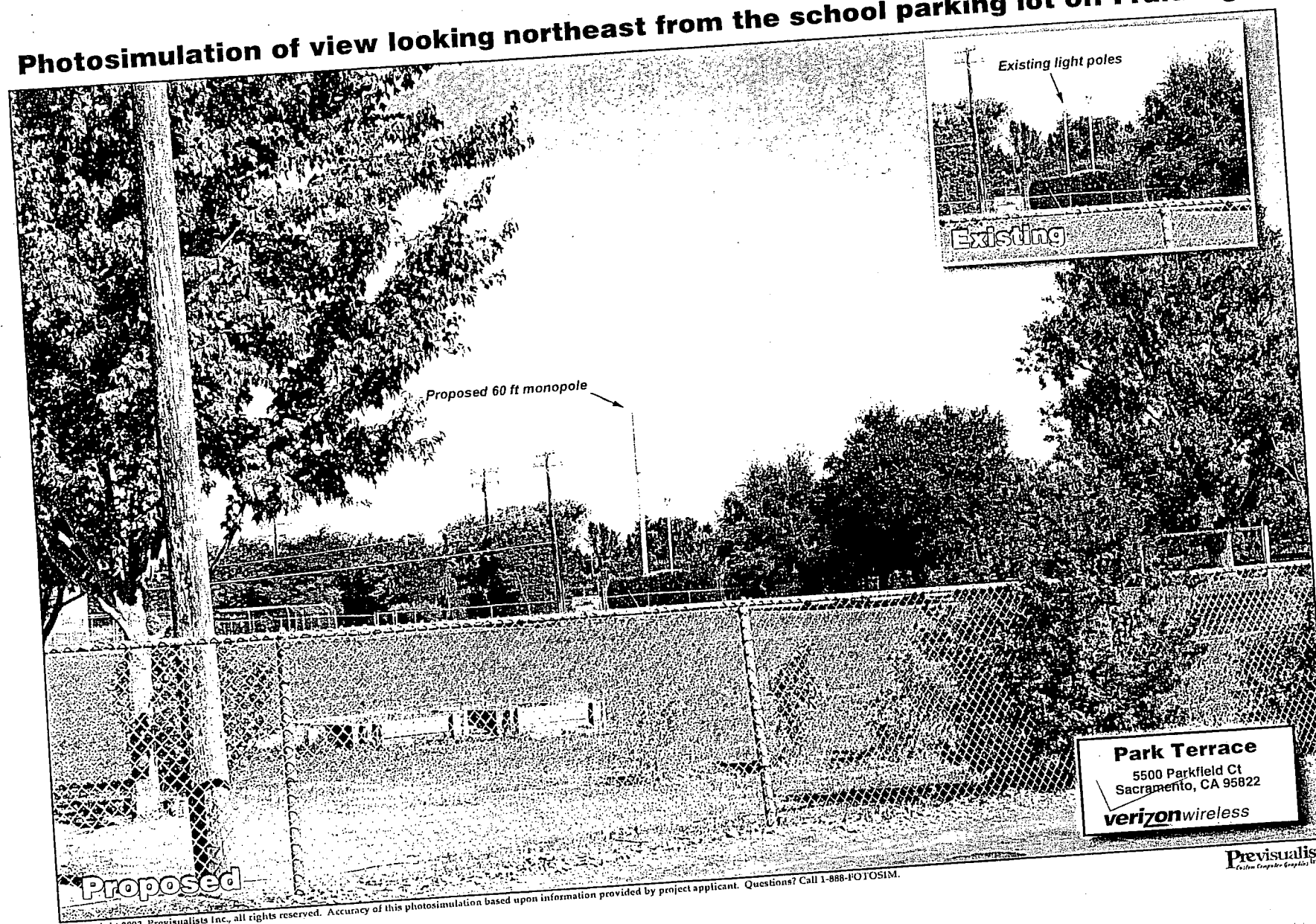
Attachment 4

Photosimulations – Revised

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10/11/2004

# Photosimulation of view looking northeast from the school parking lot off Fruitridge.



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P03-097

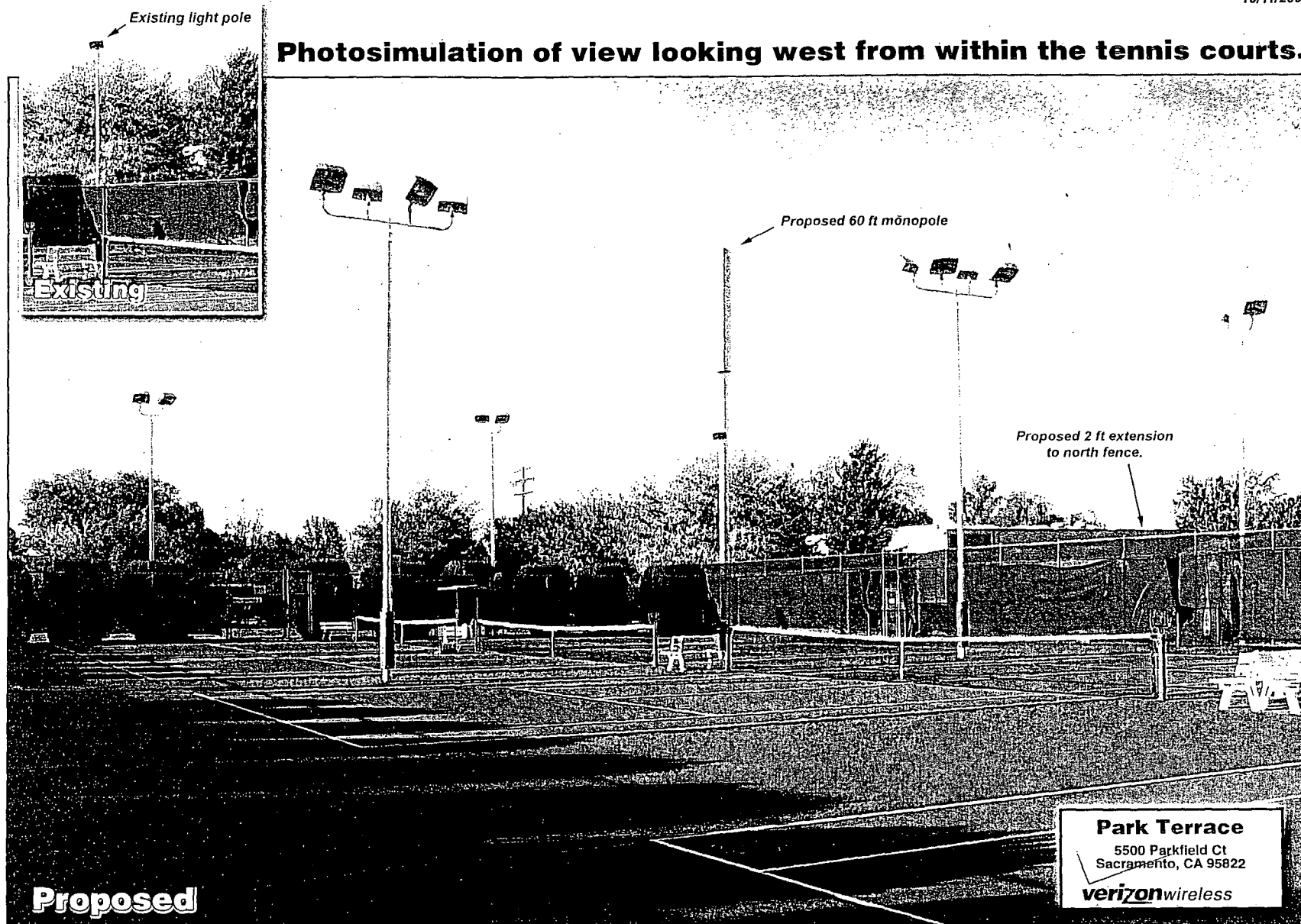
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10/11/2004

# Photosimulation of view looking west from within the tennis courts.



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Previsualists  
Custom Computer Graphics, Inc.

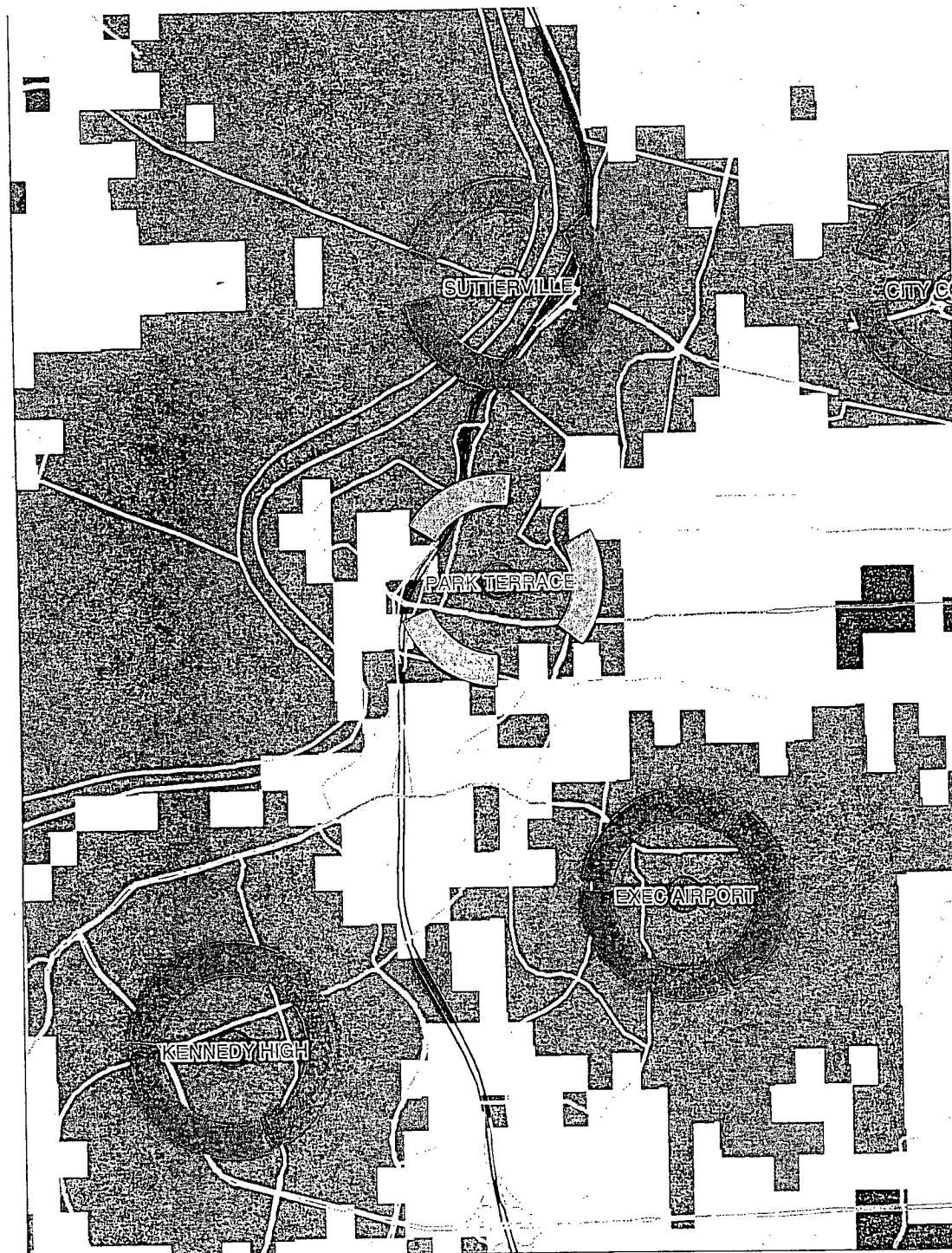
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## Attachment 5

## Radio Propagation Maps



With Park Terrace

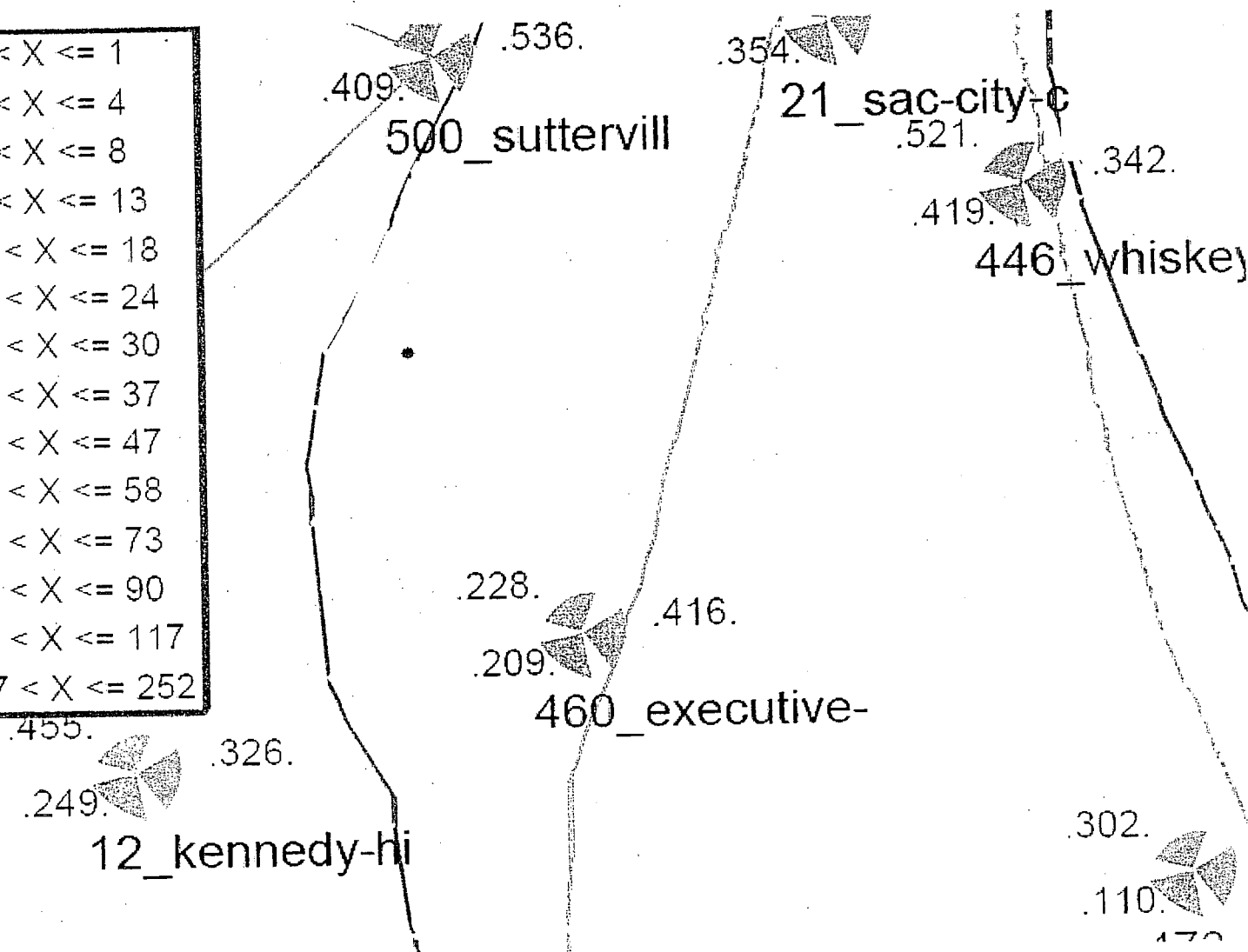
Blue	$E_c \geq -75$
Yellow	$E_c \geq -85$
Red	$E_c \geq -95$



With out Park Terrace

Blue	Ec 2-75
Yellow	Ec 2-85
Red	Ec 2-95

0 < X <= 1
1 < X <= 4
4 < X <= 8
8 < X <= 13
13 < X <= 18
18 < X <= 24
24 < X <= 30
30 < X <= 37
37 < X <= 47
47 < X <= 58
58 < X <= 73
73 < X <= 90
90 < X <= 117
117 < X <= 252

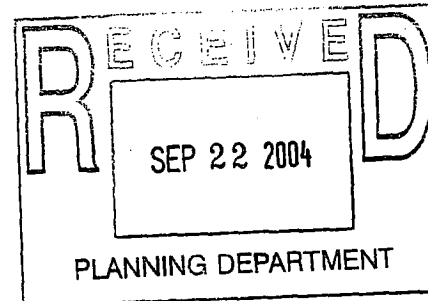


Higher Call Volume on Fruitridge.  
Park Terrace site eases Capacity issues.

## Attachment 7 Resident Letter -Theodore Daly (8/23, 9/22, and 11/08)

Tuesday, September 21, 2004

Mr. Antonio Ablog, Assistant Planner  
Sacramento City Planning Board  
1231 I Street, Room 300  
Sacramento, California 95814-2998  
Ref: File P03-097



Mr. Ablog,

I first want to thank you for attending the meeting conducted by Park Terrace Swim and Tennis Club on Wednesday, September 15, 2004. It was very considerate of you to be there for their presentation.

As you may already be aware, this meeting was the second providing the same information by different Representatives of Verizon.

Until the September 15<sup>th</sup> meeting the club has denied that they initiated the contact with Verizon. Now, Dave Knox, Manager, has acknowledged that fact.

I feel some collusion has taken place, initially without knowledge of Club Members, and, without knowledge of neighbors until the most convenient time for the Club. It seems both Verizon and Park Terrace decided they had an easy solution to their mutual problem, the need for the tower site and making money. So a lease was signed at the expense of the neighbors in order to sidestep the need for raising club dues for the membership.

Verizon identifies a need for the tower to fill a "Dead Spot" in their network. But they do not specifically identify where the most serious spot is in relationship to the club or this neighborhood. They relate generalities to identify an area of one to two miles radius. At the first meeting it was said to be two or three miles.

They do not identify where calls are being dropped, who is complaining, or where the users are located in the radius. Of the twenty-one neighbors I contacted nearest to the club, only three (3) stated they have Verizon service. Only (1) one stated there is occasional interference when moving around inside their residence. It seems they are trying to remedy a problem that does not impact the area they target for the tower directly.

Verizon states that they identify weak signal areas by driving through neighborhoods with test equipment. This does not identify that they have users there as well. Their solution is placing a tower in the easiest location they can find (in this case the club) and transmit their signal regardless of the impact on the neighbors.



If they are merely trying to cover a small radius, why are they also allowing for additional antennas, and possibly additional towers? They said it is unlikely added towers will appear at the club, but they do not deny it occurring in the future.

The Club President stated they have a "Fiduciary Responsibility" to the membership. They have previously identified themselves as neighbors, even though they do not reside on any of the adjacent streets, but their "Fiduciary Responsibility" only applies to the neighborhood when it is convenient to their position.

I feel Club Management, in harmony with Verizon, is perpetrating a disservice to this neighborhood by installation of any tower(s), or other facilities on club property, due to the loss of esthetics and property value. The photographs they render do not necessarily depict the actual height of the intended tower. The entrance photograph implies the tower to be shorter than some of the lighting poles, but it was taken One hundred-forty three feet away from the actual tower location. According to their plan the tower is actually double the height of any given light pole on the property.

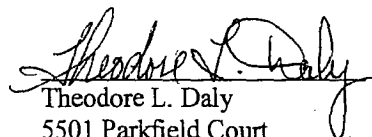
Verizon's Representative summed up this matter concerning the tower as; "We have a lease". However, their lease is not with the neighbors or non-members residing next to the club. And, they are encroaching undesirably.

If the club wants income from Verizon, as I suggested, they should locate it on the property of a club member away from this lease site and let the member donate the proceeds to the club. It seems more appropriate that a member make such a sacrifice, rather than the neighbors suffering the additional consequence of the clubs actions.

The club has already expanded their membership to three hundred-twenty five families. They also are seeking additional construction on their property, which will add to the congestion, noise and traffic in our neighborhood. Conditions resulting from club events have already reached unacceptable levels. Once again, the police had to be summoned on Saturday, September 11, 2004, due to a loud party continuing past twelve midnight involving amplified music. The party closed just as the police arrived.

The club should be required to comply with the law, and to respect the esthetics and tranquility of our area. They, also, are residentially zoned. Their zealous endeavors need to be curtailed for the benefit of us all.

Thank you again,

  
Theodore L. Daly  
5501 Parkfield Court  
Sacramento, California 95822  
916-444-8756

Wednesday, August 25, 2004

City of Sacramento Planning Commission  
1231 I Street, Room 200  
Sacramento, California 95614

Attention: Mr. Antonio Ablog  
Assistant Planner  
Ref: File P03-097

Mr. Ablog, I spoke with you on the telephone earlier this week, Monday AM. I am a resident of Parkfield Court, adjacent to Park Terrace Swim and Tennis Club.

I would first like to state my personal opposition to the Cellular Tower Project that is being proposed. This tower will be an eyesore within this neighborhood and, I feel, a detriment to the value of properties nearby.

Attached is the petition I circulated on Parkfield Court and Danjac Circle, the two nearest streets on the southern perimeter of the club. This is a petition of opposition. It does not specify reasons. All that signed did so willingly with intent.

Secondly, I doubt the practicality of placing the structures at this site. Verizon stated they need to correct a problem of dropped calls in a one or two mile area. While circulating the petition I only located three residents that use Verizon Service, two stated they have no service problem; one has occasional interference, but is not concerned.

I also encountered one resident who is a club member and his statement was that the club needs the money so that they can have fewer events at the club without loss of revenue. I find this difficult to accept since they are also planning a major renovation of another sight on the property. (See APN:0160280035 or contact Lindsey Alagozian, Assistant Planner, 916-808-2659).

Basically, there is some collusion between Verizon and Park Terrace occurring at the expense of our neighborhood. Their contract agreement was signed long before the neighbors were contacted, even before many of the club members were aware of their plan.

The City itself has passed ordinances to limit signs along streets due to their unsightly appearance. Why would anyone want a large tower standing in their neighbors property? There are other logical sights to put the tower out of residential areas.

In this case, profit is the motivator, not common sense and practicality, and it is detrimental to our neighborhood.

I do not want to reiterate information I have already provided the Planners in previous correspondence. I am attaching a copy of my letter submitted prior to the meeting of June 23, 2004, Ref: 0160280035.

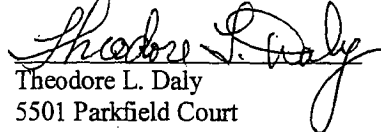
I have also included a "Park Terrace Times" that implies the attitude of some at the club. (Please note highlighted area at lower left).

In July the City of Sacramento resolved some problems the residents of Curtis Park were experiencing similar to what goes on in our neighborhood at times due to the Park Terrace Operational activity schedule, sometimes in violation of City Ordinances.

Thank you for considering the request of myself and other Petitioners.

Please DO NOT approve this Cellular Tower Project !!!

Sincerely,



Theodore L. Daly  
5501 Parkfield Court  
Sacramento, California  
95822-2429  
916-444-8756



City of Sacramento  
Planning & Building Department  
1231 I Street Room 200  
Sacramento, California 95814-2998

Re: Z040073  
5500 Parkfield Court  
APN: 0160280035

Dear Sirs:

Thank you for the Public Notice of the proposed Special Permit Major Modification to construct a basketball court and install tennis court lighting located at the southeast corner of an existing swimming and tennis club on 3.58+ developed acres in the Standard Single Family (R-1) zone.

We are adamantly opposed to the development of a basketball court and additional tennis court lighting in the area proposed. The additional noise level would be unacceptable. We already have to tolerate traffic in and out of the club with the members. The noise of basketballs hitting the hoop and backboard, plus the yelling that accompanies such activity would be unacceptable on top of all the other club activities. As I am writing this letter of opposition, there is a dance going on at the club and the noise carries through our entire house. We have several concerns about Park Terrace Swim and Tennis Club that have not been answered. Here are some of the issues that have not been resolved and can be added to our opposition to additional activity at the club:

1. Attempts have been made to acquire the Club CCR's from the City but the CCR's are not available. We would like to have a review of the Club's CCR's to determine what their legal activities are.
2. Park Terrace Swim and Tennis Club is a private club with a residential zoning. They rent the facility to outside groups for dances, receptions, etc. City Code Enforcement has advised us the Club does not have special permits to exceed City Codes or ordinance
3. We understand the City Noise Ordinance is from 10:00 p.m. to 7:00 a.m. The parties go until 1:00 a.m. with high noise levels. We have called the Police Department, and in trying to be good neighbors, the Club has asked that we call Pocket Security (who they contract with) when the noise continues past 10:00 p.m. The last three parties at the club forced us to call Pocket Security at least three times during each event. The noise is totally unacceptable. We are not the only neighbors to complain about this. The added noise of basketball activities would only add to the noise problems we have experienced from the Club.

4. The notice does not specify what conditions would apply to the basketball courts, hours of use, who would have access for use, and what additional traffic problems this would bring to our street.
5. The traffic on our street (Parkfield Court) and the surrounding neighborhood adds extreme congestion and narrows the street to a single lane. Cars must wait at one end while traffic passes before entering the street. This extends traffic onto Fruitridge Road which creates a safety hazard for vehicles entering Parkfield Court.

In conclusion, we oppose any current or future expansion of Park Terrace Swim and Tennis Club. The added attractions for the benefit of the Club will expand the noise and traffic problems we are already experiencing. We feel the Club is exceeding their original purpose with total disregard for their neighbors.

We have lived at 5501 Parkfield Court for the past thirty-four years. Other residents on the street are also long time residents. The Club was originally a great neighbor, but problems have escalated in the past several years.

This newest endeavor is just one of many recent attempts to make the Club more profitable for their members. The Club recently notified the neighbors of their intent to install cellular phone towers. The Cellular towers would have a very negative impact on the esthetics of the neighborhood as well as property values of those homes closest to the Club.

Other issues that have shown the Club's lack of consideration for their neighbors was the installation of speed undulations (speed bumps) which has caused damage to the adjacent property due to vibrations from vehicles passing over the bumps. Complaints to the Club about damage caused from cars and trucks going over the speed undulation have been scoffed at and denied. The Club takes no responsibility for trees, vines and shrubs on their property and this imposes the burden of cleanup, etc. onto the adjacent homeowners.

The increased activity of receptions, dances, etc., has contributed to debris being left in the street and yards surrounding the Club. Cans, bottles and paper debris are deposited on adjacent properties. Experience has shown that party attendees tend to fight, urinate and vomit on the properties.

Park Terrace Swim and Tennis Club continuously ignores our complaints. We have spoken with them many times, sent letters to the Board, and nothing changes. To add another activity at this time is intolerable and unacceptable.

We are elaborating on our complaints about Park Terrace Swim and Tennis Club to display their pattern of activity to the detriment of the neighborhood. The neighbors in this area recently conducted a meeting to establish a Neighborhood Watch Program to help deal with issues in the area which include problems from the Club.

PLEASE DO NOT ALLOW PARK TERRACE SWIM AND TENNIS CLUB TO ADD  
THE ADDITIONAL LIGHTING OR INSTALL BASKETBALL COURTS!!!!

Thank you for your attention to our concerns.

Ted and Carol Daly  
5501 Parkfield Court  
Sacramento, Calif 95822

(916) 444-8756

5500 Parkfield Court, Sacramento, CA 95822

(916)448-2896

July, 2004

# Park Terrace Times

## NEW MEMBERS

Welcome to our newest members  
**Kelly and Irene Montez**  
**Steven Crooks and Cynthia Cooke**

## PRESIDENT'S MESSAGE

Only 5 more months until my term is complete. That means only 5 more letters. I think even some people read them. Thank you, I think.

We have had four swim meets, all very successful, with many fast times. The younger kids are getting into the swim of things, getting use to those long swim meet days in the hot sun. The parents are also getting use to it. The next few teams are larger and more competitive, so it is going to get even crazier. Sportsmanship is critical. As Neil Campbell said, "If you lose, say little, if you win say less". Neil was my crew coach in high school and the Canadian Olympic coach - gold medal eight.

Some members of the club met with the City of Sacramento Planning Department and some neighbors. The issue was the plan for the back tennis court expansion and lighting of these courts. Some neighbors voiced concern for the lights, noise, and overall use during the evening. Very legitimate concerns that we hope can be mitigated through sound barriers, time limitations on lights, and overall common courtesy. The Futures Committee is working hard on moving ahead.

We are going headfirst into the summer. Well, I hope no one went head first into the pool last Saturday. For some reason the pool drained and we had to postpone the swim-a-thon. I wonder if it was a ploy by the teenagers of the club, so they didn't have to swim; or maybe it was an angry neighbor.

Let's be good sports; actually let's be super sports. This is in the pool, on the tennis court and with our neighbors. All anyone needs is a little of that PT love.

Peace,

Chris

## JULY MEETINGS

Tuesday, 7/6	7:00pm	Aquatics Committee
Thursday, 7/8	6:45pm	Board of Directors

## PT WEB SITE AND E-MAIL

Park Terrace is developing a web site (Thank you Paul Orebaugh), and ideas for content and photos are welcome! Along with a web site, we are trying to put together a member only e-mail list. This will be a great way for the club to communicate with all the members. If you are interested in being on a PT e-mail list, please leave your address in the front office in the next few weeks.

## Manager's Memo

We would like to ask your help with something you can do to help keep the pool clear and the pool filters clean. That is, apply sunscreen to your kids bodies 30 minutes before they are actually going to enter the pool. If you put it on moments before they go in, most of it will wash off into the pool, make it cloudy and gum up the filters. So, please think about it next time. Rich will appreciate it.

Speaking of Rich, while many of us were at the swim meet at Loomis last Saturday morning, Rich was at the club dealing with the loss of more than half the water in our main pool, due to a broken pipe. He arrested the problem, went to his brother's wedding, then left early to return to PT to work on it some more. He couldn't save the Swimathon on Saturday night, but the pool was back up by 1:30pm on Sunday. The swim program hardly broke stride, continuing with the Teriyaki BBQ on Saturday night, then moving the Swimathon to Sunday night. Both events were very successful, thanks to the efforts of all the volunteers and the support of the parents and swimmers, and Rich.

On the other side of the clubhouse, the PT Singles Championships were being contested all weekend, under the direction of tennis pro Arnie Dun. From the deepest men's field ever emerged 18 year old Martin Sawyer with his booming serve. In a final between two serve and volleyers both playing excellent tennis, he bested Ken Iritani in three sets. Read ahead (Arnie's Serve) to see the results of all the other adult and junior tournament play. All in all, an exciting weekend here at PT.

If you are planning a picnic at the club and would like to use more than one picnic table, please call in advance to see if other parties are planned for

Monday, August 23, 2004

City of Sacramento Planning Board  
Reference: File #PO3-097  
Mr. Antonio Ablog

Petition opposing the intentions and plans of Park Terrace Swim and Tennis Club  
installation of Verizon Cellular Tower for cell phone usage.

This Petition does not reflect my reasons for opposing the installation of said tower.

It does, however, represent my opposition to the approval of any plan(s) for installation  
of any towers at Park Terrace Swim and Tennis Club, a privately owned non-profit club,  
zoned residential, in our residential area. Specifically Parkfield Court and Danjac Circle  
which abut the club on the south side.

We, the below signed, concur with the above stated opposition:

(Please include signature and address for respective residence)

Parkfield Court (10 Res. Total)

1. *Theodore L. Daly*  
5501 Parkfield Ct
2. *Dirk Vander Son*  
5504 Parkfield Ct.
3. *Mary Mues*  
5508 Parkfield Ct
4. *Mary A. Dias*  
5517 Parkfield Ct
5. *Lane & Patricia Allen*  
5516 Parkfield Ct

Danjac Circle (16 Res. Total)

1. *Steven & Sherran Collins*  
3543 DANJAC Circle
2. *Victor Anik*  
5501 Danjac Cir
3. *Nanette Naulahas*  
5504 Danjac
4. *Jim Tormann*  
5509 DANJAC CIRCLE
5. *Angie Dug*  
5516 Danjac CIR.
6. *Mary Dug*  
5524 DANJAC, CIR.

Petition circulated by: Theodore L. Daly

City of Sacramento Planning Board  
Reference: File PO3-097

Petition opposing Park Terrace Swim and Tennis Club installation of Verizon Cellular  
Phone Tower.

Parkfield Court (10 Res. Total)

6. *Gloria R. Blanchette*  
5520 Parkfield Ct.
7. *Brandon Cager*  
5521 Parkfield Ct.
8. *Medeline Cardenas*  
5512 Parkfield Ct.
9. *Junior Rodriguez*
- 10.

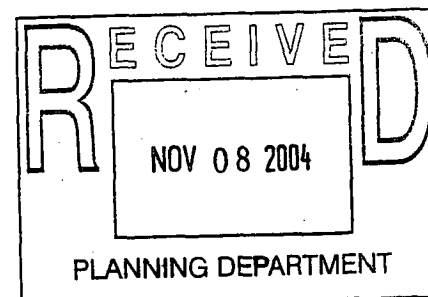
Danjac Circle (16 Res. Total)

7. *Ali Scardery*  
5532 Danjac Cir
8. *Jim Ung*  
5535 Danjac Circle
9. *Junior Rodriguez*  
5536 Danjac Circle
10. *Sandra Andrews*  
5544 Danjac Circle
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.

Petition Circulated by: Theodore L. Daly  
5501 Parkfield Court  
Sacramento, California  
95822-2429  
916-444-8756

Wednesday, November 03, 2004

Mr. Antonio Ablog, Assistant Planner  
Sacramento City Planning Board  
1231 I Street, Room 300  
Sacramento, California 95814-2998  
Ref: File P03-097



Mr. Ablog,

Thank you for answering my questions last week during our telephone conversation, and informing me of the coming hearing on November 18, 2004.

I have been reviewing the information sent by Epic Wireless Group, Inc. dated October 25, 2004, per Mr. Brad Kortick, that refers to the Verizon Cellular Tower plan for Park Terrace Swim and Tennis Club.

I do not know what information has been sent to you, I have included some material for convenience of review.

The letter from Epic Wireless implies the September 15, 2004 meeting resulted in some compromise by the neighbors, or agreement between parties. This is misleading. "We do not want the tower in our neighborhood under any conditions, with or without special adornments."

Their recent photographs of the site, compared to earlier photographs, better depict the contrast between the existing light poles and the intended tower. They more clearly show the monolithic appearance in contrast to the surroundings and dominance of the area.

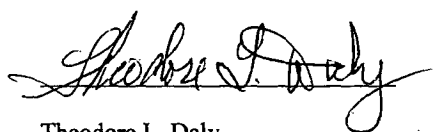
The diagram (A2) of the site indicates an expansion of the antenna array. Diagram A-1.2 reflects the dimensions of the building that appears to allow for additional equipment (more towers). I have spoken with a person working in wireless tower construction for another firm who stated that normally, where there is a single tower, the building is generally in the 10 X 10 feet size range, not 30 X 14 feet.

Adding to statements in my September 21, 2004 letter, Park Terrace is attempting to commercialize their location regardless of their R-1 Zoning. Their quest for money and expansion of facilities is an unacceptable cost to the neighbors and neighborhood. It appears the club is seeking a windfall from Verizon as an alternative to raising club dues.

In summary, the neighbors residing closest to the club should not have to concede anything for the benefit of Verizon Cellular, or Park Terrace Swim and Tennis Club. Most club members reside outside of the adjacent area and will not be impacted by this

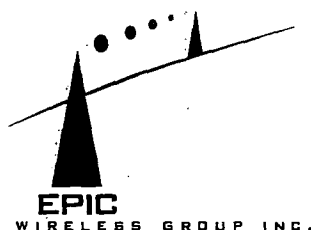
proposal like the nearby residents. The club clearly intends to expand in other areas with the monies gained by having the tower on their property. Future expansions of any kind will add to congestion, noise, and traffic in this immediate area.

Again, thank you for your attention to these matters.



Theodore L. Daly  
5501 Parkfield Court  
Sacramento, California 95822  
916-444-8756





October 25, 2004

Theodore L and Carol A Daly  
5501 Parkfield Court  
Sacramento, CA 95822

Re: Park Terrace -Verizon Wireless Project

Dear Mr. and Mrs. Daly:

As a follow up to the meeting you attended on September 15, 2004 we have evaluated the proposed Verizon Wireless project based on suggestions and issues raised from the neighbors and management at Park Terrace. We have made the following modifications to the proposal that are noted on the attached materials.

The proposed pole has been moved to the corner light pole on the tennis courts furthest away from the resident to the south. This is approximately 30 feet north of the first light standard. The change of location will change the views from the homes on Parkfield Court slightly. In addition, we have considered any additional plantings and screenings that would block the immediate view of the pole in this new proposed location. A well-placed juniper or tree may block the view of the new feature if located properly.

Please review this material as you have the time. I would like to speak with you next week, November 1 through 5, regarding the drawings, new pole location and any additional screening we could place at Park Terrace. Thank you for your time. You can contact me at (916) 984-5924 or mobile (916) 798-0079 or e-mail at [Brad.Kortick@epicwireless.net](mailto:Brad.Kortick@epicwireless.net).

Sincerely,

A handwritten signature in cursive script that reads "Brad Kortick".

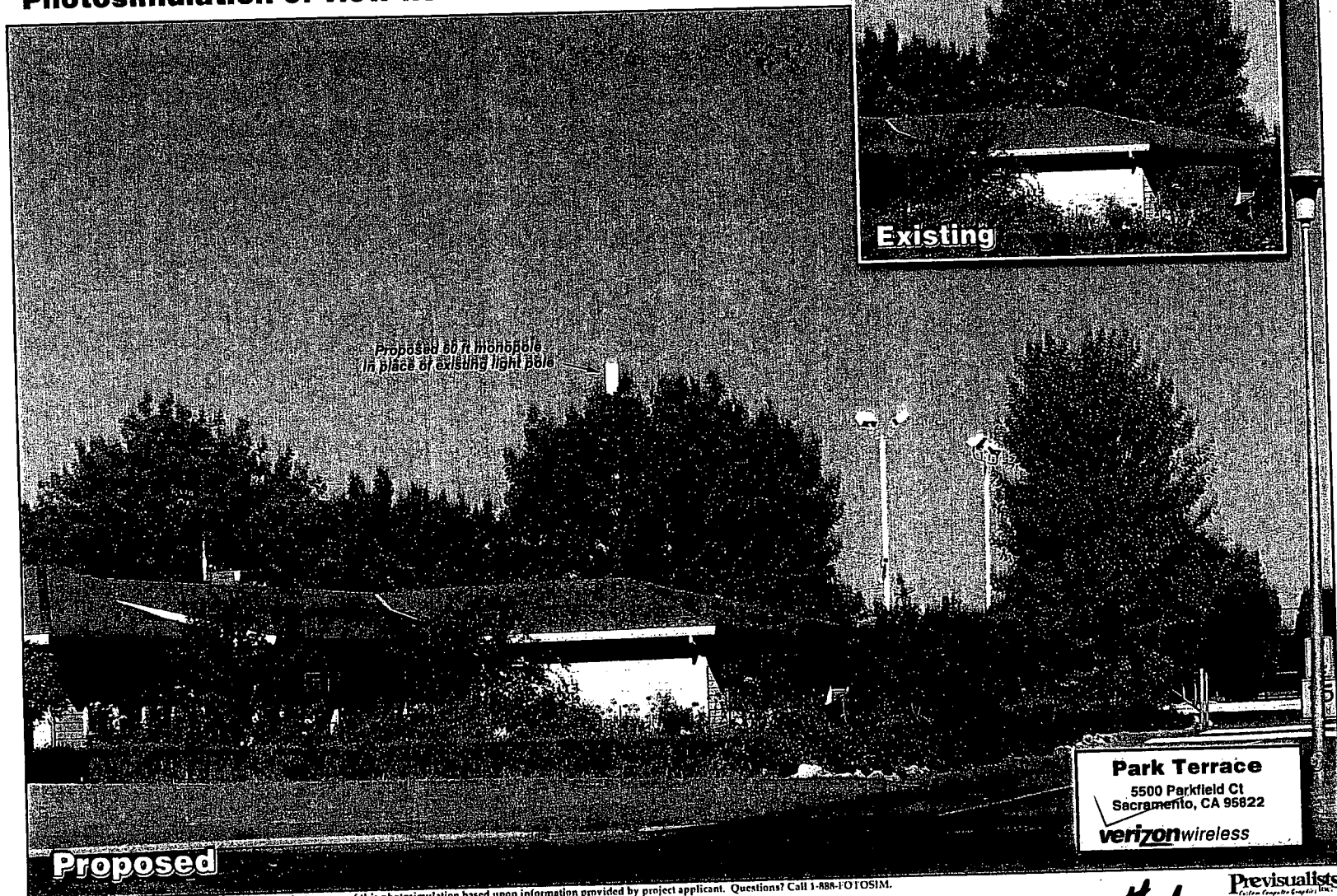
Brad Kortick

cc: Park Terrace

FIELD OFFICE: 381 SOUTH LEXINGTON DRIVE, SUITE 103, FOLSOM, CA 95630  
916.984.5921 • FAX 916.984.3866 • EMAIL [OFFICE@EPICWIRELESS.NET](mailto:OFFICE@EPICWIRELESS.NET)

CORPORATE OFFICE: 125 BLACK POWDER CIRCLE, FOLSOM, CA 95630  
916.984.6611 • FAX 916.984.6622 • EMAIL [TDIVER@PACFILL.NET](mailto:TDIVER@PACFILL.NET)

**Photosimulation of view northwest from Parkfield Ct.**



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**Previsualists**  
Landscape Computer Graphics, Inc.

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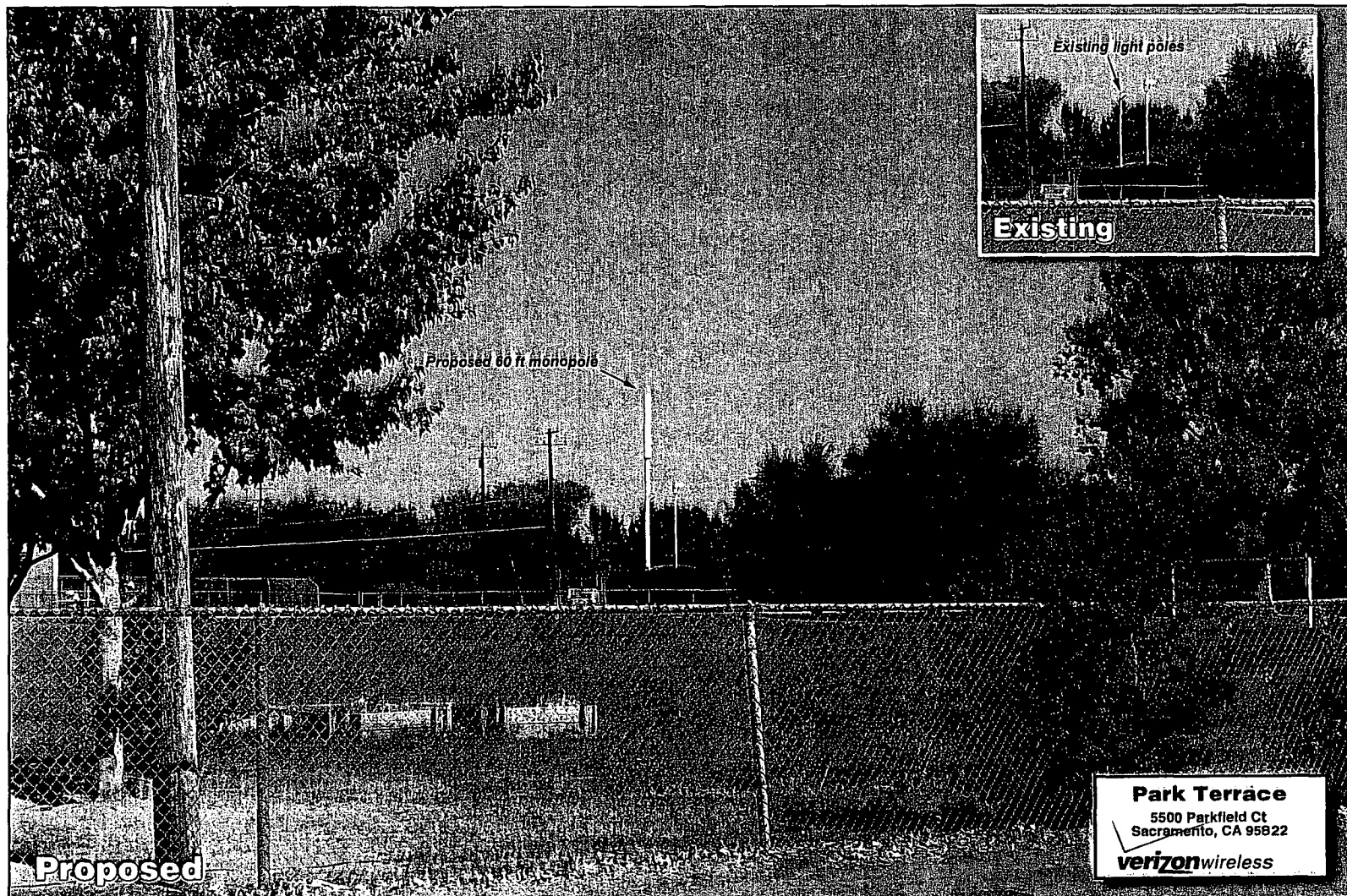
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Previsualists  
Civilian Computer Graphics, Inc.

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10/11/2004

**Photosimulation of view looking northeast from the school parking lot off Fruitridge.**



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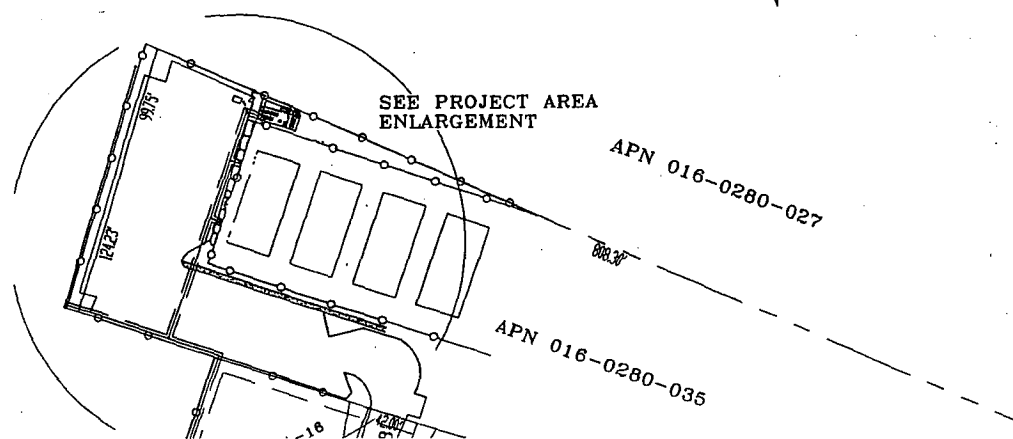
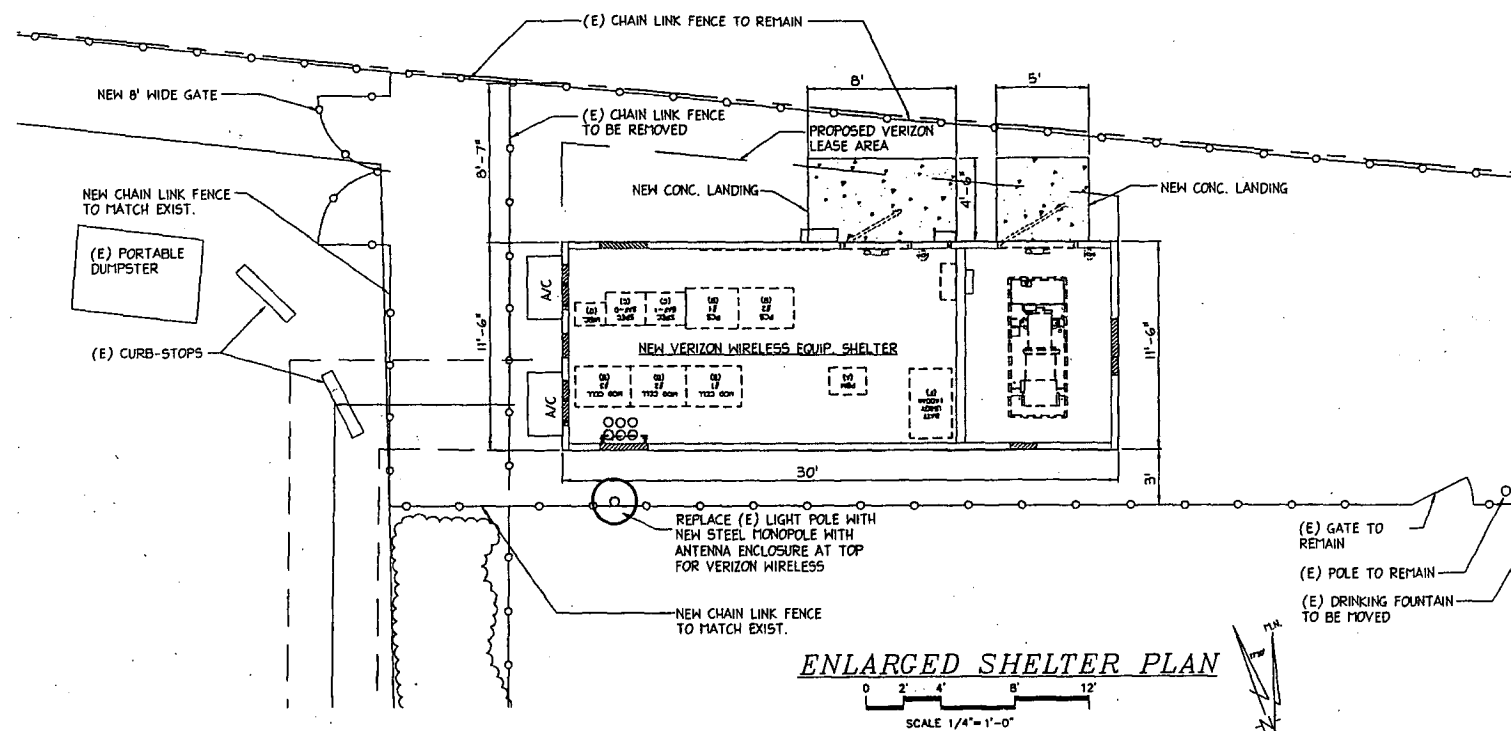
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**Previsualists**  
Custom Computer Graphics, Inc.

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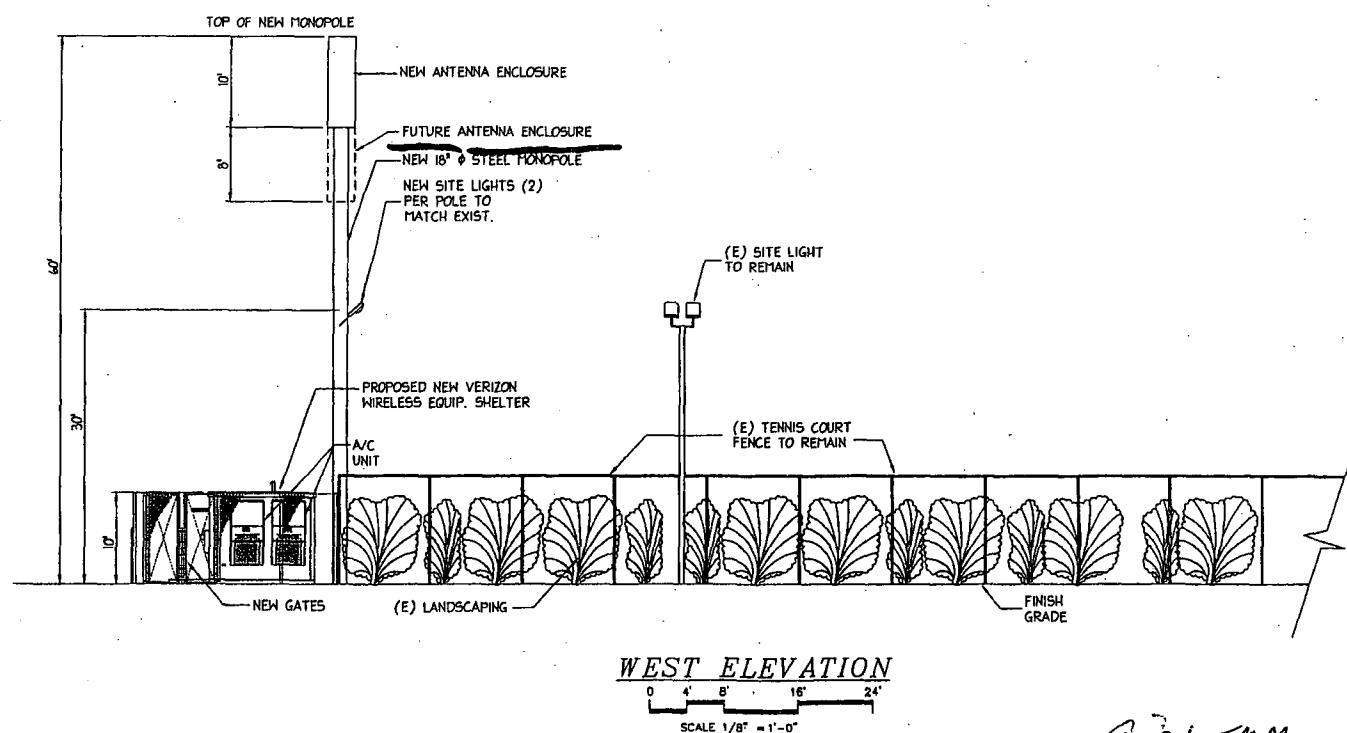
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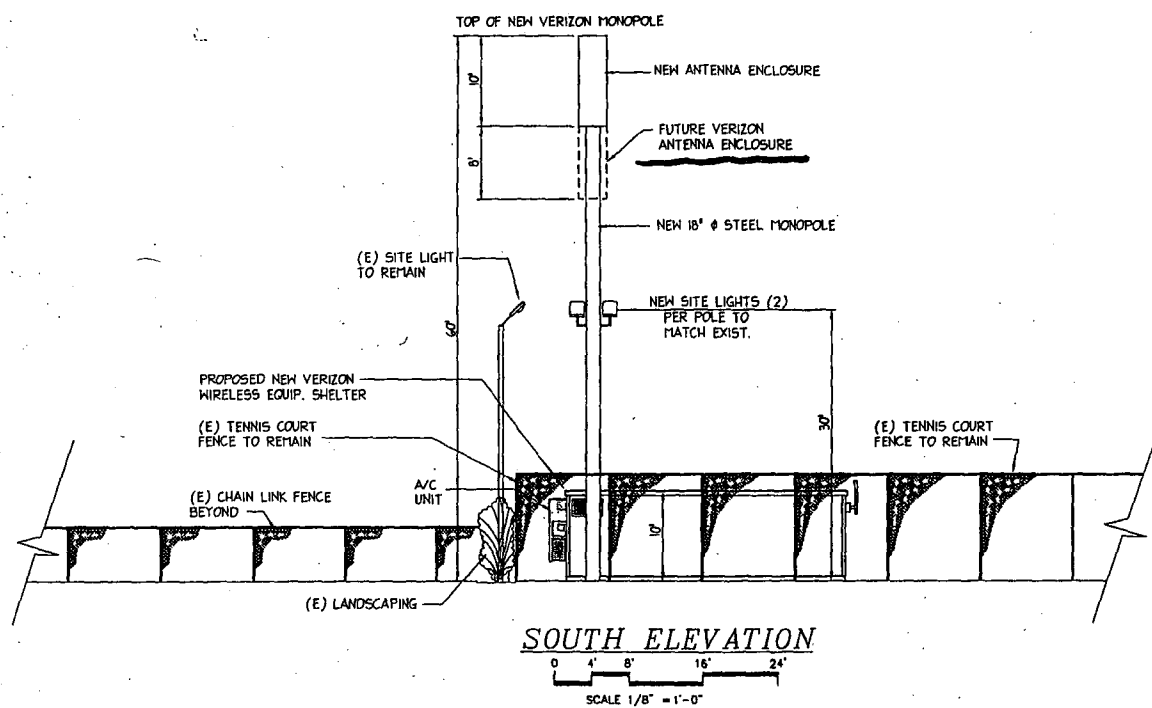
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Health Effects associated with cell phone towers - Dr. Neil Cherry

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## Cell Phone Radiation Research:

For years the cell phone companies and government authorities have assured us that cell phone are perfectly safe. They state that the particular set of radiation parameter associated with cell phones are not the same as any other radio signal and therefore earlier research does not apply. They also mount biased review teams who falsely dismiss any results that indicate adverse biological and health effects and the flawed pre-assumption that the only possible effect is tissue heating. There is a very large body of scientific research that challenges this view. Now we have published research, primarily funded by governments and industry that shows that cell phone radiation causes the following effects:

- Alters brain activity including EEG, Von Klitzing (1995), Mann and Roschke (1996), Krause et al. (2000).
- Disturbs sleep, Mann and Roschke (1996), Bordely et al. (1999)
- Alters human reaction times, Preece et al. (1999), Induced potentials, Eulitz et al. (1998), slow brain potentials, Freude et al. (1998), Response and speed of switching attention (need for car driving) significantly worse, Hladky et al. (1999). Altered reaction times and working memory function (positive), Koivisto et al. (2000), Krause et al. (2000).
- Weakens the blood brain barrier, BBB ( $p < 0.0001$ ) with a dose above 1.5 J/kg. For a 2 minute exposure the SAR = 0.013 W/kg and 10 minutes, SAR = 0.0025 W/kg: Persson, B.R.R., Salford, L.G. and Brun, A., (1997).
- A Fifteen-minute exposure, increased auditory brainstem response and hearing deficiency in 2 kHz to 10 kHz range, Kellenyi et al. (1999).
- While driving, with 50 minutes per month with a cell phone, a highly significant 5.6-fold increase in accident risk, Violanti et al. (1996); a 2-fold increase in fatal accidents with cell phone in car, Violanti et al. (1998); impairs cognitive load and detection thresholds, Lambie et al. (1999).
- Significant changes in local temperature, and in physiologic parameters of the CNS and cardiovascular system, Khodniskii, Moshkarev and Fomenko (1999).
- Causes memory loss, concentration difficulties, fatigue, and headache, in a dose response manner, (Mild et al. (1998)). Headache, discomfort, nausea, Hocking (1998).

Figure 23 (image84.gif): Prevalence of symptoms for Norwegian mobile phone users, mainly analogue, with various categories of length of calling time per day, Mild et al. (1998).

Figure 24 (image85.gif): Prevalence of symptoms for Swedish mobile phone users, mainly digital, with various categories of length of calling time per day, Mild et al. (1998).

These are the same symptoms that have frequently been reported as "Microwave Sickness Syndrome" or "Radiofrequency Sickness Syndrome", Baranski and Czerski (1976) and Johnson-Liakouris (1998).

- Cardiac pacemaker interference: skipped three beats, Barbaro et al. (1996); showed interference, Hofgartner et al. (1996); significant interference,  $p < 0.05$  Chen et al. (1996); extremely highly significant interference,  $p = 0.0003$ , Naegeli et al. (1996);  $p < 0.0001$ , Altamura et al. (1997); reversible interference, Schlegal et al. (1998); significantly induced electronic noise, Occhetta et al. (1999); various disturbances observed and warnings recommended, Trigano et al. (1999)
- Reduces the pituitary production of Thyrotropin (Thyroid Stimulating Hormone, TSH):



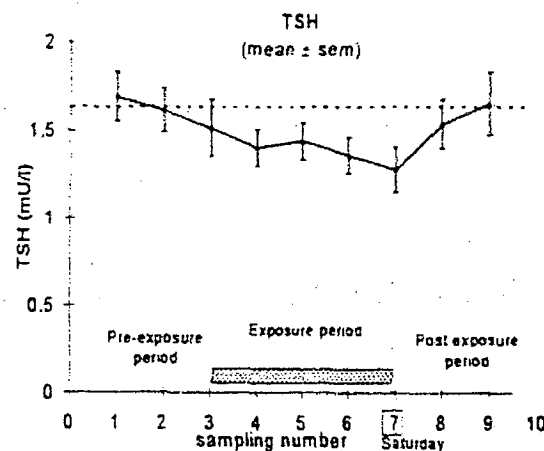


Figure 25: A significant reduction in Thyrotropin (Thyroid Stimulating Hormone) during cell phone use, de Seze et al. (1998).

- Decreases in sperm counts and smaller tube development in testes, Dasdag et al. (1999).
- Increases embryonic mortality of chickens, Youbicier-Simo, Lebecq and Bastide (1998).
- Increases blood pressure, Braune et al. (1998).
- Reduces melatonin, Burch et al. (1997, 1998).
- Breaks DNA strands (Verschaeve et al. (1994), Maes et al. (1997), which is still significant at 0.0024W/kg ( $1 \mu W/cm^2$ ), Phillips et al. (1998)).
- Produces an up to three-fold increase in chromosome aberrations in a dose response manner from all cell phones tested, Tice, Hook and McRee, reported in Microwave News, April/May 1999.
- Doubles c-fos gene activity (a proto oncogene) for analogue phones and increases it by 41 % for digital phones, Goswami et al. (1999), altered c-jun gene, Ivaschuk et al. (1997), Increased hsp70 messenger RNA, Fritz et al. (1997).
- Increases Tumour Necrosis Factor (TNF), Fesenko et al. (1999).
- Increases ODC activity, Penafiel et al. (1997).
- DNA synthesis and cell proliferation increased after 4 days of 20 min for 3 times/day exposure. Calcium ions were significantly altered, French, Donnellan and McKenzie (1997). Decreased cell proliferation, Kwee and Raskmark (1997), Velizarov, Raskmark and Kwee (1999).
- Doubles the cancer in mice, Repacholi et al. (1997).
- Increases the mortality of mobile phone users compared with portable phone users, RR = 1.38, 95%CI: 1.07-1.79, p=0.013, Rothman et al. (1996).
- Increases human brain tumor rate by 2.5 times (Hardell et al. (1999)). Associated with an angiosarcoma (case study), Hardell (1999).

- Hardell et al. (2000), for analogue phones OR = 2.67, 95%CI: 1.02-6.71, with higher tumour rates at brain areas of highest exposure.

## Cell Site Health Surveys:

There is overwhelming evidence that cell sites are likely to cause a wide range of serious adverse health effects. Carefully designed health surveys are needed to disprove or confirm this claim. Careful survey design includes consideration of exposure levels and patterns, as well as consideration of indoor and outdoor exposure levels that contribute differently to mean exposure levels.

Cell site antennas focus most of the radiation into the main beam in the horizontal and vertical directions. The vertical antenna pattern includes two or three main side-lobes that produce the near tower ground level radiation exposures, Figures 26 to 28.

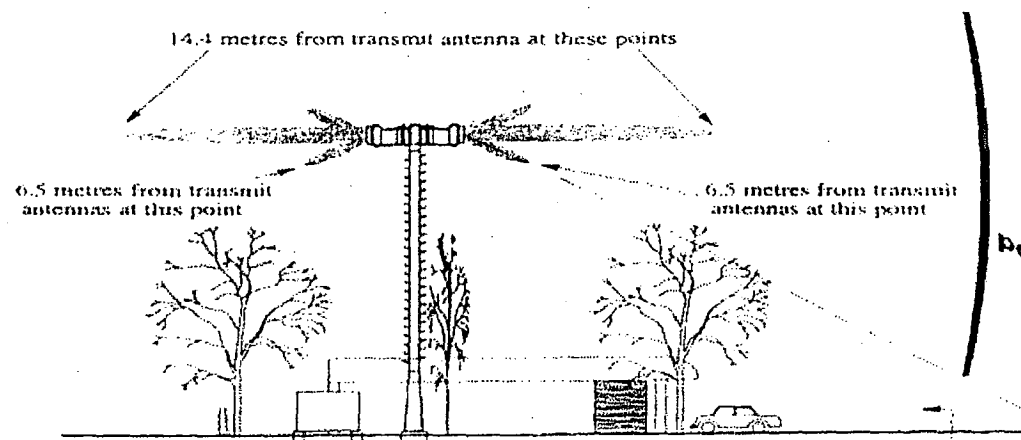


Figure 26: Cell site profile showing the extent of the main beams and side lobes in which the  $200 \mu \text{W}/\text{cm}^2$  standard is exceeded. This illustrates the directions of the beams and side lobes - (and the cone shaped area of greatest interest to operators of nearby schools and playgrounds).

Cell site exposures for a low and high power sites are given in Figures 27 and 28. The side-lobes produce the nearer level and then the side of the main beam produces a wider peak and then falls off with distance from the tower. These two figures show the maximum exposure levels along the main beam direction. Figure 29 shows the horizontal pattern of a three-antenna tower radiation. The area between the main beam directions has a much lower exposure than in the main beam direction.

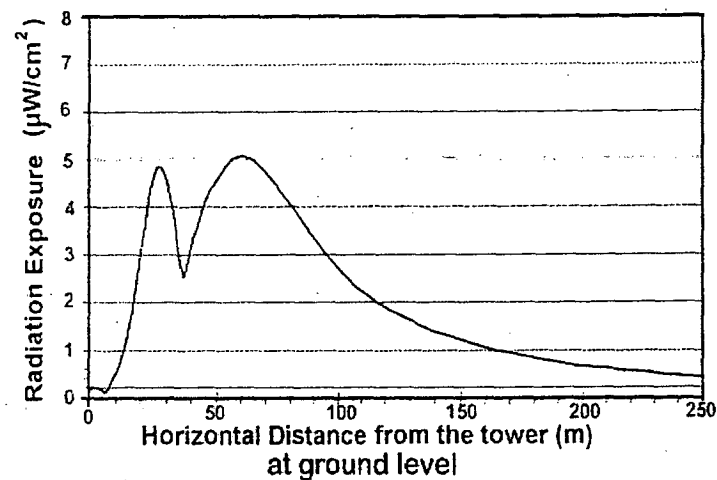


Figure 27: A low-powered cell site such as proposed for the Elmwood site.

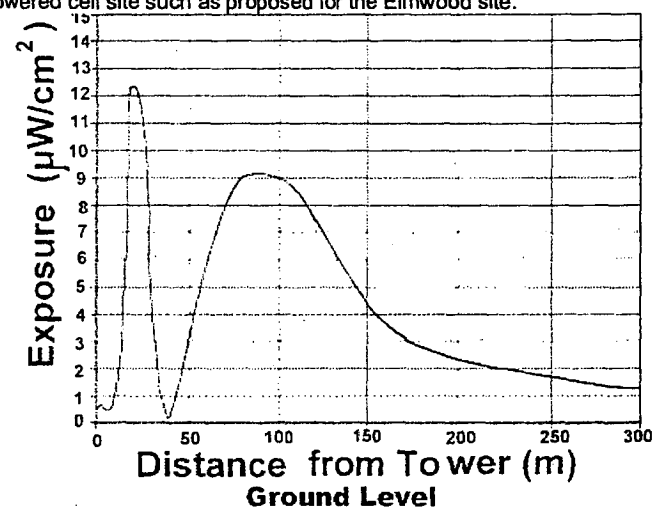


Figure 28: A high-powered site as used at the Opawa Road site.

Health Effects associated with cell phone towers - Dr. Neil Cherry

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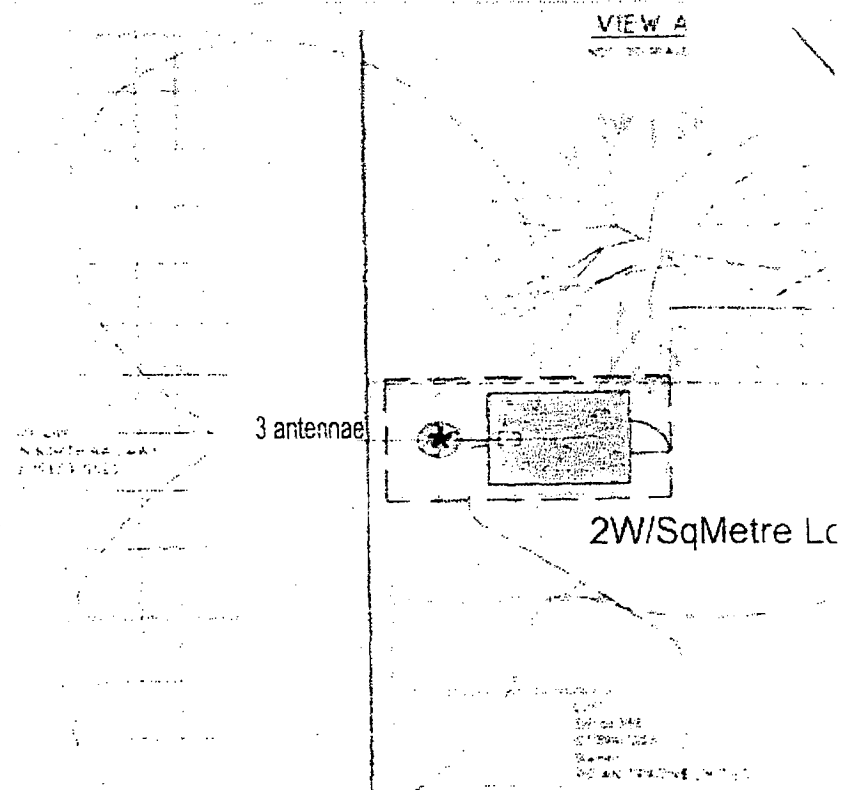


Figure 29: Three-panel horizontal radiation pattern, for a low powered site, as for the Elmwood Site.

## Conclusions:

To over 40 studies have shown adverse biological or human health effects specifically from cell phone radiation. These research results to date clearly show that cell phones and cell phone radiation are a strong risk factor for all of the adverse health effects identified for EMR because they share the same biological mechanisms. The greatest risk is to cell phone users because of the high exposure to their heads and the great sensitivity of brain tissue and brain processes. DNA damage accelerates cell death in the brain, advancing neurodegenerative diseases and brain cancer. Brain tumour is already an identified risk factor. Cell phones are carried on people's belts and in breast pockets. Hence liver cancer, breast cancer and testicular cancer became probable risk factors.

Because the biological mechanisms for cell phone radiation mimics that of EMR, and the dose-response relationships have a threshold of **ZERO**, and this includes genetic damage, there is extremely strong evidence to conclude that cell sites are risk factors for:

- Cancer, especially brain tumour and leukaemia, but all other cancers also.
- Cardiac arrhythmia, heart attack and heart disease, particularly arrhythmia.
- Neurological effects, including sleep disturbance, learning difficulties, depression and suicide.
- Reproductive effects, especially miscarriage and congenital malformation.
- Viral and infectious diseases because of reduce immune system competency as associated with reduced

Health Effects associated with cell phone towers - Dr. Neil Cherry

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melatonin and altered calcium ion homeostasis.

**A recommended risk reduction target for the mean chronic public exposure is 10 nW/cm<sup>2</sup>.**

**This is accomplished by setting the outside boundary exposure as 0.1  $\mu$  W/cm<sup>2</sup>.**

**References:**

Abelin, T., 1999: "Sleep disruption and melatonin reduction from exposure to a shortwave radio signal". Seminar at Canterbury Regional Council, New Zealand. August 1999.

Adey, W.R., Byus, C.V., Cain, C.D., Higgins, R.J., Jones, R.A., Kean, C.J., Kuster, N., MacMurray, A., Stagg, R.B., Zimmerman, G., Phillips, J.L. and Haggren, W., 1999: "Spontaneous and nitrosourea-induced primary tumors of the central nervous system in Fischer 344 rats chronically exposed to 836 MHz modulated microwaves". *Radiation Research* 152(3): 293-302.

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Altpeter, E.S., Krebs, Th., Pfluger, D.H., von Kanel, J., Blattmann, R., et al., 1995: "Study of health effects of Shortwave Transmitter Station of Schwarzenburg, Berne, Switzerland". University of Berne, Institute for Social and Preventative Medicine, August 1995.

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## Attachment 8

## Resident Letter – Dirk Vander Laan

Mr. and Mrs. Dirk Vander Laan  
5504 Parkfield Ct.  
Sacramento, Ca 95822  
393-6506

August 26, 2004

Dear Mr. Ablog,  
Re: Verizon Parkfield Ct. (P03097)

We are opposed to the proposed cellular monopole project to be located at the Park Terrace Swimming and Tennis Club at 5500 Parkfield Ct. The home we have lived in for the past 22 years is adjacent to Park Terrace and close to the proposed site. It is our opinion that among other things, the placement of the monopole would substantially decrease our enjoyment of our home and property, thus negatively impacting the quality of our lives. We feel the visual impact of the monopole looming over our house would destroy our sense of pride of ownership and cause a deep sense of loss and shame. When we bought our house, it was a run-down eyesore, and over the years we have added to it and remodeled it to make it a lovely, comfortable home in a beautiful setting. Please refer to the pictures we have included. The pictures say it all. We have asked two of the very top realtors in Sacramento, Mr. Michael Marks and Ms. Sue Olson, to submit statements as to their expert opinion on the effect of the cellular tower on our property. These will be forthcoming soon.

We have been members of the Club for the 22 years we have lived next door. I have served two two-year terms on the board and was president of the club during one of my terms. Additionally, as it pertains to the issue at hand, we are Verizon Wireless customers and own a substantial amount of Verizon stock.

For the first nineteen years of our relationship with the club, the club appeared to have a sense of neighborliness. For example, when the club wanted to plant trees along our common property line in the parking lot to shade the cars, they approached us to seek our concurrence. We mutually agreed on the species of trees to plant and the trees were planted. When a woman who had been raped elsewhere was dumped naked in the parking lot and came to our house for help at 3:00 in the morning, the club, upon learning of it, installed a gate to the parking lot and hired a security service to check the parking lot and club facilities and lock the gate every night. These are examples of the club's effort to be a good neighbor.

However, things have changed. Three summers ago our son overheard a conversation in the club office and came home to tell us that they were considering contracting with a cellular company to install a tower on the property which would generate income. This was not discussed with the general club membership or the neighbors. We next heard about this two years later with the invitation to a Verizon meeting at Park Terrace on January 20<sup>th</sup>, 2004. The meeting was tense with people from the neighborhood expressing outrage that something as invasive as a cellular monopole was on its way to

becoming a reality. We were informed that a contract had already been signed. There was no forewarning. We were told at the meeting that there would be another meeting because they were interested in working with the neighborhood. That meeting has never occurred. We have never been contacted by either the club or Verizon. Instead, the president of the club in his President's Message in the February, 2004, *Park Terrace Times* newsletter stated his opinion of what we neighbors should think: "If there is a detriment to the neighbors, it is not the addition of the cellular tower, but the existence of the club itself. The parking lot, tennis court and pool light standards, and stream of members entering and exiting the club by far are the real negative impact on the neighborhood. The addition of the cell tower does not increase the impact." That is his opinion, and it is not shared by us. This club has been here for 50 years, and so have some of the neighbors. We knew about the parking lot, tennis court and pool light standards, and stream of members entering and exiting the club when we purchased our home. Those were things we accepted. The cell tower is not.

Additionally, the club has further alienated the neighbors by a derogatory comment published by the club and sent to the 325 member families to the effect that angry neighbors may have been involved in the draining of the pool. (See the copy of the July, 2004 *Park Terrace Times* newsletter.)

It is our understanding that Verizon was not in the original negotiations, but inherited, so to speak, the opportunity from another cellular company that chose to abandon the project. However, that does not change our opinion that Park Terrace is a good place for their tower. Be clear that we do not have an "any neighborhood but mine" attitude about the cellular tower. There are other locations that we feel Verizon can use to accomplish its objective without impacting people's homes and lives. Close by at the City water and sewer treatment facility on Fruitridge Road is one of these locations. This location is already being used as a telecom facility. (Please see the pictures.) Verizon also owns an 11 acre parcel several miles south along I-5 which is zoned commercial. There is an existing 3-story building on the property and a large cell tower across the freeway. These are two examples of possible compatible land use.

We are hopeful that the Planning Commission will deny the permit. Doing so does not deny the ability of Verizon to upgrade its service, but instead gives them the opportunity to select an alternative site which is more congruent with their business objectives and less intrusive in the community.

Sincerely,



Mr. and Mrs. Dirk Vander Laan  
5504 Parkfield Ct.  
Sacramento, CA 95822  
393-6506



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Our home at 5504 Parkfield Ct. when we purchased it in 1982.

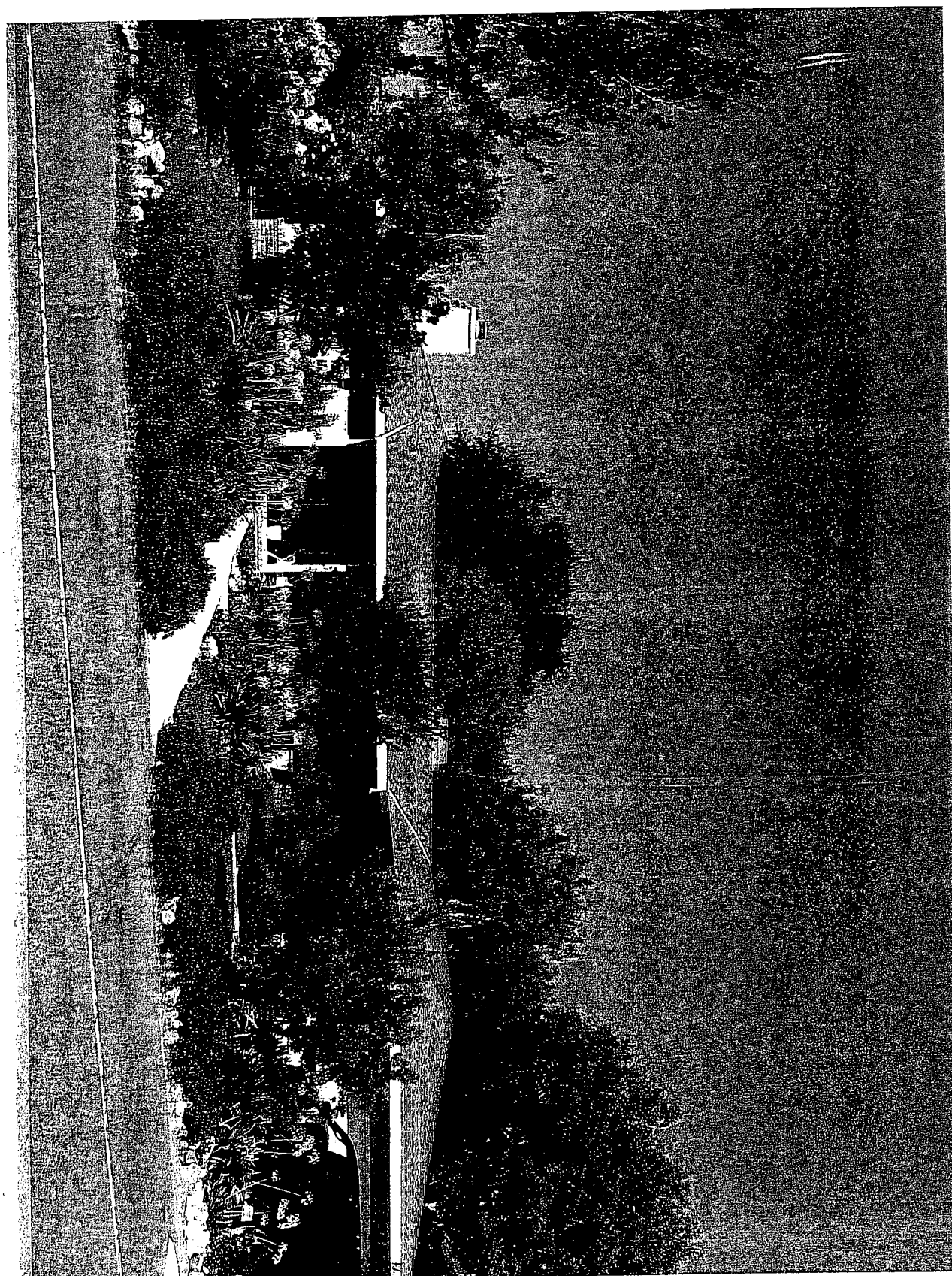




Photo taken with a zoom lens from the street  
near 5517 Parkfield Ct.



Photo taken from southeast corner of 5504 Parkfield Ct.



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Photo taken from the cul-de-sac near 5507 Parkfield Ct.



Photo taken from cul-de-sac  
near 5507 Parkfield Ct.



5500 Parkfield Court, Sacramento, CA 95822

(916)448-2896

February, 2004

# Park Terrace Times

## NEW MEMBERS

Welcome to our newest members:  
**Jeff and Mavis Williams**  
**Debbie and Sampson Wang**

## PRESIDENT'S MESSAGE

As I stated last month, we signed the final contract for the cellular tower project. This still does not mean that it will happen. The wireless server now has to go through the city planning process. But this is a start.

The reason the Board decided to sign the contract is it felt it was their fiduciary responsibility. It would provide the club with a small income stream to be put toward capital improvements. The whole process started two years ago and was initiated by the Futures Committee as a forum to make a strategic plan for the future of the club.

If there is a detriment to the neighbors, it is not the addition of the cellular tower, but the existence of the club itself. The parking lot, tennis court and pool light standards, and stream of members entering and exiting the club by far are the real negative impact on the neighborhood. The addition of the cell tower does not increase the impact.

The Aquatics Committee, through a long process, has selected the Swim Team Coaches for 2004. The staff, as always, will rock. We have new blood and old blood, each complimenting each other. It should be a great staff. May 1<sup>st</sup> is coming up fast.

The Board increased the monthly dues to \$80, which is still a great deal compared to other places. This is an attempt to try to cover our expenses without relying on outside income, such as the recreation program and club rental. The Board may not always like to make decisions such as increasing dues, but we are trying to be responsible guardians. With a 50 year old club, we are coming into the life cycle where big things will need to be replaced and/or enhanced. Fortunately, the club is at full membership and the economy is doing OK. It is time to plan for the future.

I hope everyone had a great January. The snow is pretty tasty and the rides are sweet. Peace out.

**Chris**

Copy of the February, 2004,  
 newsletter sent to members.

## Dues Increase

The Board of Directors voted to increase dues by \$5.00 beginning in March, bringing the monthly rate to \$80.00 (\$70.00 for members at least 62 years of age). Please note the change, especially if you have an automatic payment arrangement.

## LET'S GET TOGETHER

ON SATURDAY, MARCH 13<sup>TH</sup>, COME JOIN FRIENDS, AND PARK TERRACE MEMBERS THAT YOU HAVEN'T SEEN IN AWHILE, FOR AN EVENING OF LIVE MUSIC BY THE *BEAU TONES* (A ROCKIN/BLUES BAND LED BY PT'S OWN, NICK DOCOUS) DESSERTS, CHEESES AND DRINKS!

TIME: 7:30-10:30 (OR 11:00)

PLACE: PT, OF COURSE

COST: \$10.00 PER PERSON

BRING: WINE OR CHAMPAGNE (BEER AND SODA WILL BE PROVIDED)

SIGN-UP: IN THE FRONT OFFICE BY MARCH 6<sup>TH</sup>

IF YOU WOULD LIKE TO HELP OUT OR BAKE A DESSERT, PLEASE CONTACT JENNY HITCHINGS, YOUR PT SOCIAL DIRECTOR, AT 454-9300.

SEE YOU SOON.

## FEBRUARY MEETINGS

Monday, 2/2	7:00pm	Aquatics Committee
Thursday, 2/12	6:45pm	Board of Directors

## CLUB / POOL HOURS

Regular club hours for the month of February are 9am to 8:30pm. The Sacramento Swim Team is still practicing on weekdays from 4:00-7:00pm. There will be two lanes open for Park Terrace lap swimmers during these times.

Our Masters swimmers work out every Monday, Wednesday, and Friday morning at 7:00am. Members who wish to join them (there is a monthly coaching fee) or swim laps on their own at the same time are always welcome. The pool will open for lap swimming at 7:15am on Tuesday and Thursday mornings.

5500 Parkfield Court, Sacramento, CA 95822

(916)448-2896

July, 2004

# Park Terrace Times

## NEW MEMBERS

Welcome to our newest members

Kelly and Irene Montez

Steven Crooks and Cynthia Cooke

## PRESIDENT'S MESSAGE

Only 5 more months until my term is complete. That means only 5 more letters. I think even some people read them. Thank you, I think.

We have had four swim meets, all very successful, with many fast times. The younger kids are getting into the swim of things, getting use to those long swim meet days in the hot sun. The parents are also getting use to it. The next few teams are larger and more competitive, so it is going to get even crazier. Sportsmanship is critical. As Neil Campbell said, "If you lose, say little, if you win say less". Neil was my crew coach in high school and the Canadian Olympic coach - gold medal eight.

Some members of the club met with the City of Sacramento Planning Department and some neighbors. The issue was the plan for the back tennis court expansion and lighting of these courts. Some neighbors voiced concern for the lights, noise, and overall use during the evening. Very legitimate concerns that we hope can be mitigated through sound barriers, time limitations on lights, and overall common courtesy. The Futures Committee is working hard on moving ahead.

We are going headfirst into the summer. Well, I hope no one went head first into the pool last Saturday. For some reason the pool drained and we had to postpone the swim-a-thon. I wonder if it was a ploy by the teenagers of the club, so they didn't have to swim; or maybe it was an angry neighbor.

Let's be good sports; actually let's be super sports. This is in the pool, on the tennis court and with our neighbors. All anyone needs is a little of that PT love.

Peace,

Chris

## JULY MEETINGS

Tuesday, 7/6	7:00pm	Aquatics Committee
Thursday, 7/8	6:45pm	Board of Directors

## PT WEB SITE AND E-MAIL

Park Terrace is developing a web site (Thank you Paul Orebaugh), and ideas for content and photos are welcome! Along with a web site, we are trying to put together a member only e-mail list. This will be a great way for the club to communicate with all the members. If you are interested in being on a PT e-mail list, please leave your address in the front office in the next few weeks.

## Manager's Memo

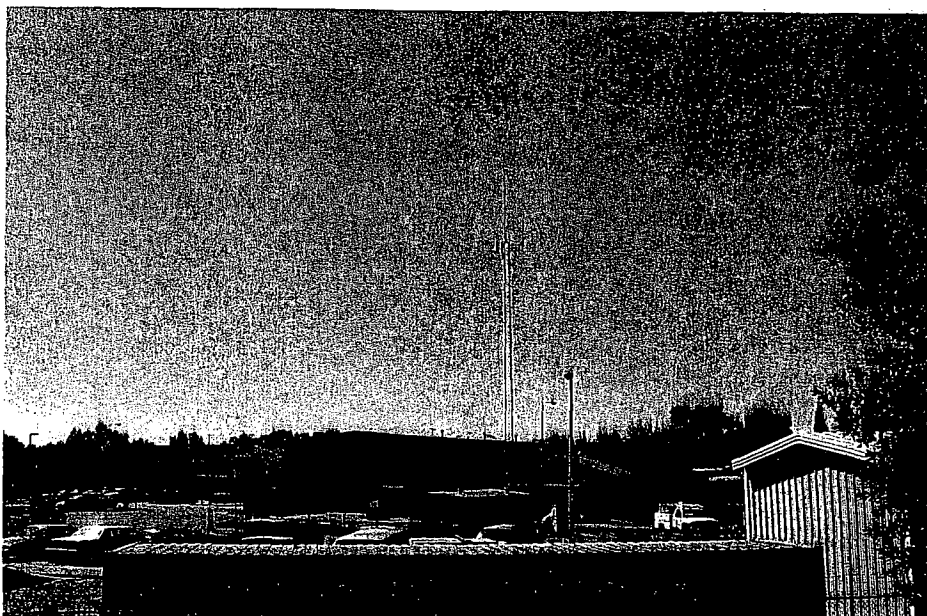
We would like to ask your help with something you can do to help keep the pool clear and the pool filters clean. That is, apply sunscreen to your kids bodies 30 minutes before they are actually going to enter the pool. If you put it on moments before they go in, most of it will wash off into the pool, make it cloudy and gum up the filters. So, please think about it next time. Rich will appreciate it.

Speaking of Rich, while many of us were at the swim meet at Loomis last Saturday morning, Rich was at the club dealing with the loss of more than half the water in our main pool, due to a broken pipe. He arrested the problem, went to his brother's wedding, then left early to return to PT to work on it some more. He couldn't save the Swimathon on Saturday night, but the pool was back up by 1:30pm on Sunday. The swim program hardly broke stride, continuing with the Teriyaki BBQ on Saturday night, then moving the Swimathon to Sunday night. Both events were very successful, thanks to the efforts of all the volunteers and the support of the parents and swimmers, and Rich.

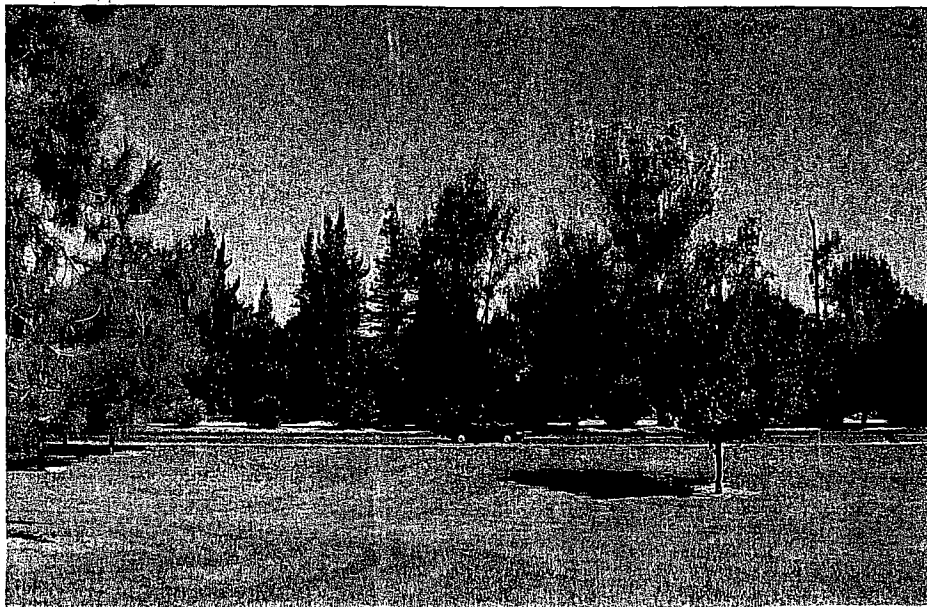
On the other side of the clubhouse, the PT Singles Championships were being contested all weekend, under the direction of tennis pro Arnie Dun. From the deepest men's field ever emerged 18 year old Martin Sawyer with his booming serve. In a final between two serve and volleyers both playing excellent tennis, he bested Ken Iritani in three sets. Read ahead (Arnie's Serve) to see the results of all the other adult and junior tournament play. All in all, an exciting weekend here at PT.

If you are planning a picnic at the club and would like to use more than one picnic table, please call in advance to see if other parties are planned for

888 257 6810  
7-11



View of the City waste water treatment facility on Fruitridge Road showing an existing cellular facility.



180 degree in-place turn view from the above picture showing the backyards of the nearest and only residences in sight.

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VANDER LAAN DRIVE  
5504 PARKFIELD CT  
SACRAMENTO CA 95822



WIRELESS COMMUNICATION FACILITY  
PARK TERRACE  
5500 Park Field Court  
Sacramento, CA 95822  
APN: 016 0280 035 & 024 0071 008

**Proposal:** Verizon Wireless proposes to construct, operate and maintain a wireless communication facility consisting of a new 60' monopole with (2) cylinder radomes that will accommodate up to (12) panel antennas. (6 in each radome) in a manner in which no antennas or coax will be visible to the residents or public. The monopole will also incorporate (2) lamps at approximately 30' to replace the lamps on an existing light pole that will be removed. In addition a new 12' X 30' shelter to house radio equipment associated with the communication site.

**Site Selection:** Verizon was able to locate a large parcel within a predominately residential zoned search area. The proposed parcel is 3.65 acres, thus allowing Verizon to place the facility furthest away from the homes. The facility will be located towards the north-west end of the property. The facility will be replacing an existing light standard and the equipment shelter will be shielded from residential from the existing tennis court fencing.

Verizon seeks to establish the new site to add additional network capacity and to improve coverage within a 1 mile radius circle of the facility. The new site proposed will permit Verizon to handle up to 192 additional calls at any given time in that area. This will decrease the likelihood of dropped calls or inability to originate calls as now occurs during peak usage periods, and will improve in-building call reception in this residential area.

In addition, the Federal Communications Commission mandates to provide adequate in-building coverage and 911 locator service, as well as the additional network capacity to be able to provide new wireless data transmission technology for internet access, instant messaging and related services, also factor in the decision to seek a new site for this area. The improvements are also important to facilitate the use of wireless phones to access the 911 system to assist in dealing with public emergencies such as traffic accidents or criminal activity.

Copy of the information letter sent by Verizon to the neighborhood describing the proposal.

Message

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**Antonio Ablog - Park Terrace Verizon Site**

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**From:** "Brad Kortick" <brad.kortick@epicwireless.net>  
**To:** "Anotonio Ablog" <aablog@cityofsacramento.org>  
**Date:** 10/26/2004 2:50 PM  
**Subject:** Park Terrace Verizon Site  
**CC:** "Bryon Sattler" <bryon.sattler@epicwireless.net>

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BRAD KORTICK  
EPIC WIRELESS GROUP, INC.  
381 S. LEXINGTON DR., SUITE 103  
FOLSOM, CALIFORNIA 95630  
TEL (916) 984-5924  
FAX (916) 984-3866  
MOBILE (916) 983-4271

ANTONIO,

I HAVE HAD THE VERIZON ENGINEER LOOK AT THE PARKSIDE CHURCH CINGULAR SITE YOU MENTIONED THAT THE CITY HAD APPROVED A FEW WEEKS AGO. THE SITE IS SOUTH OF THE INTENDED TARGET AREA SO THE HEIGHT OF THE TOWER NEEDS TO MAINTAIN A HEIGHT OF 90 TO 95 FEET. CINGULAR PROPOSED A 70 FOOT TOWER SO THIS DOESN'T WORK. AT THE PARK TERRACE LOCATION A 70 FOOT POLE WILL WORK. VERIZON HAS A SITE CURRENTLY AT SUTTERVILLE AND EXECUTIVE AIRPORT AND WE ARE TIGHT AS FAR AS PLACEMENT OF A NEW SITE. I WILL BE TALKING AGAIN TO THE NEIGHBORS NEXT WEEK ABOUT OUR LOCATION MOVE FOR THE POLE AND ANY OTHER THINGS WE CAN DO TO MITIGATE THE VIEW FROM THE HOUSES.

THANKS FOR THE HELP.

BRAD