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

File ID: 2025-01983 12/11/2025

Parkside Community Church Monopine (P25-007) [Noticed 11/28/2025; Published 11/26/2025]

File ID: 2025-01983

Location: 5700 South Land Park Drive, Sacramento, CA 95822; 024-0161-012-0000, District 5

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** to approve: 1) CEQA Categorical Exemption per CEQA Guidelines Section 15303 (related to new construction or conversion of small structures); 2) Conditional Use Permit to establish a telecommunications facility within the Single-Unit Dwelling (R-1) zone; and 3) Site Plan and Design Review with a deviation to height development standards to construct a 80-foot-tall monopine telecommunications facility and equipment enclosures on a portion of a ±2.04-acre parcel within the Single-Unit Dwelling (R-1-EA-4) zone.

Contact: Danny Abbes, Associate Planner, (916) 808-5873, dabbes@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, madams@cityofsacramento.org; Community Development Department

Presenter: Danny Abbes, Associate Planner, (916) 808-5873, dabbes@cityofsacramento.org, Department of Community Development

Applicant: American Recess c/o Larry Thom, 85 Keystone Avenue Suite E, Reno, NV 89503

Property Owner: Parkside Community Church, 5700 South Land Park Drive, Sacramento, CA 95822

Attachments:
1-Description/Analysis
2-Background
3-Proposed Findings of Fact and Conditions of Approval
4-Proposed Project Plans
5-Alternative Site Analyses, Coverage Maps, and Visual Simulations
6-Guidelines for Telecommunications Facilities in the City of Sacramento
7-Airport Land Use Commission letter

Description/Analysis

Issue Detail: The applicant is requesting to construct a new 80-foot-tall monopine telecommunications facility and equipment enclosures on a portion of a ±2.04-acre parcel within the Single-Unit Dwelling (R-1-EA-4) zone. The request requires a Conditional Use Permit and Site Plan and Design Review with a deviation to allow the structure to exceed the maximum height in the R-1 zone.

Public/Neighborhood Outreach and Comments: As part of the application review process the proposal was routed July 15, 2025 to South Land Park Neighborhood Association and Pocket-Greenhaven Riverfront Association. Staff did not receive a response from either neighborhood group.

All property owners and residents within 500 feet of the site were sent notification of this hearing including the date, time, location, staff contact, and participation details. The project site was also posted with the same information for this hearing. At the time of writing this report, staff has not received any comments from any community group or individual member of the public.

Policy Considerations:

2040 General Plan

The 2040 General Plan designation for this site is Neighborhood (N). This designation is intended to maintain and enhance livability and sense of place. Allowable uses include compatible public and quasi-public, which provides for the development of telecommunication facilities.

The project is consistent with the General Plan because it supports multiple policies within the Public Facilities and Safety element (shown below) by providing upgraded telecommunications service that will serve area residents, employees, business owners, and emergency response systems.

Goal PFS-6. Telecommunications. State-of-the-art telecommunication infrastructure and services throughout the city that connect Sacramento households, businesses, and public agencies to each other, the nation, and the world.

> **Policy PFS-6.1 Access and Availability.** The City shall work with [telecommunication] service providers to expand access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the city.

Staff Response: The proposed telecommunications facility will bolster telecommunications services in an area that needs additional upgrading and services. The proposed facility would expand access to wireless telecommunications services for residents, employees, visitors, businesses, agencies, and

emergency response within South Sacramento neighborhoods.

> **Policy PFS-6.3 Adequate Facilities and Services.** The City should work with utility companies to leverage City infrastructure to close gaps to allow areas that are not served by current telecommunication technologies to obtain service and explore providing strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.

Staff Response: Though not located on City infrastructure or in a newly developing area, the proposed project meets an intent of this policy to reduce telecommunication service gaps and provide current technology.

> **Policy PFS-6.4 Co-Location.** The City shall encourage compatible co-location of telecommunication facilities such as existing macro sites and shall work with communication service providers to provide opportunities for siting telecommunications facilities on City-Owned property, such as existing light poles, and in public rights-of-way.

Staff Response: Though not located on City property, the proposal includes opportunity for co-location, potentially reducing future need for additional infrastructure and time to provide state-of-the-art service.

Goal PFS-1. Responsive police and fire services that ensure a high level of public safety.

> **Policy PFS-1.13 Technology to Improve Safety.** The City shall evaluate, and seek to invest in, and incorporate new technologies and innovations that enhance the efficient, cost-effective delivery of public safety services.

Staff Response: The proposed project strengthens the communication system between South Sacramento citizens and public safety services.

Land Park Community Plan

The project site is within the Land Park Community Plan area; no community plan policies address the subject site.

<u>200-Year-Flood Protection</u>

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone,

the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Environmental Considerations: The City of Sacramento's Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is categorically exempt from the provisions of the California Environmental Quality Act, under Class 3, Guidelines Section 15303, which exempts projects that consist of the construction and location of new, small structures and or facilities, and includes "the installation of small new equipment and facilities in small structures." The proposed cell tower and associated equipment, stealthily disguised as a pine tree, fits within this exemption.

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

Rationale for Recommendation: Staff recommends the Commission approve the requested entitlements based on the findings of fact and subject to the conditions listed in Attachment 3, since the new telecommunications facility is 1) stealthily designed as a pine tree to blend with surroundings, 2) able to accommodate multiple, co-locating telecommunications service providers, and 3) consistent with General Plan policies that encourage the provision of state-of-the-art telecommunications facilities for households, businesses, institutions, and public agencies.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

Background Information and Entitlement History

The project site is a ±2.04-acre parcel that includes Parkside Community Church and Land Park Montessori pre-school. In front of the church along South Land Park Drive is an existing bell tower telecommunications facility, approved in 2004 (P04-082) and constructed in 2005, to house T-Mobile antennas. The bell tower is not capable of collocation. The applicant is proposing a new stealth monopine telecommunications facility capable of hosting multiple carriers and solving a T-Mobile coverage gap. In June of 2021, the Planning and Design Commission approved a substantially similar request for an 80-foot monopine in the same location, but the approval expired.

Surrounding Land Use Context

The site is surrounded by Belle Coolidge Park and Library to the north, a commercial complex to the south, and residential development to the east and west. The project would increase T-Mobile cellular coverage for the South Land Park and Pocket-Greenhaven neighborhoods.

Figure 2: Aerial view of subject site (Google)

Table 1: Project Information

General Plan designation:	Neighborhood (N)
Existing zoning:	Single-Unit Dwelling (R-1)
Existing use:	Church
Property area:	±2.04 acres
Proposed telecommunications facility areas:	±484 square foot monopine enclosure at southwest corner of pre-school parking area and ±250 square foot T-Mobile lease area at northwest corner of church parking area

Siting and Design

T-Mobile's radio-frequency engineers have identified a coverage and capacity gap within the area. The new site will improve cellular service coverage for area residents, businesses, institutions, and public agencies including emergency responders.

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

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

While a new monopole design is the least favored option in the City's development guidelines pertaining to cellular facilities, the applicant could not find a location that fit the preferred siting criteria and is requesting to construct a new 80-foot tall monopine telecommunications facility capable of collocating two antenna arrays. The applicant provided a list of other considered sites which can be found as Attachment 5 of this report. City staff believes the proposed design is compatible with the area, which includes multiple mature pine trees, to ensure the cellular facility will blend with its surroundings. Staff finds the design consistent with City-adopted design guidelines to reduce antenna visibility as much as possible through stealth design. The Siting and Design Guidelines for Telecommunications Facilities in the City of Sacramento can be found as Attachment 6.

Entitlement Review

Conditional Use Permit (CUP)

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area. The proposed new telecommunications facility requires Planning and Design Commission approval within the Single-Unit Dwelling (R-1-EA-4) zone.

Staff supports the telecommunications facility at the location since it is sensitively designed, will provide increased coverage for area users, and will not interfere with surrounding uses.

Execute Airport Overlay Zone

The project site is located within the Executive Airport overflight zone (EA-4) which is the area under the traffic pattern and is the least restrictive of the EA Overlay zones. The Airport Land Use Commission for Sacramento County, which functions under the Sacramento Area Council of Governments, issued a letter (Attachment 7) stating that this project proposal is compatible with noise, safety and airspace policies.

Site Plan and Design Review

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the project complies with the relevant development standards of the underlying zone, the R-1 zone, in addition to making sure the horizontal and vertical design of the development is compatible and complementary to surrounding development.

The applicant is proposing a new stand-alone 80-foot-tall monopine telecommunications facility with a T-Mobile antenna array at a 69-foot centerline and space for a future antenna array at a 58-foot centerline. Access to the facility and the lease area will be provided via 35th Avenue and South Land Park through existing on-site parking lots. Table 2 below illustrates project details compared to development standards.

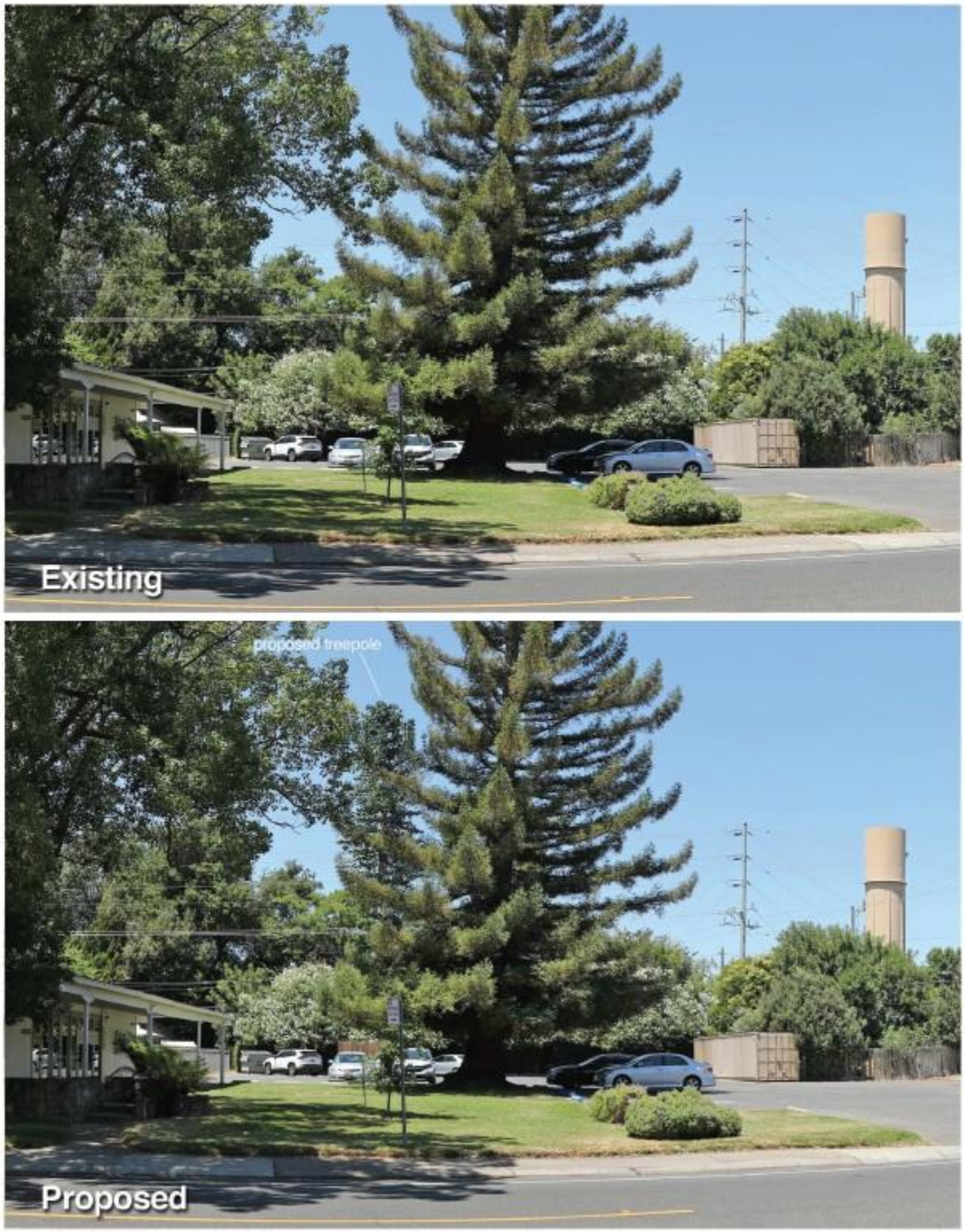
Table 2: Single-Unit Dwelling (R-1) Development Standards

Standard	**Required**	**Proposed**	**Deviation**
Setbacks	Front: Behind Wall of Main Building Rear: Min 15' Interior-side: Min 5' Street-side: Min 12.5'	Front: Behind Wall of Main Building Rear: > 15' Interior-side: > 5' Street-side: > 12.5'	No
Lot Coverage	Maximum 40%	< 40%	No
Height	Maximum 35'	80'	Yes

As shown in Table 2, the project complies with relevant setback and lot coverage development standards of the Planning and Development Code except for height. Staff supports the height deviation since the proposed design disguises telecommunications equipment within a monopine tower that blends in with the surrounding area.

Figure 3: Photo simulation looking northwest from South Land Park Drive and 35th Avenue

Figure 4: Photo simulation looking east from South Land Park Drive



Proposed Findings of Fact and Conditions of Approval
Parkside Community Church Monopine (P25-007)
5700 South Land Park Drive, Sacramento, CA 95822

Findings of Fact:

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

1. The proposed project at 5700 South Land Park Drive (P25-007) is exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15303, which exempts projects that consist of the construction and location of new, small structures and facilities, and includes "the installation of small new equipment and facilities in small structures." The project fits within this exemption as it consists of the installation of a small new telecommunications facility on a ±2.04-acre parcel in the Single-Unit Dwelling (R-1-EA-4) zone, where the use is allowed.

B. Conditional Use Permit to establish a new telecommunications facility within the Single-Unit Dwelling (R-1) zone is approved based on the following findings of fact:

1. The proposed telecommunications facility and its operating characteristics are consistent with the goals and policies of the General Plan land use designation Neighborhood which allows for compatible public and quasi-public uses, which would include new telecommunications facilities that provide state-of-the-art telecommunications systems to the residents, businesses, institutions, and public agencies of Sacramento. The site is not subject to a specific plan or a transit village plan.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the Single-Unit Dwelling (R-1) zone, and of all other provisions of this title and this code in that a new telecommunications facility is a permitted use within the R-1 zone with the approval of a Conditional Use Permit.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities in that the project has been reviewed by City Departments including Public Works and Utilities to ensure compliance with standards.

4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working,

visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposed monopine design disguises telecommunications equipment.

C. Site Plan and Design Review with a deviation to height development standards to construct a new 80-foot-tall monopine telecommunications facility and equipment enclosures on a portion of a ±2.04-acre parcel within the Single-Unit Dwelling (R-1-EA-4) zone is approved based on the following findings of fact:

1. The design, layout, and physical characteristics of the proposal are consistent with the general plan and any applicable specific plan or transit village plan in that the proposed new telecommunications facility meets the 2040 General Plan's policy to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the city. There is no applicable specific or transit village plan.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards, or if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards, in that the proposed project is consistent with applicable design standards of the Guidelines for Telecommunication Facilities that encourage proposed equipment is screened from public view and intended to support future existing pole collocation. The purpose and the intent of a height standard is to ensure that proposed development maintains a general, uniform scale. In this case, the telecommunications facility is proposed to exceed the maximum height in the R-1-EA-4 zone by 45 feet, for a maximum height of 80 feet. The proposed height is consistent with the purpose and intent of the height standard in that the monopole is narrow and disguised as a pine tree. The design of the facility will blend with the surrounding area context which includes several pine trees.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the site is accessible via 35th Avenue and South Land Park Drive driveways.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that telecommunications equipment is disguised from public view as a pine tree.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the site is located within an urban environment and will utilize existing road and utility infrastructure.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the telecommunications facility is stealthily designed as a pine tree and will improve cellular service for area businesses, residents, and first responders.

D. The 200-Year Flood Protection

1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2025 Adequate Progress Annual Report accepted by the City Council on October 21, 2025 (Resolution No. 2025-0282).

CONDITIONS OF APPROVAL

Conditional Use Permit

B. The **Conditional Use Permit** to establish a new telecommunications facility within the Single-Unit Dwelling (R-1) zone is **approved** subject to the following conditions:

PLANNING

B1. The project shall be constructed per the approved plans and these conditions of

approval.

B2. The overall height of the telecommunications facility shall not exceed 80 feet.

B3. The proposed antennae shall be mounted at the 69-foot and 58-foot centerlines and shall not extend above the height of the monopine telecommunications facility. Modification of proposed antenna equipment centerlines shall require Planning approval.

B4. The facility shall substantially conform in appearance to the attached renderings.

B5. All cables associated with the telecommunications facility shall run inside the tower and/or inside conduit and shall not be visible on the outside of the tower, nor on the ground. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower at the point of attachment.

B6. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare.

B7. All uses shall be conducted wholly within the equipment enclosure areas designated on the site plan.

B8. Should the applicant discontinue operation of the telecommunications facility, the applicant will be responsible for the removal of all equipment, including but not limited to the: tower; equipment cabinets, antennas, cables, concrete pad, access gates, masonry wall and telephone and power lines to the facility within six months of termination.

B9. The applicant shall inspect the site at least once a quarter to ensure the site is maintained. The applicant shall include removal of faux PVC branches and PVC pine needles that have fallen to the ground to prevent entry into the City's storm drain system and make repairs to any wall/fence or equipment damage discovered from the quarterly inspections.

B10. Any graffiti painted or marked upon the premises shall be removed or painted over in a timely manner. The site shall be posted with contact information including a phone number to address any graffiti removal requests and any other potential nuisance associated with the cell site operation.

B11. The operator shall be responsible for the removal of all litter from the site.

B12. The applicant shall obtain all necessary building permits prior to commencement of construction.

B13. Consistent with TIA-222-G and TIA-222-H standards related to maintenance and condition assessment, inspections shall be performed, at a minimum, once every five years for the self-supporting tower. Due to natural element/weather conditions and cycles, T-Mobile, and/or future Operators, shall be obligated to maintain the branching in good repair and provide planning staff a photo every year during December verifying that the facility is in good condition.

Final determination of branching condition shall be subject to Planning Division staff. Annual branch condition photos shall be sent via e-mail to planning@cityofsacramento.org

B14. The site shall be posted with industry standard high voltage and RF Safety signage.

Fire Department

B15. Any modifications to the facility must be done under permit by way of plan review for compliance to the Fire and Building codes.

B16. Obtain an operational permit from the Sacramento City Fire Prevention Division for the storage, use and handling of flammable/combustible liquids. Contact (916) 808-1300.

SMUD

B17. SMUD has existing overhead 69kV and 12kV facilities on west and 12kV overhead on north of the project side that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

B18. SMUD has existing underground 12kV facilities within the project boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

B19. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

B20. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

B21. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

B22. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

B23. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

B24. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

B25. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

Department of Utilities (DOU)

B26. There are multiple City sanitary sewer, drainage, and water mains within multiple easements totaling 100-foot from the western property line. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sanitary sewer or drainage pipelines or anywhere within the associated utility easements. (Note: The above-mentioned public mains include an 18-inch sewer force main, 54-inch, 96-inch, and 78 drainage Force mains and a 6-inch water main. There is an 8-inch public water main located adjacent to the western property line.)

B27. Dry and private utilities shall not be located on top of City facilities and/or within the associated utility easements. The proposed Crown Castle and T-Mobile 6-foot Non-exclusive Utility Easement is not permitted to overlap the existing easements.

B28. Prior to design the applicant shall field verify the exact location of all City mains and show these utilities with the distances dimensioned from the property line and proposed dry utilities on the construction plans. The Department of Utilities Field Services will assist the applicant in field verifying the location of City Utilities. The applicant should call the following for assistance: Customer Service at (916) 808-5454.

B29. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

Site Plan and Design Review

C. The **Site Plan and Design Review** with a deviation to height development standards to construct a new 80-foot-tall monopine telecommunications facility

and equipment enclosures on a portion of a ±2.04-acre parcel within the Single-Unit Dwelling (R-1-EA-4) zone is approved subject to the following conditions:

Planning

C1. The project shall be constructed per the approved plans and these conditions of approval.

C2. New equipment enclosure areas shall be constructed with minimum 6-foot solid masonry walls.

C3. The overall height of the telecommunications facility shall not exceed 80 feet.

C4. The proposed antennas shall be mounted at the 69-foot and 50-foot centerlines and shall not extend above the height of the monopine telecommunications facility.

C5. The facility shall substantially conform in appearance to the attached renderings.

C6. All cables associated with the telecommunications facility shall run inside the tower and/or inside conduit and shall not be visible on the outside of the tower, nor on the ground. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower at the point of attachment.

C7. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare.

C8. All uses shall be conducted wholly within the equipment enclosure areas designated on the site plan. The equipment area shall be enclosed with wood fencing.

C9. Should the applicant discontinue operation of the telecommunications facility, the applicant will be responsible for the removal of all equipment, including but not limited to the: tower; equipment cabinets, antennas, cables, concrete pad, access gates, masonry wall and telephone and power lines to the facility within six months of termination.

C10. The applicant shall obtain all necessary building permits prior to commencement of construction.

Department of Utilities (DOU)

C11. There are multiple City sanitary sewer, drainage, and water mains within multiple easements totaling 100-foot from the western property line. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sanitary sewer or drainage pipelines or anywhere within the associated utility easements. (Note: The above-mentioned public mains include an 18-inch sewer force main, 54-inch, 96-inch, and 78 drainage Force mains and a 6-inch water main. There is an 8-inch public water main located adjacent to the western property line.)

C12. Dry and private utilities shall not be located on top of City facilities and/or within the associated utility easements. The proposed Crown Castle and T-Mobile 6-foot Non-exclusive Utility Easement is not permitted to overlap the existing easements.

C13. Prior to design the applicant shall field verify the exact location of all City mains and show these utilities with the distances dimensioned from the property line and proposed dry utilities on the construction plans. The Department of Utilities Field Services will assist the applicant in field verifying the location of City Utilities. The applicant should call the following for assistance: Customer Service at (916) 808-5454.

C14. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

SMUD

C15. SMUD has existing overhead 69kV and 12kV facilities on west and 12kV overhead on north of the project side that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

C16. SMUD has existing underground 12kV facilities within the project boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

C17. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

C18. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

C19. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

C20. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.)

C21. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

C22. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

C23. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

Sacramento Area Sewer District (SASD)

C24. SacSewer requires continuous access to its pipelines and facilities for maintenance and emergencies. Any use or improvement restricting SacSewer's access to easements, pipelines, or facilities will not be permitted. SacSewer requires review and approval of all improvement plans associated with the subject entitlement.

C25. Pursuant to SacSewer's easement rights, permanent structures, sound walls, footings, telecommunication facilities, deep-rooted trees, trees with a mature growth of more than five feet in height, oak trees, and other environmentally protected species will not be permitted within the existing SacSewer easement area.

ADVISORY NOTES:

1. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof. (DOU)

2. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

3. SacSewer has the 18” – 24” City Sump 55 Force Main (SacSewer operating system N27) and associated easements within the proposed project's boundaries. The subject facility is owned by SacSewer and maintained by the City.

4. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $146. This project proposes a total of 664 square feet of Industrial development. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of $0.22 per square foot for industrial projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

T-MOBILE WEST LLC

CROWN CASTLE

T-Mobile®

SN084 LAND PARK CHURCH
5700 S. LAND DRIVE, SACRAMENTO, CA 95822

BUN 827999

PROJECT - CELL TOWER REPLACEMENT
5700 S. LAND PARK DRIVE, SACRAMENTO, CA 95822

SC14084Z

RFDS VER#: 6_12/06/2024

PROJECT DESCRIPTION

A MODIFICATION TO AN (E) UNMANNED CROWN CASTLE TELECOMMUNICATION FACILITY CONSISTING OF:

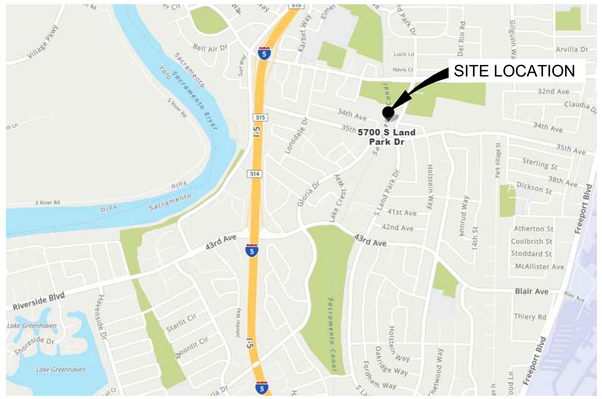
- REMOVING (6) (E) T-MOBILE ANTENNAS FROM (E) STRUCTURE & INSTALLING (6) (N) ANTENNAS ON (N) MONOPINE
- RELOCATING (E) T-MOBILE LINES/CONDUITS FROM (E) GROUND EQUIPMENT LOCATION TO THE (N) MONOPINE
- REMOVING & REPLACING (E) T-MOBILE 6102 CABINET W/ (N) 6160 CABINET W/ (2) (N) RP6651 & (N) CSR IXRE ROUTER
- INSTALLING (N) CROWN CASTLE 3'x5' U/G VAULT
- INSTALLING (N) CROWN CASTLE 80'-0" MONOPINE INSIDE (N) CROWN CASTLE 22'-0"X22'-0" FENCE LEASE AREA
- INSTALLING (6) (N) T-MOBILE ANTENNAS
- INSTALLING (6) (N) T-MOBILE RADIO UNITS
- INSTALLING (2) (N) 6x24 HYBRID CABLES 80M

NOTE: NO TREES TO BE REMOVED AS PART OF THIS PROJECT.
GROUND SCOPE OF WORK TO BE PERFORMED BY CROWN

PROJECT INFORMATION

SITE NAME:	LAND PARK CHURCH	PROPERTY OWNER:	PARKSIDE COMMUNITY CHURCH 5700 S. LAND PARK DRIVE SACRAMENTO, CA. 95822
CROWN CASTLE SITE #:	BU# 827999		
SITE #:	SC14084Z	APPLICANT:	T-MOBILE WEST LLC 1200 CONCORD AVE, SUITE 500 CONCORD, CA 94520
COUNTY:	SACRAMENTO		
JURISDICTION:	CITY OF SACRAMENTO	PROJECT MANAGER:	CROWN CASTLE ATTN: CANDICE CONGER (925) 737-1098 CANDI.CONGER@CROWNCASTLE.COM
APN:	024-0161-010		
SITE ADDRESS:	5700 S. LAND PARK DRIVE SACRAMENTO, CA 95822	CONSTRUCTION CONTACT:	CROWN CASTLE ATTN: RICH GRIFFITH (916) 201-3810
CURRENT ZONING:	R-1 (SINGLE FAMILY)		
CONSTRUCTION TYPE:	V-B	D&S PROJECT MANAGER:	CROWN CASTLE ATTN: ALEXANDER LEW (949) 259-7119
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 31' 17.98" NAD 83		
LONGITUDE:	W 121° 30' 45.30" NAD 83		

VICINITY MAP



DRIVING DIRECTIONS

FROM: ONE PARK PLACE, SUITE 300, DUBLIN, CA 94568
TO: 5700 S. LAND PARK DRIVE, SACRAMENTO, CA 95822

1.	HEAD SOUTH ON PARK PL TOWARD DUBLIN BLVD	118 FT
2.	TURN LEFT ONTO DUBLIN BLVD	0.1 MI
3.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO HACIENDA DR	0.4 MI
4.	TURN RIGHT TO MERGE ONTO I-580 E TOWARD STOCKTON	0.2 MI
5.	MERGE ONTO I-580 E	17.9 MI
6.	KEEP LEFT ON I-205 E, FOLLOW SIGNS FOR I-205 E/TRACY/STOCKTON	14.5 MI
7.	MERGE ONTO I-5 N	55.5 MI
8.	TAKE EXIT 515 FOR SEAMAS AVE TOWARD FRUITRIDGE RD	0.2 MI
9.	TURN RIGHT ONTO SEAMAS AVE	0.5 MI
10.	TURN RIGHT ONTO S LAND PARK DR DESTINATION WILL BE ON THE RIGHT	0.2 MI

END AT: 5700 S. LAND PARK DRIVE, SACRAMENTO, CA 95822

ESTIMATED TIME: 1 HOUR 50 MINUTES ESTIMATED DISTANCE: 94.7 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
T-1.2	NOTES	-
C-1	CROWN CASTLE AS-BUILT SURVEY	-
C-2	CROWN CASTLE AS-BUILT SURVEY	-
C-3	CROWN CASTLE AS-BUILT SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	EQUIPMENT PLAN	-
A-2.1	MONOPINE PLAN	-
A-2.2	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-3.2	ELEVATIONS	-
A-4.1	DETAILS	-
S-1.1	STRUCTURAL NOTES & DETAILS	-
E-1.1	ELECTRICAL PLAN	-
G-1.1	GROUNDING PLANS	-

SHEET	DESCRIPTION	REV
MONOPOLE DRAWINGS BY OTHERS (FOR REFERENCE ONLY) (03/08/23)		
PF1	PRODUCT INFORMATION & NOTES	-
PF2	POLE ELEVATION	-
PF3	DETAILS	-

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL "CALL BEFORE YOU DIG" 811
NATIONWIDE UNDERGROUND SERVICE ALERT

Issued For:

LAND PARK CHURCH

5700 S. LAND PARK DRIVE
SACRAMENTO, CA 95822

PREPARED FOR

T-Mobile®

1200 CONCORD AVE, SUITE 500
CONCORD, CA 94520

Vendor:

CROWN CASTLE

T-MOBILE SITE NO:	SC14084Z
PROJECT NO:	BU 827999
DRAWN BY:	S. DAVIS
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	11/20/25	CLIENT REV	J.Z.
4	07/10/25	CLIENT REV	S.V.
3	03/04/25	CD 95%	S.V.
2	02/21/25	CLIENT REV	S.V.
1	01/28/25	CLIENT REV	S.D.
0	01/15/25	CD 90%	S.D.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED 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 REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

CONSTRUCTION NOTES

1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2022 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2022 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING. INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
8. CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

CONCRETE CORE/DRILLING NOTES

1. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED OR POST-TENSIONED REINFORCED CONCRETE (MILD REINFORCED), USE CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE (E) REINFORCING BARS. WHEN INSTALLING ANCHORS INTO (E) PRE-STRESSED OR POST-TENSIONED CONCRETE LOCATE THE PRE-STRESSED OR POST-TENSIONED TENDONS BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, AT POINT OF PENETRATION, PRIOR TO INSTALLATION. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
2. WHEN CORING EXISTING REINFORCED CONCRETE OF ANY CONSTRUCTION TYPE (PRE-STRESSED, POST-TENSIONED OR MILD REINFORCED), LOCATE THE EXISTING REINFORCING BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, PRIOR TO CORING. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING ANY REINFORCING DURING CORING. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE CORE. THE MAXIMUM SIZE OF ANY CORE IS TO BE 6" DIAMETER AND THE MINIMUM SPACING BETWEEN CORES IS TO BE TWICE THE CORE DIAMETER (I.E. 12" SPACING FOR A 6" DIAMETER CORE).
3. INSPECTOR IS TO BE PRESENT DURING ALL CORE DRILLING OPERATIONS TO VERIFY THAT NO REINFORCING CABLES, TENDONS, OR REBAR HAVE BEEN CUT. (SEE NOTE 5 BELOW)
4. THE INSPECTOR SHALL SUBMIT A WRITTEN REPORT TO THE OWNER.
5. THE INSPECTIONS INDICATED IN NOTES 3 AND 4 ABOVE ARE NOT REQUIRED FOR A CONCRETE FILL OVER METAL DECK APPLICATION WHERE INDICATED ON THE CONSTRUCTION DRAWINGS.

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2022 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_Y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE C (F_Y=50,000 PSI FOR RECT HSS & F_Y=46,000 PSI FOR ROUND HSS PER AISC MANUAL TABLE 2-4) ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_Y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. HIGH STRENGTH BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
6. HIGH STRENGTH BOLT NUTS SHALL BE ASTM A563/A563M AND WASHERS SHALL BE ASTM F436/ F436M.
7. THREADED RODS SHALL BE ASTM F1554, GR 36 U.O.N. BOLTED CONNECTIONS SHALL BE BEARING TYPE.
8. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
9. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
10. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
11. AT ALL WEB STIFFENER PLATES LEAVE ¾"ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
12. U-BOLTS AT ANTENNA & RRU MOUNT TO BE GALVANIZED SAE J429, GRADE 2 WITH J995 NUTS U.O.N.
13. ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
14. ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

TRENCHING NOTES

1. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
2. VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
3. RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
4. RETURN FILL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM STANDARDS.
5. RESTORE CUT CONCRETE OR ASPHALT TO ORIGINAL CONDITION OR BETTER.

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL "CALL BEFORE YOU DIG" 811

NATIONWIDE UNDERGROUND SERVICE ALERT

EXPANSION & EPOXY ANCHORS

1. EXPANSION AND EPOXY ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
2. ALL ANCHORS PROVIDED SHALL BE INCLUDED IN EVALUATION REPORTS OF THE INTERNATIONAL CODE COUNCIL (ICC), AND SHALL BE EVALUATED FOR 2021 IBC MINIMUM REQUIREMENTS IN THE ICC REPORT
3. CONCRETE EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4266 OR APPROVED EQUIVALENT.
4. CMU EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4561 OR APPROVED EQUIVALENT. ANCHORS SHALL BE INSTALLED A MINIMUM OF 1⅜" FROM ANY VERTICAL MORTAR JOINT TYPICAL. ANCHORS TO BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.
5. CONCRETE ADHESIVE EPOXY ANCHORS SHALL BE HIT RE-500 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3814 OR APPROVED EQUIVALENT.
6. GROUT FILLED CMU ADHESIVE EPOXY ANCHORS SHALL BE HIT-HY 200 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4878 OR APPROVED EQUIVALENT.
7. INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSPECTION IN ACCORDANCE WITH THE 2022 CBC, TABLE 1705.3, AND ALL REQUIREMENTS OF THE MANUFACTURER, THE MANUFACTURER'S ICC APPROVAL AND THESE DRAWINGS.
8. EXPANSION ANCHORS SHALL BE 304/316 STAINLESS STEEL U.O.N. EPOXY ANCHOR THREADED ROD SHALL BE ASTM F593 CW1 (316) (¼" TO ⅜") OR F593 CW2 (316) (¾" TO 1½") STAINLESS STEEL U.O.N.
9. LOCATE AND AVOID REINFORCEMENT AND OTHER EMBEDDED ITEMS WHEN INSTALLING ANCHORS, TYPICAL. SEE CONCRETE CORE DRILLING NOTES FOR ADDITIONAL INFORMATION.
10. THE SPECIAL INSPECTOR MUST MAKE PERIODIC INSPECTIONS DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE AND DIMENSIONS, CONCRETE MEMBER THICKNESS, ANCHOR SPACING, EDGE DISTANCES, TIGHTENING TORQUE, HOLE DIAMETER, DEPTH AND CLEANLINESS, ANCHOR EMBEDMENT AND ADHERENCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE NOTE 11 BELOW FOR FREQUENCY OF INSPECTIONS.
11. 50% OF ALL ANCHORS, INCLUDING ALTERNATE BOLTS IN A GROUP OF ANCHORS, SHALL BE INSPECTED PER NOTE 10 ABOVE AND TORQUE TESTED PER THE ICC REPORT TEST VALUES NOTED BELOW:

KB TZ2:

CONCRETE TORQUE TEST VALUES:
⅜"=30 FT LB ½"=40 FT LB ⅝"=60 FT LB ¾"=125 FT LB

CMU TORQUE TEST VALUES:
⅜"=15 FT LB ½"=25 FT LB ⅝"=35 FT LB ¾"=50 FT LB

EPOXY ANCHOR:

CONCRETE TORQUE TEST VALUES:
½"=30 FT LB
(CONCRETE TENSION TEST VALUES TO BE DETERMINED AS NEEDED. A RFI WILL BE ISSUED IF NEEDED DURING CONSTRUCTION TO ESTABLISH THE REQUIRED TENSION TEST VALUES)

RF NOTES

1. ANTENNA PROPAGATION PATH SHOULD BE CLEAR AND SIDE OF ANTENNAS MUST BE RF TRANSPARENT TO MINIMIZE PIM ISSUES.
2. PLEASE MAKE SURE NO RUST ON COMPONENTS AND NO LOOSE CONNECTIONS.
3. ENSURE THERE ARE NO PIM ISSUES DURING INSTALLATION.
4. ANTENNAS CAN'T SHOOT INTO METAL, OTHER OPERATOR ANTENNAS, ANYTHING THAT CAN CAUSE PIM, ETC.
5. NO ANTENNA SHADOWING. ALL ANTENNAS ARE TO BE CO-PLANAR.
6. RADIOS CANNOT TOUCH ANTENNAS.
7. IF THERE IS A PARAPET WALL, THE BOTTOM OF ALL ANTENNAS MUST BE ABOVE THE HIGHEST POINT.
8. CALL OUT THE USE OF THE CONCEALFAB PIM SHIELD KIT.

Issued For:

LAND PARK CHURCH

5700 S. LAND PARK DRIVE
SACRAMENTO, CA 95822

PREPARED FOR

T-Mobile

1200 CONCORD AVE, SUITE 500
CONCORD, CA 94520

Vendor:

CROWN CASTLE

T-MOBILE SITE NO:	SC14084Z
PROJECT NO:	BU 827999
DRAWN BY:	S. DAVIS
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	11/20/25	CLIENT REV	J.Z.
4	07/10/25	CLIENT REV	S.V.
3	03/04/25	CD 95%	S.V.
2	02/21/25	CLIENT REV	S.V.
1	01/28/25	CLIENT REV	S.D.
0	01/15/25	CD 90%	S.D.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

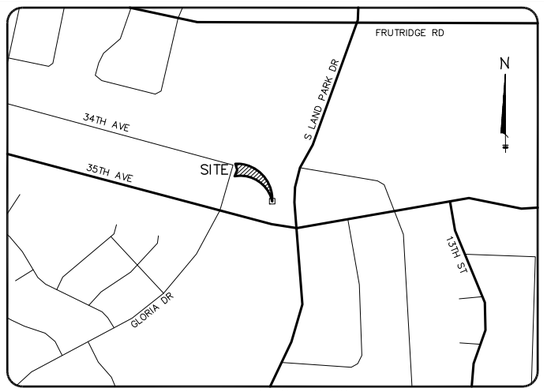
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

NOTES

SHEET NUMBER:

T-1.2



VICINITY MAP NOT TO SCALE

NOTES

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE RECORD AND TITLE INFORMATION. UNLESS NOTED OTHERWISE, PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. NO TITLE REPORT WAS PROVIDED AT THE TIME OF THE SURVEY.

FLOOD NOTE:

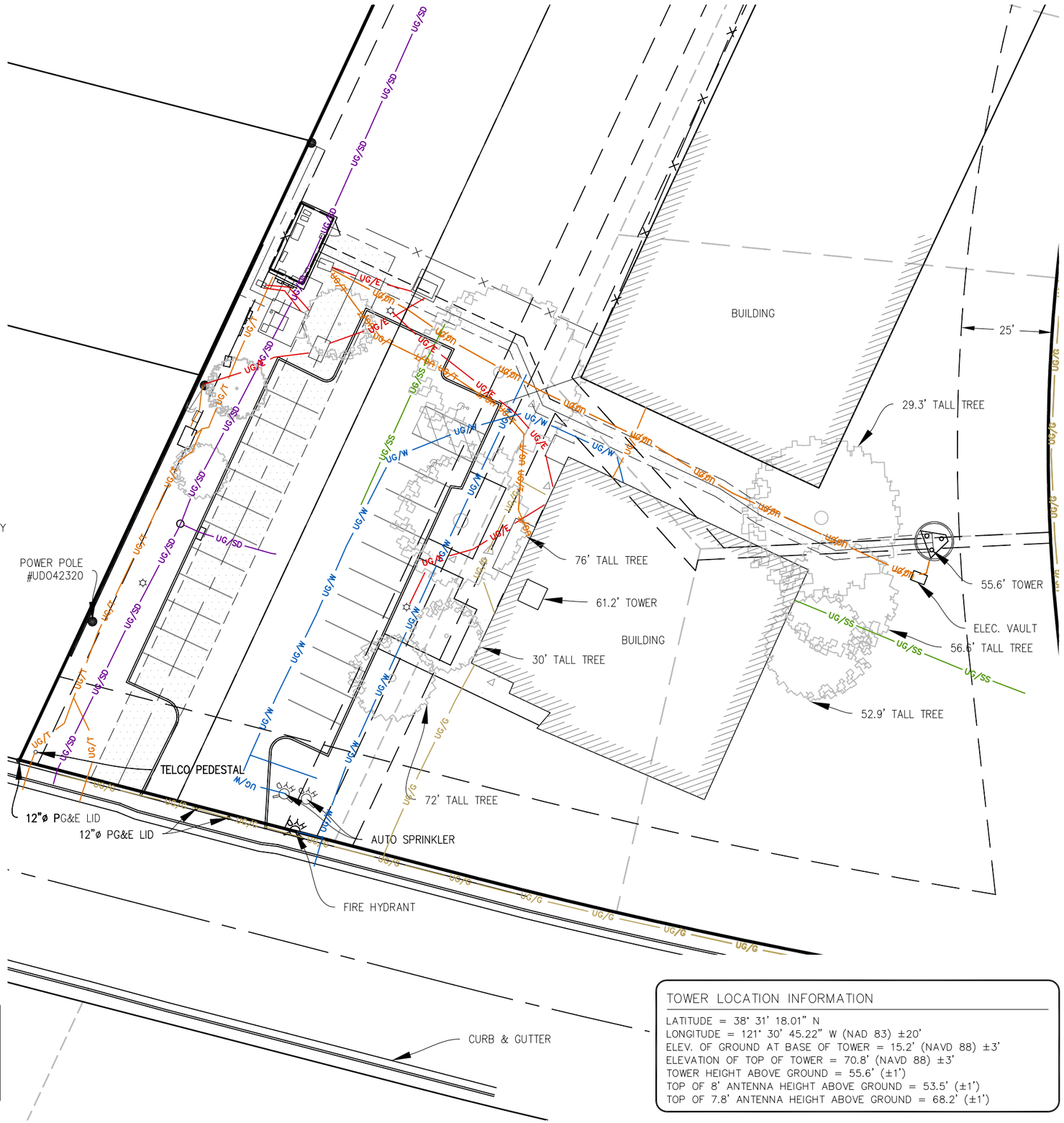
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060266, PANEL NO. 0170H, DATED AUGUST 16, 2012 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONING:

R-1: STANDARD SINGLE FAMILY

LEGEND:

P.O.B.	:POINT OF BEGINNING
P.O.C.	:POINT OF COMMENCEMENT
——×——	:FENCE AS NOTED
—— · · ——	:OVER HEAD UTILITY LINES
●	:POWER POLE
E	:ELECTRIC BOX
M	:ELECTRIC METER BOX
T	:TELCO/ATT BOX
+\00.00	:GROUND ELEVATION
CAB	:EQUIPMENT CABINET



N

— GRAPHIC SCALE —

15 0 15 30 60

1" = 30'

	AREA TABLE	SQUARE FT.	ACREAGE
Ⓐ	PARENT PARCEL	±88321	±2.027
Ⓑ	EQUIPMENT COMPOUND	±230	±0.005
Ⓒ	(E) LEASE AREA	±200	±0.005
Ⓓ	(E) UTILITY EASMENT 1	±978	±0.022
Ⓔ	(E) UTILITY EASMENT 2	±292	±0.007
Ⓕ	ACCESS EASEMENT	±2027	±0.047

TOWER LOCATION INFORMATION

LATITUDE = 38° 31' 18.01" N
LONGITUDE = 121° 30' 45.22" W (NAD 83) ±20'
ELEV. OF GROUND AT BASE OF TOWER = 15.2' (NAVD 88) ±3'
ELEVATION OF TOP OF TOWER = 70.8' (NAVD 88) ±3'
TOWER HEIGHT ABOVE GROUND = 55.6' (±1')
TOP OF 8' ANTENNA HEIGHT ABOVE GROUND = 53.5' (±1')
TOP OF 7.8' ANTENNA HEIGHT ABOVE GROUND = 68.2' (±1')

AS-BUILT SURVEY

PORTION OF LAND BOOK 36, PG. 17
SACRAMENTO COUNTY, CALIFORNIA

CROWN CASTLE

SITE: SN084 LAND PARK CHURCH
BUN: 827999
ADDR.: 5700 S LAND PARK DR
SACRAMENTO, CA 95822
SACRAMENTO COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE SURVEYING, INC.
13430 NW 104th Terrace, Suite A, Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

DRAWN BY: EJ | CHK'D BY: DA | JOB #: 71-686

SURVEYOR'S NOTES

1. BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GEODETIC, DETERMINED BY GPS OBSERVATION.

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS DEPICTED ARE NOT TO SCALE.

SURVEYOR'S CERTIFICATION

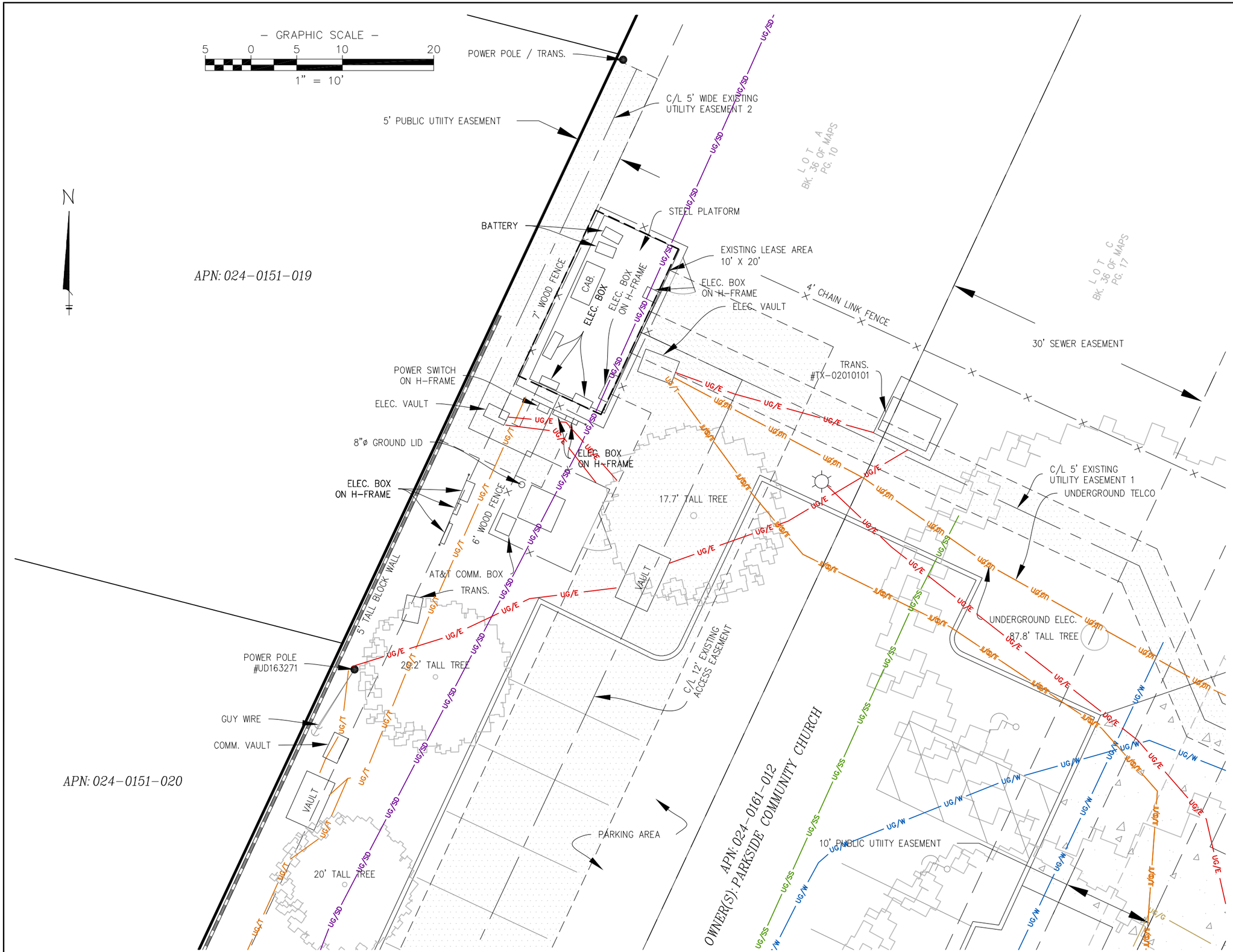
I, d'Artagnan Alba, do hereby certify to Crown Castle, its subsidiaries, affiliates, successors and assigns, and Old Republic National Title Insurance Comapny, that this plat, and the information contained hereon, is a true and accurate representation of a survey that was performed by me, or under my direction and that, to the best of my knowledge, all tower improvements are contained within Crown Castle described area, unless shown otherwise.

SMITHCO SURVEYING ENGINEERING

d'Artagnan Alba
LAND SURVEYOR – CA LS# 9052

Date: 07/21/2021
Revision: 2 10/21/2020

LICENSED LAND SURVEYOR
d'Artagnan Alba
L.S. 9052
STATE OF CALIFORNIA



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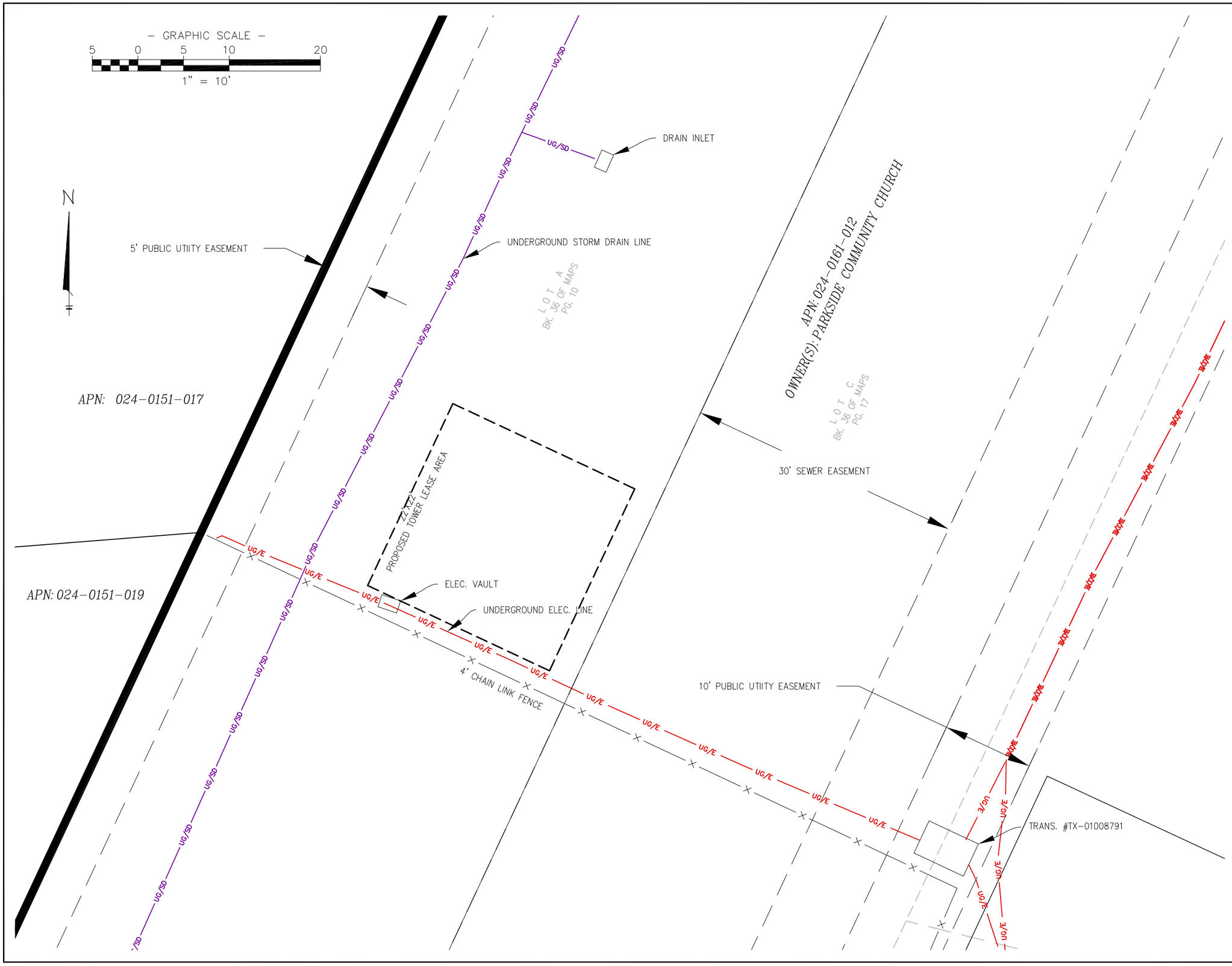

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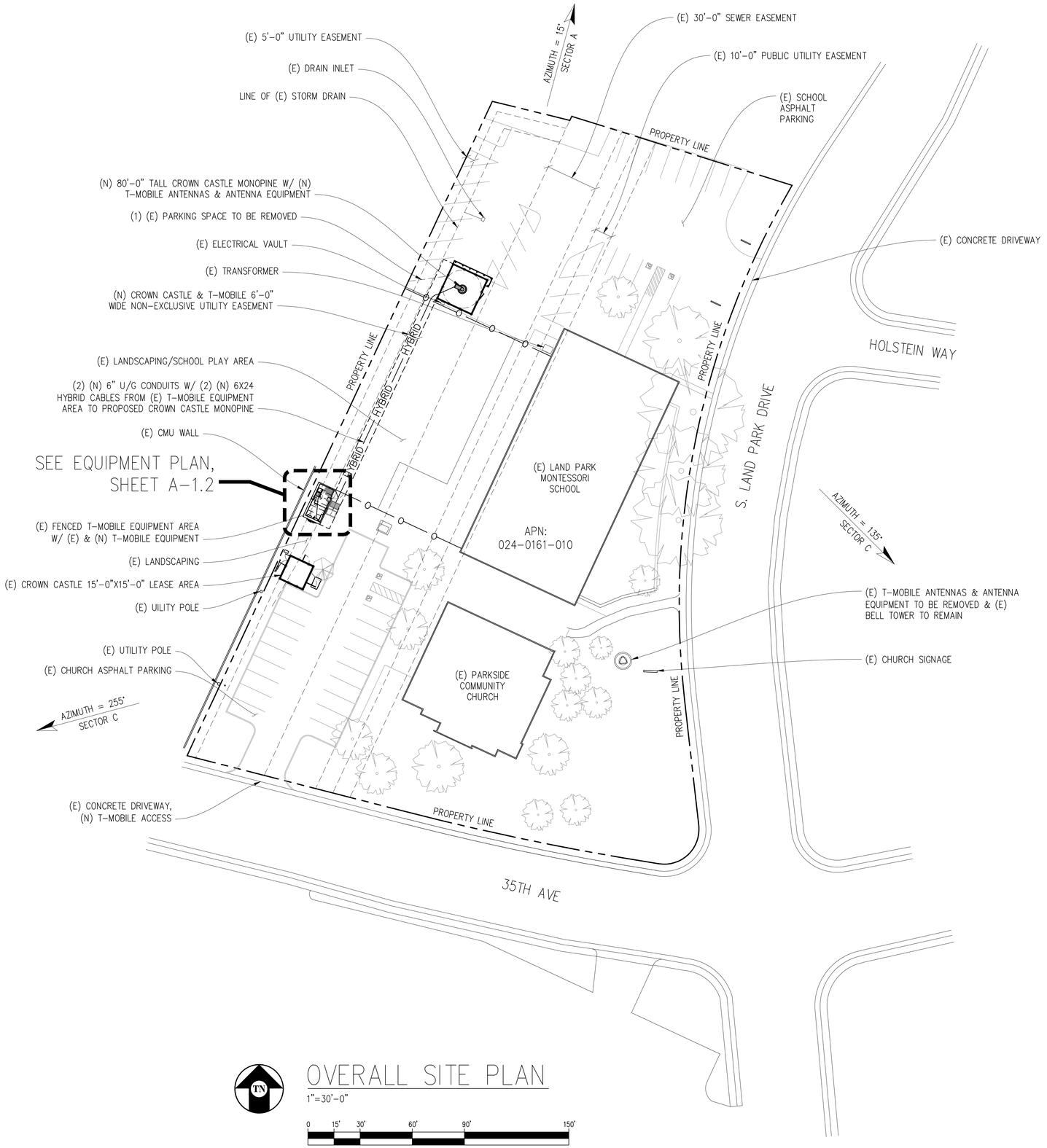

OVERALL SITE PLAN

1"=30'-0"

0 15' 30' 60' 90' 150'

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL
"CALL BEFORE YOU DIG"
811
NATIONWIDE UNDERGROUND SERVICE ALERT

Issued For:

LAND PARK CHURCH

5700 S. LAND PARK DRIVE
SACRAMENTO, CA 95822

PREPARED FOR

T-Mobile

1200 CONCORD AVE, SUITE 500
CONCORD, CA 94520

Vendor:

CROWN CASTLE

T-MOBILE SITE NO:	SC14084Z
PROJECT NO:	BU 827999
DRAWN BY:	S. DAVIS
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

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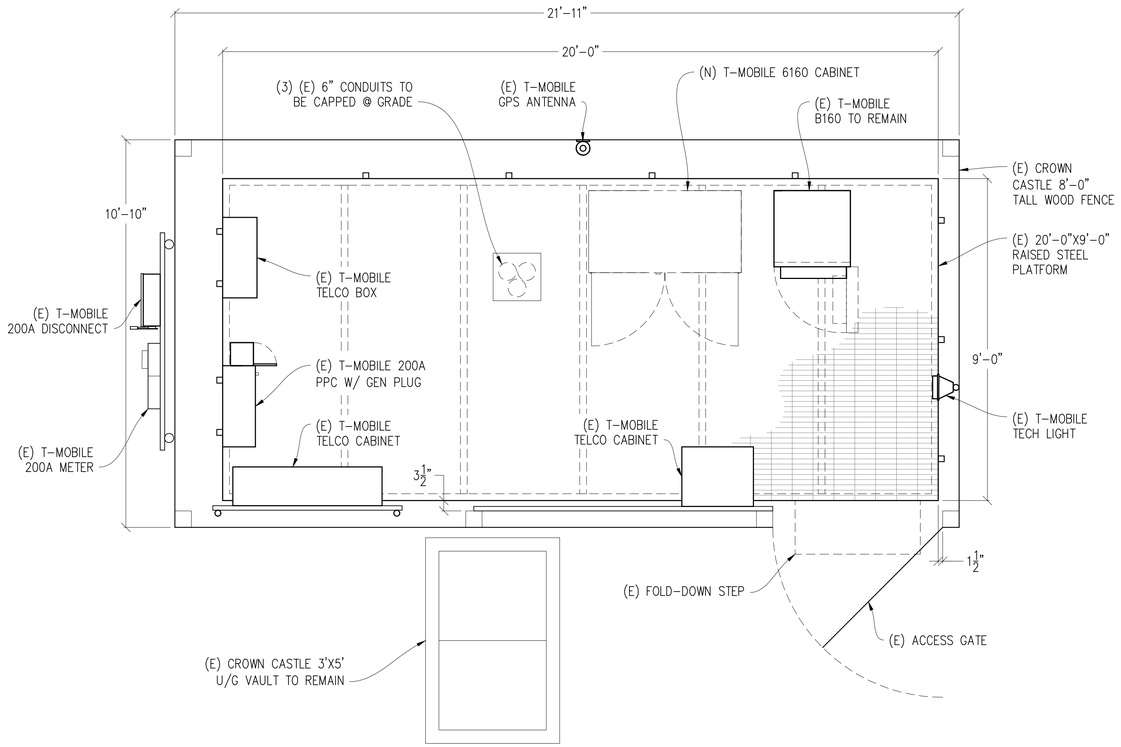
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1

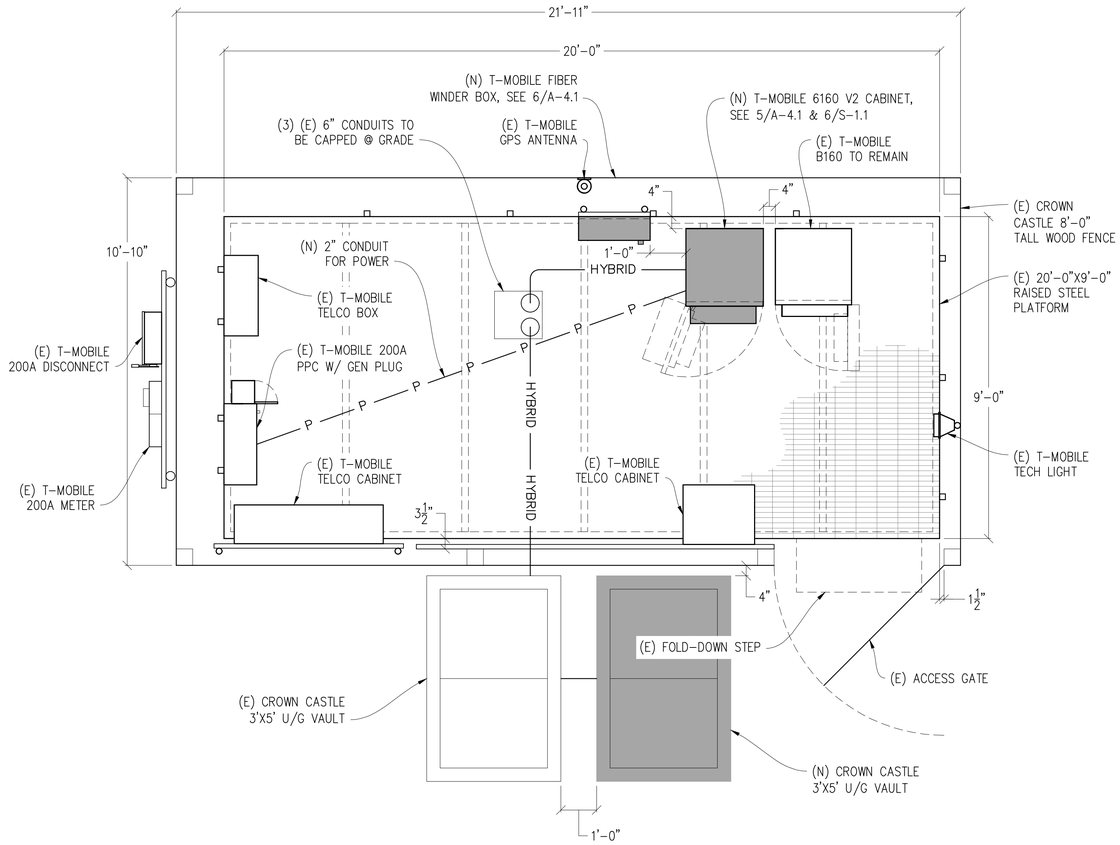


(E) EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

NOTE: NO (N) BATTERIES REQUIRED FOR THIS MODIFICATION.



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CONCORD, CA 94520

Vendor:

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SHEET TITLE:

EQUIPMENT PLAN

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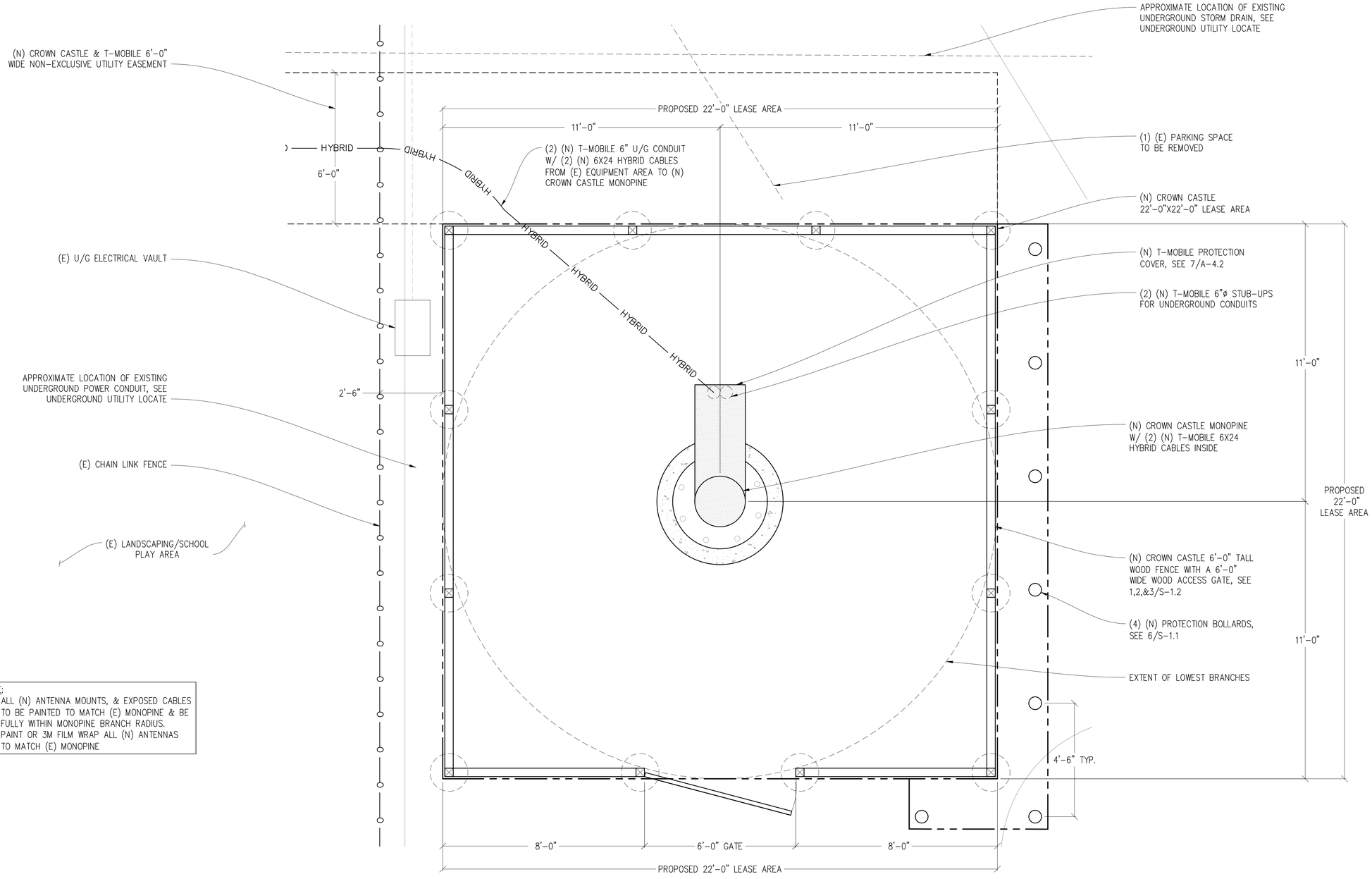

NOTE:
1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (E) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (E) MONOPINE

MONOPINE PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

NOTICE

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SACRAMENTO, CA 95822

PREPARED FOR

T-Mobile

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SHEET TITLE:

MONOPINE PLAN

SHEET NUMBER:

A-2.1

(E) ANTENNA SCHEDULE

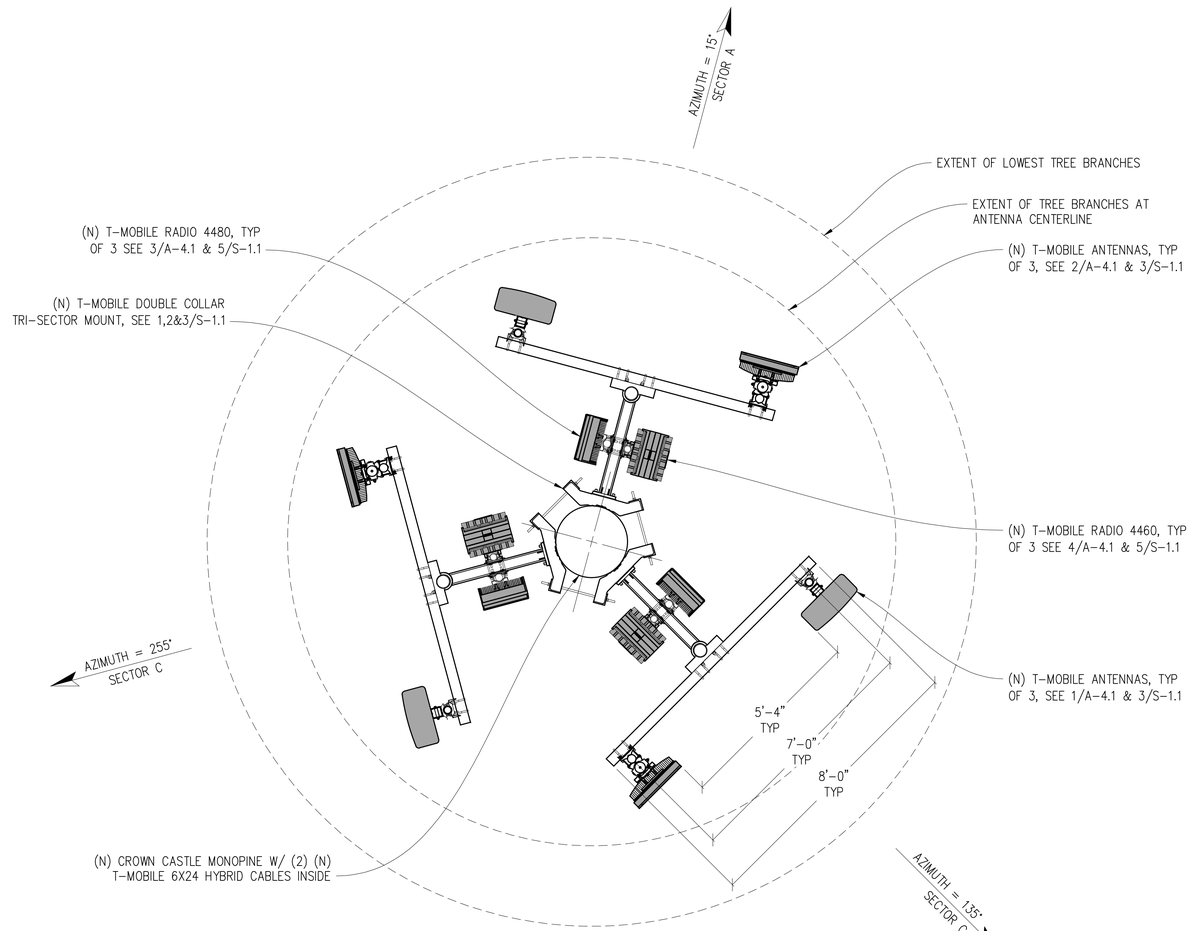
		ANTENNA				RADIO UNIT		CABLING			
	SECTOR	TECHNOLOGY	ANTENNA MODEL	RAD CENTER	AZIMUTH	RRU MODEL	NO. OF RRU'S	NO. OF JUMPERS	JUMPER LENGTH	NO. OF COAX CABLES	COAX CABLE LENGTH
ALPHA SECTOR	A1	G1900/L1900	AIR21 B2A BP4	±53'-0"	15°	RRUS-11 B12	1	2	9'	(2) 1⅝"	257'
	A2	L700/L2100	AIR21 B4A B124	±53'-0"	15°	–	–	2	–	–	–
BETA SECTOR	B1	G1900/L1900	AIR21 B2A BP4	±53'-0"	135°	RRUS-11 B12	1	2	9'	(2) 1⅝"	257'
	B2	L700/L2100	AIR21 B4A B124	±53'-0"	135°	–	–	2	–	–	–
GAMMA SECTOR	C1	G1900/L1900	AIR21 B2A BP4	±53'-0"	225°	RRUS-11 B12	1	–	–	–	–
	C2	L700/L2100	AIR21 B4A B124	±53'-0"	225°	–	–	–	–	–	–

(N) ANTENNA SCHEDULE

		ANTENNA				RADIO UNIT		CABLING			
	SECTOR	TECHNOLOGY	ANTENNA MODEL	RAD CENTER	AZIMUTH	RRU MODEL	NO. OF RRU'S	NO. OF JUMPERS	JUMPER LENGTH	NO. OF HYBRID CABLES	HYBRID CABLE LENGTH
ALPHA SECTOR	A1	L600/L700/N600/ L2100/L1900/N1900	APXVAALL24M-U-J20	±69'-0"	15°	4460 B25+B66 4480 B71+B85	2	8	10'	(1) 6X24	230'
	A2	N2500	ERICSSON AIR6419 B41	±69'-0"	15°	–	–	–	–	–	–
BETA SECTOR	B1	L600/L700/N600/ L2100/L1900/N1900	APXVAALL24M-U-J20	±69'-0"	135°	4460 B25+B66 4480 B71+B85	2	8	10'	(1) 6X24	230'
	B2	N2500	ERICSSON AIR6419 B41	±69'-0"	135°	–	–	–	–	–	–
GAMMA SECTOR	C1	L600/L700/N600/ L2100/L1900/N1900	APXVAALL24M-U-J20	±69'-0"	225°	4460 B25+B66 4480 B71+B85	2	8	10'	–	–
	C2	N2500	ERICSSON AIR6419 B41	±69'-0"	225°	–	–	–	–	–	–

RF NOTES

1. MATERIALS IN FRONT AND SIDE OF ANTENNAS MUST BE RF TRANSPARENT TO MINIMIZE PIM ISSUES.
2. PLEASE MAKE SURE NO RUST ON COMPONENTS AND NO LOOSE CONNECTIONS.
3. ENSURE THERE ARE NO PIM ISSUES DURING INSTALLATION.
4. ANTENNAS CAN'T SHOOT INTO METAL, OTHER OPERATOR ANTENNAS, ANYTHING THAT CAN CAUSE PIM, ETC.
5. NO ANTENNA SHADOWING. ALL ANTENNAS ARE TO BE CO-PLANAR.
6. RADIOS CANNOT TOUCH ANTENNAS.



ANTENNA PLAN

½"=1'-0"

NOTE:
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5700 S. LAND PARK DRIVE
SACRAMENTO, CA 95822

PREPARED FOR

T-Mobile

1200 CONCORD AVE, SUITE 500
CONCORD, CA 94520

Vendor:

CROWN CASTLE

T-MOBILE SITE NO:	SC14084Z
PROJECT NO:	BU 827999
DRAWN BY:	S. DAVIS
CHECKED BY:	N. GEORGE
APPROVED BY:	-

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ANTENNA PLAN

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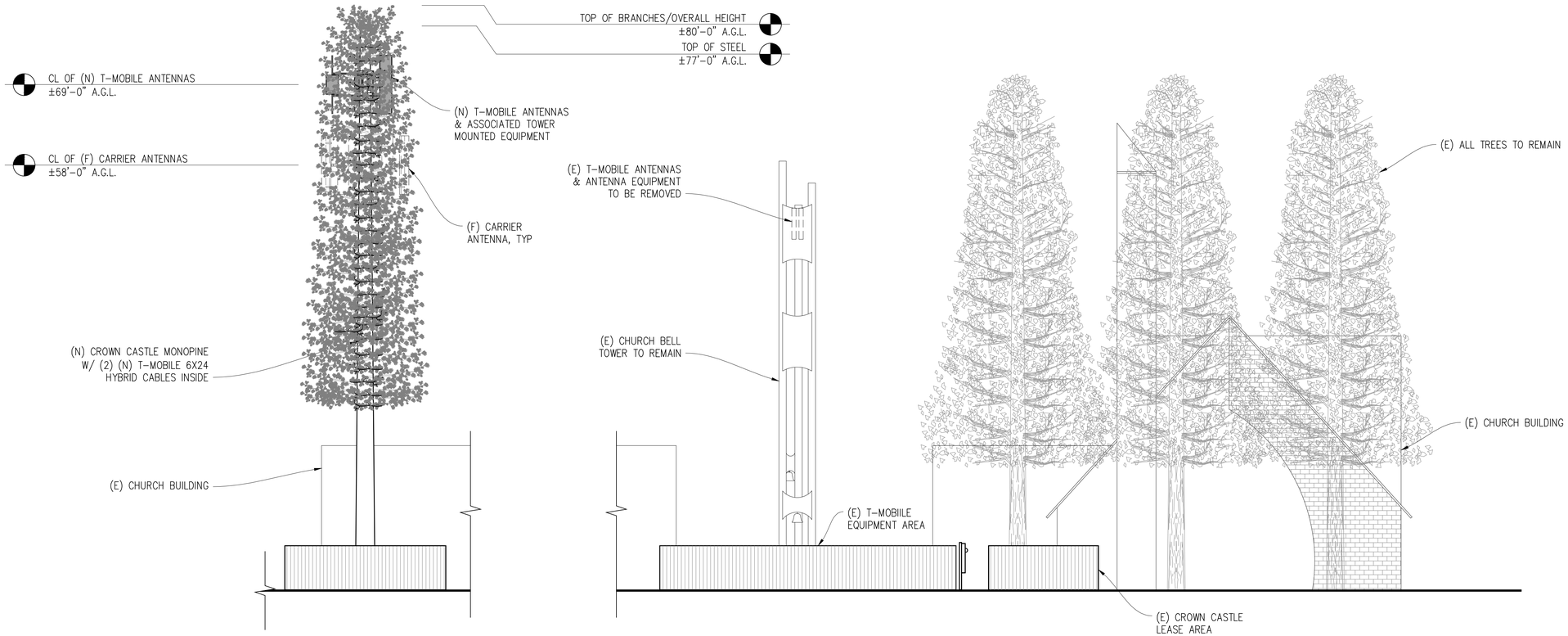
A-2.2



WEST ELEVATION

1/8"=1'-0"

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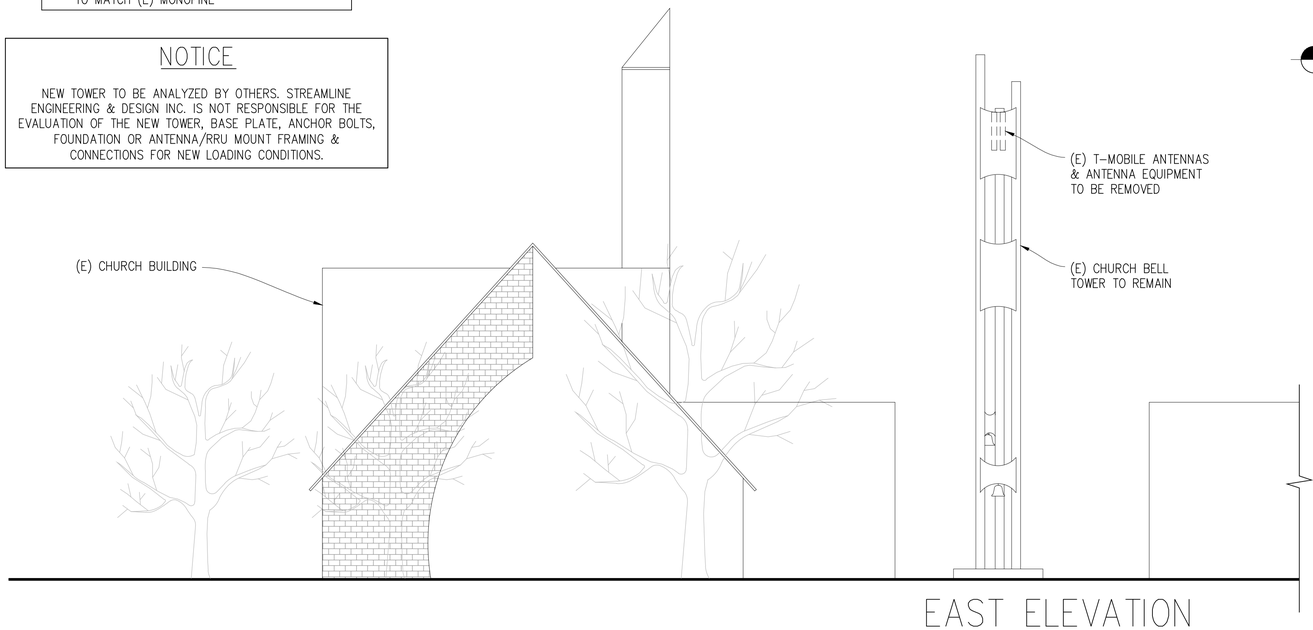
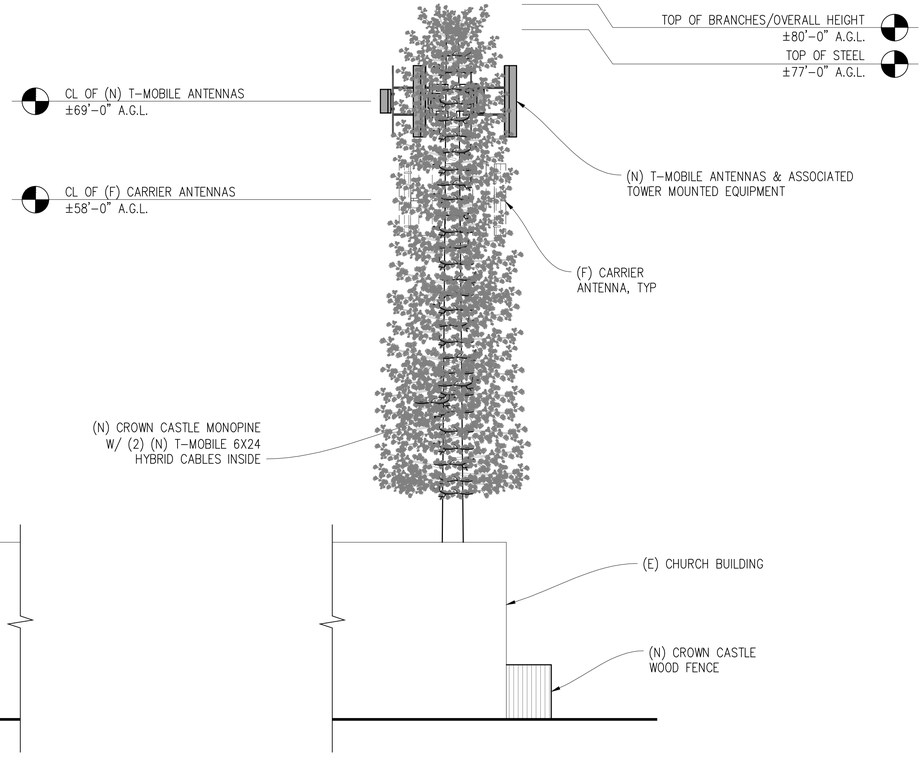


EAST ELEVATION

1/8"=1'-0"



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2	02/21/25	CLIENT REV	S.V.
1	01/28/25	CLIENT REV	S.D.
0	01/15/25	CD 90%	S.D.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

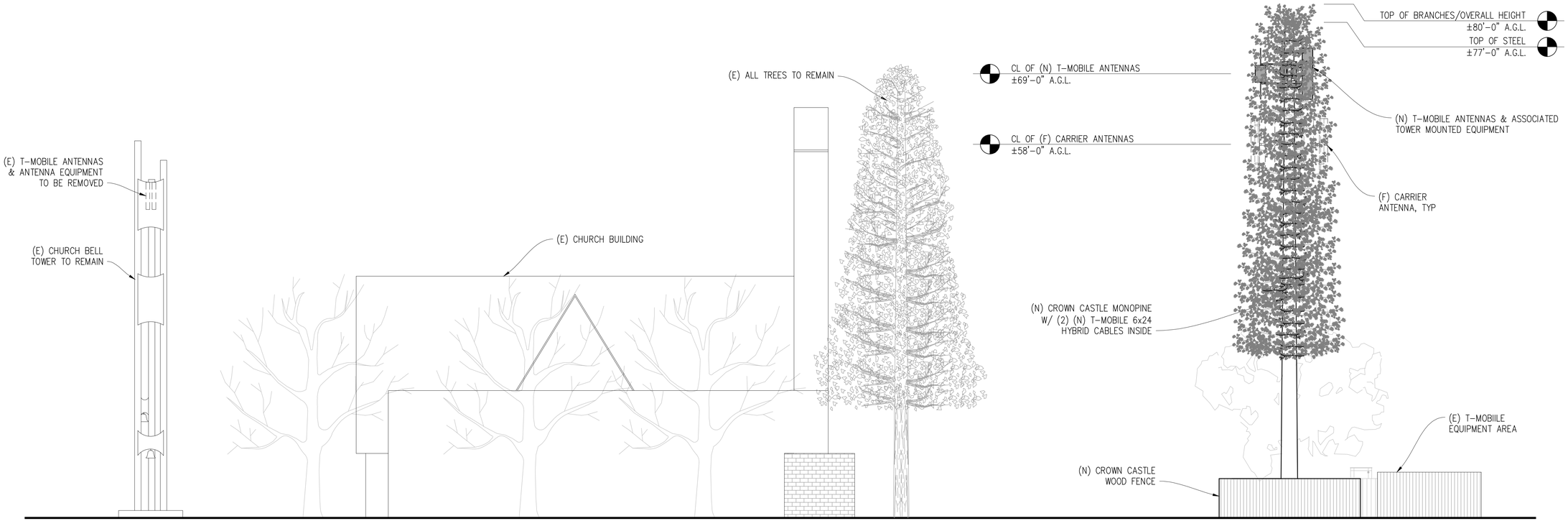
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ELEVATIONS

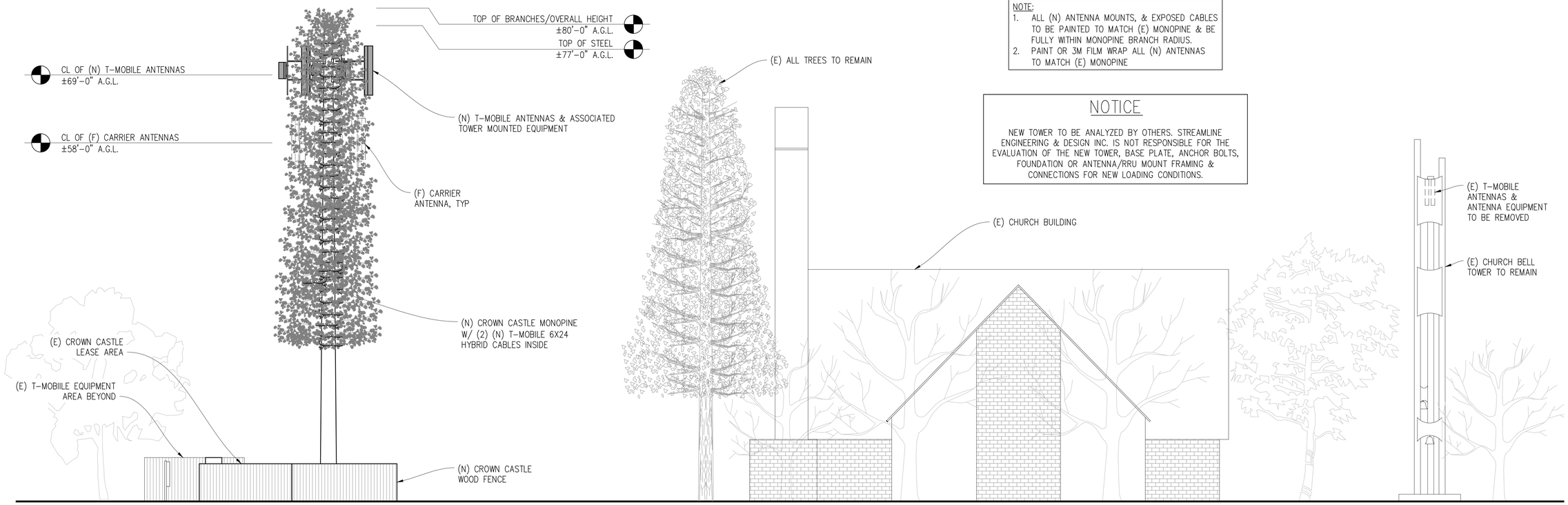
SHEET NUMBER:

A-3.1



NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

NOTE:
1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (E) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (E) MONOPINE

NOTICE

NEW TOWER TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW TOWER, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR NEW LOADING CONDITIONS.

Issued For:

LAND PARK CHURCH

5700 S. LAND PARK DRIVE
SACRAMENTO, CA 95822

PREPARED FOR

T-Mobile

1200 CONCORD AVE, SUITE 500
CONCORD, CA 94520

Vendor:

CROWN CASTLE

T-MOBILE SITE NO:	SC14084Z
PROJECT NO:	BU 827999
DRAWN BY:	S. DAVIS
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

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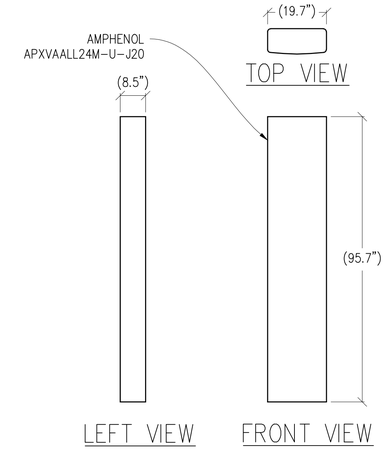
SHEET TITLE:

ELEVATIONS

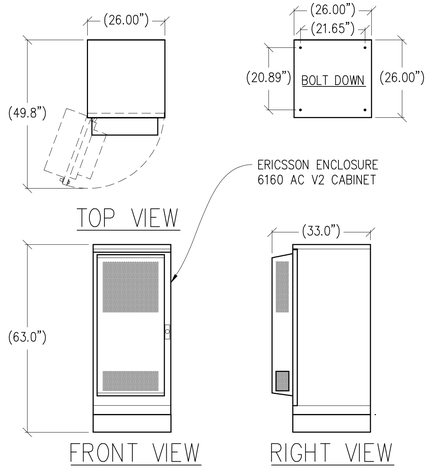
SHEET NUMBER:

A-3.2



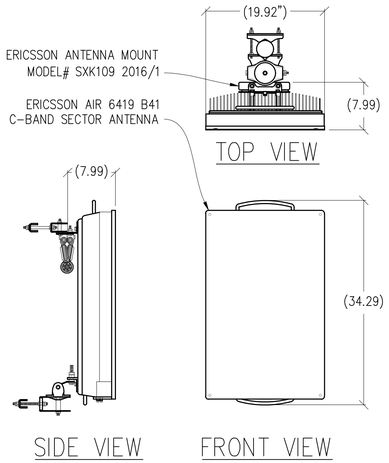
1 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT W/ MOUNT: 92.4 LBS



5 6160 AC V2 CABINET DETAIL

½"=1'-0" WEIGHT = 433 LBS W/O USER EQUIPMENT & RECTIFIER

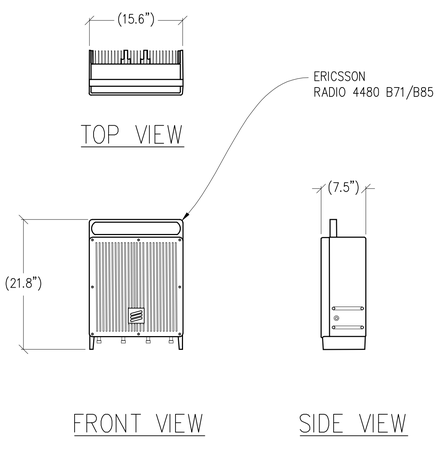


2 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT W/ MOUNT: 76.5 LBS

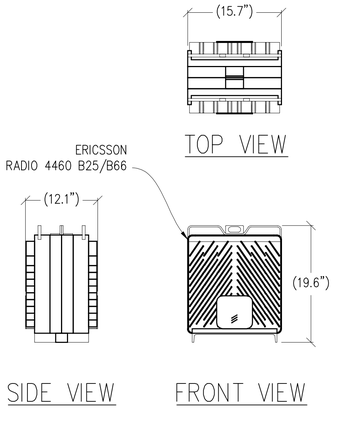
6 FIBER WINDER BOX DETAIL

½"=1'-0"



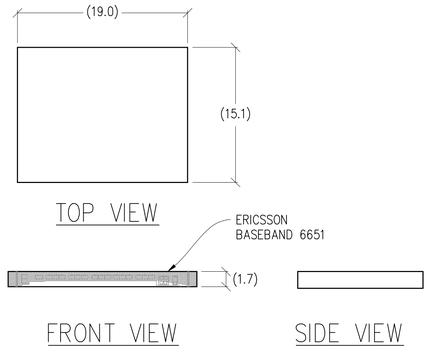
3 RADIO 4480 B71/B85 DETAIL

1"=1'-0" MAX WEIGHT: 93 LBS



4 RADIO 4460 B25/B66 DETAIL

1"=1'-0" MAX WEIGHT: 109 LBS



7 6651 UNIT

1½"=1'-0" WEIGHT: 17.6 LBS

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CROWN CASTLE

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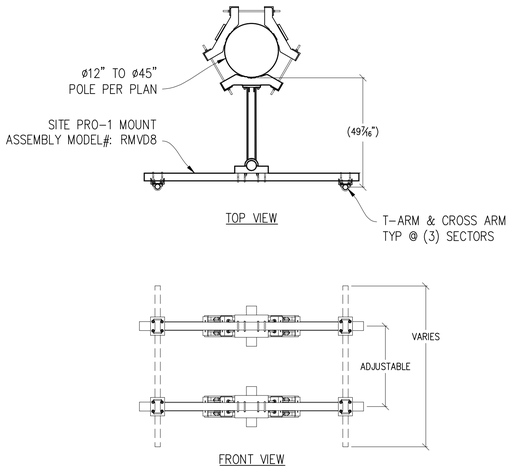
SHEET TITLE:

DETAILS

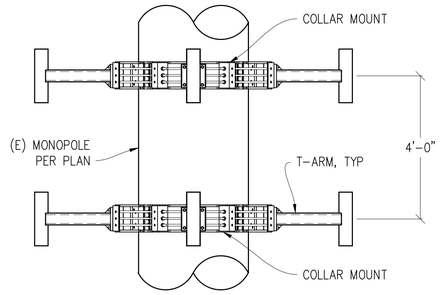
SHEET NUMBER:

A-4.1



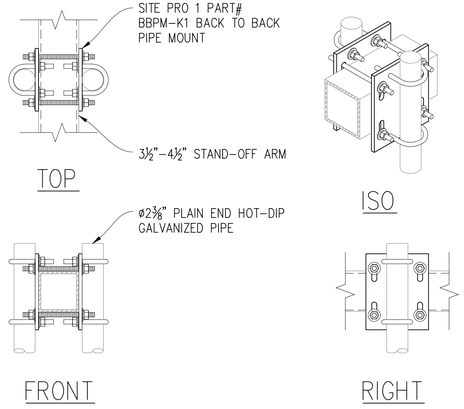
1 ANTENNA MOUNT

⅜"=1'-0"



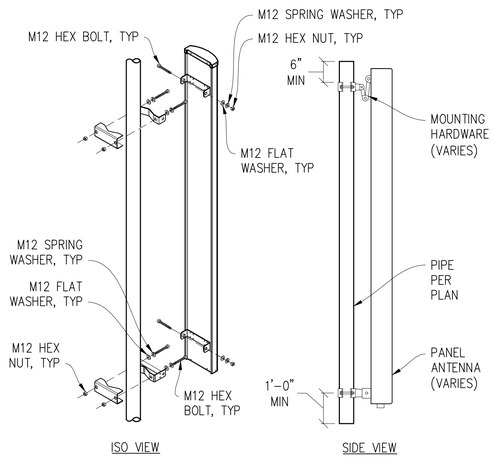
2 DOUBLE TRI-COLLAR MOUNT

½"=1'-0"



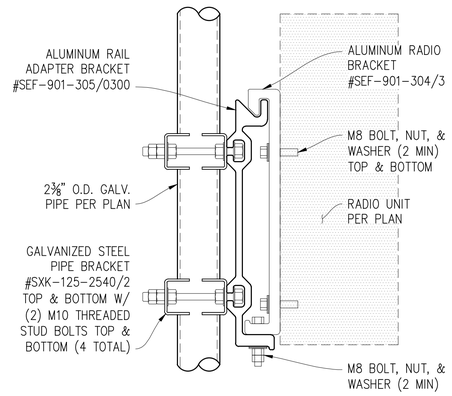
3 BACK TO BACK PIPE MOUNT

1½"=1'-0"



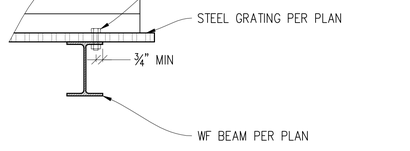
4 ANTENNA MOUNT

1"=1'-0"



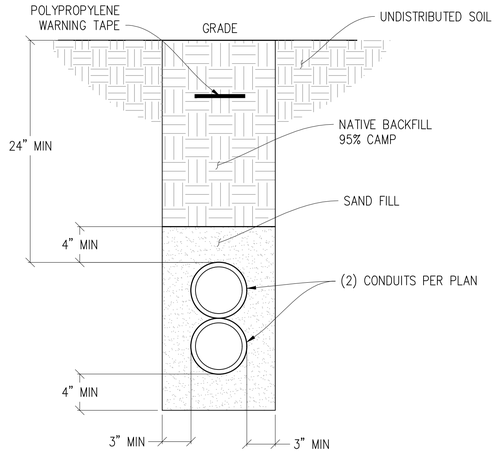
5 RADIO UNIT MOUNTING

3"=1'-0"



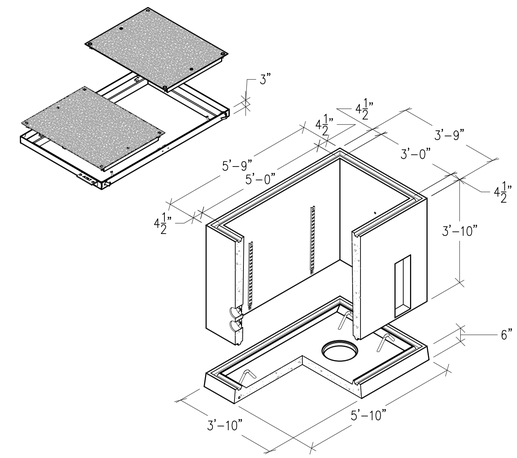
6 CABINET TO WF BEAM

1½"=1'-0"



7 CONDUIT TRENCH DETAIL

1½"=1'-0"



8 3'X5' TRAFFIC-RATED VAULT

⅜"=1'-0"

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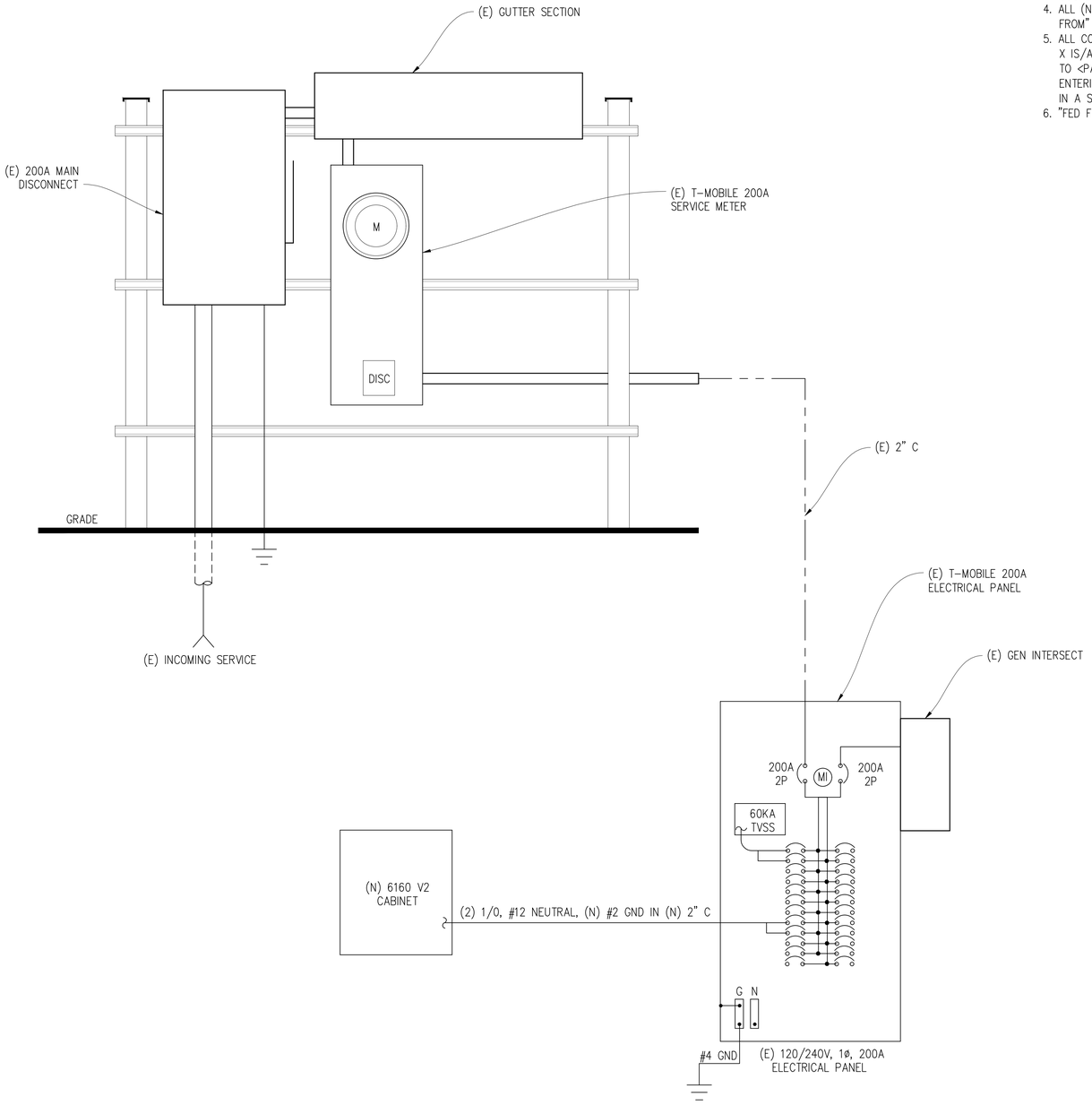
SHEET TITLE:

STRUCTURAL NOTES & DETAILS

SHEET NUMBER:

S-1.1



ELECTRICAL LABELING REQUIREMENTS

1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR's, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR's, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>", E.G. "FEEDER TO PANEL <panel name>. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM..." & "TO PANEL/XFMR/..."DATA.
6. "FED FROM: DATA = <panel name> <brkr#> EG: "PANEL X/1,3,5")

ELECTRIC LEGEND

- (M) METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

(N) PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL 22,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUSS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
øA	øB	LOAD DESCRIPTION	BKR AMP/	CIRCUIT NO		BKR AMP/	LOAD DESCRIPTION	øA	øB
LOAD VA	LOAD VA		POLE			POLE		LOAD VA	LOAD VA
30		TVSS	60/2	1	2	20/1	GFCI	180	
	30	" "	" "	3	4	20/1	TOWER BTS		0
0		SPARE	40/2	5	6	20/1	" "	0	
	0	" "	" "	7	8	20/1	SITE LIGHT		300
0		POWERWAVE	20/1	9	10	60/2	TEMP POWER	0	
	0	SPARE	150/2	11	12	" "	" "		0
0		" "	" "	13	14	20/1	TOWER BTS	0	
	6500	(N) 6160 V2 CABINET	125/2	15	16	20/1	ORANGE		0
6500		" "	" "	17	18	20/1	BLUE	0	
		BLANK	–	19	20	20/1	WHITE		0
		" "	–	21	22	20/1	PBC	0	
		" "	–	23	24	–	BLANK		
6530	6530	PHASE TOTALS					PHASE TOTALS	180	300
TOTAL VA =	13540	TOTAL AMPS=	56						

NOTE: EXISTING LOADS HAVE NOT BEEN FIELD VERIFIED. THEY ARE APPROXIMATE BASED ON EXISTING CB SIZES. CONTACT THE ENGINEER IF THE LOADS DIFFER FROM THAT WHICH IS SHOWN ON THE PLANS

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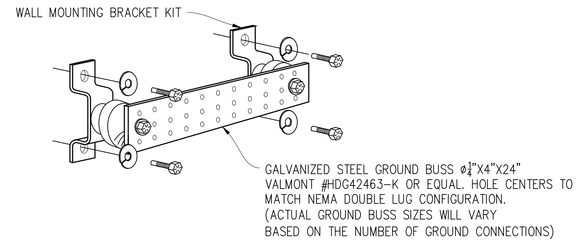
SHEET TITLE:

ELECTRICAL PLAN

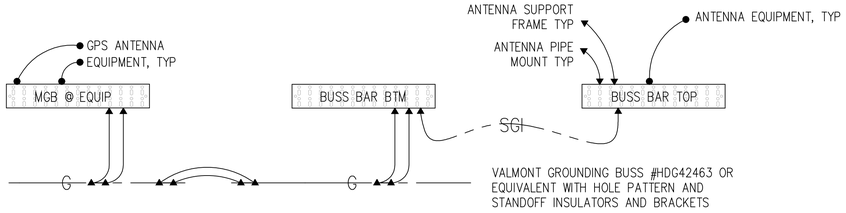
SHEET NUMBER:

E-1.1



1 GROUND BUSS DETAIL

NOT TO SCALE



GROUND BUSS CONNECTION DIAGRAM

NOT TO SCALE

GROUNDING LEGEND

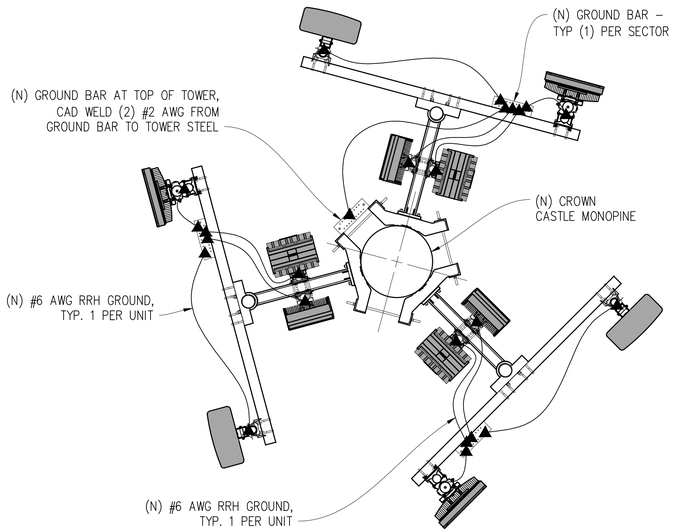
- MECHANICAL CONNECTION
- EXOTHERMIC CADWELD
- TYP. CADWELD INSPECTION WELL
- TYP ⅝" DIA. X 10'-0" LONG COPPER CLAD GROUND ROD @ 10' O.C. MAX & 18" MIN BELOW FINISH GRADE
- GATE GROUNDING STRAP
- G — TYP #2 TINNED BCW UNDERGROUND GND RING @ 18" MIN BELOW FINISH GRADE
- SGI — GROUND WIRE #2 STRANDED GREEN INSULATED WIRE

GROUNDING NOTES

1. GROUNDING SHALL COMPLY WITH CEC ARTICLE 250.
2. USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
3. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
4. EXPOSED GROUNDING CONNECTIONS SHALL BE MADE WITH BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR EXOTHERMIC WELDS AS SPECIFIED IN THE PLANS.
5. CONNECTIONS TO EQUIPMENT SHALL BE MADE USING STAINLESS STEEL HARDWARE.
6. APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS FOR WEATHER PROOFING OVER COAX GROUND KITS.
7. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS WITH STAR WASHERS AND NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE A 12" RADIUS BEND, HOWEVER, #6 WIRE CAN BE BENT AT A 6" RADIUS WHEN NECESSARY.
9. THE SYSTEM GROUND RESISTANCE MUST BE 10 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING FOUR OPTIONS:

   A. CONNECT TO EXISTING GROUNDING SYSTEMS
   B. CONNECT TO BUILDING STEEL COLUMNS
   C. INSTALL A NEW GROUNDING SYSTEM

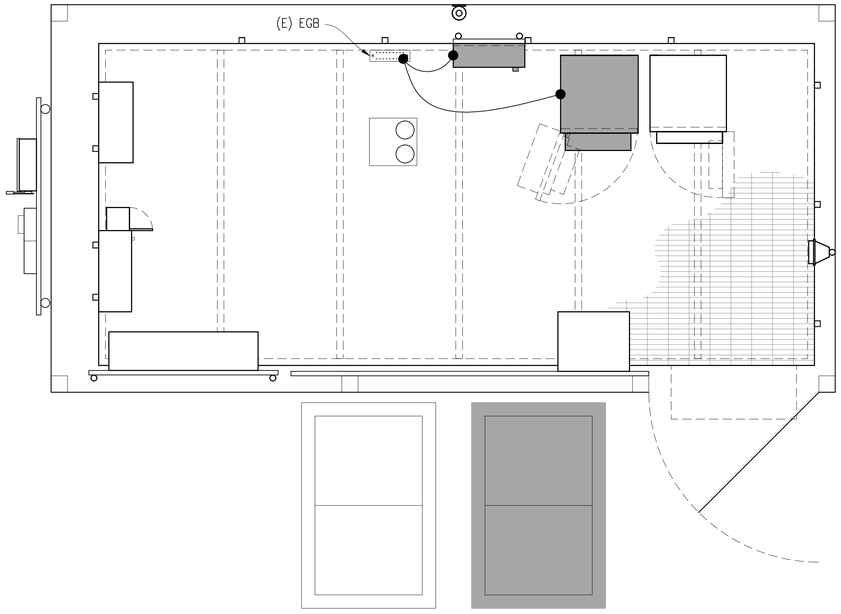
   UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR CONSTRUCTION MANAGER.



ANTENNA GROUNDING PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



EQUIPMENT GROUNDING PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	11/20/25	CLIENT REV	J.Z.
4	07/10/25	CLIENT REV	S.V.
3	03/04/25	CD 95%	S.V.
2	02/21/25	CLIENT REV	S.V.
1	01/28/25	CLIENT REV	S.D.
0	01/15/25	CD 90%	S.D.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

GROUNDING PLANS

SHEET NUMBER:

G-1.1

LARSON

A valmont COMPANY

CC 827999 LAND PARK CHURCH SN084
77'-0" MONOPOLE
5700 S. LAND PARK DRIVE SACRAMENTO, CA 95822

SHEET INDEX	
PF1	PRODUCT INFORMATION & NOTES
PF2	POLE ELEVATION
PF3	DETAILS

LARSON
A valmont COMPANY
LARSON JOB #: 520537

ISE Incorporated
Structural Engineers
P.O. BOX 50039
Phoenix, Arizona 85076
PHONE: 602-403-8614
www.ise-inc.biz
ISE JOB #: 18137

CC 827999 LAND PARK CHURCH SN084
77'-0" MONOPOLE
PRODUCT INFORMATION & NOTES
5700 S. LAND PARK DRIVE SACRAMENTO, CA 95822

REGISTERED PROFESSIONAL ENGINEER
SHANE HUMPHREYS
NO. 67146
Mar 8, 2023
CIVIL
STATE OF CALIFORNIA

PROGRESS LOG

2	03/08/23	UPDATE PF3 DETAIL 9	DM
1	09/08/22	LOADING UPDATE	PB
0	08/20/22	ISSUED TO CLIENT	PB

SHEET NUMBER: PF1
PROGRESS: 2

DRAWING DATE
March 08, 2023

PROJECT INFORMATION

DATE: March 08, 2023
ISE JOB NO. 18137 By: PB
CUSTOMER: LARSON VALMONT
PRODUCT: 77'-0" MONOPOLE
SITE ID: CC 827999 LAND PARK CHURCH SN084
LOCATION: 5700 S. LAND PARK DRIVE
SACRAMENTO, CA 95822
LATITUDE: 38° 31' 17.98" N
LONGITUDE: 121° 30' 45.29" W

DESIGN CRITERION:

2019 CBC, TIA-222-H (2018 IBC), 95 MPH WIND SPEED, EXPOSURE C, TOPOGRAPHIC CATEGORY I, RISK CATEGORY II, GROUND ELEVATION 12'

POLE SPECIFICATIONS

Section Shape	18-SIDED Tapered
PipeTaper	0.2304 IN/FT
Pole Material	A572-65 (65 KSI)
Base Plate	ASTM A572 GR50
Anchor Bolts	2.25"Ø X 84", ASTM A615 GR 75

Pole Section	Length (ft.)	Weight (kips)	Tkns. (in.)	Lap Splice (in.)	Diameter Top (in.)	Diameter Bot (in.)
L1	47.00	2.401	0.188	51.72	20.000	30.830
L2	33.31	3.709	0.313	--	29.462	37.137
Base Plate		0.841	2.25	49.625 "Ø w/ 28 "Ø ID		

TABLE INDICATES RAW STEEL WEIGHTS. FINAL GALVANIZED WEIGHTS SHALL BE APPROXIMATELY 22% GREATER.

EARTHQUAKE DESIGN DATA

IMPORTANCE FACTOR (1): 1
OCCUPANCY CATEGORY: II

S_s = 0.598 S_{DS} = 0.527
S_1 = 0.26 S_{D1} = NA

SEISMIC DESIGN CATEGORY:	NA
SITE CLASS:	D
SEISMIC RESPONSE COEFFICIENT:	0.351
DESIGN BASE SHEAR:	39.232
RESPONSE MODIFICATION FACTOR (R):	1.50

ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE PROCEDURE

DESIGN LOADS (Unfactored Base Wind Reactions)

Moment =	1812.63	Ft-Kips
Shear =	39.233	Kips
Axial =	28.742	Kips

DEFLECTIONS

Elev. (ft.)	60 MPH Wind Lateral (in.)	60 MPH Wind Sway (°)	95MPH Wind Lateral (in.)	95MPH Wind Sway (°)
Top	14.629	1.446	41.179	4.073

APPURTENANCES

Elevation (ft.)	(Qty)	Description
15' - 77'	(192)	Assorted 4', 6', 8', 10' Branches
69'	(1)	Crown EPA 200 sq.ft
50'	(1)	Crown EPA 200 sq.ft
40'	(1)	Crown EPA 175 sq.ft

GENERAL NOTES:

1. ALL STEEL SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL" ASTM A36, UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS OR BELOW.
2. ALL ROUND STEEL PIPE SHALL MEET THE REQUIREMENTS OF API-5LX GR. 42 (42 KSI YIELD POINT MATERIAL).
3. ALL TUBE STEEL (SQUARE OR RETANGULAR) SHALL MEET THE REQUIREMENTS OF ASTM A500 GRADE B (46 KSI YIELD POINT MATERIAL),
4. ALL POLYGON FORMED STEEL SHAFTS SHALL MEET THE REQUIREMENTS OF ASTM A572 GRADE 65 (65 KSI YIELD POINT MATERIAL).
5. ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS 01.1 CODE. ALL WELD ELECTRODES OR WIRE SHALL AT A MINIMUM CONFORM TO E70 ELECTRODES (70 KSI YIELD).
6. ALL STEEL SHAPES AND PLATES SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A123. ALL STEEL NUTS AND BOLTS AND ASSOCIATED HARDWARE SHALL BE HOT-DIPPED ACCORDING TO ASTM A153.
7. WIND TESTING OF PINE TREE BRANCHES HAS BEEN COMPLETED BY THE SUPPLIER OF THE BRANCHES, LARSON. LARSON HAS VERIFIED THE STRENGTH OF THE BRANCHES THROUGH FULL SCALE WIND TESTING. THE WIND AREA USED IN THE CALCULATIONS IS BASED ON THE WIND TEST DATA. THE CALCULATION ACCOUNT FOR PINE TREE BRANCHES ATTACHED AT THE TOP OF THE MONOPOLE. ISE INC. HAS REVIEWED AND APPROVED THE WIND TEST METHODS.
8. THE MAIN MONOPOLE STRUCTURE SHALL BE FABRICATED BY A JURISDICTION CERTIFIED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES.
9. SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO SECTION 1704 OF THE 2019 CBC REFER TO TABLE "SUMMARY OF SPECIAL INSPECTION" ON THIS SHEET.
10. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY (OR THE INSPECTING GEOTECHNICAL ENGINEER) AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. PER THE 2019 CBC ANY WORK THAT REQUIRES SPECIAL INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE SPECIAL INSPECTION IS SUBJECT TO REMOVAL.
11. THE LIST OF SPECIAL INSPECTIONS IS IN ADDITION TO INSPECTIONS REQUIRED BY SECTION 110 OF THE 2019 CBC. SPECIAL INSPECTION IS NOT A SUBSTITUTION FOR INSPECTION BY A CITY INSPECTOR.
12. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
13. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.
14. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
15. THE ANTENNA MOUNT SHALL BE FABRICATED BY LARSON VALMONT, LLC. OR AN APPROVED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES.

FOUNDATION NOTES:

1. THE GEOTECHNICAL ENGINEER (OR THE APPROPRIATE INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO PLACING REINFORCING STEEL OR FORMS. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSE.
2. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS.
3. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
4. FOUNDATION DESIGN PER GEOTECHNICAL INVESTIGATION REPORT:
   BY: TOWER ENGINEERING PROFESSIONALS INC
   PROJECT NO: 233123.571916
   DATE: 07/20/2022
5. ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F'c= 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE DESIGNED BY AN APPROVED LABORATORY. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318. "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION. CEMENT SHALL BE TYPE II, CONFORMING TO ASTM C-150. ALL AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. MAXIMUM AGGREGATE SIZE TO BE 1 1/2". SLUMP 4" - 8".
6. CAISSON FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION. MAT/PIER FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 318 LATEST EDITION. CONCRETE CYLINDERS SHALL BE MADE AND TESTED. A MINIMUM OF ONE (1) SET SHALL BE TAKEN FROM CONCRETE IN FOUNDATION. EACH SET SHALL CONSIST OF FOUR (4) CYLINDERS. ONE SHALL BE TESTED AT (7) DAYS, TWO SHALL BE TESTED AT TWENTY EIGHT (28) DAYS AND THE LAST CYLINDER SHALL BE A HOLD. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM STANDARDS C172, C31 AND C39.
7. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION, UNLESS OTHERWISE DETAILED ON THIS SHEET.
8. ESTIMATED CONCRETE VOLUME =

   MAT+PIER : -- CYD
   PIER : 25.08 CYD
9. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS: MOMENT = 1863.108 FT-KIPS
   SHEAR = 39.232 KIPS
   AXIAL = 35.434 KIPS
10. SPECIAL INSPECTION REQUIRED PER TABLE
11. "SUMMARY OF SPECIAL INSPECTION"

ERECTION NOTES:

1. ALL ANTENNA COAXIAL CABLES SHALL BE RUN INSIDE THE MONOPOLE SHAFT.
2. THE CONTRACTOR SHALL INSTALL THE ANTENNA AND MOUNT AS REQUIRED BY THE OWNER.
3. ALL ANCHOR BOLT NUTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.
4. ALL GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED UP WITH TWO COATS OF A COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
5. THE ANCHOR BOLT TEMPLATES AND BASE PLATE WILL TYPICALLY HAVE AN AZIMUTH WELDED OR A NOTCH INDICATING THE CORRECT ORIENTATION OF THE ANCHOR BOLTS. THIS IS NECESSARY TO PROPERLY ORIENT THE MONOPOLE EXIT PORTS.
6. SLIP JOINT IS A FRICTION CONNECTION THAT WILL TRANSFER DESIGN FORCES WHEN THE SPECIFIED OVERLAP IS ACHIEVED. ASSEMBLY CONTRACTOR SHALL BE EXPERIENCED AND FAMILIAR WITH TAPERED POLE ASSEMBLY. CONTRACTOR SHALL CONSPICUOUSLY MARK THE LOWER POLE SECTION FOR THE MAXIMUM, DESIGN, AND MINIMUM OVERLAP DISTANCES. CONTRACTOR SHALL SLIDE SECTIONS TOGETHER AND APPLY FORCES THROUGH JACKING OR END RAM TO ACHIEVE THE DESIGN OVERLAP.
7. ALL SLIP SPLICES SHALL BE JACKED TO WITHIN THE SLIP SPLICE DESIGN CRITERIA AS SHOWN ON THESE DRAWINGS. IF THE DESIGN SPLICE CANNOT BE ATTAINED ISE INC. SHALL BE CONTACTED.
8. ALL A36 THREADED ROD AND U-BOLTS SHALL BE TIGHTENED TO AISC SNUG REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXIST WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. A36 NUTS AND BOLTS TIGHTENING DO NOT REQUIRE SPECIAL INSPECTION.
9. ANTENNA MOUNT SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO A SPECIFIED CLIMBING POINT.

SUMMARY OF SPECIAL INSPECTIONS

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS, ETC	CONTINUOUS / PERIODIC
1).	FOUNDATION CONSTRUCTION:	
A.	- GEOTECHNICAL ENGINEER OF RECORD MAY SERVE AS THE SPECIAL INSPECTOR FOR THE FOUNDATION CONSTRUCTION.	
B.	- SHALL VERIFY THE DIAMETER, DEPTH AND QUALITY OF EXCAVATION PRIOR TO THE CONCRETE PLACEMENT.	PERIODIC
C.	- SHALL VERIFY THE ON SITE SOILS ARE AS DETERMINED IN THE SOILS REPORT.	PERIODIC
2).	CAST IN PLACE CONCRETE (FOUNDATION):	
A.	- REINFORCING CAGE SHALL BE INSPECTED TO ENSURE THAT THE PROPER GEOMETRY, SIZE, LENGTH, QUAINTLY AND GRADE MATERIAL ARE USED.	PERIODIC
B.	- ALL CONCRETE SHALL BE AS SPECIFIED BY ACI-318, LATEST EDITION TO ENSURE THE COMPRESSIVE STRENGTH IS ATTAINED AS DESCRIBED IN THE FOUNDATION NOTES.	
C.	- CONTINUOUS INSPECTION IS REQUIRED DURING THE CONCRETE PLACEMENT.	CONTINUOUS
3).	ANCHOR BOLTS INSTALLED IN CONCRETE:	
	- PLACEMENT SHALL BE ORIENTED ON PROPER BOLT CIRCLE AS SHOWN ON THE STRUCTURAL PLANS, WITH TOP AND BOTTOM TEMPLATES INSTALLED.	PERIODIC
	- SHALL BE PLUMB.	PERIODIC
	- SHALL HAVE A MINIMUM EMBEDMENT IN FOUNDATION PER FOUNDATION DETAIL	PERIODIC
	- SHALL BE TIGHTENED TO SNUG TIGHT CONDITION PER AISC STEEL MANUAL OF STEEL CONSTRUCTION.	PERIODIC

Top Plate: three 4' branches and one custom 3' top branch

11	10	12	11	11	11	11	10	12	10	12	11	11	10	12			12	11	188	
0/1	20/2	40/3	60/4	80/5	100/6	120/7	140/8	160/9	180/10	200/11	220/12	240/13	260/14	280/15	300/16	320/17	340/18		Dist. From Top	MOUNT
			6							6									6"	50
						6										6			1'	50
6												6							1'-6"	50
														6					2'	60
			6					6											2'-6"	60
	8				8						8								3'	60
													8						3'-6"	70
						6			8									8	4'	70
				8															4'-6"	70
							8							8					5'	80
	8									6						8			5'-6"	80
																			6'	MOUNT
																			6'-6"	MOUNT
																			7'	MOUNT
6												8							7'-6"	80
		8						6											8'	80
					8						8							8	8'-6"	80
																			9'	MOUNT
																			9'-6"	MOUNT
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	10									10									60'-6"	90
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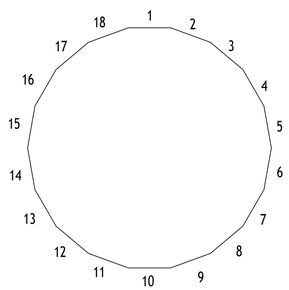
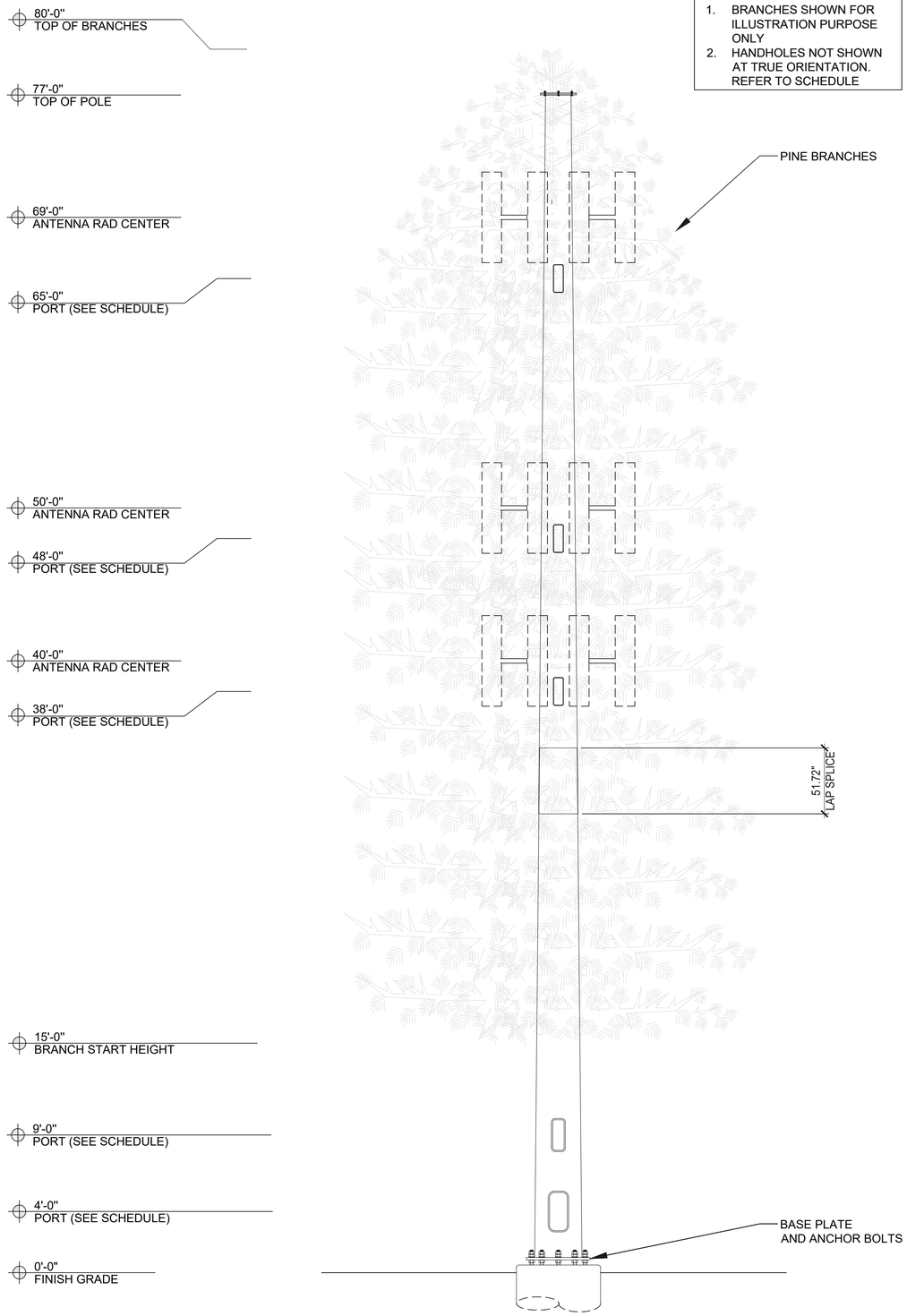
						8										10			61'-6"	90
8												8							62'	90

3 BRANCH DISTRIBUTION



2 FLAT NUMBERING



NOTES:
1. BRANCHES SHOWN FOR ILLUSTRATION PURPOSE ONLY
2. HANDHOLES NOT SHOWN AT TRUE ORIENTATION. REFER TO SCHEDULE

1 POLE ELEVATION

SCALE: N.T.S

LARSON
A valmont COMPANY
LARSON JOB #: 520537

ISE Incorporated
Structural Engineers
P.O. BOX 50039
Phoenix, Arizona 85076
PHONE: 602-403-8614
www.ise-inc.biz
ISE JOB #: 18137

CC 827999 LAND PARK CHURCH SN084
77'-0" MONOPOLE

POLE ELEVATION

5700 S. LAND PARK DRIVE SACRAMENTO, CA 95822

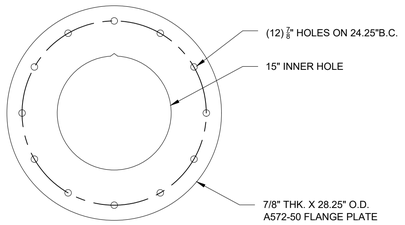
REGISTERED PROFESSIONAL ENGINEER
GLEN HUMPHREY
NO. 67146
Mar 8, 2023
CIVIL
STATE OF CALIFORNIA

PROGRESS LOG

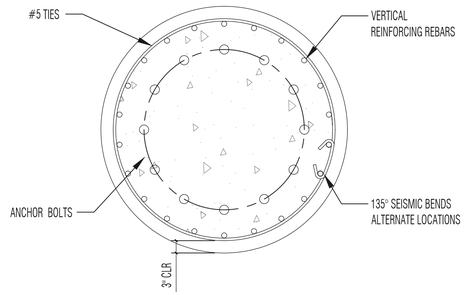
2	03/08/23	UPDATE PF3 DETAIL 9	DM
1	09/08/22	LOADING UPDATE	PB
0	08/20/22	ISSUED TO CLIENT	PB

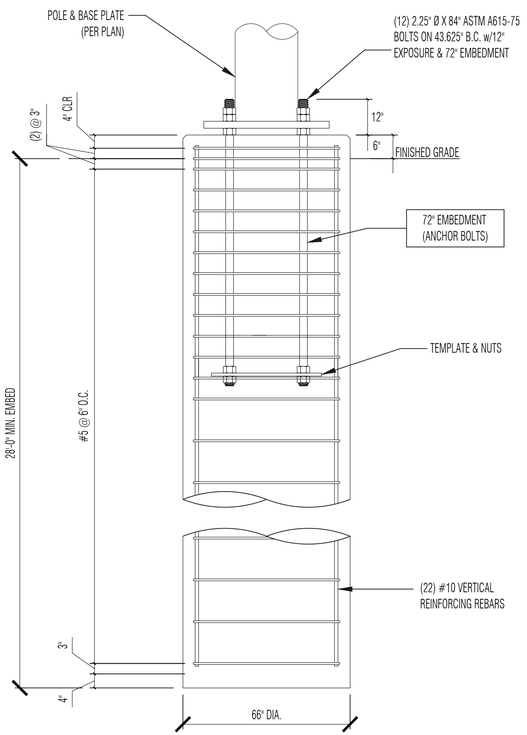
SHEET NUMBER: PF2
PROGRESS: 2

DRAWING DATE
March 08, 2023



10 FLANGE PLATE — SCALE: N.T.S.



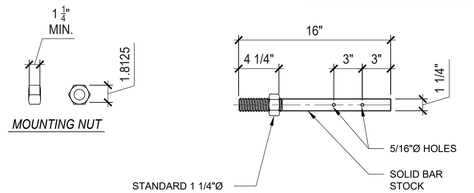


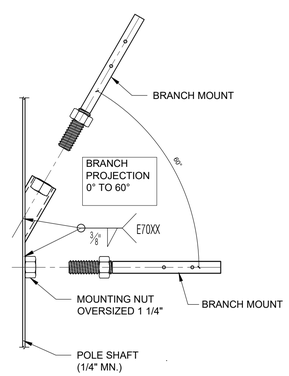
9 PIER FOUNDATION — SCALE: N.T.S.

7 NOT USED — SCALE: N.T.S.

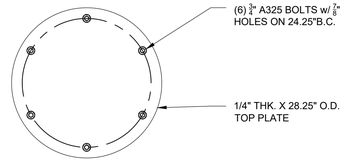
BRANCHES 10' AND UNDER

SIZE: 1-1/4" Ø
GRADE: 55 KSI

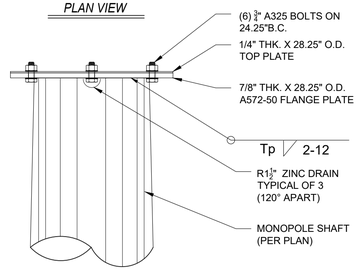




8 BRANCH RECEIVER DETAIL (10' & shorter) — SCALE: N.T.S.



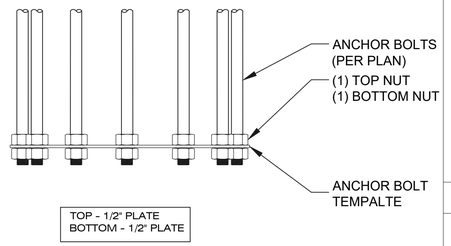
PLAN VIEW



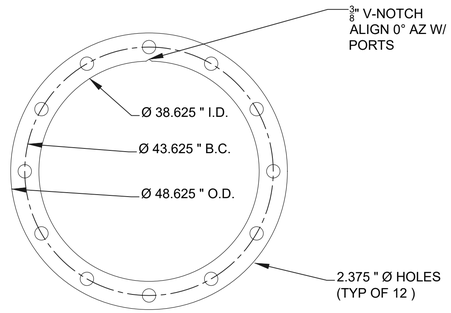
SIDE VIEW

Tp = THICKNESS OF POLE

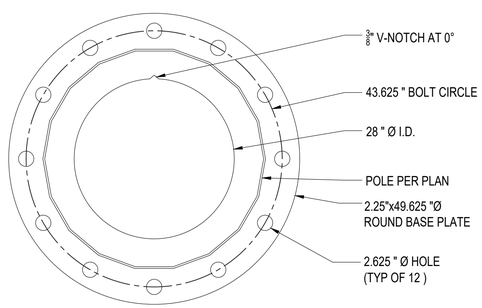
4 POLE TOP DETAIL — SCALE: N.T.S.



TOP - 1/2" PLATE
BOTTOM - 1/2" PLATE



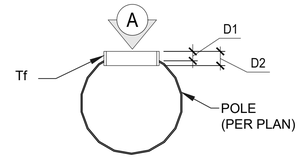
5 ANCHOR BOLT TEMPLATE (TOP AND BOTTOM)



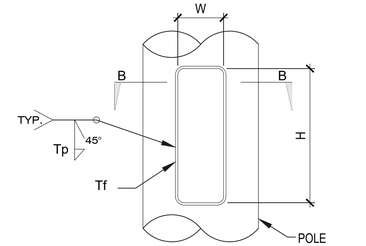
6 BASE PLATE DETAIL — SCALE: N.T.S.

COAX HAND/ACCESS HOLE SCHEDULE

ELEV (AFG) (IN)	QTY	W (IN)	H (IN)	AZIMUTH	D1 (IN)	D2 (IN)	Tf
65'-0"	3	8	22	0°,120°,240°	1 1/2	2 1/2	½"
48'-0"	3	8	22	0°,120°,240°	1 1/2	2 1/2	½"
38'-0"	3	8	22	0°,120°,240°	1 1/2	2 1/2	½"
9'-0"	2	9	24	0°,180°	1 1/2	2 1/2	½"
4'-0"	1	9	24	270°	1 1/2	2 1/2	½"
4'-0"	1	16	32	90°	2 1/2	4 1/2	1"



B SECTION 'B-B'

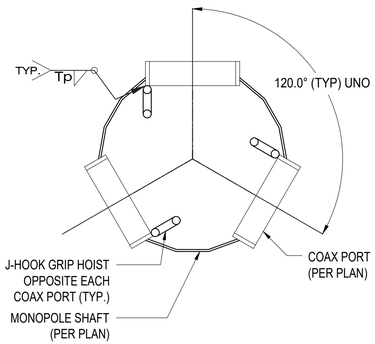


A ELEVATION

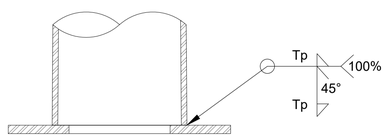
Tp = THICKNESS OF POLE

Tf = THICKNESS OF FLANGE

1 COAX HAND HOLE DETAILS — SCALE: N.T.S.



2 J-HOOK INSIDE POLE AT COAX PORTS — SCALE: N.T.S.



3 POLE / BASE PLATE CONNECTION — SCALE: N.T.S.

LARSON
A valmont COMPANY
LARSON JOB #: 520537

ISE Incorporated
Structural Engineers
P.O. BOX 50039
Phoenix, Arizona 85076
PHONE: 602-403-8614
www.ise-inc.biz

ISE JOB #: 18137

CC 827999 LAND PARK CHURCH SN084
77'-0" MONOPOLE

5700 S. LAND PARK DRIVE SACRAMENTO, CA 95822

DETAILS

REGISTERED PROFESSIONAL ENGINEER
NO. 67146
Mar 8, 2023
CIVIL
STATE OF CALIFORNIA

PROGRESS LOG

2	03/08/23	UPDATE PF3 DETAIL 9	DM
1	09/08/22	LOADING UPDATE	PB
0	08/20/22	ISSUED TO CLIENT	PB

SHEET NUMBER: PF3
PROGRESS: 2

DRAWING DATE
March 08, 2023

827999 - 5700 S. LAND PARK DRIVE

Alternative Site Analysis

Methodology For Obtaining Candidates

- Beacon Development on behalf of Crown Castle is assigned a project, in this case AT&T is proposing to add their equipment to the existing cell site based on customer needs in the area. Conduct a zoning feasibility for each alternative
- Identify alternative Crown Castle towers in the area, and review each of those locations to determine if an install of AT&T equipment could serve the area.
- Submit existing tower or new build (based on a raw land location) Alternatives to RF engineers to ensure the best coverage is available to customers.
- Contact potential landlords based on zoning feasibility, constructability, and RF Requirements (height and location).

CROWN 827999

ORIGINAL LOCATION

5700 S. LAND PARK DRIVE

SACRAMENTO, CA 95822

59’ SELF SUPPORT

- Already have a contract in place with this property owner.
- Area is surrounded by residential zones, using existing property which allowed cell site.
- New stealth pole (proposed) allows for collocation for other carriers.
- Service area provides E911 service for community, 80% of residents use cell phones versus landlines. https://www.bls.gov/opub/btn/volume-8/are-most-americans-cutting-the-cord-on-landlines.htm

827985
OVERVIEW OF (1) MILE RADIUS

EXISTING CROWN SITES

OTHER EXISTING SITES

CROWN CASTLE ALTERNATIVE SITES TO PRIMARY LOCATION

827120

- 62 VALINE CT, SACRAMENTO, CA 95831
- 54’ MONOPINE
- 0.74 MILES FROM 827999
- Tower does not provide coverage in intended search ring.

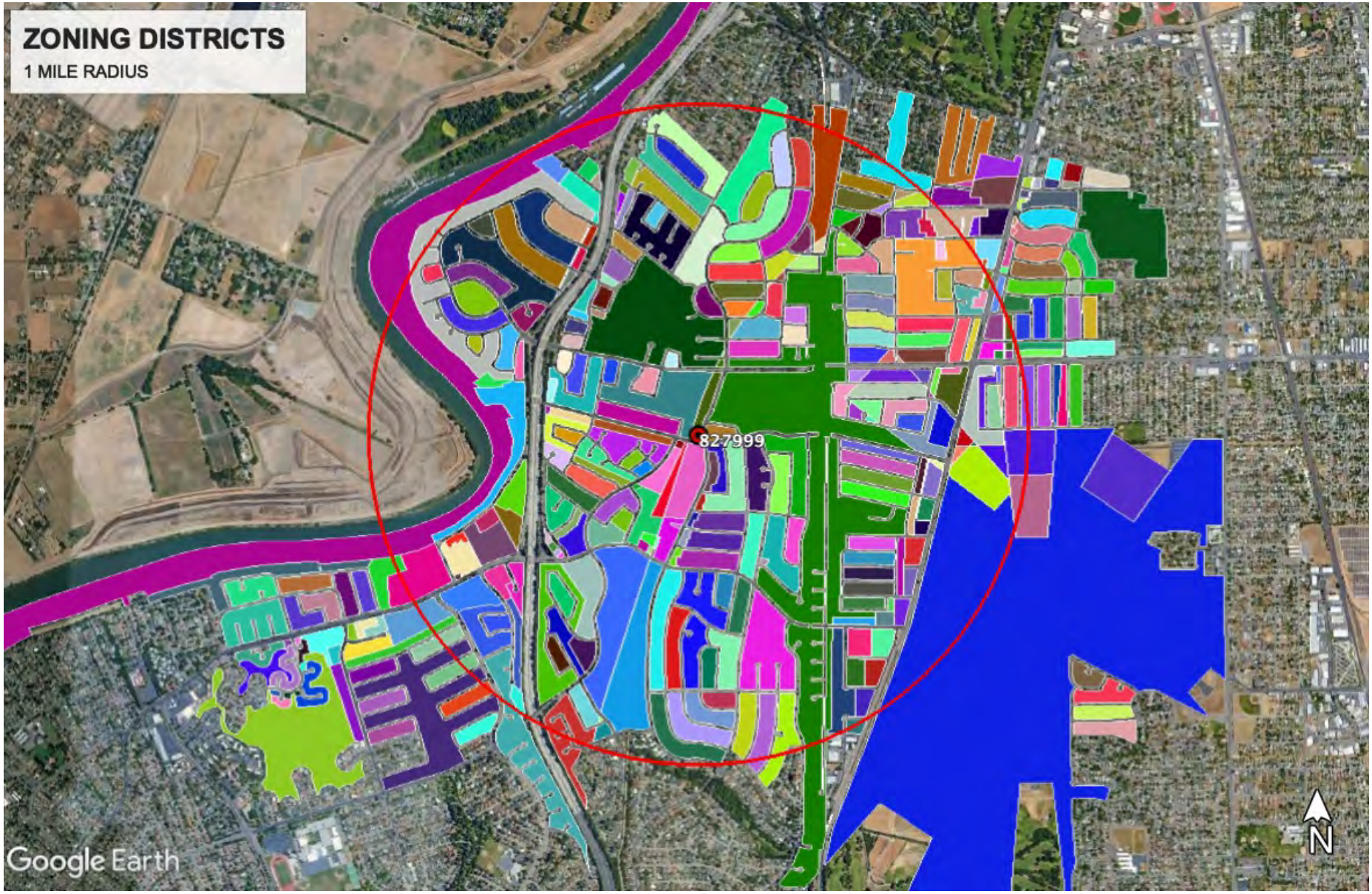
829250

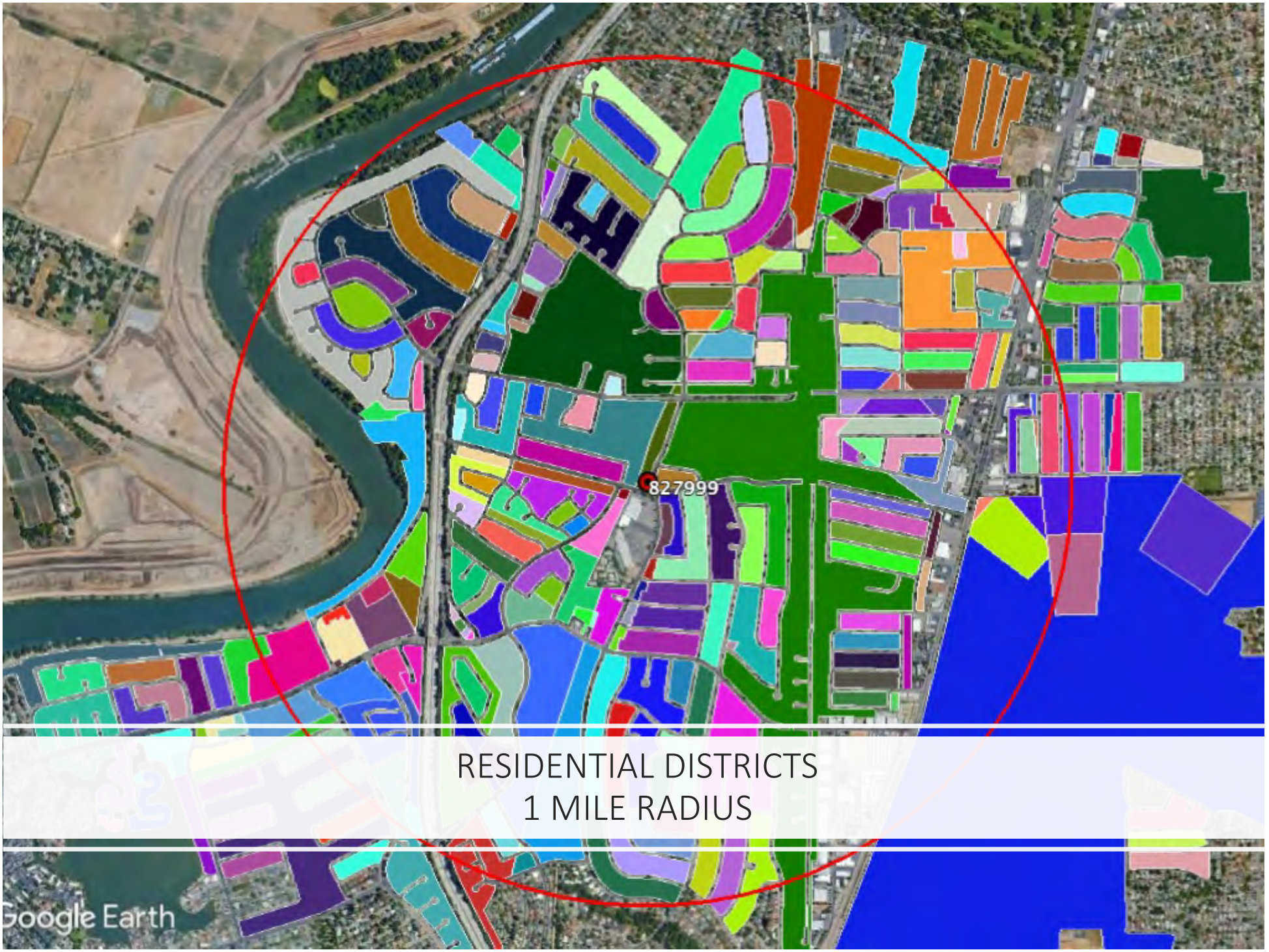
- 3199 S. RIVER ROAD, WEST SACRAMENTO, CA 95691
- 100’ MONOPOLE
- 1.36 MILES FROM 827999
- AT&T already exists on this tower, does not serve area.

845744

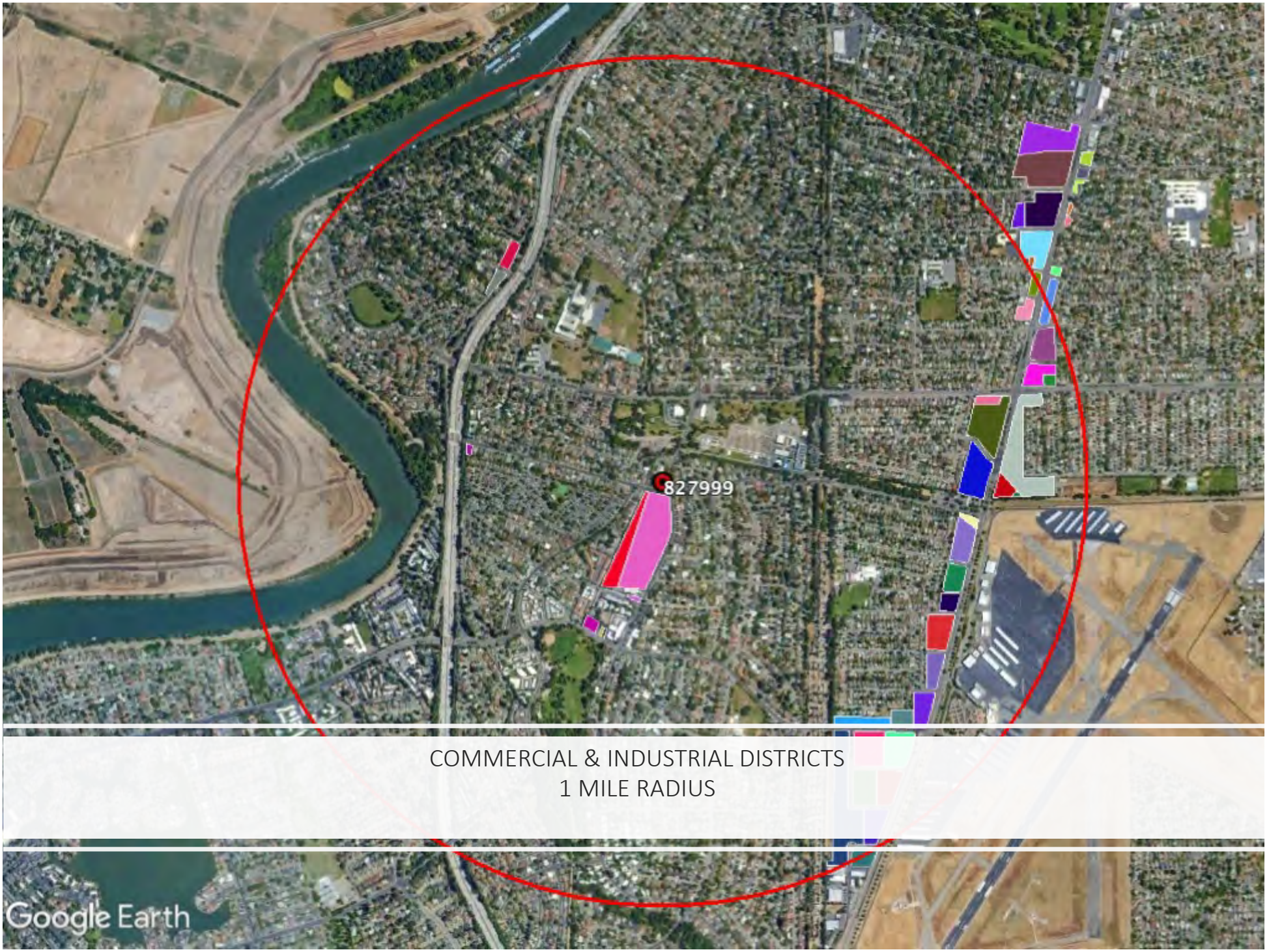
- 4345 SCULPIN LANE, WEST SACRAMENTO, CA 95691
- 150’ SELF SUPPORT
- 1.40 MILES FROM 827999
- AT&T already exists on this tower, does not serve area.

ZONING DISTRICTS: Reflecting primary location covers residential area


ZONING DISTRICTS
1 MILE RADIUS
827999
Google Earth
N



RESIDENTIAL DISTRICTS
1 MILE RADIUS



COMMERCIAL & INDUSTRIAL DISTRICTS
1 MILE RADIUS

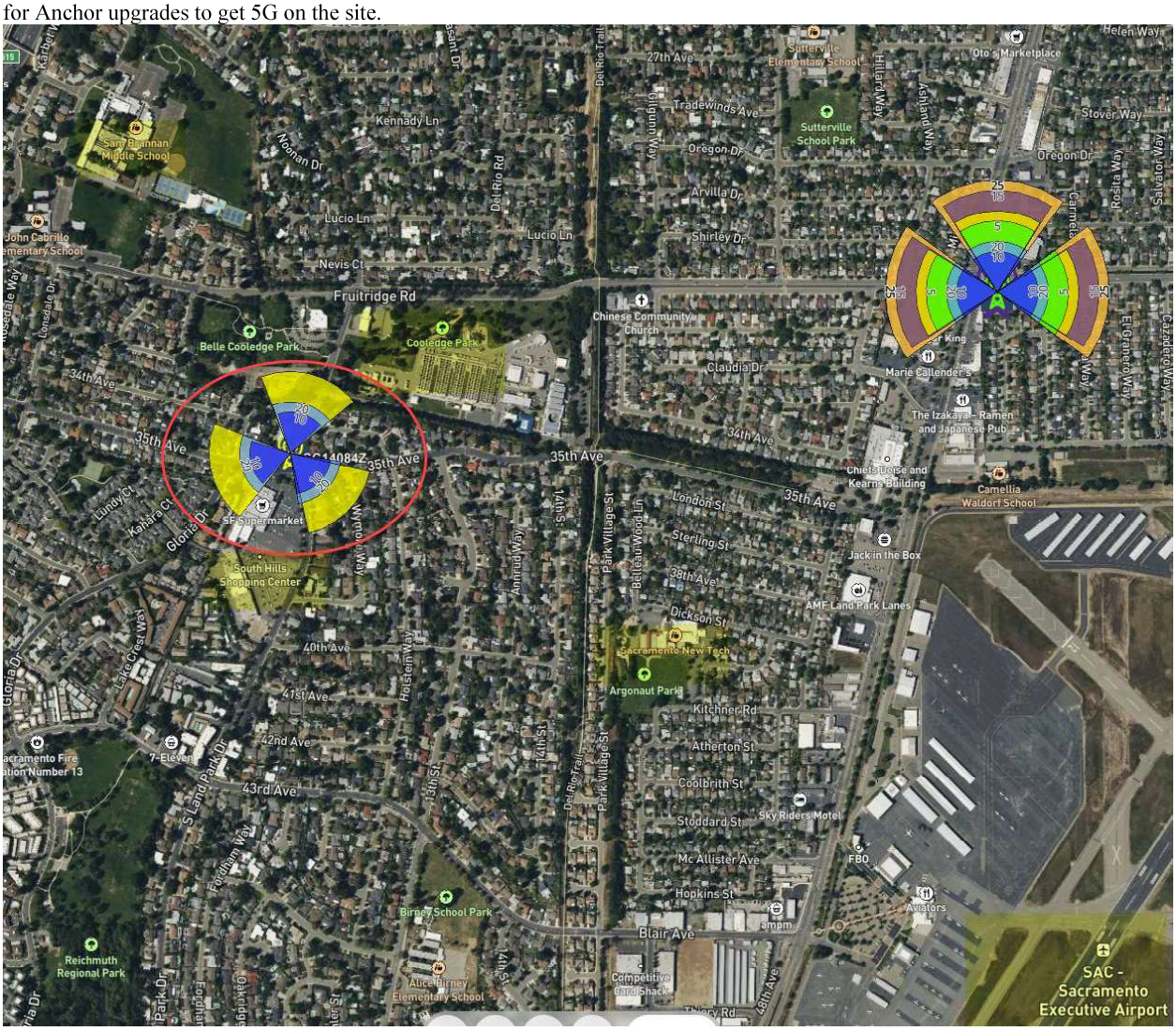
ZONING PROPAGATION MAPS

Attached coverage plot. Below justification.

RF Justification statement:

The existing Bell Tower, which currently supports LTE-only antennas, has no viable path to upgrade to the proposed 5G antennas due to the limited space within the structure. It has been determined that the new antennas required for the 5G upgrade are too large and wide to be installed, and there was no available space to accommodate the necessary Remote Radio Units (RRUs).

Given the immense demand for 5G in this area the site serves key locations such as schools, parks, the South Hill Shopping Center, nearby residential neighborhoods, and the Sacramento Executive Airport — it is critical to get DRIP project on the site for Anchor upgrades to get 5G on the site.

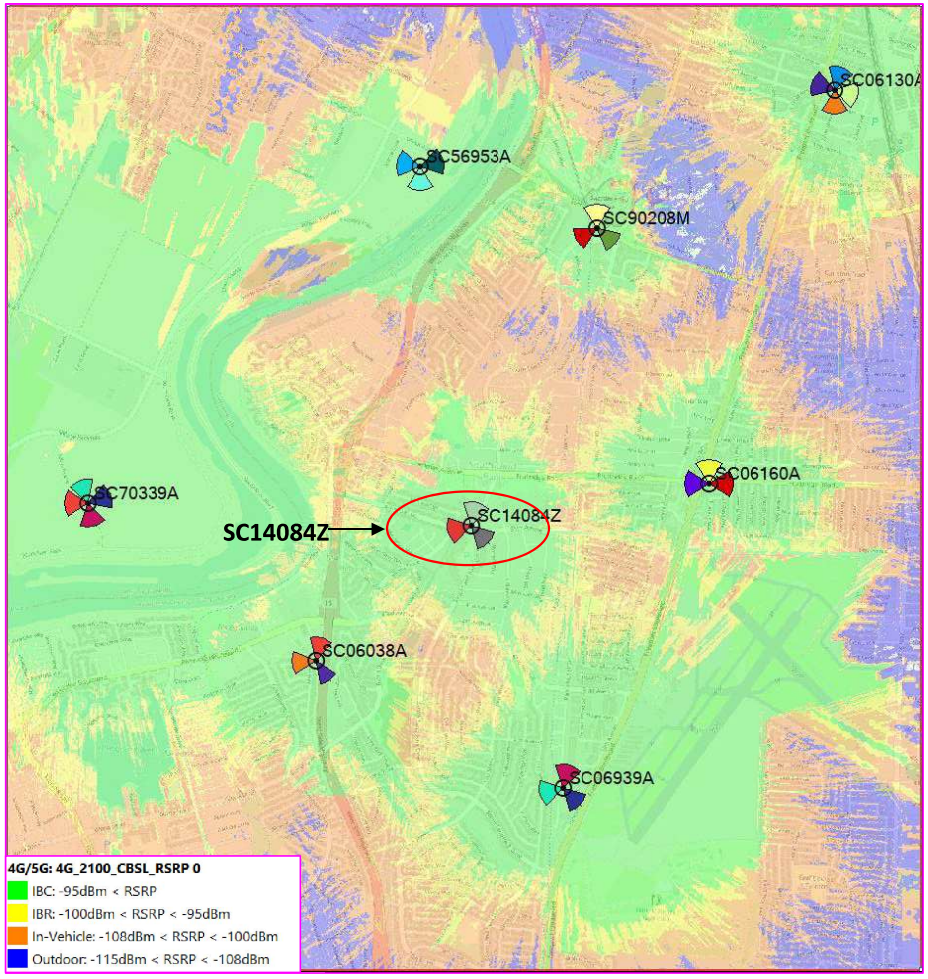


SC14084Z
Coverage Plots

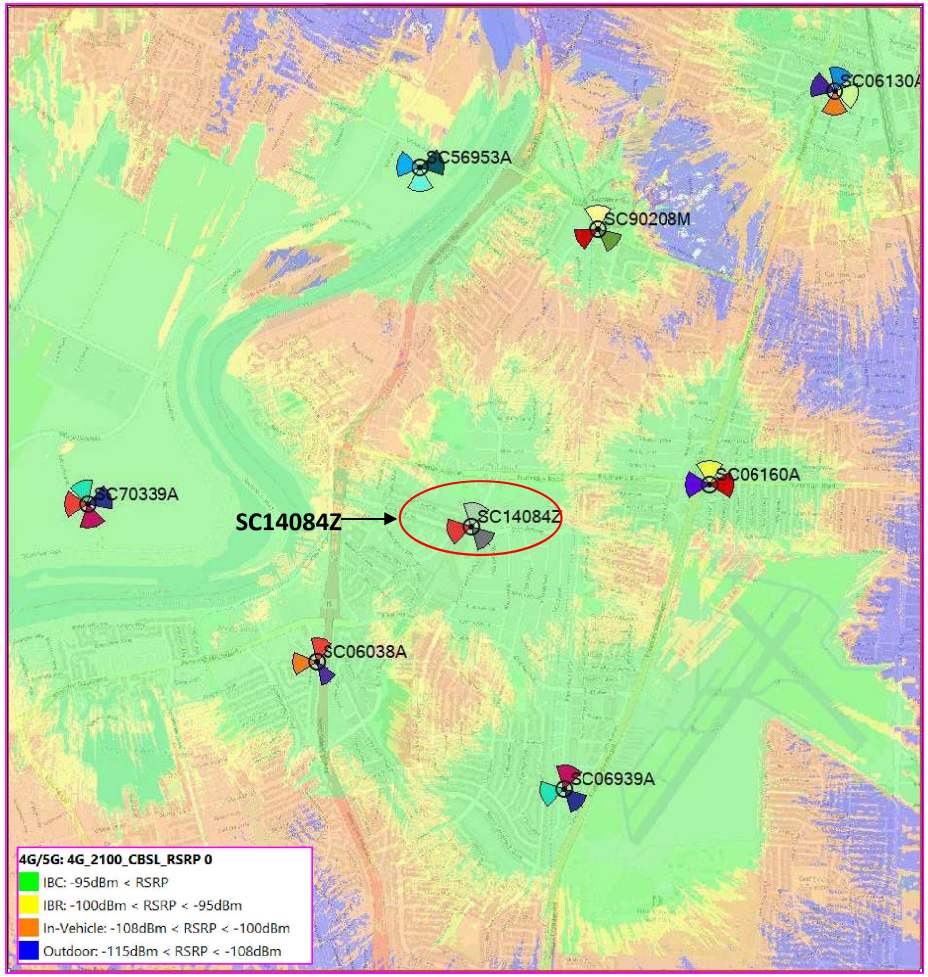
5700 S Land Park Dr
Sacramento, CA 95822

SC14084Z L2100 Coverage

SC14084Z L2100 Coverage – With Existing Site

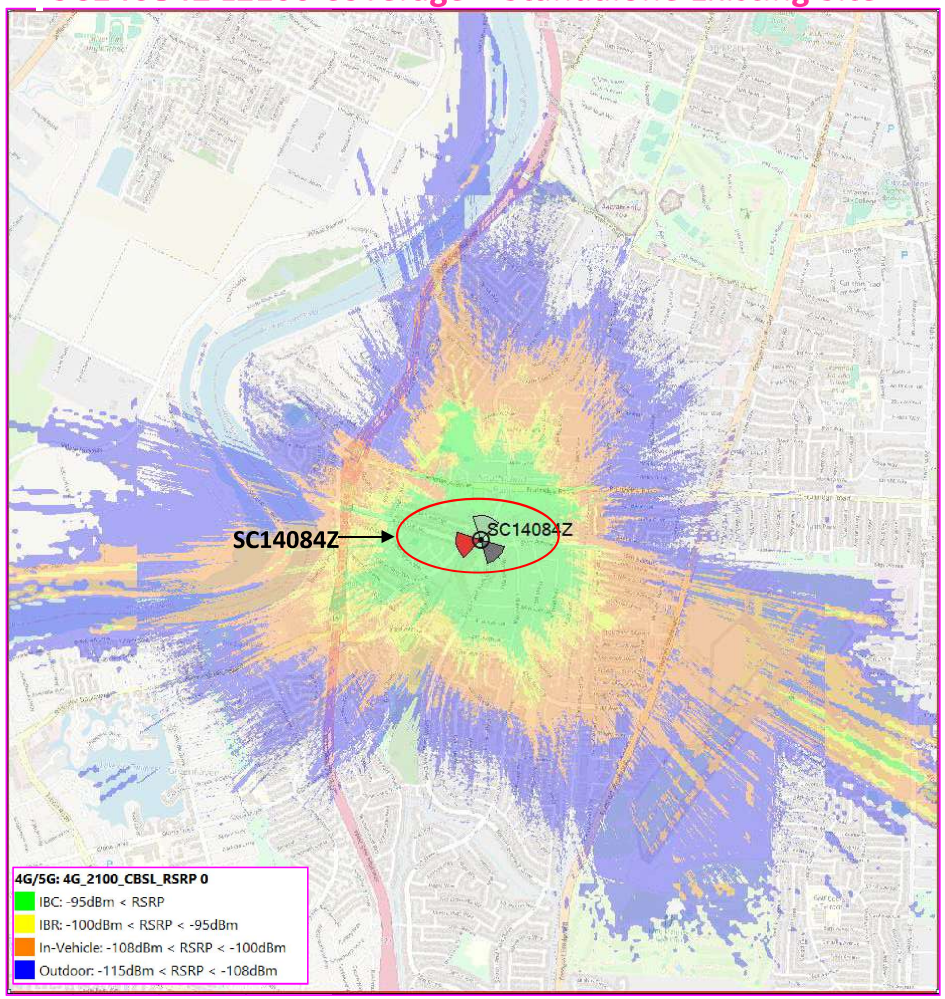


SC14084Z L2100 Predicted Coverage – With New Site



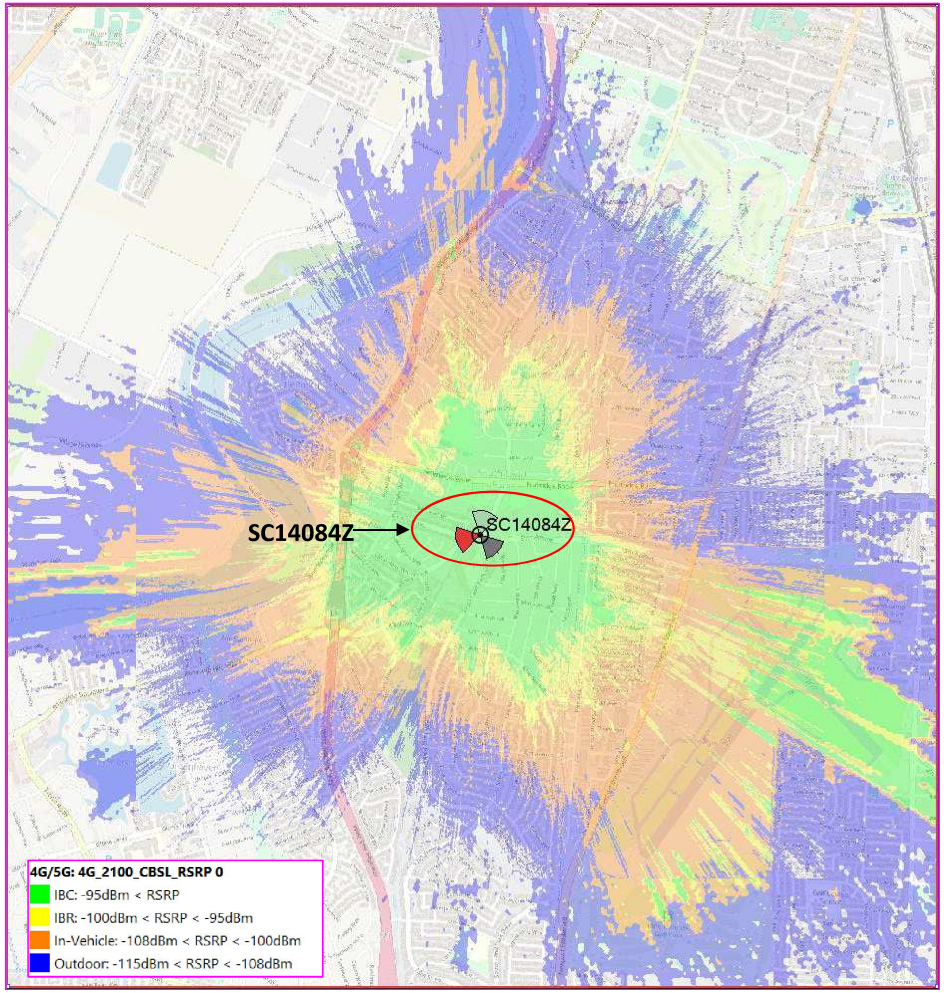
SC14084Z L2100 Coverage – Standalone

SC14084Z L2100 Coverage – Standalone Existing Site



SC14084Z L2100 Coverage – Standalone

SC14084Z L2100 Predicted Coverage – Standalone New Site




CUSTOMER FIRST
ARE YOU WITH US?®
T-Mobile™

Property Owner Letter of Authorization

CA - CITY OF SACRAMENTO
NEW CITY HALL, 915 I ST, 3RD FLR
SACRAMENTO, CA 95814

Re: Zoning/ Permitting – Plan / Design Review Process

I hereby represent that I am the legal owner of the property referenced below, and I hereby give my authorization to CROWN CASTLE TDC and/or its Agent(s), to act as our Agent(s) in processing and obtaining approval for Building and/or Zoning permits through the CA - CITY OF SACRAMENTO for the modification of the facility located at the existing wireless communications site described as:

Crown Site ID:	**827999/SN084 Land Park Church**
Site Address:	**5700 S. LAND PARK DRIVE, Sacramento, CA 95822**
APN:	**024-0161-012-0000**

Property Owner: PARKSIDE COMMUNITY CHURCH

Signature: Cheryl McDonald

Print Name: CHERYL B. McDONALD, MODERATOR

Date: 4-1-2025

PHOTOSIMS

CROWN CASTLE

3/10/25

Land Park Church Site# 827999

5700 S. Land Park Drive
Sacramento, CA

Aerial Map

Applied Imagination 510 914-0500

CROWN CASTLE

3/10/25

Land Park Church Site # 827999

5700 Land Park Drive
Sacramento, CA

Looking Southwest from S. Land Park Drive

View #1

Applied Imagination 510 914-0500

CROWN CASTLE

3/10/25

Land Park Church Site # 827999

5700 Land Park Drive
Sacramento, CA

Looking Northwest from S. Land Park Drive

View #2

Applied Imagination 510 914-0500

CROWN CASTLE

3/10/25

Land Park Church Site # 827999

5700 Land Park Drive
Sacramento, CA

Looking Northeast from Gloria Drive

View #3

Applied Imagination 510 914-0500

CROWN CASTLE

3/10/25

Land Park Church Site# 827999

5700 S. Land Park Drive
Sacramento, CA

Looking North from 35th Avenue

View #4

Applied Imagination 510 914-0500

CROWN CASTLE

3/10/25

Land Park Church Site # 827999

5700 Land Park Drive
Sacramento, CA

Looking East from S. Land Park Drive

View #5

Applied Imagination 510 914-0500

CROWN CASTLE

3/10/25

Land Park Church Site # 827999

5700 Land Park Drive
Sacramento, CA

Looking South from Semas Avenue

View #6

Applied Imagination 510 914-0500

EXHIBIT A

GUIDELINES FOR TELECOMMUNICATIONS FACILITIES IN THE CITY OF SACRAMENTO

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

SITING PREFERENCE (Listed in order of preference):

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

FACILITY LOCATION/DESIGN GUIDELINES

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

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

- ☐ Monopoles should be painted to match either the sky line (dull matte gray) or other prevalent architectural or natural features (i.e. trees).

- ☐ Antennas that are collocated on another facility should be designed to coordinate and compliment the existing design of the facility.

- ☐ Carriers should consider enclosing the antennas within another structure such as a sign or an architectural feature.

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

- ☐ Carriers should consider siting as much as possible on existing infrastructure such as highway structures, transmission towers/poles, light standards etc.

- ☐ Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole (or other collocation), or when installing a facade mounted antenna. The objective is to have the facility be invisible when viewed from the residentially zoned property.

- ☐ Carriers should include landscaping in proposals to better screen equipment buildings or cabinets.

- ☐ Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from the streetscape view.

- ☐ New telecommunications towers in sensitive areas may be subject to a term limit or required periodic review as part of the conditioning of any approved entitlements.

SACOG
Sacramento Area Council of Governments

1415 L Street,
Suite 300
Sacramento, CA
95814

916.321.9000
sacog.org

July 30, 2025

Danny Abbes
Associate Planner
Community Development Department
City of Sacramento
300 Richards Boulevard
Sacramento, CA 95811

Via Email: dabbes@cityofsacramento.org

Subject: ALUC Review of Proposed Cell Tower Replacement at 3700 South Land Park Drive Project

Dear Mr. Abbes:

The Airport Land Use Commission for Sacramento, Sutter, Yolo, and Yuba Counties (ALUC) which functions under the Sacramento Area Council of Governments (SACOG) has received your request for review of a cell tower replacement project located at 5700 S Land Park Drive.

Project Understanding

Crown Castle TDC proposes to replace an existing cell tower facility with a new monopine at 5700 South Land Park Drive. The existing facility includes six T-Mobile antennas attached to the top of the church bell tower on the eastern side of the church property. The project includes the following activities:

- Remove six existing T-Mobile antennas from the bell tower
- Install a new 80-foot-tall monopine structure
- Install six new antennas and six new radio units on the monopine
- Relocate existing lines / conduits from the existing ground equipment to the new monopine
- Remove and replace the T-Mobile cabinet with a new cabinet
- Install a 3-foot by 5-foot underground vault
- Install two new 80-meter hybrid cables

The project is proposed to upgrade existing technologies to support the nearby schools, South Hill Shopping Center, residential neighborhoods and the Sacramento Executive Airport (SAC or the Airport).

ALUC Review

The ALUC reviews proposed land use projects for potential impacts with regard to noise, safety and airspace protection. Guidance for land use compatibility is included in the adopted the *Sacramento Executive Airport Comprehensive Land Use Plan (ALUCP)* in 1998 as amended through 1999. Of particular concern for cell tower projects is height of the tower and its potential to penetrate the airspace at the airport. However, the ALUC has reviewed the project for consistency with all of its policies.

Noise. The application and plans provided by Crown Castle TDC indicate that the proposed Monopine project is outside of the 65 CNEL Noise Contour as indicated on Figure 7 and is therefore consistent with noise policies. The proposed project falls within the Overflight Safety Zone as indicated on Figure 11 of the ALUCP.

Safety. Guidelines for compatible land uses by safety zones are summarized in a table starting on page 35 of the ALUCP. Radio, TV, & Telephone projects, such as the monopine project, are considered compatible within the Overflight zone as long as such use would not "cause electrical interference that would be detrimental to the operation of aircraft or aircraft instrumentation." There is no indication that the replacement antennas would cause electrical interference.

Airspace. The primary concern for overflight is height. Height restrictions in the ALUCP are defined as any object that would penetrate the imaginary surfaces as set forth in the Federal Aviation Regulation Part 77. The proposed monopine will be 80 feet tall and the site is located beneath the horizontal surface. The horizontal surface is defined as 150 feet above the established airport elevation. The airport elevation at SAC is 23.4 feet mean sea level (MSL). Therefore, in order to be consistent with the ALUCP, the top elevation of the monopine cannot exceed 173.5 feet MSL (23.4 feet + 150 feet. The plans list the existing ground elevation as 12 feet. Therefore, the top of the monopine would reach elevation 92 feet (12 feet + 80 feet), which is far below the 173.5-foot elevation of the horizontal surface.

Finding
Having reviewed the available documents that examine the potential land use compatibility issues presented by the proposed monopine project, the ALUC finds no conflicts with our policies.

If you have any questions regarding our analysis or finding, please do not hesitate to contact me.

Sincerely,

Lisa Lind
ALUC Staff