

P04-154 Jacinto Creek Park Telecommunications Facility

- REQUEST:** A. **Environmental Determination:** Categorical Exemption 15303;
B. **Special Permit** to construct an 83'± tall telecommunications facility (slim line monopole, antenna arrays and ray dome) in the Rural Estates 1 unit per 2 acres (RE-1/2) zone.

LOCATION: Located at the northeast corner of the Jacinto Creek Park
APN: 117-0204-017
South Sacramento Community Plan area
Council District 8

APPLICANTS: Cingular Wireless-Ronald Mauck
3851 North Freeway Boulevard
Sacramento, California 95834
916-300-6876

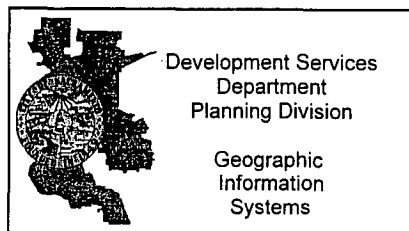
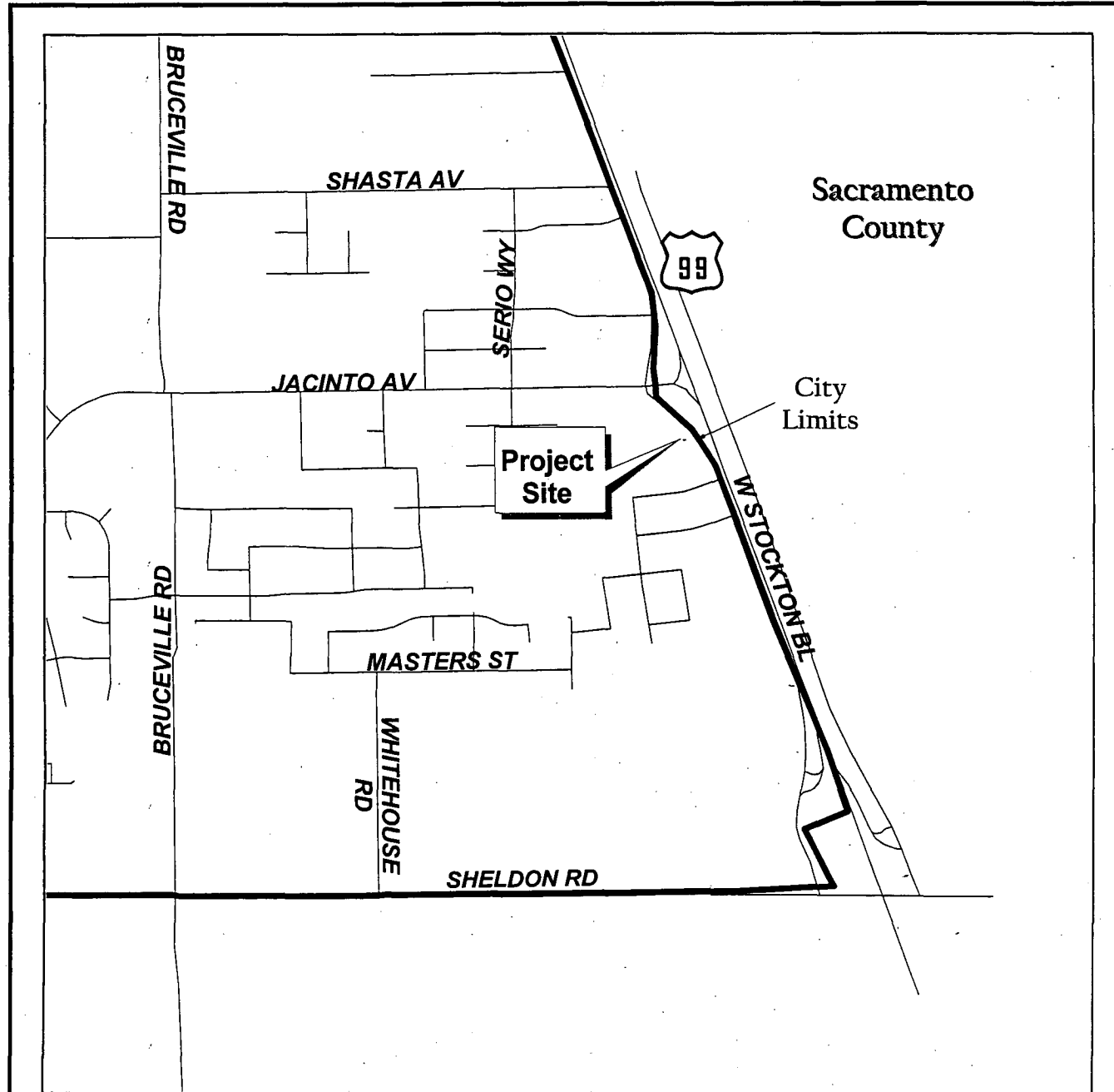
Sprint PCS co-location-Ryan Crowley
4683 Chabot Drive, Suite 100
Pleasanton, California 94588
916-561-4114

OWNER: City of Sacramento
Real Estate Division-Bill Sinclair
916-808-1905
Parks Development Manager-Janet Baker
916-808-8234

APPLICATION FILED: August 4, 2004

APPLICATION COMPLETED: August 24, 2004

STAFF CONTACT: Kimberly Kaufmann-Brisby, 916-808-5590



Vicinity Map
for the
Jacinto Creek Park
Monopole



SUMMARY:

The applicant is requesting the necessary entitlements to construct a telecommunications facility (new slim line monopole) in the Rural Estates 1 unit per 2 acres (RE-1/2) zone of the Jacinto Creek Planning Area (JCPA). The applicant proposes to install a telecommunications facility consisting of an 83'± tall slim line monopole that will serve two carriers, an equipment shelter and telecommunication cabinets screened by a decorative masonry wall in the northeast corner of the currently undeveloped Jacinto Creek Park.

The pole would replace an existing "top hat configuration" monopole, several hundred feet south of the park location, which has been operating with an expired Special Permit (P96-070) since November 21st, 2000, while the applicant and City staff worked toward a supportable solution to replace the expired site with a slim line design in order to maintain needed coverage in the State Highway 99 and Sheldon Road vicinity. During that same period the City revised leasing documents in order to accommodate the siting of telecommunication facilities on City properties.

The applicant has worked at length with the community and the Parks Department in the development of the Jacinto Creek Park Master Plan, the outcome of which was the creation of a specific telecommunications site, as a component of the Master Plan, at the northeast corner of the park. The council member for the district encouraged the applicant to locate in the park because in doing so additional funding for park development and maintenance would be provided.

The primary issues regarding the proposed telecommunication facility were the aesthetics and the initial 36" diameter of the monopole. Staff worked with the applicant to improve the appearance of the facility as well as to scale down the width of the pole. Currently the proposed pole diameter is 18" with a 36" ray dome screening the two antenna arrays. The equipment shelter has a stucco exterior and a lightweight concrete tile roof. A decorative 8' tall masonry wall with capped columns will provide a hard screen for the facility and perimeter landscaping will soften the overall appearance of the facility.

RECOMMENDATION:

Staff recommends approval of the project, subject to the conditions of approval in the Notice of Decision. While the installation of a new monopole is the least preferred alternative offered in the City's Telecommunications Siting Guidelines, in this instance special circumstances exist that staff believes mitigate the issue. The recommended approval is based on the project's removal of an outdated and unsightly telecommunications facility and replacing it with an aesthetically preferable slim line pole on City property with no net gain of monopoles. By siting in the park a funding mechanism would be established for the park that fulfills the Council member's objective of park development funding. The nearest residence is more than 350 feet south of the project site. The site is proposed to be surrounded by substantial landscaping with a dog park adjacent to and south of the site. Therefore, it is anticipated the project will not adversely impact the existing use of the planned park site nor the nearby church use.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-8 du/na)
South Sacrament Community Plan-JCPA Designation:	Residential 4-8 du/na
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Rural Estates-Two Units per Acre (RE-1/2)

Surrounding Land Use and Zoning:

North: Church, RE-1/2
 South: Vacant undeveloped parkland; AOS
 East: West Stockton Boulevard and State Highway 99
 West: Church, vacant parkland; RE-1/2

Setbacks:	<u>Required</u>	<u>Proposed</u>
Front:	25'	50'
Side:	5'	20'
Rear:	15'	700±'

Property Dimensions:	50' x 20' (lease area)
Property Area:	1,040square feet
Height of Monopole:	83± feet Above Grade Level (AGL)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain a building permit from the City's Building Division and a revocable permit (lease agreement) for siting on City property. The Federal Communications Commission (FCC) regulates operation of the proposed wireless communication facility.

BACKGROUND INFORMATION: On June 20, 1995, City Council approved the Jacinto Creek Planning area (JCPA) Land Use Plan and adopted the necessary resolutions amending the General Plan and South Sacramento Community Plan, (Resolutions 95-349, 95-350, and 95-351). The approved JCPA Land Use Plan did not include site-specific rezones; therefore new developments within the JCPA require individual rezone proposals.

On March 4, 1997, the original Laguna Vista Rezone and Tentative Map (P94-031) was approved by City Council, Ordinance No. 97-012(Rezone) and Ordinance No. 97-111(Mitigation Monitoring Plan). The final map was never recorded and the Tentative map subsequently expired, however, the rezone of 14.05± vacant acres from RE 1/4 and RE1/2 to R-1 and the rezone of 4.7± vacant acres from RE 1/4 and RE1/2 to C-1R remained in effect.

Subsequent to the approval of the original Laguna Vista Rezone and Tentative Map (P94-031), a proposed Elk Grove Unified school site, originally proposed for south of the Laguna Vista site, was relocated directly west of Laguna Vista. The City of Sacramento then acquired a vacant parcel north and west of the Laguna Vista map for a city park.

On July 12, 2001, the City Planning Commission approved the Laguna Vista Tentative Map and Subdivision Modification (P00-096). The project subdivided 28.75± vacant acres into seventy-two (72) single family lots totaling 9.8 ± net acres, a Limited Commercial Review (C-1R) lot of 3.6± net acres, and a 10.0± acre Agriculture-Open Space (AOS) city park parcel. Additionally, the project dedicated 1.4± acres of the Single-family residentially (R-1) zoned acreage for park land at the southwest corner of the subdivision, which lies adjacent to the City park land, and provided a park connection to the Jacinto Creek Parkway.

On September 4, 2001, the City Council ratified and approved the Negative Declaration, (Res. 2001-605), approved the General Plan Amendment (Res. 2001-606), the Community Plan Amendment (Res. 2001-607), and the Rezone (Ord. 2001-035). At the time the rezone occurred the parcel on which the current application is proposing to construct was not under the ownership of the city. Subsequent to the rezone, the City acquired the subject parcel and included it with the park site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan land use designation for the site is Low Density Residential (4-8 du/na,) the South Sacramento Community Plan land use designation is Residential 4-8 du/na and the property is zoned Rural Estates-1 Unit per 2 Acres (RE-1/2). The proposed use is allowed on a residentially zoned property only if the property is used for nonresidential purposes. The property on which the project is proposed to be located is designated for park use, therefore, with the approval of the Special Permit request the project would be considered to be consistent with the zoning.

The installation of a monopole is the least preferred option listed in the Guidelines for Telecommunications Facilities in the City of Sacramento, Siting Preference. The applicant has investigated colocation opportunities in the area, and had found a suitable location just west of the existing expired "top hat antenna array configuration" monopole site in the adjacent mini-storage complex. Subsequent to that siting proposal the Council member indicated the City's willingness to accommodate the telecommunications facility within the planned park whereupon the applicant proceeded to work with the Parks department in the development of the Jacinto Creek Park Master Plan and ceased further site investigation.

In this instance, the telecommunication facility's park siting is acceptable because it does not interfere with the park use as the site is located in the farthest corner of the park, away from residences and is surrounded on the west and south by landscaping and by a planned dog park. The revenue generated by leasing the site

to two telecommunication carriers will help in advancing the parks development sooner and will help in maintaining the park after it is fully developed.

The applicant investigated collocating on an existing pole (Site 84985 on the Fryer's Map-Exhibit 1-J) north of the proposed park site location. The site had been deemed abandoned but upon further investigation was found to be a non-conforming pole by City staff. The area is slated for residential development and the expansion of the telecommunications facility would be in conflict with the planned residential development. The applicant approached the church, located north of and adjacent to the park site, with the option of incorporating a telecommunications facility with a bell tower but the church was not interested. The applicant also surveyed the general vicinity for collocation opportunities on tall structures but found no structures suitable or tall enough for collocation.

The proposal is consistent with the General Plan Goals to "Continue to improve and provide communication and utility services to all areas of the City", (Section 7-10). The project would replace the majority of Cingular's coverage lost with the removal of the expired Cingular telecommunication antennas and would expand Sprint's coverage along State Highway 99. To that end, the project site is strategically located to accomplish both carriers' coverage objectives. Finally, the proposed facility is consistent with the General Plan Goal to "Design public facilities in such a manner as to ensure safety and attractiveness" (Section 7-2). The applicant has revised the monopole to minimize the diameter of both the pole and associated arrays, will remove the existing top hat monopole, has improved the appearance of the equipment shelter and enhanced markedly the screening wall thus minimizing the visual and improving the aesthetic impact.

B. Site Plan Design/Zoning Requirements

The project site consists of two 20' x 25' lease areas in the RE-1/2 zone within the Master Planned Jacinto Creek Park. Access to the lease areas will be provided by a proposed 15' wide access easement of which the first 20' will be paved and the remainder a gravel roadway.

Within the Cingular lease area, nearest to West Stockton Boulevard, an 18" diameter, 83±' slim line monopole is proposed. Six antenna panels are proposed by Cingular and are to be placed at 80' (at the centerline of the 51" tall antennas). The 13" x 3.25" x 51" antennas will be grouped in three closely mounted arrays. The 16' (d) x 10' (w) x 12' (h) equipment shelter will be stucco clad and will have a tile roof. The Sprint lease area will ultimately be occupied by three 35.33" x 40" x 72" equipment cabinets and two electrical/ telecommunication cabinets that will be placed upon a concrete slab. Sprint proposes to place three antenna arrays on the slim line pole at a top height of 68±'

Surrounding and screening the facility will be an 8'-tall decorative split-face masonry block wall with precast concrete capped columns interspersed at regular intervals. No landscaping plan has been proposed but the project will be conditioned to work

in concert with the Parks Department in the development of the landscape plan. The entirety of the antenna arrays will be screened from view with a 22' x 36' ray dome.

To improve the appearance of the facility the applicant has worked with staff to scale down the diameter of the pole and to screen the antenna arrays with a ray dome, ultimately providing a smoother, less visually intrusive structure. The equipment shelter has been improved with the application of stucco to the shelter's exterior and the addition of a tiled roof to give the facility a more residential and less industrial appearance.

Sacramento City Code, Title 17 (Zoning Ordinance), Section 17.24.050 ((58)(iii)(A) allows a telecommunications facility to be located in a residential zone only if the property is not used for residential purposes, with the approval of a Special Permit.

Given the site is in the farthest corner of the park site, the design of the facility has been revised to create a more residential appearance, will be surrounded by landscaping, and will have vehicle access provided along the northern portion of the park's north corner, staff supports the proposed site configuration because the site has been designed to unobtrusively integrate with the park.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15303 (e). Section 15303 allows new construction of small structures to be exempt from the provisions of CEQA as they have been determined not to have a significant effect on the environment. Section 15303(e) specifically allows for the exemption of accessory structures such as garages, carports, and fences. As proposed this project involves the construction of a new 83±' tall slim line monopole with an equipment shelter and cabinets within a 1,000 square foot leasing area. Such structures are consistent with those found to be exempt under Section 15303(e).

B. Public/Neighborhood/Business Association Comments

Early Project Notification was sent to the North Laguna Creek and the Villagers neighborhood associations as well as to Dennis Kellogg. To date, staff has not received a response from any of those notified. Also, the project legal notice was sent to all property owners within a 1,000' radius, as required by Section 17.24.050(58)(iii)(B). At the date of the writing of this report, staff had not received any response to the notice.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies.

The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A and B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action.


RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) that finds the project is Exempt pursuant to CEQA Section 15303;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the **Special Permit** to construct an 83'± tall telecommunications facility (slim line monopole, antenna arrays and ray dome) in the Rural Estates-1 Units per 2 Acres (RE-1/2) zone.

Report Prepared By


Kimberly Kauffmann-Brisby, Associate Planner

Report Reviewed By,


Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Title Sheet
Exhibit 1B	Survey
Exhibit 1C	Site Plan
Exhibit 1D	Elevation-Cingular Antenna Details
Exhibit 1E	Sprint Antenna Details (cut sheet)
Exhibit 1F	Cingular Propagation Maps
Exhibit 1G	Sprint Propagation Maps
Exhibit 1H	Photosimulations-3 Views
Exhibit 1I	Expired Special Permit Monopole Photograph
Exhibit 1J	Fryer's Map-Existing Tower Sites
Attachment 2	Land Use & Zoning Map
Attachment 3	Jacinto Creek Master Plan

Attachment 1

**AMENDED BY PLANNING COMMISSION 1/13/2005
NOTICE OF DECISION AND FINDINGS OF FACT
FOR THE
JACINTO CREEK PARK TELECOMMUNICATIONS FACILITY,
LOCATED IN THE NORTHEAST CORNER OF THE JACINTO CREEK PARK
IN SACRAMENTO, CALIFORNIA
IN RURAL ESTATES 1 UNIT PER 2 ACRES (RE-1/2) ZONE OF THE JACINTO CREEK
PLANNING AREA (JCPA). (P04-154)**

At the regular meeting of January 13, 2005, the City Planning Commission heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Categorical Exemption (CEQA Section 15303);**
- B. **Approved Special Permit** to construct an 83'± tall telecommunications facility (slim line monopole, antenna arrays and ray dome) in the Rural Estates 1 unit per 2 acres (RE-1/2) zone.

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

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act.
- B. **Special Permit:** The Special Permit for the proposed telecommunications facility is approved subject to the following Findings of Fact:
 - 1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. The proposed telecommunications facility would replace an expired facility south of the proposed project site, resulting in no net gain of monopoles in the area and would maintain key telecommunications coverage;
 - b. The project proposes to locate two wireless carriers on the slim line monopole, optimizing the capacity of the pole;

- c. The telecommunications site will not interfere with future park land uses and will optimize the use of all portions of the park, including the northwest corner nearest to the West Stockton Boulevard and State Highway 99 right-of-ways where the roadway noise will be greater and could affect sensitive receptors;
 - d. Opportunities for co-location were explored but were rejected due to physical impediments precluding the establishment of the desired coverage and/or lack of interest from potential lessors.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- a. Construction of the tower will be subject to city building permit approval;
 - b. The slim line monopole and ray dome have incorporated design elements intended to minimize visual impact and will be constructed of non-reflective materials and will be screened by landscaping on all sides but most heavily on the western and southern exposures. This landscaping, when mature will help to camouflage the pole from the residences to the west and south of the site, the nearest of which is over 350 feet south of the facility;
 - c. The perimeter of the telecommunications facility's lease area will be screened by a decorative 8' tall split face masonry wall with precast columns interspersed at regular intervals as well as by screening landscaping;
 - d. The automated facility will not alter the operations of the planned park site;
 - e. Locating the facility within the park will provide a telecommunications lease-funding stream for park development and maintenance;
 - f. Should the facility cease operations, the operator(s)/owner(s) will be required to dismantle and completely remove the facility.
3. The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City.

CONDITIONS OF APPROVAL

- B. The **Special Permit** for the proposed telecommunications facility (Exhibits 1A-1J) is approved subject to the following conditions of approval:

Planning Division

1. The applicant shall obtain all necessary building permits prior to commencing construction;
2. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
3. The size and location of the monopole, antennas, ray dome, split face masonry wall and columns, stucco clad equipment shelter and light weight tile roof shall conform to the plans submitted. The height of the monopole may not exceed 83 feet AGL. The diameter of the monopole was not specified on the plans however the outside diameter of the pole may not exceed 18 inches and the ray dome may not exceed an outside diameter of 36 inches and ray dome length may not exceed 22 feet. The applicant shall use non-reflective paint and materials to match the non-reflective monopole at the point of attachment and connection points on all sides and on all equipment, cables, connections, panels and any other appurtenance;
4. All cables associated with the telecommunications facility shall run inside the monopole and/or inside conduit and shall not be visible on the outside of the monopole, the equipment shelter and cabinets nor on the ground;
5. Any additional antenna panels, (12 are approved with this application-six for each carrier) or increase in height for the panels, (82± AGL is the maximum approved height for the panels with 83±' the maximum height for the ray dome, shall require a Special Permit Modification;
6. Within 1 year of the date of this approval or three months after the issuance of building permits for the slim line monopole-whichever occurs first, the applicant shall obtain a demolition permit and remove and properly dispose of all components of the expired Special Permit monopole from the project site to the south on Assessors' Parcel No. 117-0220-031. The removal shall include, but is not limited to, the monopole and antenna arrays, cables, conduit, concrete foundations, and equipment cabinets. Should the removal of the expired Special Permit monopole (P96-070) not occur within the timeframe previously stated, the

current Special Permit approval shall be revoked and proceedings for removal of the approved pole shall commence.

7. Should the operation of this telecommunications facility be discontinued, the applicant(s) shall be responsible for the removal of all equipment, including, but not limited to the: monopole and ray dome, equipment shelter and cabinets, cable(s) and conduit, concrete pad(s), masonry wall and foundation, telephone and power lines to the facility, access gates, fencing materials, asphalt, gravel, and concrete roadway/driveway material(s) within six (6) months of the cessation of facility operations;
8. All cable runs shall be in weather-proof conduit or shall run underground;
9. The ice bridge shall not be visible above the 8' tall masonry wall;
10. In order to screen the facility an 8' tall decorative split-face masonry wall with split-face masonry clad columns, interspersed at regular intervals, shall be constructed around the perimeter of the lease area. The walls and gates shall be maintained in a graffiti free and sound structural condition for the duration of the operation of the facility;
11. Prior to construction the applicant shall apply for a revocable permit in order to locate within the City park;
12. No barbed, razor, or other prohibited wire material shall be used in or on this site;
13. Prior to the issuance of any building permits the applicant shall submit landscaping and irrigation plans to the Parks Department for review and approval. The applicant shall coordinate with the Parks Department in the development of an automatic irrigation and landscaping plan for the screening of the facility. Special attention shall be paid to the establishment of a landscape screen of the monopole from the residential uses to the west and south;
14. The applicant shall provide a 15-foot wide asphalted access drive from the existing edge of pavement at West Stockton Boulevard to 20 feet west of the property line with the remainder of the access drive consisting of decomposed granite to the satisfaction of the Development Engineering and Finance Division. The access drive shall provide a vehicle "turn-around" area to accommodate service vehicles maneuvering to and from the facility. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards;
15. This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of the right-of-way

may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction;

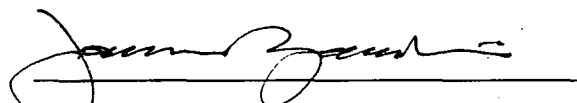
16. Knox Locks are required on man gates on any other gating in the facility;

17. All graffiti and trash/garbage shall be removed in a timely manner.

18. Lighting has not been shown on the plans. Should lighting be proposed for the lease area(s) the lighting plans shall be submitted to the Planning Director for review and approval prior to the issuance of building permits. Lighting shall affect only the lease area and the light standard shall not exceed 18 feet in height, shall be vandal resistant and shall be shielded from the adjacent properties so as not to create glare for the adjacent properties or for the nearby residential uses. The lighting shall also reflect away from City streets and the State Highway. A maximum lighting of 1.5 foot-candles per square foot of lease area will be allowed for the site.

19. No part of the facility's equipment shall be visible above the 8' masonry wall, except the monopole and appurtenances (excepting the ice bridge which must be lowered so as to not be visible) and the stucco clad equipment shelter.

20. The split face masonry wall with precast concrete caps and masonry wall ***shall be designed to match the existing Laguna Vista Subdivision sound wall along W. Stockton Blvd., south of Melville Dr.***



CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

1/13/05

DATE (P04-154)

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Exhibit 1A Title Sheet

GENERAL NOTES

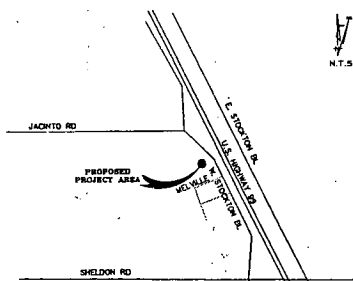
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND THE SET IS INTENDED TO BE USED FOR INFORMATIONAL PURPOSES ONLY UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE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



cingular
wireless

LEGEND		SHEET INDEX	
— A —	ANTENNA CABLE (ABOVE GROUND)	T	TITLE SHEET
— T —	TELEPHONE SERVICE (ABOVE GROUND)	C-1	SITE SURVEY
— E —	POWER SERVICE (ABOVE GROUND)	A-1	SITE PLAN
— G —	GROUND RING (ABOVE GROUND)	A-2	ELEVATIONS-DETAIL
- - - A - - -	ANTENNA CABLE (BURIED)	S-1	STRUCTURAL SHEET
- - - T - - -	TELEPHONE SERVICE (BURIED)	S-2	STRUCTURAL SHEET
- - - E - - -	POWER SERVICE (BURIED)	E-1	ELECTRICAL SHEET
- - - G - - -	GROUND RING (BURIED)	E-1.1	ELECTRICAL SHEET
		! - 2	FOUNDING SHEET

VICINITY MAP



CONTACTS

D.F. ENGINEERING
CINGULAR WIRELESS
3851 NORTH FREEMAN BOULEVARD
SACRAMENTO, CALIFORNIA 95834

CINGULAR WIRELESS
MIKE KOVACH
3851 NORTH FREEMAN BOULEVARD
SACRAMENTO, CALIFORNIA 95834
530-878-1117

SURETY
D.E. ENGINEERING
1226 HIGH STREET
AUBURN, CA 95603
530-885-0428

HWY. 99/SHELDON
Title Sheet
Site No. SA-089-05

SITE ADDRESS

WEST STOCKTON BLVD
SACRAMENTO, CA 95758



Peek Site-Com
853 Lincoln Way, Suite 106
Auburn, California 95603
Phone (530) 885-6160
E-Mail info@peaksitecom.com

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NO.	DESCRIPTION	DATE
3	REV. 100% ZONING DOC'S	7-7-04
4	REV. 100% ZONING DOC'S	7-21-04
5	REV. 100% ZONING DOC'S	7-27-04
6	40% CONST. DOC'S	8-26-04
7	40% ZONING DOC'S	9-30-04
8	REV. 40% CONST. DOC'S	10-11-04

PROJECT: HWY 99/SHELDON

DRAWING TITLE: TITLE SHEET

SCALE: AS NOTED

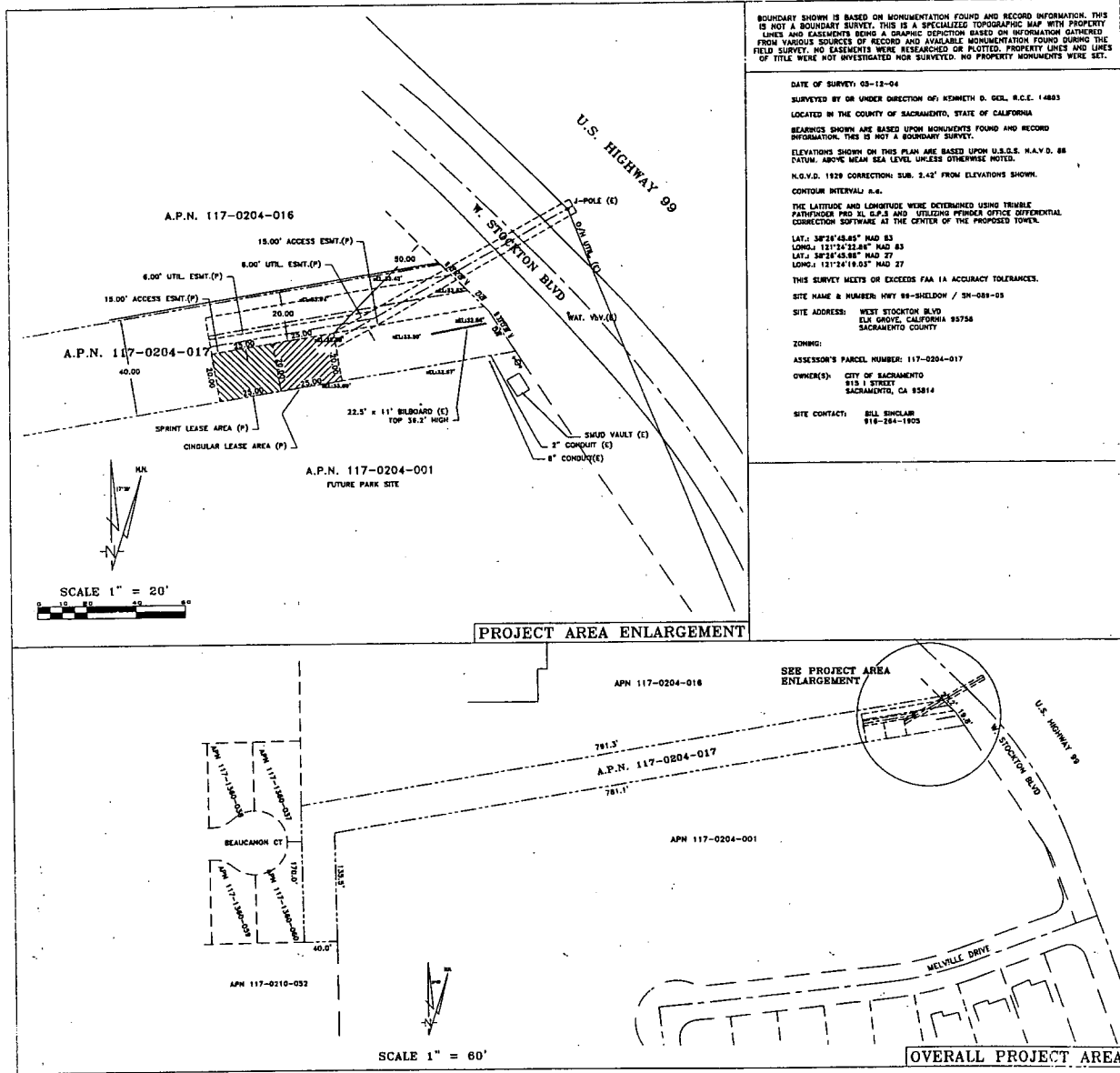
DATE: 8-20-04

PRINTED: SHEET 15

Exhibit 1B Survey

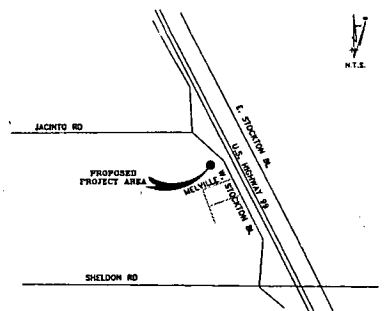
January 13, 2005

P04-154



BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DATE OF SURVEY: 03-12-04
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 1483
 LOCATED IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 READINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.O.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 N.G.V.D. 1929 CORRECTION: SUB. 2.42' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: N.A.
 THE LATITUDE AND LONGITUDE WERE DETERMINED USING TRIMBLE PATHFINDER PRO 3L GPS AND STELLER'S PERIODIC OFFICE DIFFERENTIAL CORRECTION SOFTWARE AT THE CENTER OF THE PROPOSED TOWER.
 LAT.: 38°28'48.85" NAD 83
 LONG.: 121°24'22.84" WAD 83
 LAT.: 38°28'48.85" NAD 27
 LONG.: 121°24'19.03" WAD 27
 THIS SURVEY MEETS OR EXCEEDS FAA IA ACCURACY TOLERANCES.
 SITE NAME & NUMBER: HWY 99-SHELDON / SN-089-03
 SITE ADDRESS: WEST STOCKTON BLVD
 EL GROVE, CALIFORNIA 95756
 SACRAMENTO COUNTY
 ZONING:
 ASSESSOR'S PARCEL NUMBER: 117-0204-017
 OWNER(S): CITY OF SACRAMENTO
 913 I STREET
 SACRAMENTO, CA 95834
 SITE CONTACT: BILL SINCLAIR
 916-264-1905



VICINITY MAP

Cingular Wireless
 SA-089-03 Highway 99-Sheeldon
 Lease Area Description
 All that certain lease area being a portion of that certain Parcel of land described in Document 20010308-138 Official Records of Sacramento County, California being more particularly described as follows:
 Beginning of the Northwest most corner of Lot D as shown on the plat of Laguna Vista Subdivision No. P00-098 filed in Book 314 of Maps, Page 3, thence along the North boundary of said Lot D South 80°28'35" West 71.52 feet to the True Point of Beginning; thence from said point of beginning South 0°23'05" West 23.00 feet thence North 0°23'05" West 20.00 feet thence North 0°23'05" East 23.00 feet thence South 0°23'05" East 20.00 feet to the point of beginning.
 Together with an easement for ingress and egress, fifteen feet in width the centerline of which is shown on the plat of Laguna Vista Subdivision No. P00-098 filed in Book 314 of Maps, Page 3, thence from the Northwest corner of the above described lease area; thence from said point of beginning North 80°28'35" East 81.54 feet more or less to the public right of way commonly known as West Stockton Boulevard.
 Also together with an easement for utility purposes, six feet in width the centerline of which is described as follows: Beginning of a point which bears South 8°23'05" East 3.00 feet from the Northwest corner of the above described lease area; thence from said point of beginning North 81°00'18" East 34.58 feet more or less to the public right of way commonly known as West Stockton Boulevard.
 Also together with an easement for utility purposes, six feet in width the centerline of which is described as follows: Beginning of a point which bears North 87°23'05" West 5.00 feet from the Northwest corner of the above described lease area; thence from said point of beginning North 80°28'35" East 88.84 feet; thence North 81°00'18" East 35.15 feet more or less to the public right of way commonly known as West Stockton Boulevard.
 Cingular Wireless
 3551 N. Freeway Blvd.
 Sacramento, CA 95834
 Phone: (916) 561-4026

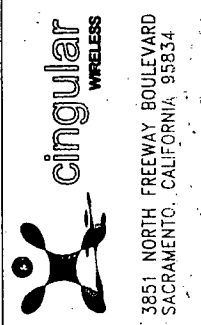
Geil Engineering
 Engineering • Surveying • Planning
 1228 High Street
 Auburn, California 95603-5015
 Phone: (530) 883-0428 • Fax: (530) 823-1309
 Project No./Name: SA-089-03 / HWY 99-SHELDON
 Project Site Location: WEST STOCKTON BLVD
 EL GROVE, CA 95756
 SACRAMENTO COUNTY
 Date of Observation: 03-12-04
 Equipment/Procedure Used to Obtain Coordinates: Trimble Geo XT post
 processed with Trimble Pathfinder Pro Software.
 Type of Antenna Mount: Proposed Free Standing Monopole
 Number of Antennas Observed:
 NAD 83 Coordinates (Centerline Lease Area)
 Latitude: N 38°28'48.85"
 Longitude: W 121°24'22.84"
 ELEVATION of Base of Proposed Structure (NAVD88) 33' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation stated above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed I-A Standards as defined in the FAA ASAC Information Sheet 91003, and that they are true and accurate to the best of my knowledge and belief.
 Kenneth D. Geil R.C.E. 1483 Date

GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1228 HIGH STREET
 AUBURN, CALIFORNIA 95603
 phone: (530) 883-0428
 fax: (530) 823-1309

DATE: 03-12-04
 SURVEYOR: K. GEIL
 DRAWN BY: D. GEIL
 REVISIONS:

DATE	DESCRIPTION	INITIAL
03-14-04	BOX CHECK PRINT	D.G.
08-28-04	rev lease area	D.C.
08-20-04	added Sprint lease area	D.C.



INDEPENDENT CONTRACTOR
 Cingular Wireless
 3551 N. Freeway Blvd.
 Sacramento, CA 95834
 Phone: (916) 561-4026
 MIKE KOVACH

SA-089-03
 Hwy 99/
 Sheldon

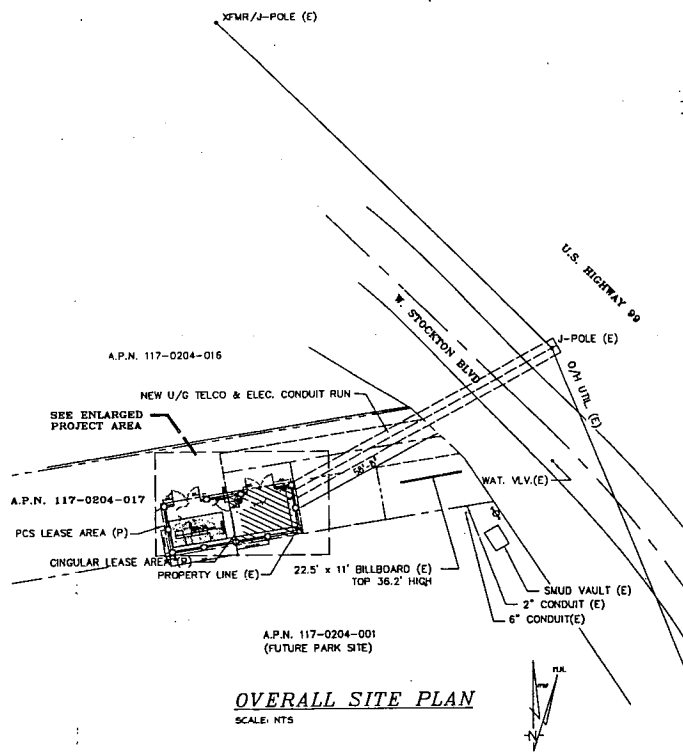
SURVEY

C-1

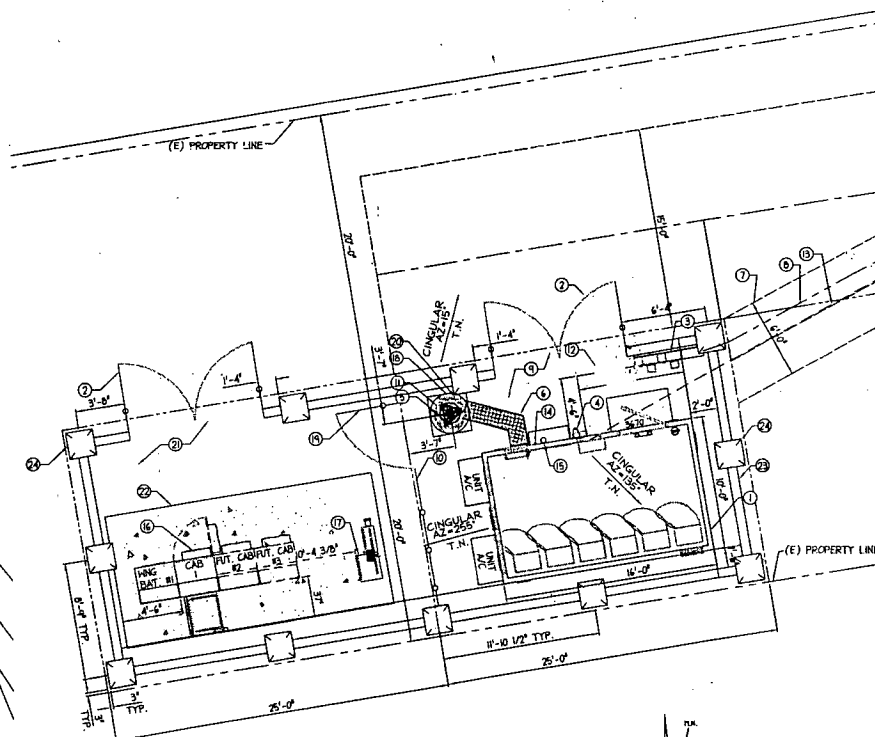
January 13, 2005

P04-154

Exhibit 1C Site Plan



OVERALL SITE PLAN
SCALE: NTS



ENLARGED PROJECT AREA

SCALE 1/4"=1'-0"

GENERAL NOTES:

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

KEY NOTES

- 1 NEW PRE-FAB EQUIP. SHELTER, W/BUCCO EXT. FINISH & TILED PITCHED ROOF
- 2 NEW DECORATIVE SOLID METAL 10' WIDE GATE
- 3 NEW SITE (4) METER MULTI-METER & MAIN DISC, W/ ZOOK METER MOUNTED TO (N) CHU WALL FOR CINGULAR, SPRINT & UP TO 3 FUTURE
- 4 NEW GENERATOR RECEPTACLE ON SHELTER
- 5 NEW STEEL MONOPOLE
- 6 NEW COAX CABLE ICE BRIDGE
- 7 NEW UTILITY EASEMENT
- 8 NEW UNDERGROUND ELEC. CONDUIT RUN
- 9 PROPOSED CINGULAR LEASE AREA W/ 2" CLEAN CRUSHED ROCK OVER 4" BASE "H" ENTIRE LEASE AREA
- 10 NEW 8" TALL CHAIN LINK FENCE
- 11 NEW CINGULAR WIRELESS PANEL ANTENNAS (3) PROPOSED (3) FUTURE FOR A TOTAL OF (6)
- 12 NEW CONC. STUMP
- 13 NEW U/G TELCO CONDUIT RUN
- 14 NEW OPS UNIT MOUNTED TO SHELTER
- 15 NEW 24" CHU WHP ANTENNA MOUNTED TO SHELTER
- 16 FUTURE SPRINT EQUIP BY OTHERS
- 17 FUTURE SPRINT TELCO & ELEC. PDC CABINET BY OTHERS
- 18 NEW 22" HIGH RAYTRONC
- 19 NEW 4" MAN GATE TO FUTURE SPRINT CHU
- 20 FUTURE SPRINT PCS PANEL ANTENNAS BY OTHERS
- 21 FUTURE SPRINT PCS LEASE AREA
- 22 FUTURE SPRINT CONC. EQUIP. SLAB BY OTHERS
- 23 NEW 8" HIGH SPLIT FACE CHU WALL
- 24 NEW 24" SQ. SPLIT FACE BLOCK COLUMNS AS SHOWN WITH DECORATIVE, PRE-CAST CONCRETE CAPS (TYP.)

SITE ADDRESS
WEST STOCKTON BLVD
SACRAMENTO, CA 95738

3851 NORTH FREEWAY BOULEVARD
SACRAMENTO, CALIFORNIA 95834

Peek Site-Com.
853 Lincoln Way, Suite 106
Auburn, California 95603
Phone (530) 885-6160
E-Mail Info@peeksitecom.com

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NO.	REVISION/DESCRIPTION	DATE
3	REV. 100% ZONING DOC'S	7-7-04
4	REV. 100% ZONING DOC'S	7-21-04
5	REV. 100% ZONING DOC'S	7-27-04
6	REV. CONST. DOC'S	8-26-04
7	REV. ZONING DOC'S	9-30-04
8	REV. 90% CONST. DOC'S	10-1-04

PROJECT: **HWY 99/SHELDON**

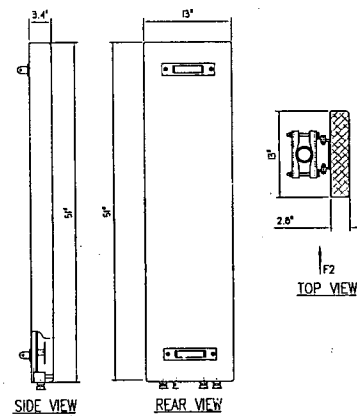
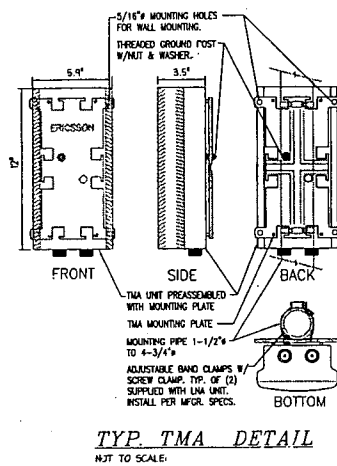
DRAWING TITLE: **SITE PLAN**

SCALE: AS NOTED	DATE: 5-20-04	PRINTED: 5/21/04
CHECKED BY: PLS	PROJECT NO: SA-024-02	DRAWING NO: A-1
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PRINTED: 5/21/04	DRAWING NO: A-1	DATE: 5-20-04

January 13, 2005

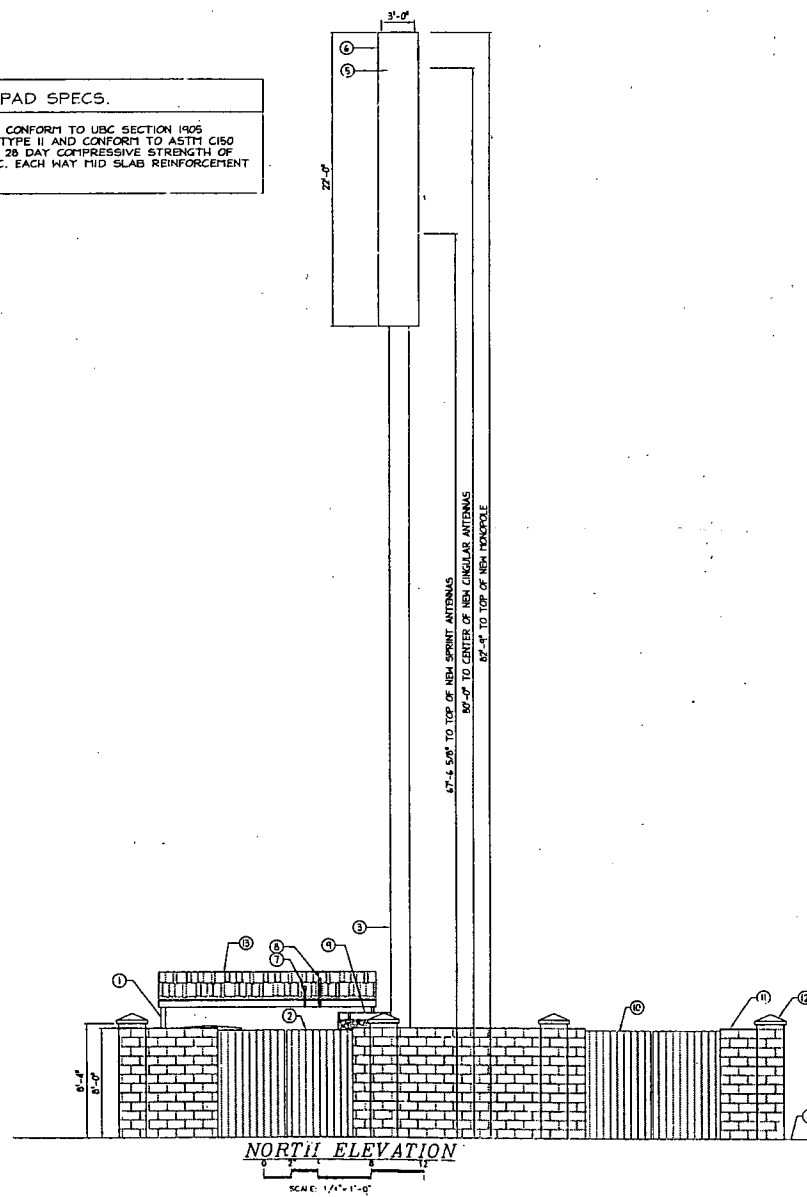
P04-154

Exhibit 1D Elevation-Cingular Antenna Details



CONCRETE PAD SPECS.

CONCRETE MIX DESIGNS SHALL CONFORM TO UBC SECTION 1905 PORTLAND CEMENT SHALL BE TYPE II AND CONFORM TO ASTM C150 CONCRETE SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI, #4 REBAR AT 12\"/>



KEY NOTES

- 1 NEW PRE-FAB EQUIP. SHELTER W/STUCCO EXT. FINISH
- 2 NEW DECORATIVE SOLID METAL 10' WIDE GATE FOR CINGULAR ACCESS
- 3 NEW STEEL MONOPOLE
- 4 (S) FINISH GRADE
- 5 NEW CINGULAR WIRELESS PANEL ANTENNAS WITHIN NEW RADOME
- 6 (S) PROPOSED (S) FUTURE FOR A TOTAL OF (S)
- 6 NEW 22' HIGH RADOME
- 7 NEW OPS UNIT MOUNTED TO NEW SHELTER
- 8 NEW 24\"/>

SITE ADDRESS

WEST STOCKTON BLVD
SACRAMENTO, CA 95756



3851 NORTH FREEWAY BOULEVARD
SACRAMENTO, CALIFORNIA 95834

Peek Site-Com

853 Lincoln Way, Suite 106
Auburn, California 95603
Phone (530) 885-6160
E-Mail info@peeksite.com

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NO.	REVISION/DESCRIPTION	DATE
3	REV. 100% ZONING DOC'S	7 -04
4	REV. 100% ZONING DOC'S	7-21-04
5	REV. 100% ZONING DOC'S	7-27-04
6	90% CONST. DOC'S	8-26-04
7	90% ZONING DOC'S	9-30-04
8	REV. 90% CONST. DOC'S	10-1-04

PROJECT: **HWY 99/SHELDON**

DRAWING TITLE: **ELEVATION-DETAIL**

SEAL	DRAWN BY: PLS	PROJECT NO.: SA-004-02
	CHECKED BY:	CONTRACT NO.:
	SCALE: AS NOTED	DRAWING NO.:
	DATE: 8-20-04	DATE: A-2
	PRINTED:	SHEET: 1

Exhibit 1E Sprint Antenna Details (cut sheet)

EMS Technologies

EMS Wireless

LXE

SATCOM

Space & Technology

Satel



A Division of EMS Technologies, Inc.

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OptiRange

RR90-17-XX_P

1850 MHz - 1990 MHz

General Specs

Beamwidth 90°
 Gain 16.5 dBi (14.4 dBd)

Select Electrical Downtilt

- 00°
 02°
 04°
 06°

[Azimuth Polar Pattern](#)
[Elevation Polar Pattern](#)

Select a downtilt and click either of the
 above Polar Pattern buttons to view a
 printable Polar Plot.

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[Download Pattern Data](#)

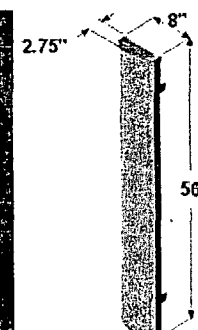
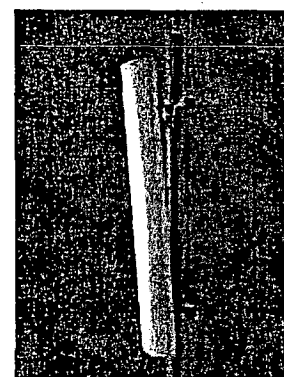
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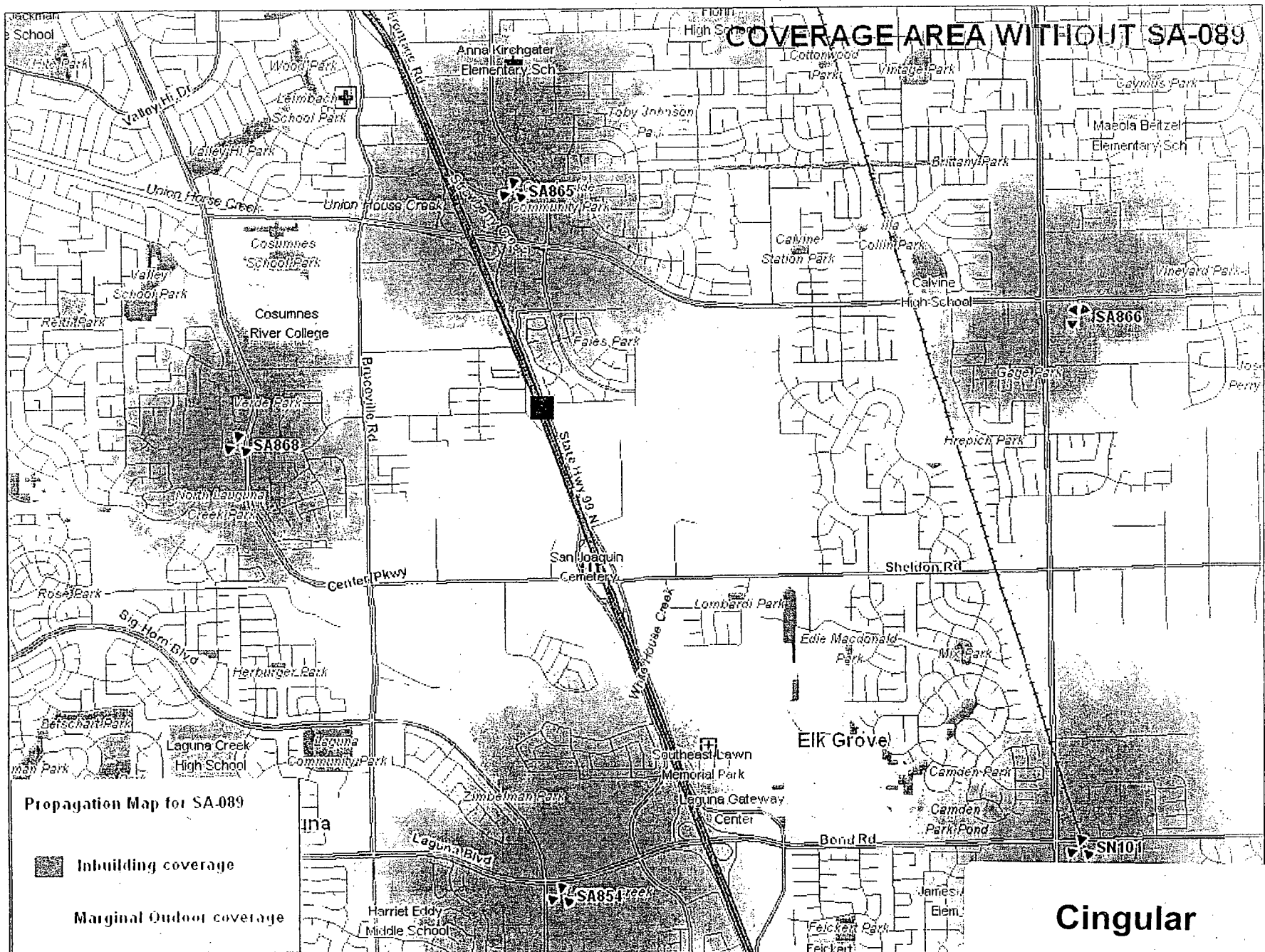
Dual

RF
CONNECTOR:

January 13, 2005

P04-154

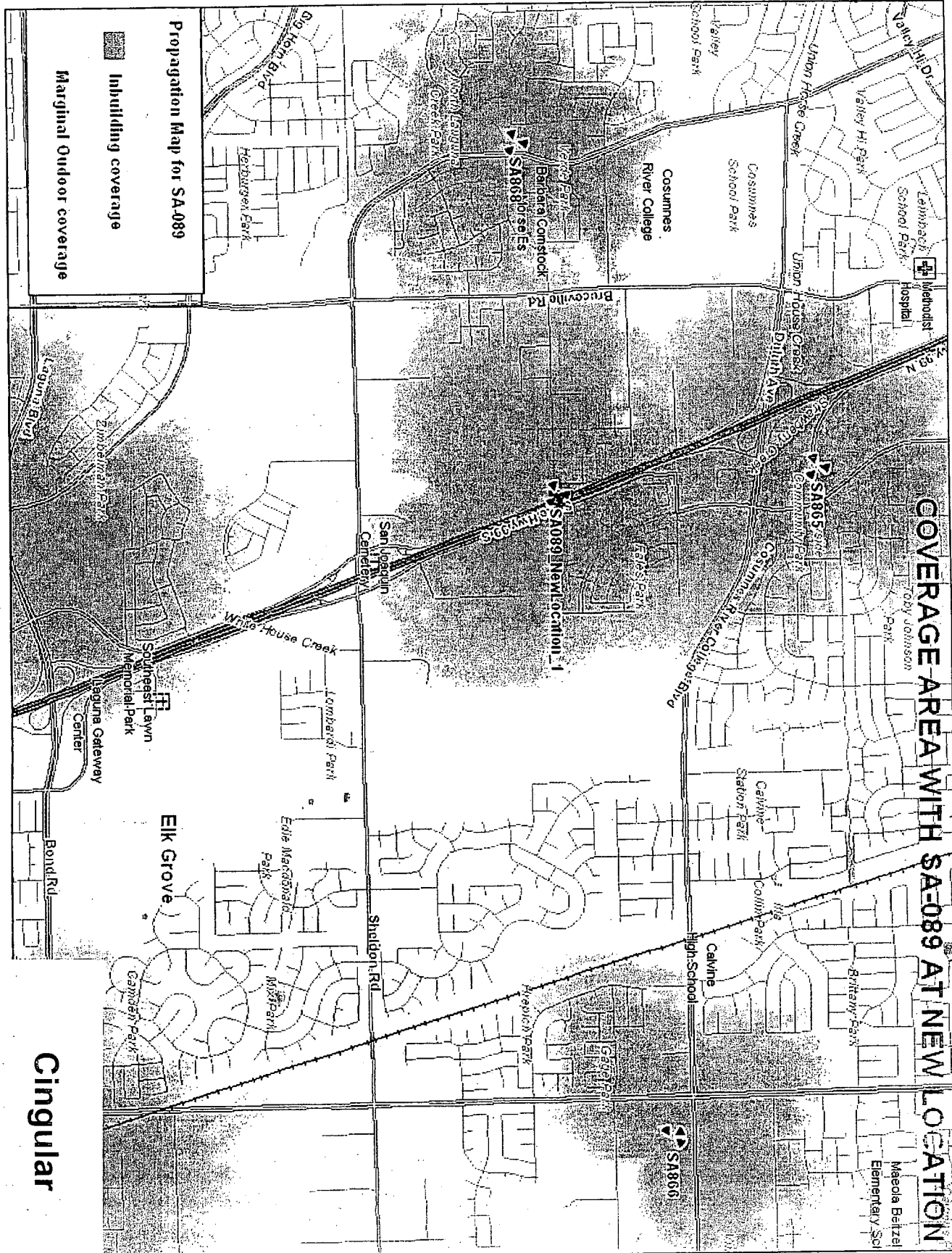
Exhibit 1F Cingular Propagation Maps



Cingular

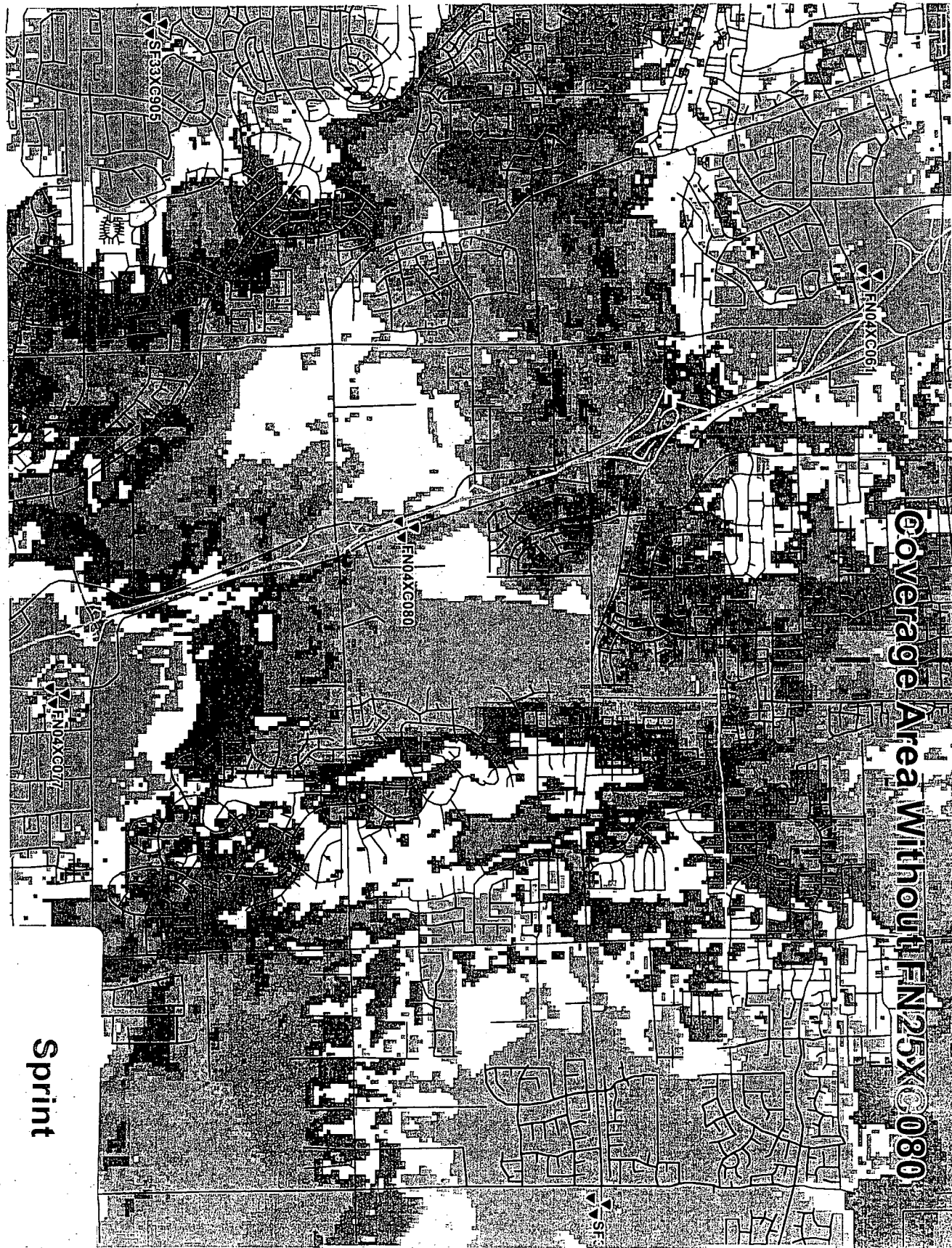
January 13, 2005

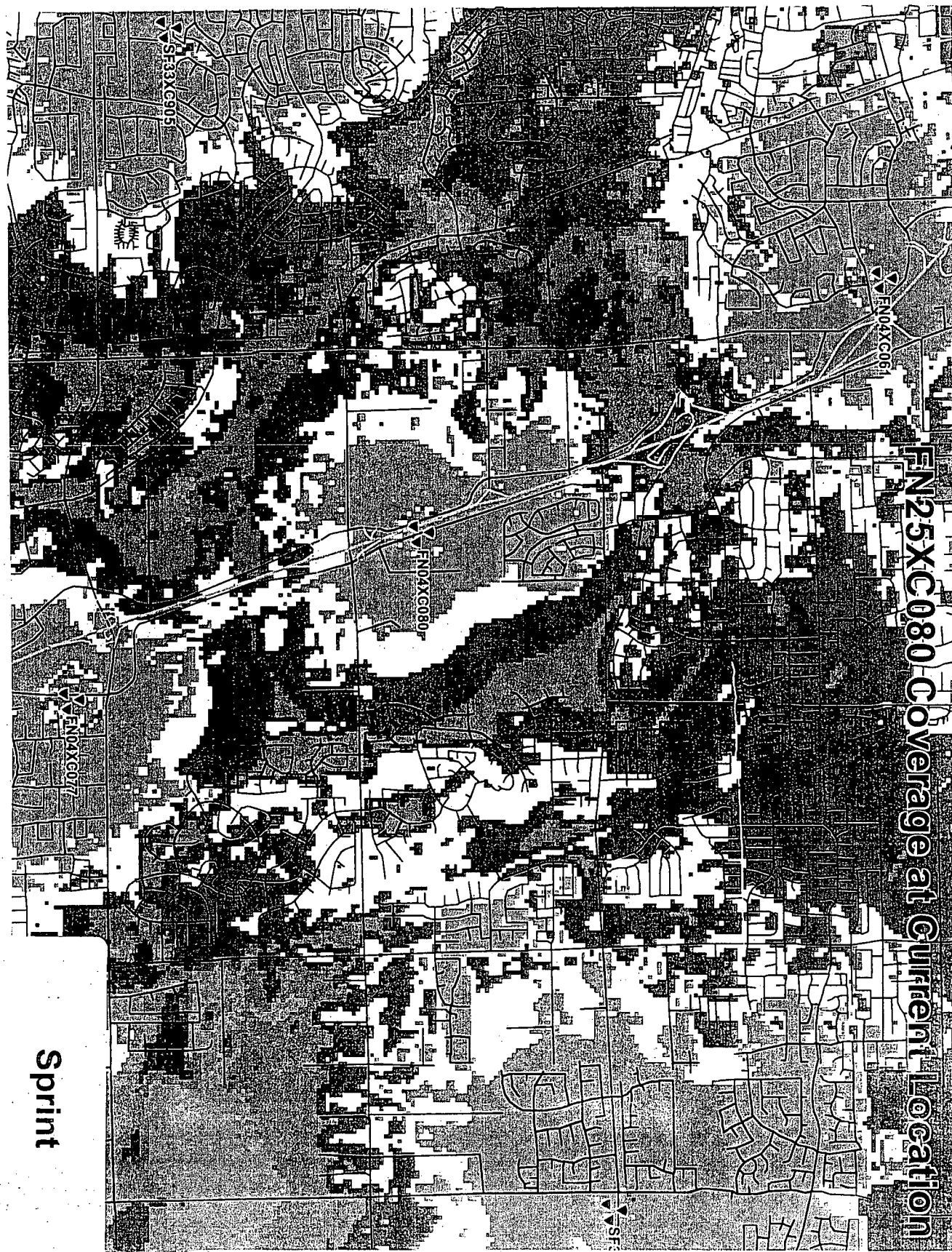
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Cingular

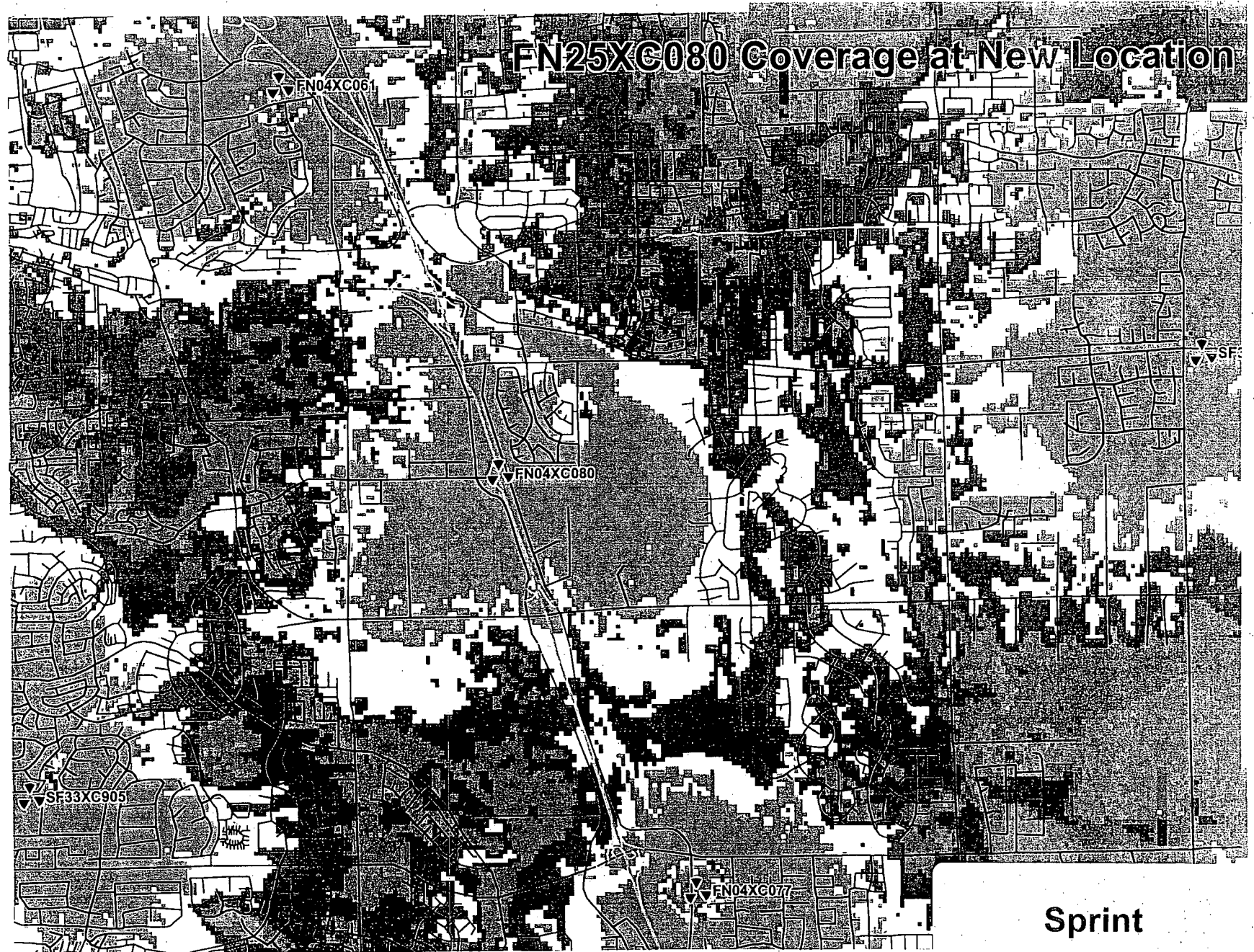
Exhibit 1G Sprint Propagation Maps





January 13, 2005

P04-154

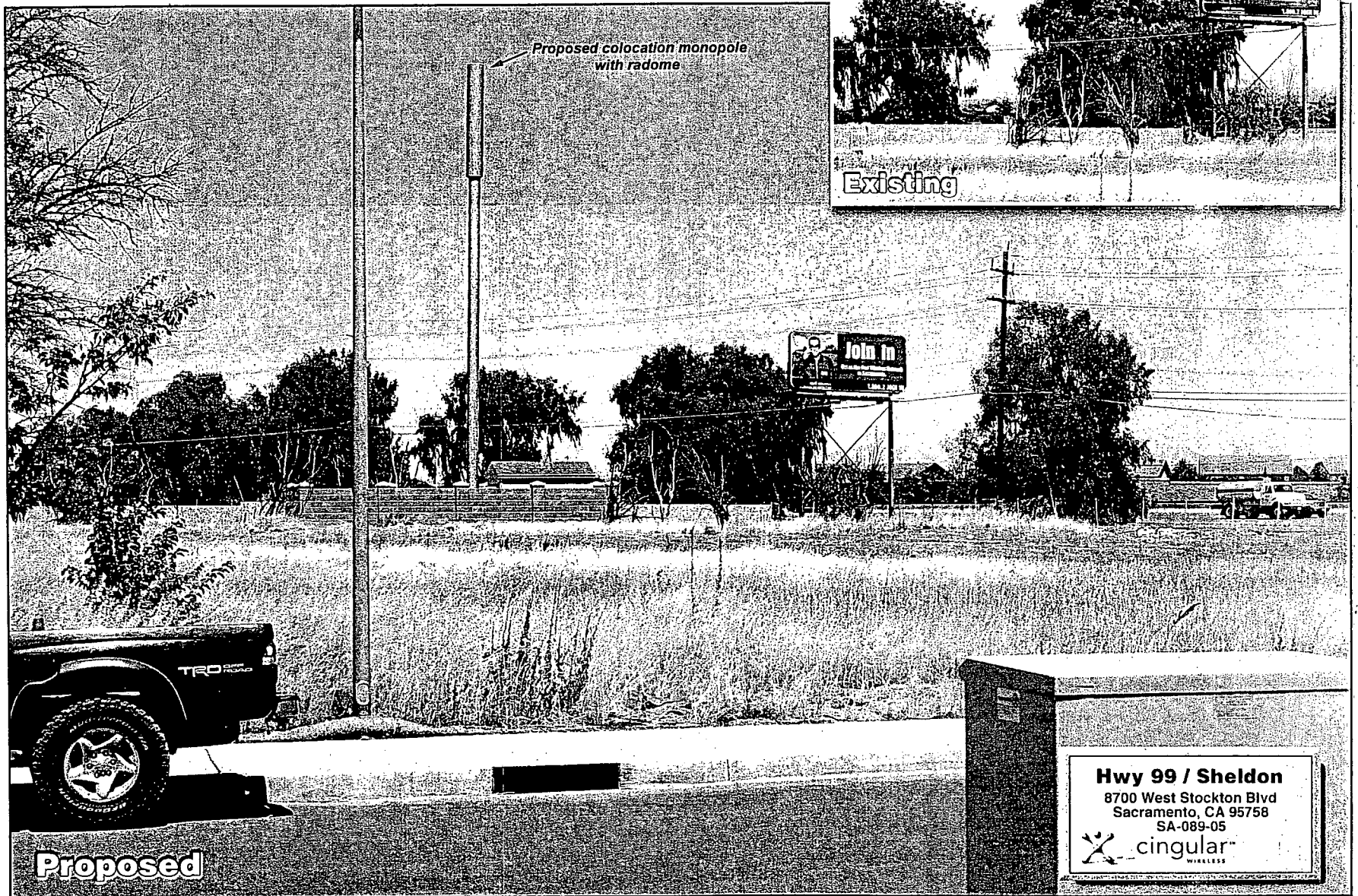


Sprint

Exhibit 1H Photosimulations-3 Views

10/12/2004

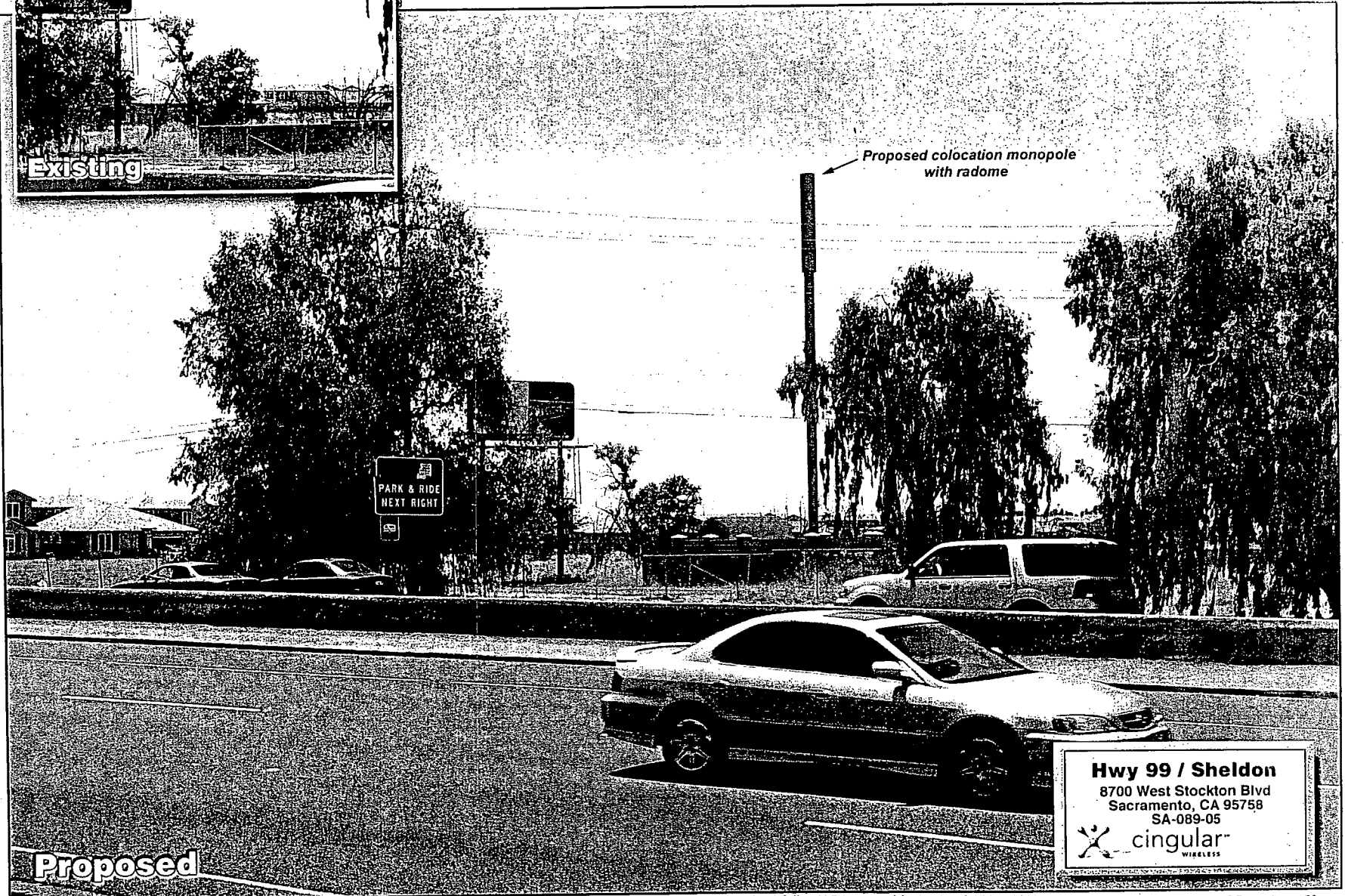
Photosimulation of view looking north from Melville.



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Previsualists
Custom Computer Graphics, Inc.

Photosimulation of view looking south from across Hwy 99.



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P04-154

1/25/2004

Photosimulation of view looking east from the residential street to the west of the site.



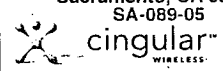
Hwy 99 / Sheldon
8700 West Stockton Blvd
Sacramento, CA 95758
SA-089-05


Exhibit 11 Expired Special Permit Monopole Photograph

Photosimulation of view looking southwest

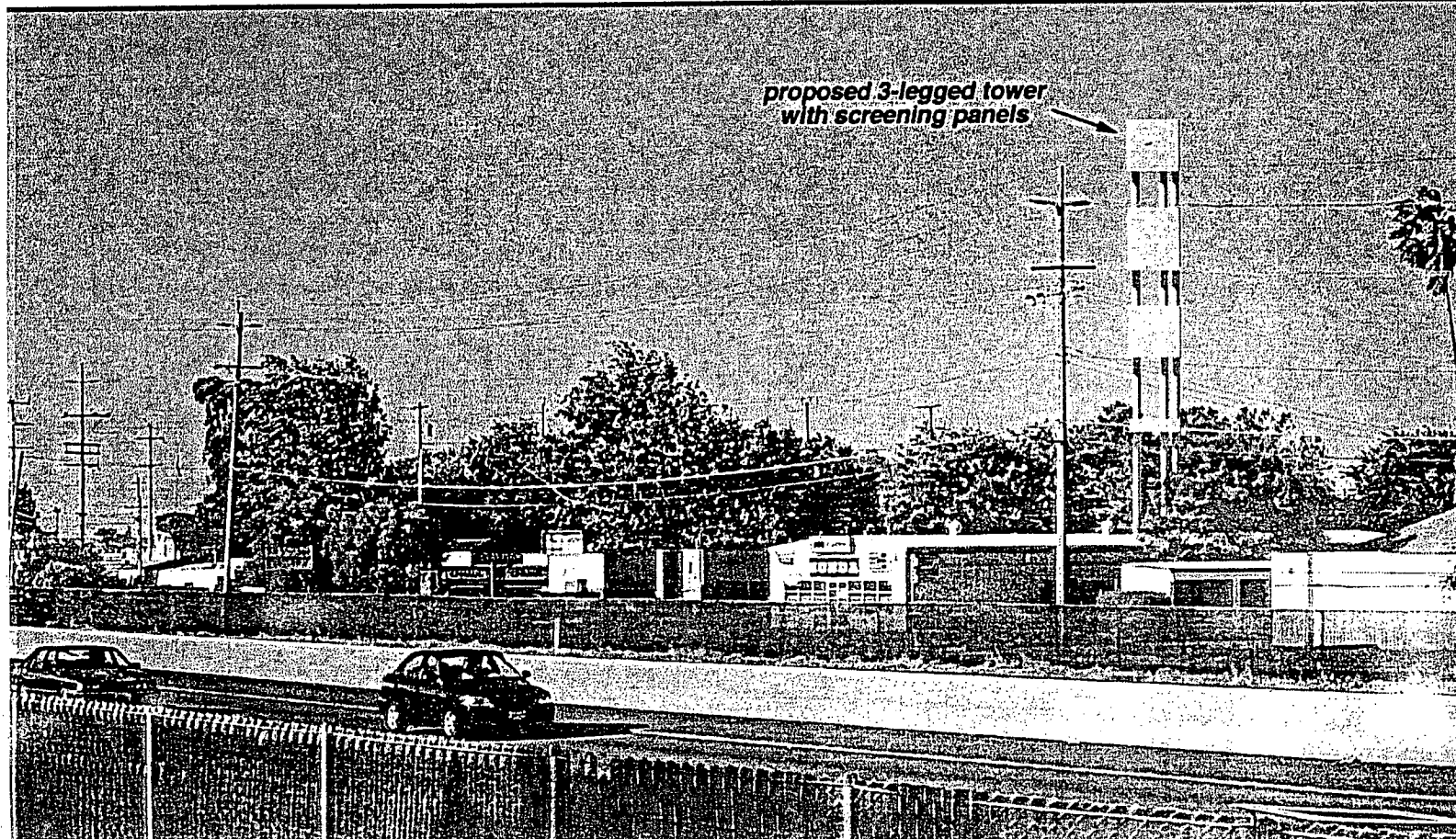
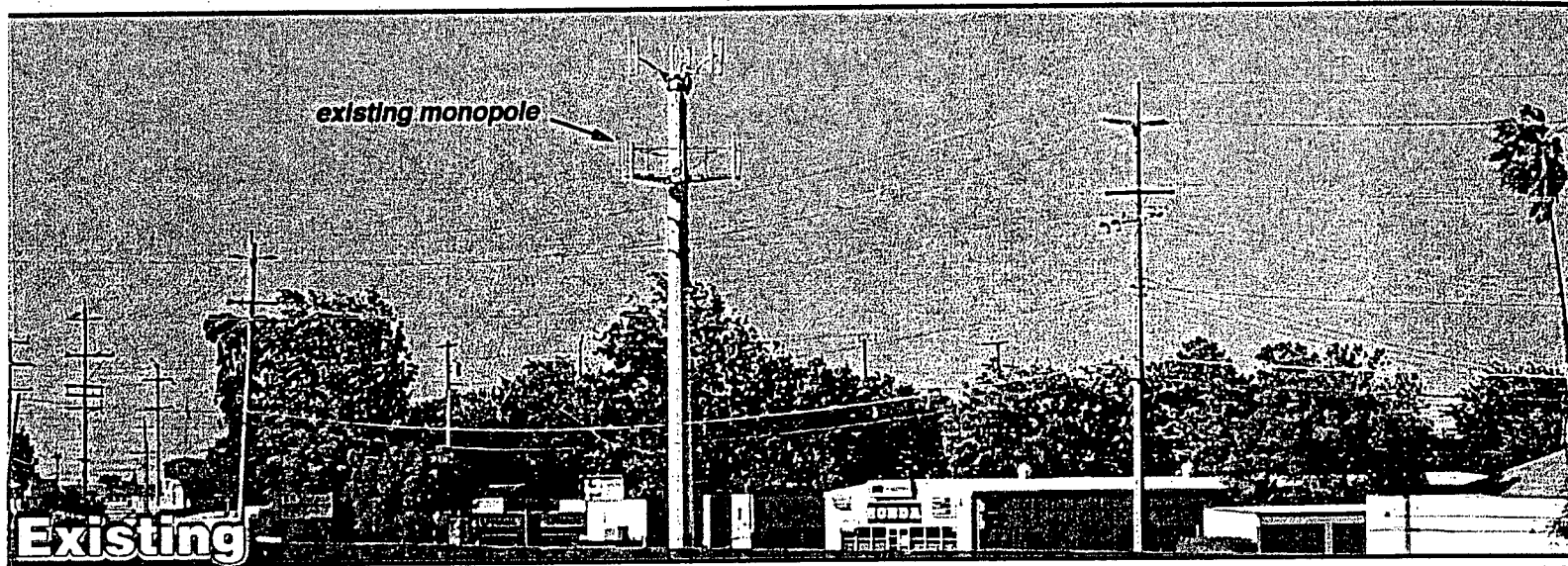
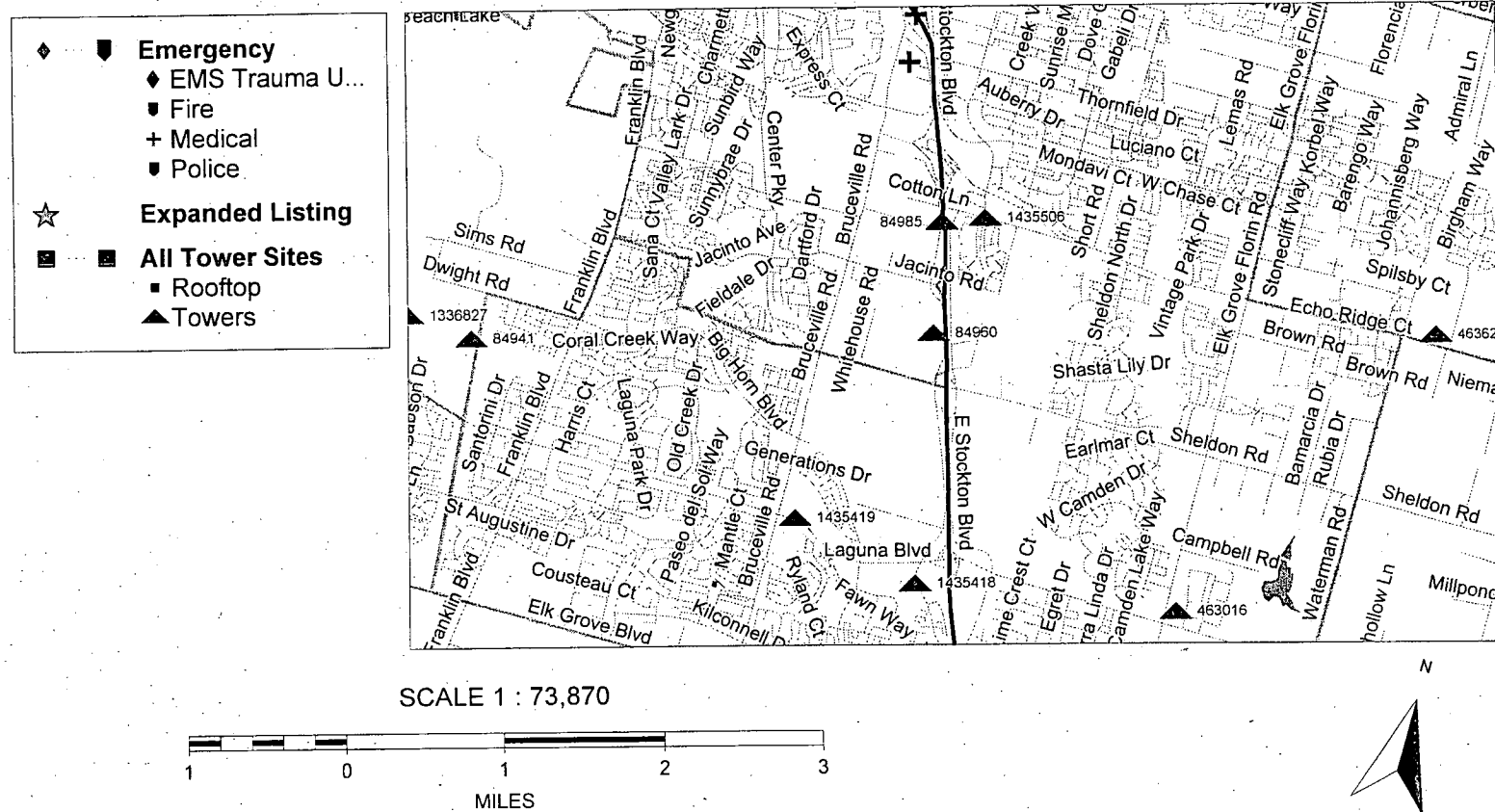


Exhibit 1J – Fryer's Map-Existing Tower Sites



ID: 84985

State: CA City: Elk Grove County: Sacramento

Address: Abandoned or Deconstructed - 964 Shasta Ave

Latitude: 382704 Longitude: 1212431

AGL: 64 Ground: 26 TYPE: T FCC No: 1014311

Comments:

--

Company: Subscriber Only

Email: Subscriber Only

Website: Subscriber Only