



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND BUILDING DEPT.  
PLANNING DIVISION

1231 I STREET, ROOM 200  
SACRAMENTO, CA  
95814-2998

**MEMORANDUM OF UNDERSTANDING  
RELATED TO MITIGATION MEASURES, PLANNING CONDITIONS,  
ZONING ORDINANCE PROVISIONS, AND/OR SIGN ORDINANCE PROVISIONS**

In order to proceed with construction/occupancy of the project located at 2328 Florin Road  
\_\_\_\_\_, Plan Check/Permit Number \_\_\_\_\_

I agree that the following Mitigation Measures, Planning Conditions, Zoning Ordinance Provisions, and/or Sign Ordinance Provisions associated with project Z00-169 will be fully implemented to the satisfaction \_\_\_\_\_ (File Number) of the City of Sacramento by FINAL INSPECTION (Date)

**LIST OF MEASURES/CONDITIONS/PROVISIONS:**

1. Size and location of the proposed 3 new antennas shall conform to the revised plans submitted.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any other changes or additions shall require additional Planning review and approval.
4. Everything new item related to the attachment or operation of the antennas including cables, brackets, supports, etc. shall be painted to match the structure at the point of attachment. Any new cable runs shall be below ground or at ground level.
5. The applicant shall comply with all conditions of previous approvals (P96-016 and P96-110).

The above language shall not be deemed a waiver by the City of Sacramento of any Mitigation Measure, Planning Condition, Zoning Ordinance Provision, and/or Sign Ordinance Provision applicable to the project whether or not the measure, condition, or provision is listed above.

Signature Ronald J. Mauck Date: 7/17/01

Name & Title: RONALD J. MAUCK

Address: 3851 NORTH FREEWAY BLVD.

Phone Number: (916) 300-6876

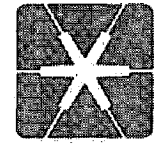
Reviewed by: Sandra L. Yoffe Date: 16 July 2001

**GENERAL NOTES**

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND THE SET OF PLANS IS INTENDED TO BE USED FOR INSTRUMENTAL 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 PROCEEDINGS 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 OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL, AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- 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 OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE 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-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EXISTENTS, 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 HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PILES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR STAINAGES 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 NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS 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 CONSTRUCTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK UNLESS DIRECTED OTHERWISE.

# PACIFIC BELL

## Wireless



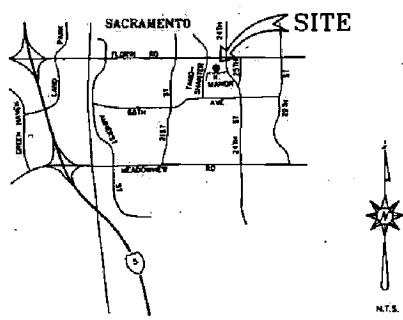
LEGEND	PROJECT SUMMARY	SHEET INDEX
A ——— ANTENNA CABLE (ABOVE GROUND)	SITE NAME: FLORIN AND 24TH ST.	T TITLE SHEET
T ——— TELEPHONE SERVICE (ABOVE GROUND)	SITE NUMBER: SA-131-88	C-1 SITE SURVEY
E ——— POWER SERVICE (ABOVE GROUND)	SITE ADDRESS: 2328 FLORIN ROAD SACRAMENTO, CA 95822	A-1 SITE PLAN
G ——— GROUND RING (ABOVE GROUND)	LANDLORD: AMERICAN RECREATION CENTERS P.O. BOX 580 RANCHO CORDOVA, CA 95741 (916) 878-5648	A-2 ELEVATION, DETAILS AND NOTES
A ——— ANTENNA CABLE (BURIED)	SITE CONTACT: BRUCE WANN (916) 852-8005	
T ——— TELEPHONE SERVICE (BURIED)	APPLICANT: PACIFIC BELL WIRELESS	
E ——— POWER SERVICE (BURIED)	APPLICANTS ADDRESS: 3851 NORTH FREEDWAY BLVD. SACRAMENTO, CA 95834	
G ——— GROUND RING (BURIED)	ASSESSORS' PARCEL NUMBER(S): 047-0012-027	

SITE ADDRESS:  
2328 FLORIN ROAD  
SACRAMENTO, CA 95822

**PACIFIC BELL**  
Wireless  
3851 NORTH FREEDWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834

J. Lee Buckingham  
architect  
13620 Lincoln Way, Suite 200  
Auburn, California 95603  
 (916) 888-0750 E 9887

**VICINITY MAP**



**CONTACTS**

**BASIC BELL WIRELESS:**  
JOE GARZA  
3851 NORTH FREEDWAY BOULEVARD  
SACRAMENTO, CALIFORNIA, 95834  
(916) 541-7117

**P.E. ENGINEERING:**  
PACIFIC BELL WIRELESS:  
3851 NORTH FREEDWAY BOULEVARD  
SACRAMENTO, CALIFORNIA, 95834

**PLAN PREPARATION:**  
J. LEE BUCKINGHAM, ARCHITECT  
13620 LINCOLN WAY, SUITE 200  
AUBURN, CALIFORNIA 95603  
CONTACT: 1000 PECK  
Tel: (916) 888-0750

FLORIN AND 24TH ST.  
Title Sheet  
Site No. SA-131-88

Not showing construction information which is the property of the property owner. No guarantee made or implication of these plans or any information contained herein, in kind, the degree written herein.

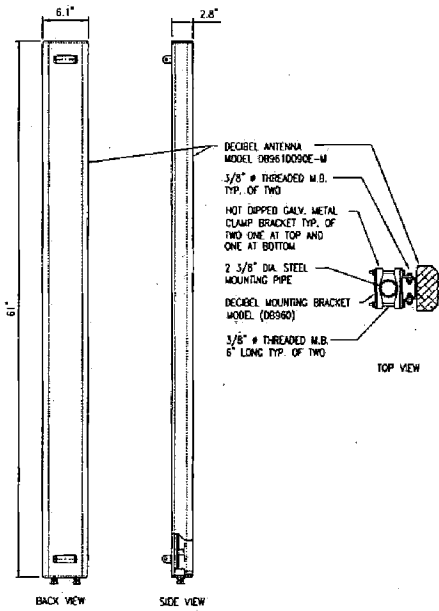
NO.	REVISION/SUBMISSION	DATE
1	90% CONST. DOC'S.	11-28-00
2	REV. 90% CONST. DOC'S.	12-05-00
3	100% CONST. DOC'S.	03-07-01

PROJECT:  
**FLORIN AND 24TH ST.**

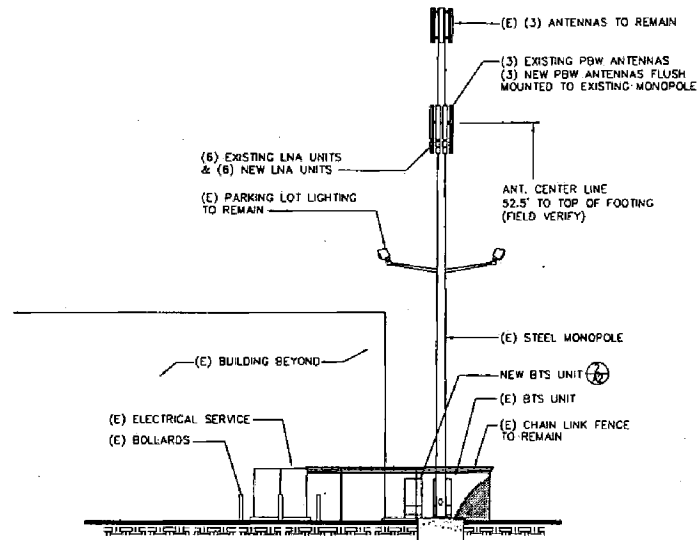
DRAWING TITLE:  
**Title Sheet**

DESIGNED BY: J-RUSSELL	PROJECT NO. SA-131-88
CHECKED BY:	CADD FILE NO.
SCALE AS NOTED	DRAWING NO. T
DATE 11-28-00	
PRINTED	SHEET OF

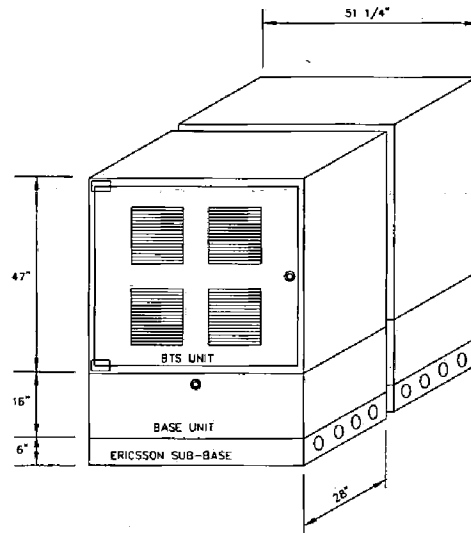
**REVISED**



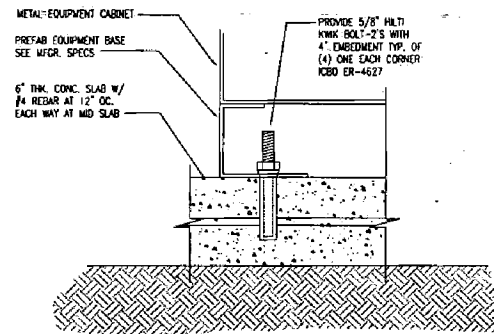
④ PCS PANEL ANTENNA  
SCALE: N.T.S.



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



③ BTS UNIT  
SCALE: N.T.S.



② CABINET BASE DETAIL  
SCALE: 3" = 1'-0"

SITE ADDRESS:  
2328 FLORIN ROAD  
SACRAMENTO, CA 95822

**PACIFIC BELL**  
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SACRAMENTO, CALIFORNIA 95834

J. Lee Buckingham  
architect  
13620 Lincoln Way, Suite 200  
Duburn California 95603  
(916) 888-0750 C 9627

This drawing contains information which is the property of BELLCO. Its use is limited to the project for which it was prepared and no other use without the express written consent of BELLCO.

NO.	REVISION/SUBMISSION	DATE
1	SOFT CONST. DOC'S.	11-28-00
2	REV. SIDE CONST. DOC'S.	12-05-00
3	100% CONST. DOC'S.	03-07-01

PROJECT <b>FLORIN AND 24TH ST.</b>	
DRAWING TITLE <b>ELEVATIONS</b>	
SCALE AS NOTED	PROJECT NO. SA-131-88
DATE 11-28-00	CADD FILE NO.
PLANTED	DRAWING NO. <b>A-2</b>

**REVISED**

FLORIN ROAD

**Evans Surveys**  
 480 UNION AVENUE  
 FAIRFIELD, CALIFORNIA 94533  
 Tel: (707) 426-4700  
 Fax: (707) 426-4758

DATE: 11-13-95  
 SURVEYOR: C. EVANS  
 DRAWN BY: C. EVANS

REVISIONS		
DATE	DESCRIPTION	INITIAL
01/17/96	RELOCATED SITE	C.C.

**PACIFIC BELL**  
 Mobile Services  
 660 BERGUT DRIVE, SUITE A  
 SACRAMENTO, CALIFORNIA 95814

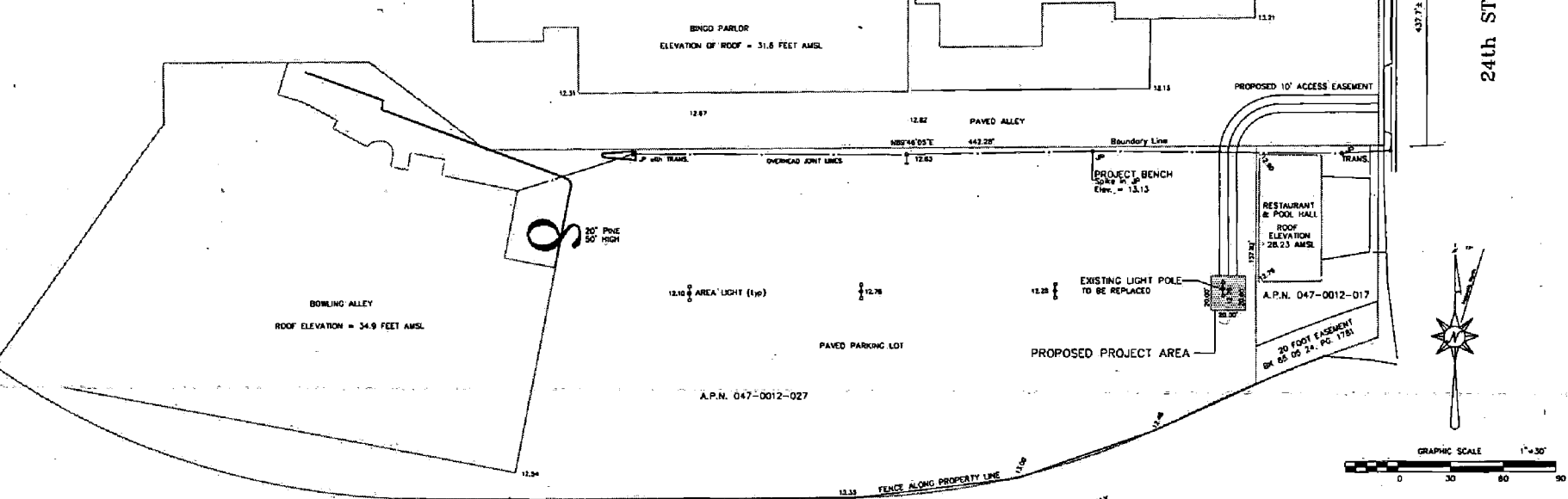
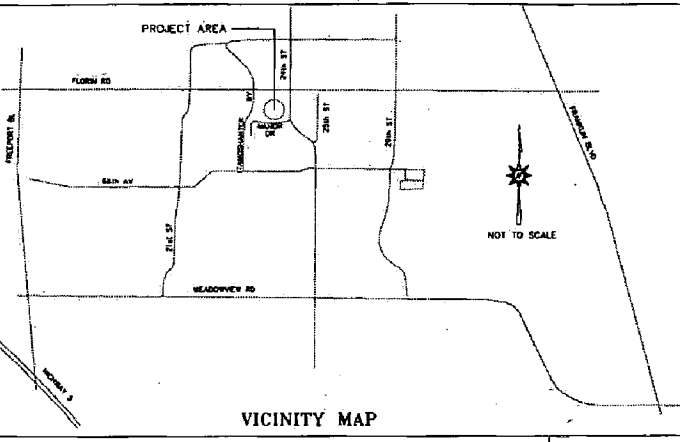
**RF ENGINEERING**  
 Pacific Bell Mobile Services  
 660 Bergut Drive, Suite A  
 Sacramento, CA 95814  
 Phone: 916-568-6501

**GENERAL CONTRACTOR**  
 Ruggish and Shitan, Inc.  
 1750 Creekside Oaks Drive, Ste.150  
 Sacramento, CA 95833  
 Phone: 916-568-5000

**INDEPENDENT CONTRACTOR**  
 Commercial Development Corporation  
 660 Bergut Drive, Suite A  
 Sacramento, CA 95814  
 Phone: 916-440-8025

SITE: Florin & 24th St.  
 ADDRESS: 2328 Florin Rd.  
 TOWN: Sacramento  
 STATE: California

JOB# SA-131-04  
 TITLE  
**SURVEY**  
 C-1



NOTES  
 1. ALL BOUNDARY DATA SHOWN HEREON IS FROM RECORD INFORMATION.  
 2. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED.

SITE NAME:  
 FLORIN & 24th ST.

SITE NUMBER:  
 SA-131-04

SITE ADDRESS:  
 2328 FLORIN ROAD  
 SACRAMENTO, CA 95822-4403

ASSESSOR'S PARCEL NUMBER:  
 047-0012-027

CURRENT ZONING: C-2

OWNER:  
 AMERICAN RECREATION CENTERS, INC.  
 BASIS OF ELEVATIONS:  
 CITY OF SACRAMENTO DATUM

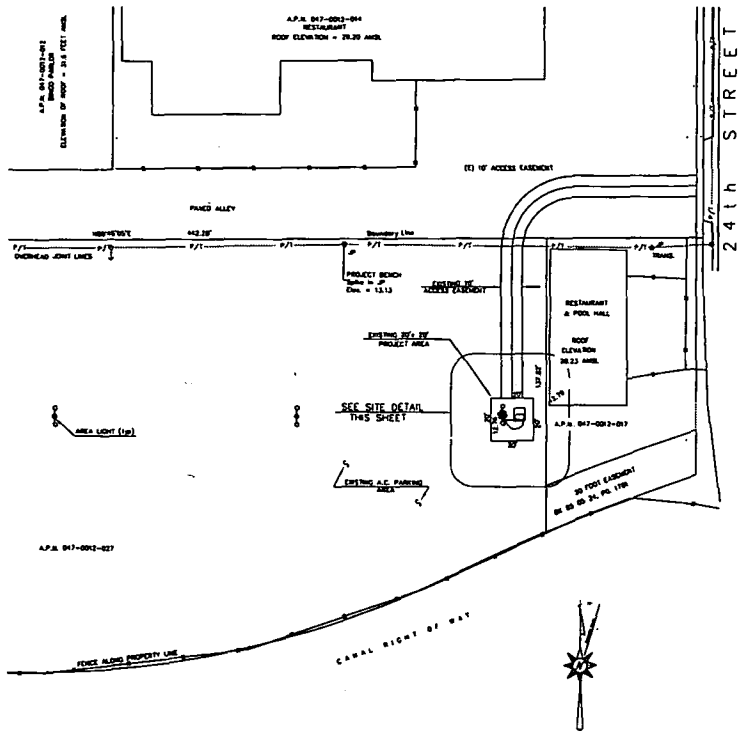
BASIS OF BEARINGS:  
 BEARINGS ARE BASED ON THE SOUTH LINE OF PARCELS 1 AND 2 AS SHOWN AND DELINEATED  
 ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BK. 43 OF SURVEYS, PG. 4, SACRAMENTO  
 COUNTY RECORDS.

PROJECT AREA DESCRIPTION:  
 ALL THAT CERTAIN PROJECT AREA SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS CONVEYED TO AMERICAN RECREATION CENTERS, INC. BY DECLARATION RECORDED IN BOOK 85034, PAGE 1781, SACRAMENTO COUNTY OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LYING SOUTH 64°36'28" WEST, 75.47 FEET FROM THE NORTHEAST CORNER OF THE SAID LANDS OF AMERICAN RECREATION CENTERS, INC.; THENCE SOUTH 00°00'50" EAST, 20.00 FEET; THENCE SOUTH 69°59'10" WEST, 20.00 FEET; THENCE NORTH 00°00'50" WEST, 20.00 FEET; THENCE NORTH 89°59'10" EAST, 20.00 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH A 10.00 FOOT WIDE ACCESS EASEMENT FROM THE NORTH SIDE OF THE ABOVE DESCRIBED LEASE AREA TO 24th STREET, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LYING SOUTH 89°59'10" WEST, 10.00 FEET FROM THE NORTHEAST CORNER OF SAID PROJECT AREA; THENCE NORTH 00°13'25" WEST, 69.28 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET; THENCE NORTH 89°46'00" EAST, 56.45 FEET TO THE WEST LINE OF SAID 24th STREET.  
 TOGETHER WITH UTILITY AND POWER EASEMENTS NECESSARY TO SERVE THE PROJECT.

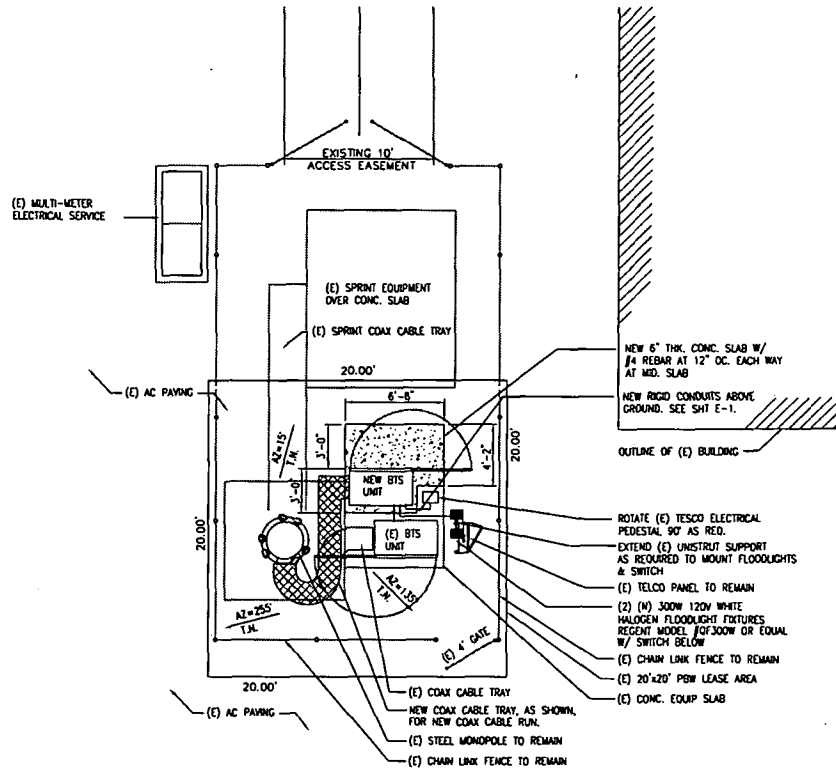
DATE: 01-10-96  
 RE: SITE SA-131-04  
 LOCATED IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA,  
 I CERTIFY THAT THE LATITUDE OF 38°29'39.8" AND THE LONGITUDE OF 121°28'58.9" ARE ACCURATE TO WITHIN ±.50 FEET HORIZONTALLY, AND THAT THE LOWER SITE ELEVATION OF 12.8 FEET AMSL IS ACCURATE TO WITHIN ±.20 FEET VERTICALLY, WITH A PLANNED STRUCTURE HEIGHT OF FEET AGL. THE OVERALL HEIGHT WOULD BE FEET AMSL. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES, AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE DETERMINED TO THE NEAREST FOOT.

CHARLES L. EVANS, PLS 3700

**REVISED**



**OVERALL SITE PLAN**  
NOT TO SCALE



**SITE PLAN**

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE



**GENERAL NOTES:**

- A. AC PAVING INSIDE LEASE AREA SHALL BE REPAIRED, REPLACED, OR PATCHED, AS REQUIRED TO SLOPE AWAY FROM EQUIPMENT SLAB.
- B. IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LEASED AREA SHOULD CONSIDER SUCH ITEMS AS MAINTENANCE, CRANE ACCESS AND LANDSCAPING.
- C. ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS

SITE ADDRESS:  
2328 FLORIN ROAD  
SACRAMENTO, CA 95822

**PACIFIC BELL**  
Wireless  
3851 NORTH FREEWAY BOULEVARD  
SACRAMENTO, CALIFORNIA 95834

J. Lee Buckingham  
**architect**  
13620 Lincoln Way, Suite 200  
Auburn California 95603  
(916) 886-0750 FAX (916) 886-0750

This drawing contains information which is the proprietary property of BELL. It is made for your use and distribution of these plans or any information contained herein, without the express written consent.

NO.	REVISION/SUBMISSION	DATE
1	90% CONST. DOC'S.	11-28-00
2	REV. 80% CONST. DOC'S.	12-09-00
3	100% CONST. DOC'S.	03-07-01

PROJECT  
**FLORIN AND 24TH ST.**

DRAWING TITLE  
**SITE PLAN**

DESIGNED BY J. RUSSELL	PROJECT NO. SA-131-88
CHECKED BY CADO FILE NO.	DRAWING NO. A-1
SCALE AS NOTED	DATE 11-28-00
DATE 11-28-00	PRINTED

**REVISED**

AMENDED BY CITY STAFF 1\23\97  
AMENDED BY CPC 1\23\97  
ATTACHMENT 3

**NOTICE OF DECISION AND FINDINGS OF FACT FOR SPRINT SPECTRUM,  
(CO-LOCATION) CELLULAR TELECOMMUNICATIONS SITE @ 2328 FLORIN  
ROAD SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL -  
EXECUTIVE AIRPORT 4 OVERFLIGHT ZONE. APN: 047-0012-027 (P96-  
110)**

At the regular meeting of January 23, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Ratified the Negative Declaration
- B. Approved the Special Permit Modification to allow co-location on an existing antenna resulting in a 73 foot high cellular tower (monopole) to exceed the 45 foot height limit located in an existing shopping center parking lot in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone.

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

**FINDINGS OF FACT**

- A. Negative Declaration: The Negative Declaration is approved for the Sprint Spectrum site based upon the following findings of fact:
  - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
  - 2. The Negative Declaration and comments received during the public review process were considered prior to the action being taken; and
  - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Special Permit Modification: The Special Permit Modification for the proposed co-located cell site is approved subject to the following findings of fact and conditions of approval:
  - 1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.

*Handwritten signature/initials*

2. Granting the Special Permit Modification, as conditioned, is based upon sound principals of land use in that:
  - a. The project will utilize a commercially built and utilized location;
  - b. The project will not adversely affect the surrounding land uses; and
  - c. The proposed monopole will replace a former 55 foot high telecommunication monopole.
  
3. The Special Permit Modification, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
  - a. Low-energy radio waves have been judged by the FCC to have an insignificant risk associated with radio frequency radiation;
  - b. Any increase in power level will require authorization from the FCC;
  - c. The Fire Department will be properly notified of the exact location and contents of the proposed equipment cabinets; and
  - d. The equipment will be fenced-in and therefore unaccessible to the general public.
  
4. The Special Permit Modification, as conditioned, complies with the objectives of the General and Community Plans in which it is to be located in that:
  - a. The project will not alter the present or anticipated density of the subject site or region; and
  - b. The project is consistent with City policies to "continue to improve and provide communication and utility service to all areas of the City."


#### CONDITIONS OF APPROVAL

- B. The Special Permit Modification for the co-location of a telecommunications monopole in an existing parking lot in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone is hereby approved subject to the following conditions:
  - B1. The applicant shall obtain all necessary building permits prior to commencing construction.
  - B2. Prior to the issuance of building permits, the Fire Department shall be notified of the location and contents of the proposed equipment cabinets.
  - B3. The size and location of the project shall conform to the attached Exhibits 3A, 3B & 3C.

- B4. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of any building permits.
- B5. The applicant shall use non-reflective grey paint on the antenna pole and panels to prevent glare. The equipment cabinets shall be painted a white/grey.
- B6. A total of six antennas shall be permitted on the monopole. Any additional antennas shall require a modification of the Special Permit.
- B7. Should Sprint Spectrum ever discontinue using the antenna panels, the panels shall be removed within 6 months of termination. Should both Sprint and PBMS discontinue using the pole for cellular services, the pole and equipment cabinets shall be removed within 6 months of termination.
- B8. ~~The applicant shall adhere to all previously approved conditions (P96-016) relative to site improvements~~ Prior to issuance of building permits for the monopole and cabinets, the site improvements required in the previously approved conditions (P96-016) shall be satisfied, provided that the building permits may be issued upon execution of an agreement satisfactory to the General Manager and City Attorney which ensures satisfactory completion of the conditions at or about the time of completion of installation of the monopole and cabinets. The previously approved site improvement requirements are listed below: (Amended by City Staff & CPC 1/23/97).
- The landscape planter located adjacent to the north property line shall be re-planted and maintained with shrubs.
  - The east portion of the parking lot, which is crumbling, shall be repaved and striped.
  - The site, and especially the area bordering the canal to the south, shall be subject to enhanced weed abatement and maintenance.
  - Razor wire shall not be used on the new fenced area.
- ~~If the above mentioned site improvements are not implemented within issuance of final building permits, the telecommunication monopole and equipment cabinets for both Sprint Spectrum and PBMS shall be terminated.~~

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION  
1-27-97  
DATE (P96-110)





Attachments

Exhibit 3A

Overall Site Plan

Exhibit 3B

Specific Site Plan Details

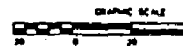
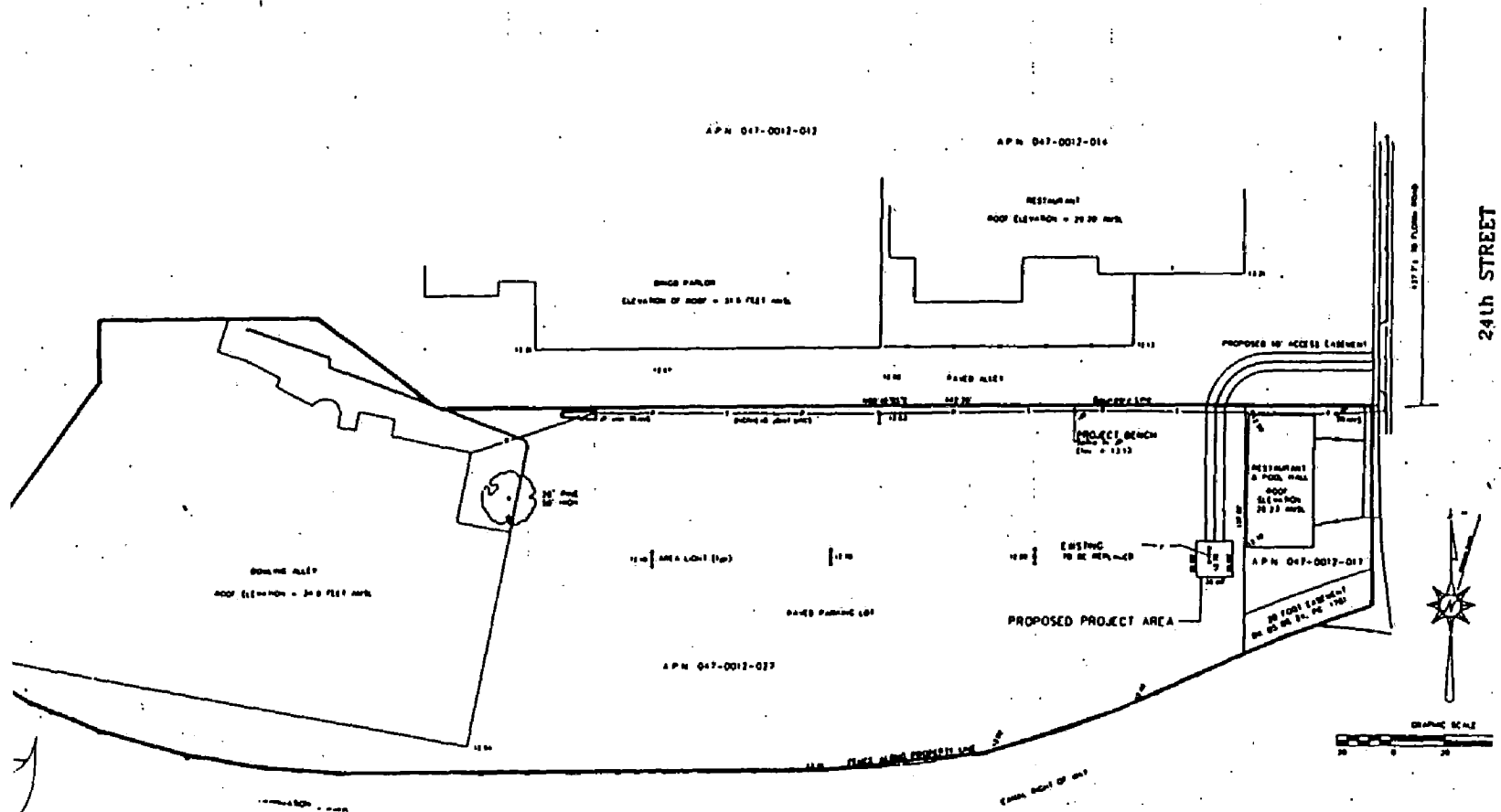
Exhibit 3C

Monopole Elevations

Exhibit 3A  
Overall Site Plan Details

24th STREET

FLORIN ROAD







P96-016

July 11, 1996

ITEM # 5  
PAGE 7

## ATTACHMENT 1:

## NOTICE OF DECISION AND FINDINGS OF FACT FOR

CELLULAR TELECOMMUNICATIONS SITE @ 2328 FLORIN ROAD

SACRAMENTO, CALIFORNIA IN THE  
GENERAL COMMERCIAL - EXECUTIVE AIRPORT 4 OVERFLIGHT ZONE  
APN: 047-0012-027 (P96-016)

At the regular meeting of July 11, 1996, 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. Ratified the Negative Declaration
- B. Approved the Special Permit to locate a 57-foot tall telecommunications monopole in an existing parking lot in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone.

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

FINDINGS OF FACT

- A. Negative Declaration: The Negative Declaration is approved based upon the following findings of fact:
  - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
  - 2. The Negative Declaration and comments received during the public review process were considered prior to the action being taken;
  - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Special Permit: The Special Permit to locate a 57-foot tall telecommunications monopole in an existing parking lot in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone is approved subject to the following findings of fact and conditions of approval:
  - 1. The Special Permit, as conditioned, is granted upon sound principals of land use in that:

2 00 169

DEC 27 1996

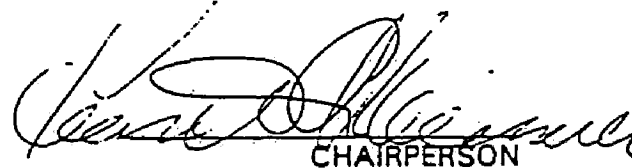
PA (P96-016)

- a. The project will utilize a commercially built and utilized location;
  - b. The project will not adversely affect the surrounding land uses; and
  - c. The proposed monopole will replace a former light standard.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
- a. Low-energy radio waves have been judged by the FCC to have an insignificant risk associated with radio frequency radiation;
  - b. Any increase in power level will require authorization from the FCC;
  - c. The Fire Department will be properly notified of the exact location and contents of the proposed equipment cabinets; and
  - d. The equipment will be fenced-in and therefore inaccessible to the general public.
3. The Special Permit, as conditioned, complies with the objectives of the General and Community Plans in which it is to be located in that:
- a. The project will not alter the present or anticipated density of the subject site or region; and
  - b. The project is in furtherance of policies to "continue to improve and provide communication and utility service to all areas of the City."

#### CONDITIONS OF APPROVAL

- B. The Special Permit to locate a 57-foot tall telecommunications monopole in an existing parking lot in the General Commercial - Executive Airport Overlay (C-2(EA-4)) zone is hereby approved subject to the following conditions:
- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
  - B2. Prior to the issuance of building permits, the Fire Department shall be notified of the location and contents of the proposed equipment cabinets.
  - B3. The size and location of the project shall conform to the attached Exhibits 1A, 1B, and 1C.
  - B4. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of any building permits.
  - B5. The applicant shall use non-reflective grey paint on the antenna pole and panels to prevent glare. The equipment cabinets shall be painted forest green.

- B6. Any additional antennas shall require a modification of the Special Permit. *{Three ~~Six~~ antenna panels are approved} (Amended by Planning Commission 7/11/96)*
- B7. Within six months from the termination of the lease or discontinuance of use of the cellular equipment, the applicant shall remove the monopole and equipment cabinets from the site.
- B8. The applicant shall cooperate and provide a good faith effort towards allowing a second carrier to co-locate an antenna array at this site. If necessary, the foundation for the pole shall be sized to accommodate a larger pole capable of serving two sets of antennae. The pole for PBMS need only be constructed capable of serving its own antenna. If a second carrier is interested in using the site, the second carrier shall be responsible for up-sizing the pole and making provision for their own equipment shelter.
- B9. The following site improvements shall be implemented prior to the issuance of *final* building permits for this project:
  - a. The landscape planter located adjacent to the north property line shall be re-planted and maintained with shrubs.
  - b. The east portion of the parking lot, which is crumbling, shall be repaved and striped.
  - c. The site, and especially the area bordering the canal to the south, shall be subject to enhanced weed abatement and maintenance. *(Amended by Planning Commission 7/11/96)*
  - d. *Razor wire shall not be used. (Amended by Planning Commission 7/11/96)*

  
CHAIRPERSON

ATTEST:

*Guy Stenhouse*  
SECRETARY TO CITY PLANNING COMMISSION

7-25-96  
DATE (P96-016)

Attachments

- Exhibit 1A                      Site Plan Details
- Exhibit 1B                      Architectural Details and Notes
- Exhibit 1C                      Survey Map

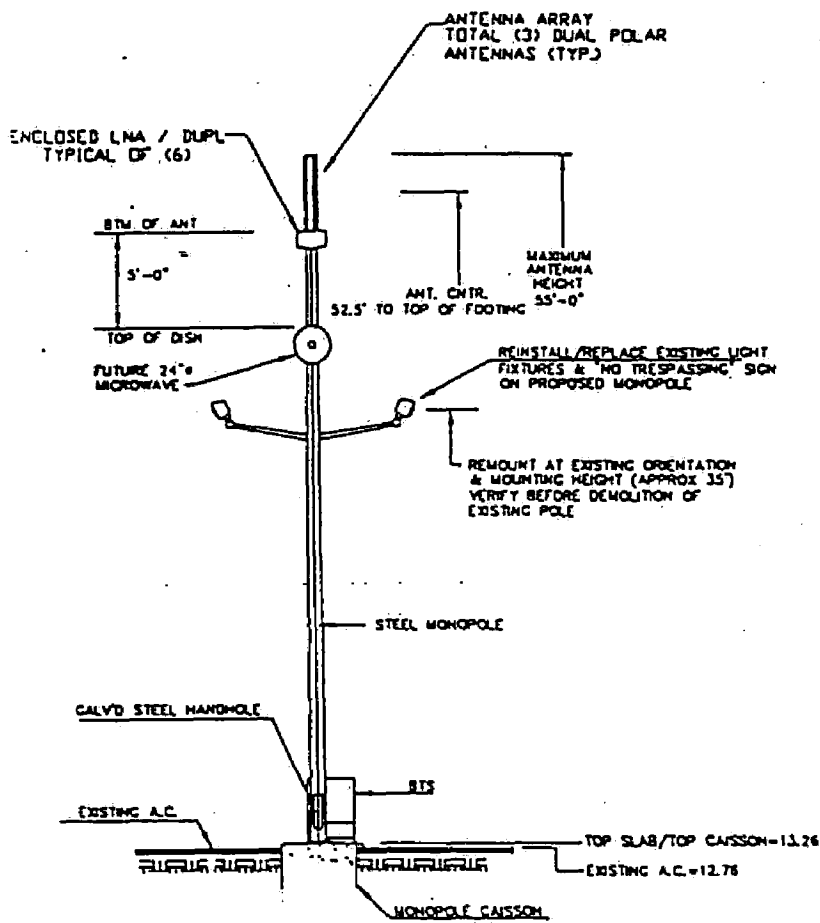
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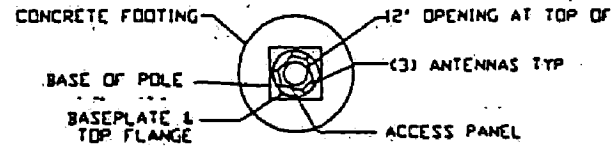


Exhibit 1B  
Architectural Details and Notes



WEST ELEVATION

NOT TO SCALE



ANTENNA PLAN VIEW

NOT TO SCALE

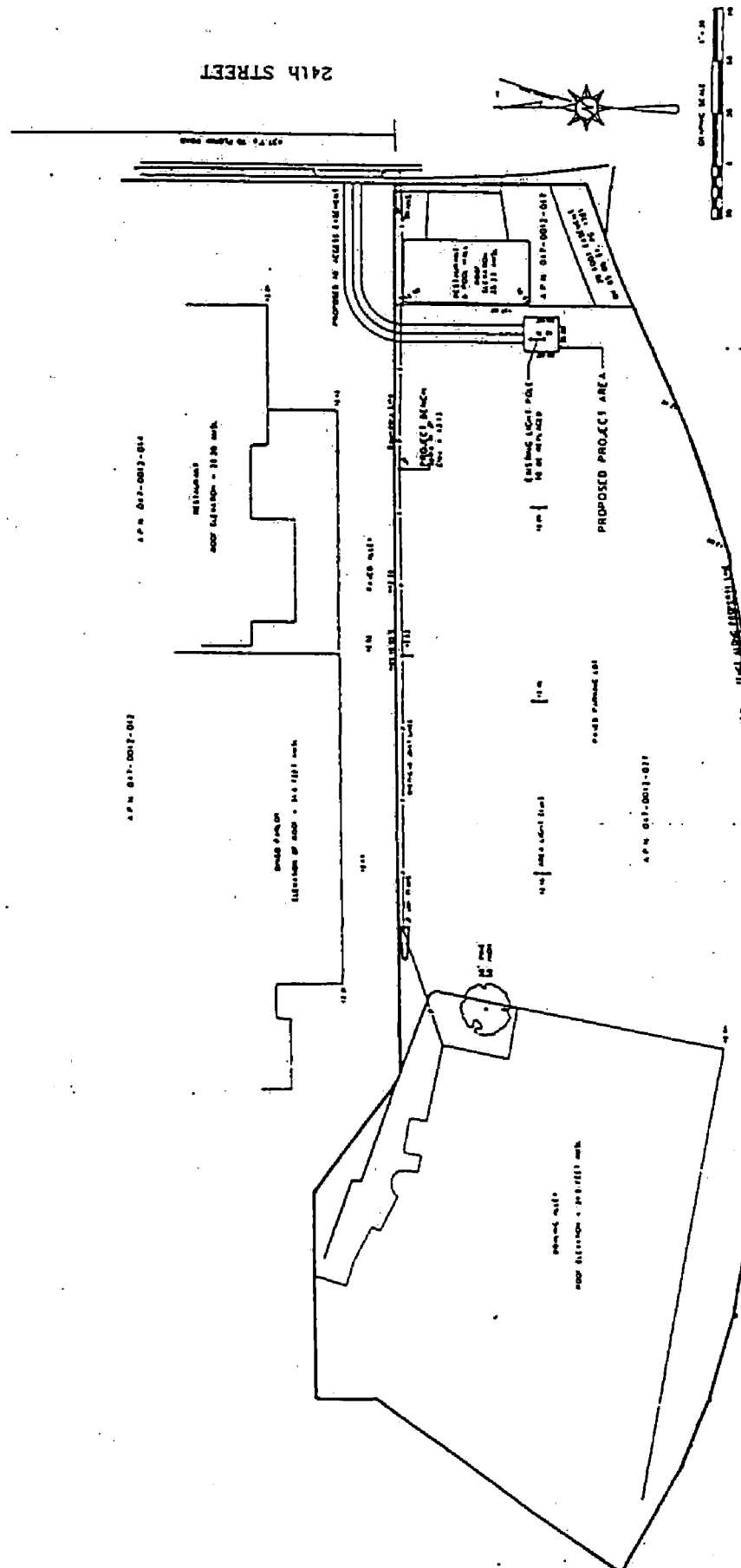
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DEC 27 RECD

Handwritten initials and a date-like mark.

Exhibit 1C  
Survey Map

FLORIN ROAD



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PROJECT AREA DESCRIPTION  
 The project area is located on the east side of Florin Road, between 24th Street and 25th Street. The project area consists of several lots and easements. The project area is bounded by Florin Road to the north, 24th Street to the west, and 25th Street to the east. The project area is bounded by Florin Road to the north, 24th Street to the west, and 25th Street to the east.

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