

REVISED 09/12/96 BY STAFF

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 3
September 12, 1996
PAGE 1

P96-019 CELLULAR TELEPHONE: NATOMAS AIR PARK CELL SITE

- REQUEST:
- A. **Negative Declaration**
 - B. **Mitigation Monitoring Plan**
 - C. **Special Permit** to allow a sixty (60) foot high cellular tower (monopole) to exceed the 50-foot height limit located at San Juan and Airport Roads in the Agriculture (A) zone.

LOCATION: San Juan Road / Airport Road, Sacto., CA/APN: 225-0180-031
North Natomas Community Plan Area
Natomas Unified School District
Council District 1

APPLICANT:	AT&T Wireless Services (Doug Murphy) 10030 Goethe Road Sacramento, CA 95827 (916) 857-6447 (849-1401)
OWNER:	Craig Ehnisz, Lucas Konandreas, Demosthenes & Maria Kaufman 7700 College Town #213 Sacramento, CA 95834 (916) 383-7700
APPLICATION FILED:	February 12, 1996
STAFF CONTACT:	Scot Mende, 264-5894

SUMMARY: AT&T Wireless Services is requesting to construct a 60 foot high monopole and a 12' by 28' (336± square feet) equipment shelter on a 2500 square foot portion of a 30,640 square foot parcel immediately north of San Juan Road and the I-80 freeway, east of I-5. The monopole will include a total of 12 antennae (3 sectors, each with 4 antennae). The project area is proposed to be secured by a six foot high 9 gauge fabric chain link fence with 3 strands of 4 point barbed wire.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions, based upon the fact that the site is zoned for commercial uses; the proposed monopole project area will not impact the existing use of the site nor the adjacent commercially oriented land uses; the site has no opportunities for co-location on existing poles or structures in the vicinity; and the applicant has agreed to allow for future co-location opportunities at this site.

PROJECT INFORMATION:

General Plan Designation: Industrial -- Employee Intensive
 Community Plan Designation: Employment Center (EC-30) {30 employees/acre}
 Existing Land Use of Site: Agriculture/Vacant
 Existing/Proposed Zoning of Site: Agriculture (A)

Surrounding Land Use and Zoning:

North: Vacant (M-1-S-R); Future Residential
 South: I-80 Freeway (TC)
 East: Sacramento County Sanitation District (A) & proposed Natomas MarketPlace (SC)
 West: Elixir Manufacturing Plant (M-1-S-R)

Setbacks:	<u>Required</u>	<u>Provided</u>
Front (S) -- San Juan Rd.	25'	36'
Side (W) -- Airport Rd.	5'	112'
Side (E) -- Old Airport Rd:	5'	35'
Rear (N)	15'	196'

Property Dimensions: Triangular (160' x 275')
 Property Area/Acreage: 30,640± sq. ft. = 0.70± gross acres
 Project Area: 50' x 50' = 2500 sq. ft.
 Height of Structure: 60 feet
 Monopole Diameter: 35" @ base
 Number of Panel Antennas: 12 (4 panel antennae on each of 3 sectors)
 Equipment Shelter: 12' x 28' / 10' in height
 Topography: Flat
 Colors
 -Equipment Cabinet: Beige exposed aggregate sides on steel frame
 -Monopole: Steel (Color to be determined -- staff recommends forest green)

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant is required to obtain a building permit from the City's Building Division. Operation of the proposed cell site is regulated by the Federal Communications Commission (FCC).

BACKGROUND INFORMATION:

On July 9, 1991, the ordinance was heard and approved by the City Council (Ordinance No 91-048). The ordinance requiring special permits for the location of communication antennas and antennas went into effect on August 9, 1991.

AT&T Wireless Services, has applied for the appropriate entitlements to allow an expansion of wireless system throughout the City and County of Sacramento. The City of Sacramento has approximately 21 new applications for various sites throughout the City and is expecting 2 more.

The wireless telephone service is similar to ordinary telephone service except that it utilizes radio waves instead of wires to transmit and receive telephone calls. Cellular radio waves transmit in the ultra-high frequency (UHF) band of the electromagnetic spectrum. The UHF band is used for television broadcast, taxicabs, emergency dispatch, and cellular carriers.

Since cellular radio waves require a relatively direct, uninterrupted signal path, cellular antennas are often placed on the roof of a building or otherwise attached to an existing structure. When existing structures are not available, a freestanding mast, monopole, or guyed or latticed tower may be installed. Each service area (cell) is served by a "cell site" which consists of radio transmitters, receivers, and antennae. The receivers and transmitters are typically housed in small ground-based equipment shelters.

There are several factors affecting the design and site selection for cellular facilities: coverage, capacity, and interference. Coverage implies that a location can receive, at sufficient signal strength, a transmitted signal. Capacity equates to the amount of usage an individual cell site can provide. To prevent signal interference between cell sites, the transmitters operate at very low power levels and at different wave frequencies.

In contrast to the recent applications submitted by Pacific Bell Mobile Services in which *coverage* into new areas was sought, the present application from AT&T Wireless Services is a request for expansion of *capacity*. In some cases, capacity increases can be accommodated by adding additional antennae panel sectors at existing sites. However, the applicant represents that a new site is required to efficiently re-use the frequencies available to AT&T. As such, the new site must be located far enough away from its existing sites in order to minimize signal interference.

STAFF EVALUATION:A. Land Use and Zoning:

1. Project Site: The project site is located north of I-80 and San Juan Road, west of the East Drain, east of I-5, between Airport Road and Old Airport Road. Access to the site is from San Juan Road (between I-80 and I-5) north to Airport Road. The project site consists of a 2500 square foot portion in the southeastern corner of a 30,640 square foot undeveloped acre parcel in the Agriculture (A)

zone. According to the City Zoning Ordinance (Section 2.G.10) a special permit is required to locate a communication tower/antenna in any nonresidential zone.

2. Surrounding Uses: The surrounding land use and zoning does not include residential property. Adjacent land uses are zoned for General Commercial development and developed with commercial structures to the north and east of the subject site.

DISTANCE BETWEEN POLE AND NEAREST RESIDENTIAL PROPERTY

Direction	Distance
North	1300'
East	1400'
South	1000'
West	2400'

The nearest residentially zoned developed property is located to the south of the project site approximately 1000 feet in distance and across I-80. Staff finds the proposed monopole appropriate in location and compatible with the surrounding commercially zoned and developed properties.

3. Natomas Air Park: The project is approximately 2400 feet from the Natomas Air Park's runway. The project was reviewed by the Airport Land Use Commission and the Natomas Airport for potential conflicts with air navigation. Federal Aviation regulations require a project proponent to give the Federal Aviation Administration notice of a project if the project is of a greater height than an imaginary surface extending outward and upward at a slope of 50:1 for a horizontal distance of 10,000 feet from all edges of the runway surface. Because this 50:1 slope is exceeded, *the applicant is required to notify the FAA*, but is otherwise compatible.

B. Policy Considerations: The policy framework used to analyze this project is to examine the proposed tower relative to the following considerations:

- Is the cellular tower compatible with adjacent land uses?
- Are adjacent towers (cellular, radio, water, etc.) upon which these antennae can co-locate within the "search ring" area as an alternative to the proposed site?;
- Are adjacent structures/buildings upon which these antennae can co-locate within the search ring as an alternative to the proposed site?
- If this tower is to be a new structure, can the tower be engineered to allow future co-location opportunities, and will the cellular carrier agree to provide for these co-location opportunities?

The applicant's proposal is generally compatible with the General Plan and the North Natomas Community Plan designation of Employment Center (30 employees per acre). The proposal will not adversely affect this land use in that the project site is otherwise a difficult to develop piece of property (triangular dimension with 0.70 acres), and the site uses less than 10% of the site area. Staff believes the proposed monopole to be compatible with the General Plan designation.

The proposed 60 ft. high monopole and related equipment cabinets are also considered to be compatible with the goals of the General Plan to "improve and provide communication and utility services to all areas of the City" (Sec 7-11). The project as proposed will enhance the effectiveness and quality of wireless service in the region and is therefore considered to be consistent with the General Plan.

C. Project Siting/Co-Location Efforts: The City of Sacramento is encouraging co-location efforts of cellular/PCS telecommunication projects to minimize the number of towers, monopoles and similar structures that are built. Therefore, proposed PCS projects are being encouraged to co-locate, where feasible, or be designed to be co-locatable (designed to be able to support additional telecommunication facilities).

1. Possible Co-location Sites: The location criteria for a cell site is based on the "search ring" of acceptable sites to effectively provide service to the intended "service area". The search ring radius is a function of tower height, topographic features, and the network configuration (i.e., location of other towers). Attachment 5 shows a relatively small search ring that meets the applicants objectives. The following tables provide perspective of the horizon.

DISTANCE FROM ADJACENT CELL TOWERS

ADJACENT CELL TOWERS	DISTANCE FROM CENTER OF SEARCH RING	HEIGHT
Natomas Air Park Tower	3,100' north	144'
Northgate Park (P95-086) {AT&T}	8,900' south	50'
Johnston Park (M94-053) {Air Touch}	15,000' southeast	84'
615 Northfield (P96-007) {PBMS}	13,500' south	60'
KROY Radio Tower (719 N. Market) {AT&T}	13,000' east	500'
Taylor Monument (2625 County Road 22) {AT&T}	15,000' west	130'
Mix 96 Radio Towers (east of Sacramento River)	12,000' west	510'
2840 El Centro/ West El Camino {PBMS}	9,000' west	65'

DISTANCE FROM ADJACENT STRUCTURES

ADJACENT STRUCTURES	DISTANCE FROM CENTER OF SEARCH RING	HEIGHT
Arco Arena	7,950'	96'
Natomas MarketPlace	4,700'	70'

2. Alternative Site Locations: A number of alternative locations were evaluated for siting of a cell site that would meet the objectives of the applicant. Following is a brief analysis:
- a. Natomas Air Park Cell Tower: The Natomas Air Park has a cellular tower located immediately adjacent to the subject site. AT&T Wireless has indicated that this site would not work because the existing tower is not built to accommodate a co-located antenna. More importantly, the future of the Air Park is uncertain, and closure is likely within the proposed life span of the AT&T tower.
 - b. Arco Arena: The Arco Arena is approximately 7500' (1.4 miles) north of the proposed cell tower. The Arena roof is 96' in height and might be a suitable location upon which to mount an antennae. However, this site is too far removed from the location of the search ring.
 - c. Natomas MarketPlace: The City Council recently approved a rezone and plan amendments for a 60 acre power shopping center north of I-80 between Truxel Road and the East Drain Canal. An application for a Special Permit for the power center was filed on 06/04/96 and is expected before the Planning Commission in October. As submitted, the shopping center includes buildings at 40' height and several 70' tower structures as architectural features. The power center applicant has indicated a willingness to consider accommodating a cellular antenna. AT&T Wireless Services has indicated that the site is too close to the existing KROY tower and not close enough to the area intended to be serviced with the proposed tower.
3. Lower Height Alternative: Staff inquired about the effect of reducing the proposed height of the tower to the 50' height limit of the A zone. The applicant did not provide a diagram of the area that could be served by a hypothetical 50' high antenna at this same location, but maintains that the reduction in service area would be detrimental to their intent. The applicant rejected this alternative. Staff does not have adequate information to evaluate this alternative. However, staff has no objection to the additional height.

4. Future Co-location Opportunities on This Site: There are generally five options for providing co-location opportunities:
- a) Co-locate on an existing or new pole structure (cell towers, light standards, utility poles, etc.); *{none available}*
 - b) Mount an antenna on an existing building; *{none available}*
 - c) Applicant could agree to facilitate a future carrier to build an adjacent new foundation & pole capable of supporting two or more sets of antennae (with the subsequent dismantling of the original pole) *{minimal cost and minimal disruption}*;
 - d) Applicant could agree to provide a more substantial foundation for the monopole in order to accommodate a potential 2nd carrier *{ \$2000 cost plus future costs to erect temporary antennae during change-over}*;
 - e) Applicant could agree to provide at the outset a taller and stronger pole in order to expedite the accommodation of a potential 2nd carrier *{expensive up-front and speculative cost}*.

Staff recommends that the applicant provide a more substantial foundation for the monopole in order to support the potential for a future new (15' higher) pole capable of holding a second antenna array. Typical weights for an antenna array range between 50-100 pounds. Staff is not recommending that the AT&T Wireless applicant be required to erect a pole capable of holding a possible future 2nd antenna. Rather, in the event that another carrier wishes to locate in this area, AT&T Wireless should be required to make the site available and agrees to allow the 2nd carrier to erect a taller and stronger pole on the existing foundation, and agrees not to preclude a future lease space for the 2nd carrier's equipment cabinet.

The applicant does not agree with this condition. While the additional cost associated with upsizing the foundation is minimal (about \$2000), the applicant points to several problems with this approach. First, the particular construction company with whom AT&T conducts business, does not have the technical expertise to provide a foundation capable of holding interchangeable poles. (The company used by PBMS does have this capability.) Second, the service interruption associated with a pole changeover is unacceptable to AT&T. If the proposed pole needs to be replaced with a larger pole, then a temporary pole with a duplicate set of panels would have to be in place during the change-over.

- D. Aesthetics: The proposed tower is located in an area that is relatively inconspicuous. The site is located north of San Juan Road between two freeways. Land uses immediately surrounding the site are low-intensity industrial uses and a sewage plant. Residential uses, which are more sensitive to aesthetics, are located 1000' feet south across I-80, and 1300' north. Because of the distance from residential, the aesthetic impact is minimal.

- E. Landscaping: The applicant argues that the site is currently screened from all directions either by the San Juan overpass and underpass berms, the existing screen trees to the southeast, the Sanitation Plant to the northeast and Elixer Industries to the northwest. When the balance of the site develops as industrial, an overall landscaping plan would be developed. However, because of the possible long-term elapsed time before the site is further developed, staff recommends that the project area perimeter should be landscaped with low-growing shrubs.
- F. Security Lighting: The applicant proposes to provide security lighting by two 150 watt floodlights controlled by motion detectors. City standards are to provide 0.6 foot-candles (measured at 50' from the light source). It would be incumbent upon the applicant to demonstrate how the 150 watt bulbs translate into the required foot-candle measurement. In addition, any lighting shall be directed away from public streets.
- G. Time Limit: On previous cellular tower applications, the City has conditioned the approval for a term limit of four years. The purpose of this time limit is to allow the tower until such time that a co-location site is available. This term limit is especially important where the tower poses an aesthetic impact. In the present circumstance, the site is located in an industrial area and does not pose a significant aesthetic issue. However, it is likely that future development will provide an opportunity for co-location with a 2nd carrier or on a nearby building. Therefore, staff recommends a term limit, with provisions for renewal from the Planning Commission.

PROJECT REVIEW PROCESS:

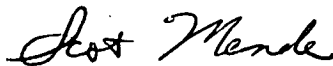
- A. Environmental Determination: The Environmental Services Manager determined that the project, as proposed, will not have a significant affect on the environment. Therefore, a Negative Declaration has been prepared with 3 mitigation measures related to mosquito abatement, habitat conservation plan participation, and cultural resources. The human health section of the Negative Declaration concludes that the radio frequencies operate at power levels at a fraction of recognized allowable exposure limits.
- B. Neighborhood Comments: The Natomas Community Association cannot support any additional towers until such time that a comprehensive co-location policy has been adopted. The adjacent property owner, Allegheny Properties has concerns about how the tower may affect the marketability of their property (P96-084) to the north for residential.
- C. Summary of Agency Comments: The proposal was routed to several City Departments and other agencies. The only comment was from Lynne Ohlson of the City Police Dept., who requested clear view fencing and non-obstructive landscaping and lighting to surround the project site.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Ratify the Negative Declaration;
- B. Adopt the Notice of Decision & Findings of Fact which adopt the Mitigation Monitoring Plan;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Special Permit to allow a sixty (60) foot high cellular tower (monopole) to exceed the 50-foot height limit located at San Juan Road / Airport Road in the Agriculture (A) zone.

Report Prepared By,



Scot Mende
Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1-A	Mitigation Monitoring Plan
Exhibit 1-B	Site Plan
Exhibit 1-C	Elevations
Attachment 2	Vicinity/Locator Map
Attachment 3	Land Use Map
Attachment 4	Service Area Served By Proposed Cell Site
Attachment 5	Search Ring Diagram

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR AT&T WIRELESS SERVICES -- NATOMAS AIRPORT CELL SITE, LOCATED AT SAN JUAN ROAD / AIRPORT ROAD IN THE AGRICULTURE (A) ZONE. (P96-019)**

At the regular meeting of September 12, 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. **Adopted the Mitigation Monitoring Plan;**
- C. **Adopted the Special Permit to allow a sixty (60) foot high cellular tower (monopole) to exceed the 50-foot height limit located at San Juan Road / Airport Road in the Agriculture (A) 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 AT&T Wireless Natomas Airport Cell site based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; 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. Mitigation Monitoring Plan: The Mitigation Monitoring Plan for the proposed Cellular Tower is approved based upon the following findings:
1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1-A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6;
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Special Permit: The Special Permit for the proposed 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.
 2. Granting the Special Permit is based upon sound principles of land use in that:
 - a) The proposed cellular tower is compatible with the surrounding commercial land uses in the area.
 - b) The proposed cellular tower is located at least 350' from the nearest residential unit.
 3. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public 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 with require proper authorization from the FCC.
 4. The project is consistent with the General Plan and South Natomas Community Plan which designate the site for commercial uses.
 5. The proposed 4 year term limit would facilitate the relocation of the cell site to an existing structure, if a compatible structure becomes available.

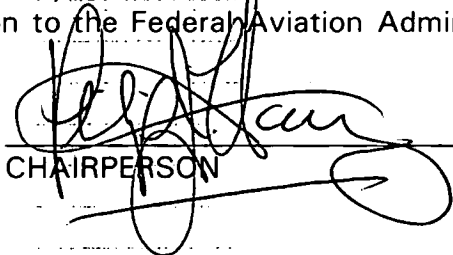
CONDITIONS OF APPROVAL

- B. The Special Permit for the proposed cell site (Exhibit 1-A - Site Plan) is hereby approved subject to the following conditions:
- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
 - B2. Prior to issuance of final permits, the Fire Department shall be properly notified of the exact location and contents of the proposed equipment building.
 - B3. Prior to issuance of final permits, any area of seclusion shall be closed-off, with a 6' cyclone fence, from public entry.
 - B4. Size and location of the equipment cabinets and monopole shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare.
 - B5. The steel monopole shall be painted forest green. The equipment cabinet shall be painted beige.
 - B5. Any additional panels shall require a modification of the Special Permit. {Twelve panels are approved}
 - B6. The access area to the monopole shall be paved.
 - B7. The equipment shelter perimeter shall be landscaped; plants and shrubs are to be maintained at maximum height of thirty inches (30"); the lowest tree branch height shall be at least six feet (6').
 - B8. The equipment shelter shall include exterior lighting at an intensity of 0.6 foot-candles as measured 50' from the light standard. At the applicant's discretion, the area shall either be lit between dusk and dawn or activated by motion detectors. Any lighting shall be directed away from residential areas and public streets, as required by Section 6-D-8 of the Zoning Ordinance.
 - B9. The applicant shall cooperate and provide a good faith effort towards allowing a second carrier to co-locate an antenna array at this site. The foundation for the pole shall be sized to accommodate a larger pole (15' higher) capable of serving 2 sets of antennae (i.e., an additional 100 pounds). The pole for AT&T Wireless Services need only be constructed capable of serving its own antenna. If a second carrier is interested in using this site, the second carrier shall be responsible for up-sizing the pole and making provision for their own equipment shelter.

- B10. On or before January 1, 2001, the applicant shall pursue relocating this facility onto a pole structure owned by a public agency (e.g., City of Sacramento light standard or other SMUD power pole) within the public right-of-way or any building. In the event the applicant is unable to relocate this facility to a pole structure within the public right-of-way or a building, the applicant shall either obtain a Special Permit Modification from the Planning Commission to extend the term of the Special Permit or shall remove the pole by January 1, 2001.

The applicant shall provide, as part of the application for a Special Permit Modification to extend the valid term of the Special Permit, documentation of the applicant's efforts to relocate onto existing pole structures within the public right-of-way or any building within the search ring, and shall provide analysis of the technical and economic feasibility of relocating the facility.

- B11. Should the applicant ever discontinue using the pole for cellular services then the applicant shall remove the pole within six months of termination.
- B12. With reference to the proximity to the Natomas Air Park, the applicant shall provide written notification to the Federal Aviation Administration of the project plans.



 CHAIRPERSON

ATTEST:



 SECRETARY TO CITY PLANNING COMMISSION

Attachment 1-A

Recording
Not
Required

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-
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MITIGATION MONITORING PLAN

FOR

**Natomas Airport Cell Site
P96-019**

Initial Study

Prepared By:
City of Sacramento, Development Services Division

Laura Conti - (916) 264-8287
May 3, 1996

Adopted By:

City of Sacramento, Planning Commission

Project No. P96-019**MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Development Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)264-8287, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

SECTION 1: PROJECT IDENTIFICATION

PROJECT NAME: Natomas Airport Cell Site (P96-019)

OWNER: Craig Ehnisz, Lucas Konandreas, Demosthenes & Maria Kaufamn
ADDRESS: 7700 College Town #213
Sacramento, CA 95834
(916) 383-7700

APPLICANT: AT&T Wireless Services
ADDRESS: 10030 Goethe Road
Sacramento, CA 95827
(916) 857-6447

Project Location/Legal Description

The project site is located at San Juan and Airport Roads and is within the North Natomas Community Plan (NNCP) area. The site is also identified by Assessor Parcel Number 225-0180-031.

Project Description

The project site is currently vacant. The project is proposing to construct a 60 foot high monopole and a 12' by 28' (336± square feet) equipment shelter on a 2,500± sq. ft. portion of the 30± parcel. Access to the project site is via Airport Road. Specifically, the proposed monopole will be erected on 50' by 50' concrete pad area located within the southeast portion of the parcel. The project area is proposed to be enclosed with a six foot high chain link fence. As designed, the equipment shelter is proposed to be ten (10) feet in height. The monopole, as designed, will be equipped with twelve antennas and design the monopole in such a manner to be available for co-location.

SECTION 2: PLAN CONTENTS**1. PLANT/ANIMAL LIFE**

Mitigation Measure #1: The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the interim HCP fee, base on Ordinance No. 95-060 and Resolution No.95-622 adopted by the City Council on October 31, 1995. If the HCP program is never implemented, or if the interim fee exceeds the actual fee, then the applicant shall be refunded the difference, with interest. If the interim fee is less than the actual fee, the applicant shall pay the difference.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

2. HUMAN HEALTH

Mitigation Measure #2: The applicant shall participate in the mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

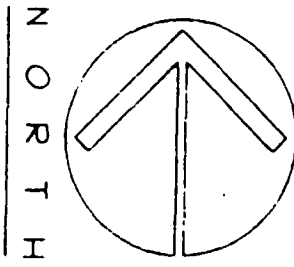
3. CULTURAL RESOURCES

Mitigation Measure #3: If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Works Department

EXHIBIT 1-B
SITE PLAN



S
I
T
E
P
L
A
N

OLD AIRPORT RD

AIRPORT RD

SAN JUAN RD

50.00' 50.00'

PROPOSED
LEASE
AREA

10' EASEMENT

SACRAMENTO COUNTY EASEMENT

ADJACENT PROPERTY

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

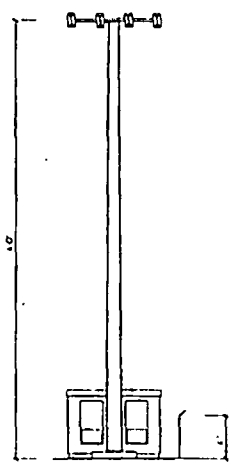
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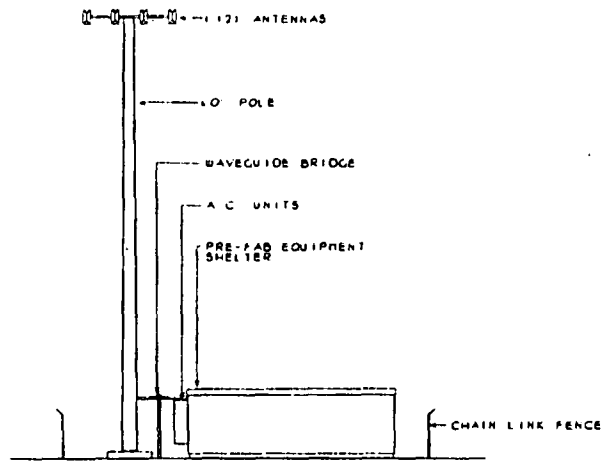
50.00'

1" = 20'

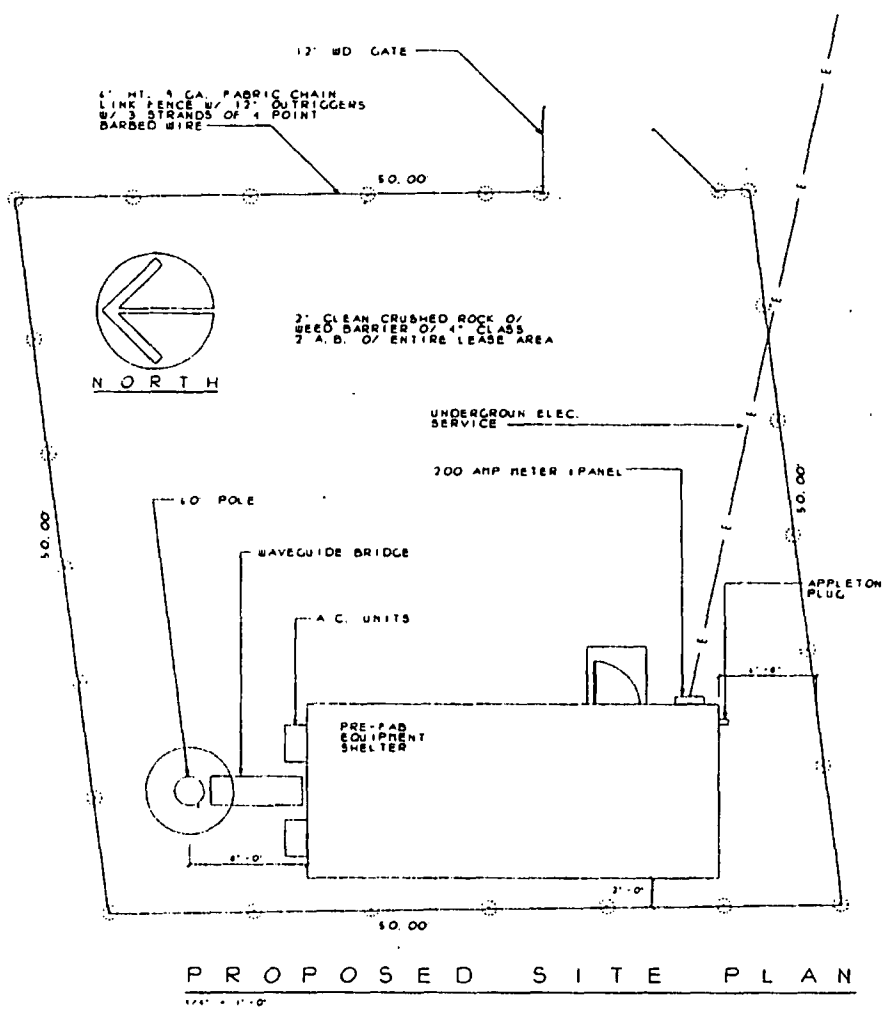
EXHIBIT 1-C
ELEVATIONS



NORTH ELEVATION
1/8" = 1'-0"



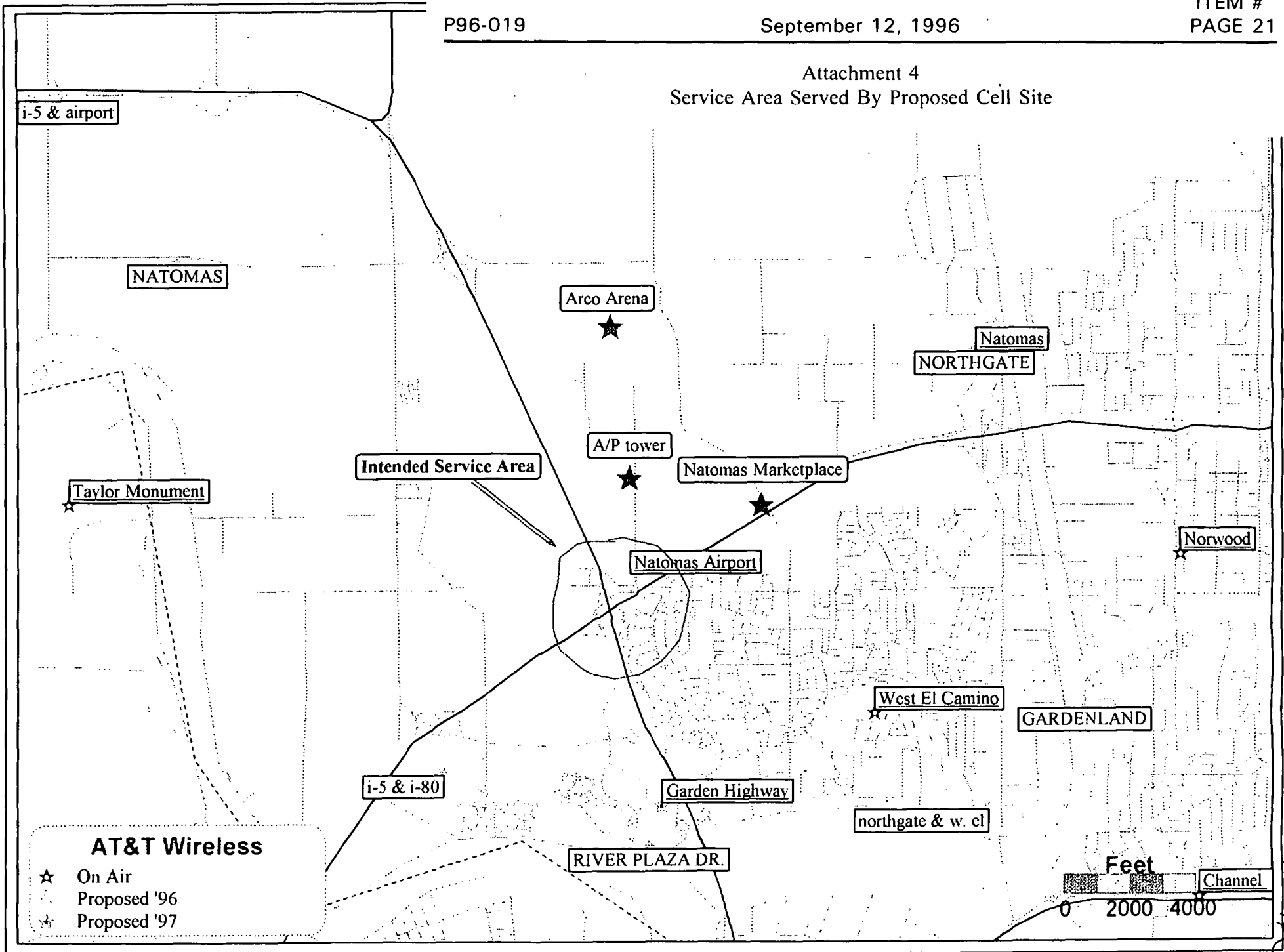
WEST ELEVATION
1/8" = 1'-0"



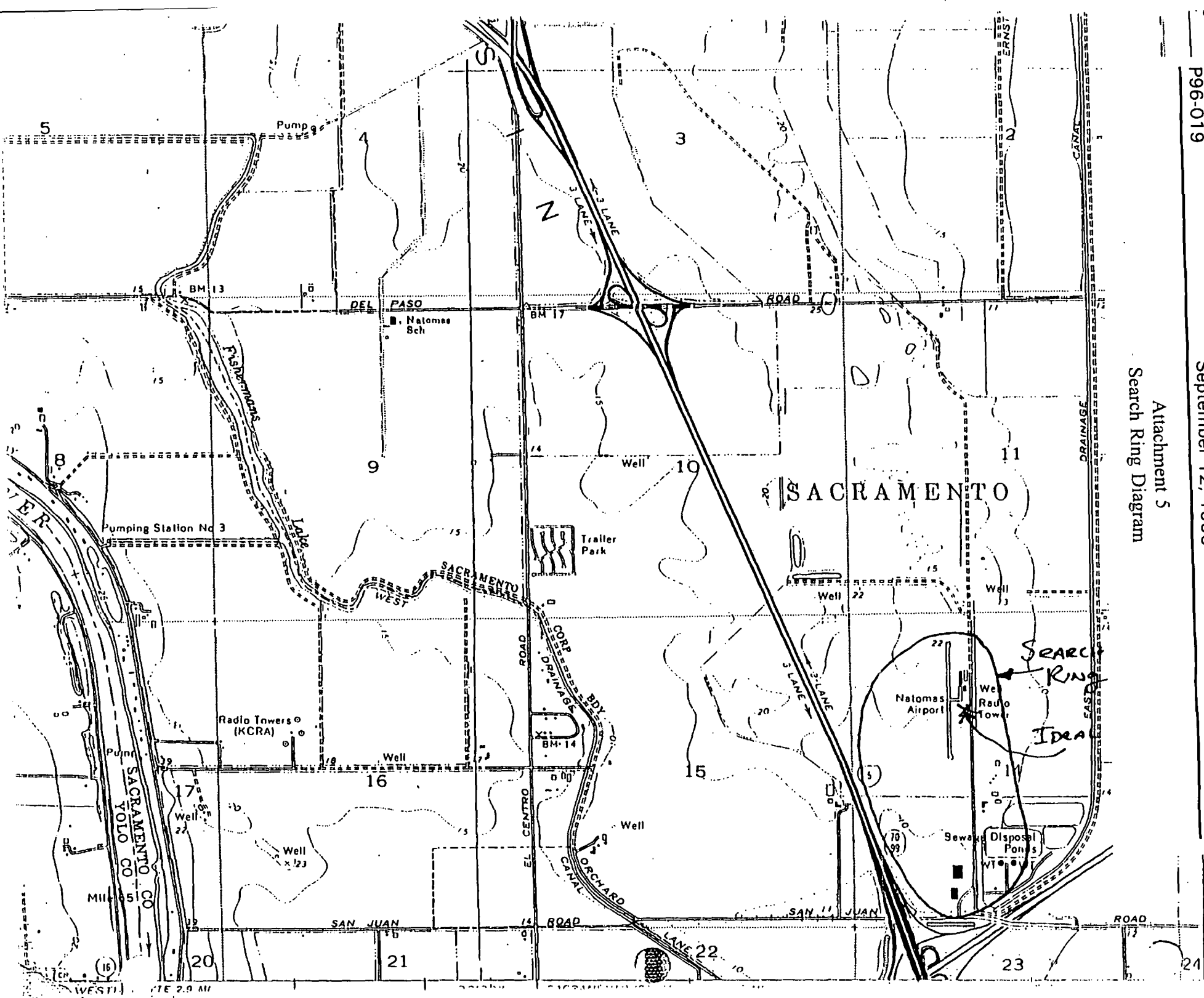
PROPOSED SITE PLAN
1/8" = 1'-0"

P96 019

Attachment 4
Service Area Served By Proposed Cell Site

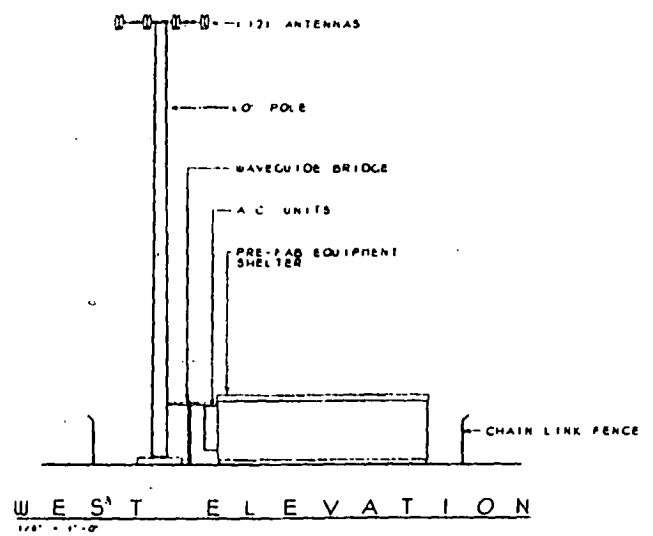
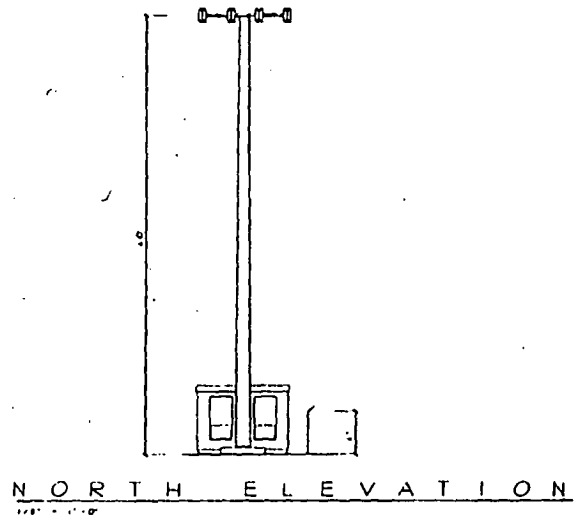
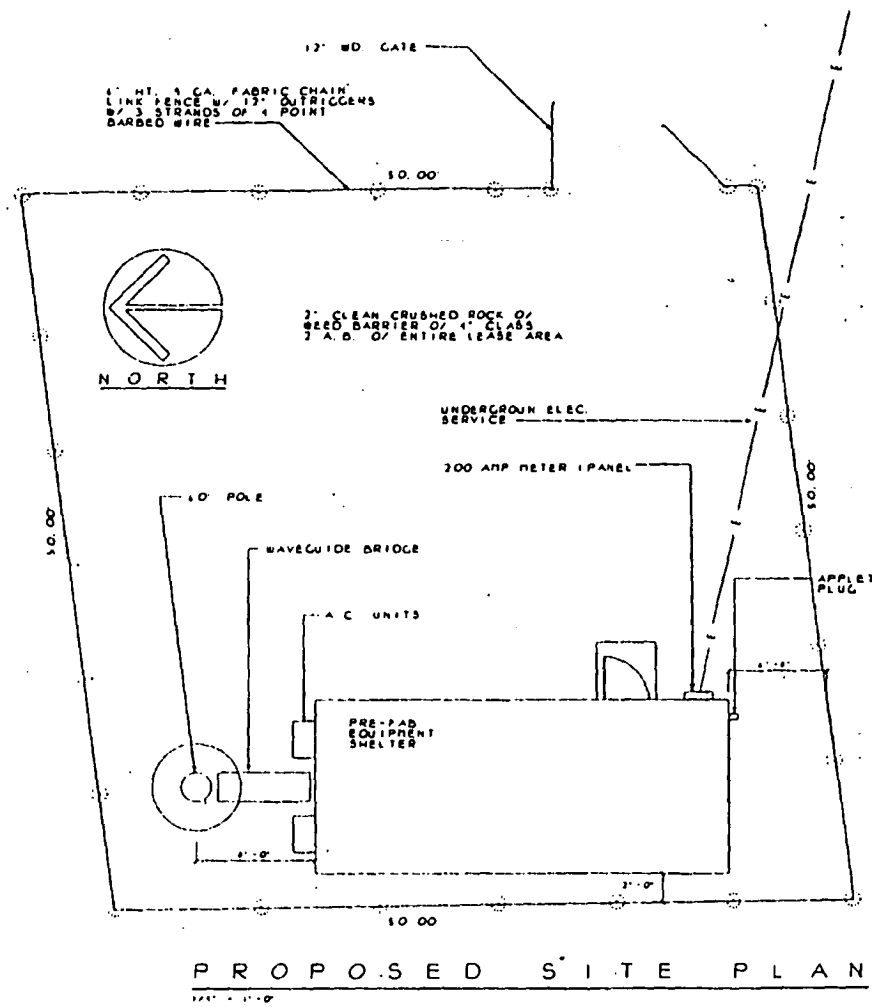


Item 3
CPC 9-12-96
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Attachment 5
Search Ring Diagram

EXHIBIT 1-C
ELEVATIONS



P96 019