



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Riverside Monopine Cellular Antenna
Project Number: P07-161
Project Location: 6449 Riverside Boulevard
Assessor's Parcel No.: 030-0042-082
Applicant: Rama Gulati, Applied Wireless. 6728 Fair Oaks Blvd #400, Carmichael, CA 95608
Action Status: Approved Project With Conditions Action Date: 5-22-2008

REQUESTED ENTITLEMENT(S): A request to construct a 70' monopine (pine tree cellular antenna) on a 3.0+ acre existing church site in the Agriculture (A) Zone.

A. Environmental Determination: Exempt, CEQA Guidelines section 15303;

B. Special Permit to construct a new 70' monopine (pine tree cellular antenna) with 12 panel antennas.

ACTIONS TAKEN: On 5/22/2008, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Approved Items A and B with conditions

Action certified by: 
David Kwong, Planning Manager

Sent to Applicant: 5/23/2008

By: 
Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of

(1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richard Blvd, 3rd Floor, within 10 calendar days of this meeting, on or before 5/19/08. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to construct a new 70' monopine (pine tree cellular antenna) with 12 panel antennas and an equipment lease area for a telecommunications facility.

This project consists of the construction and location of limited numbers of new, small facilities or structures including water main, sewage, electrical, gas and other utility extensions, including street improvements, of reasonable length to serve such construction.

B. The Special Permit to construct a new 70' monopine (pine tree cellular antenna) with 12 panel antennas is approved subject to the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The facility will serve in increasing and improving telecommunications coverage for the area;
 - b. Opportunities for collocation have been explored and deemed infeasible due to inadequate coverage;
 - c. The proposed monopole complies with the intent of the Guidelines for Telecommunications Facilities to create "invisible" cellular facilities in that the proposed pole is a designed to appear as a pine tree.
2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance in that:
 - a. Installation of the monopole and antennas will be subject to City building permits;
 - b. The proposed vinyl slate and chain link fencing equipment enclosure will match the existing building façade;
 - c. The unmanned facility will not alter the current operations of the site;

- d. No additional parking, utilities, or services are required at this site as a result of this proposal.
 - e. Visual impacts will be minimal in that the tower and cellular antenna are camouflaged to blend into the surroundings.
3. The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City and the Telecommunications Policy requiring "invisible" facilities.

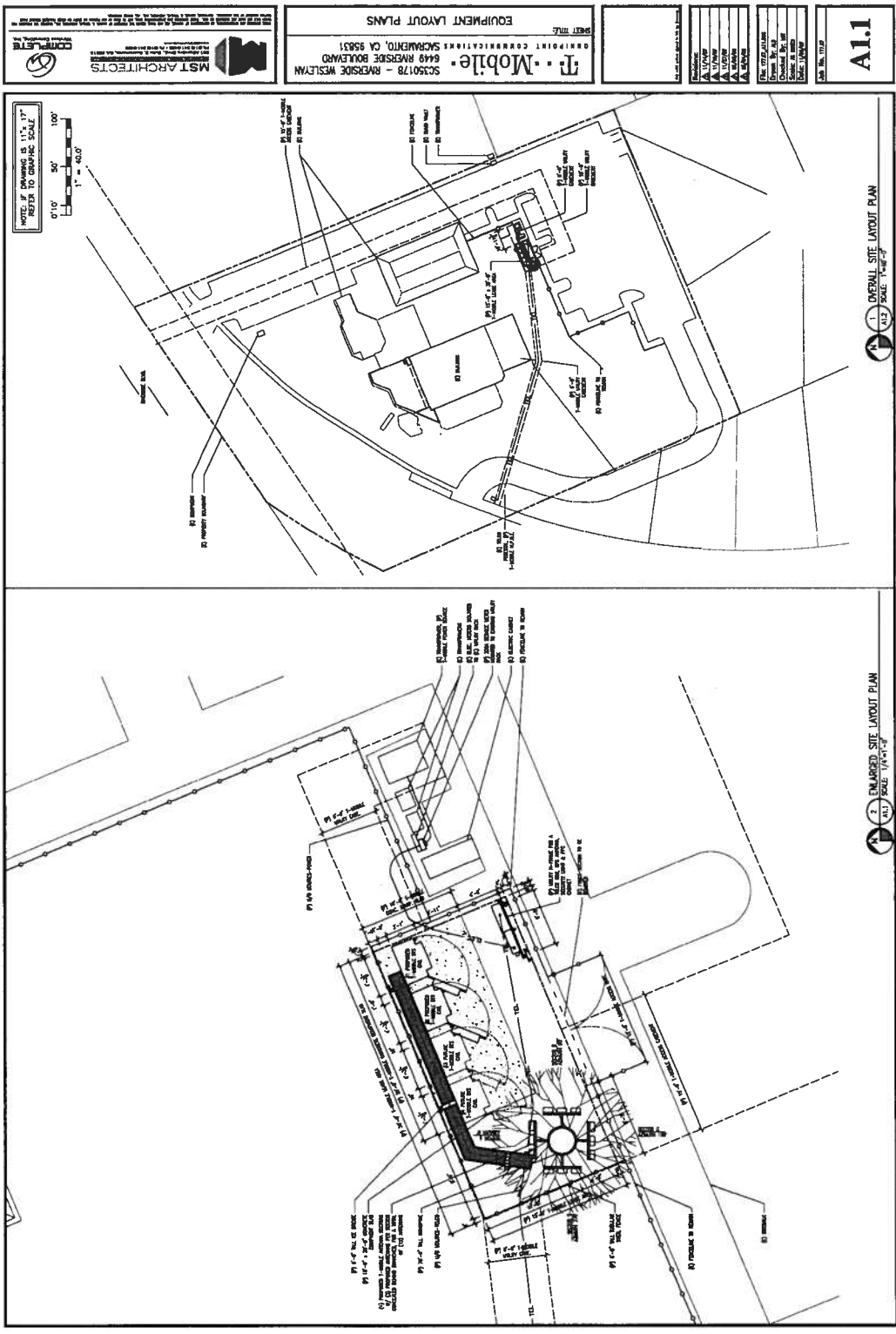
Conditions Of Approval

B. The **Special Permit** 70' monopine (pine tree cellular antenna) with 12 panel antennas is hereby approved subject to the following conditions of approval:

- B1.** The applicant shall obtain all necessary building permits prior to commencing construction.
- B2.** The facility shall be constructed in substantial conformance to the submitted plans. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
- B3.** The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.
- B4.** The applicant shall use non-reflective paint on all equipment on the pole to prevent glare. The pole shall be painted brown 25 feet above ground level to the top of the pole and the remainder of the pole shall be constructed with materials that resemble a tree trunk. The tree trunk materials shall extend a short distance, 5± feet into the branches of the tree, so the bark appears to continue the entire length of the tree from the pedestrian standpoint. All cables, brackets, supports, etc. shall be painted to match the surrounding equipment.
- B5.** The antennas shall be painted green to match the color of the tree branches and shall be recessed within the tree branches.
- B6.** The monopine branches shall be tapered to mimic a natural pine tree as shown in Exhibit 1C, with the branches at the base being wider and the branches at the top being narrower.
- B7.** The overall height of the monopine shall not be higher than 70± feet, including all camouflaging branches. The proposed telecommunications equipment mounted on the tower shall not be higher than 63± feet. Any additional antennas (12 antenna systems are approved), shall require a Special Permit Modification.
- B8.** Any antennas, including any future proposed collocation, must be designed and camouflaged to continue the illusion of the pine tree, such as recessing the antennas and painting them to match surrounding branches.

- B9.** Should the applicant discontinue using the tower for wireless services, the applicant shall remove the stealth tree monopole, the antennas, the equipment cabinets, and any associated equipment within six months of termination.
- B10.** The tubular steel fence shall remain in sound structural condition for the duration of the operation of the facility. No barbed wire or concertina wire shall be permitted. Removal of graffiti and/or repair of damage to the monopine or fencing are the responsibility of the applicant.
- B11.** The light within the equipment lease area is to remain off at all times except during the time that the equipment lease area is attended to.
- B12.** The applicant shall periodically review the condition of the tree trunk and camouflaging branches for maintenance and repairs. The applicant shall repair and repaint any deteriorating tree elements as needed.

Exhibit 1B – Site Plan Detail



COMPLETE

MST ARCHITECTS

SC150178 - RIVERSIDE WESTLYN
 6449 RIVERSIDE BOULEVARD
 SERRANO COMMUNICATIONS
 EQUIPMENT LAYOUT PLANS

Mobile

PROJECT NO. 150178
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

A1.1

