REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Public Hearing
September 22, 2009

Continue to October 27, 2009

Honorable Mayor and
Members of the City Council

Title: Call-Up: Club Center Treepole for Verizon (P09-003)

Location/ Council District: 5508 Sorento Road Sacramento, CA 95835, Assessor's Parcel Number: 226-0020-021, Council District 1

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** determining the project is exempt from environmental review; and 2) a **Resolution** approving a Special Permit to construct a 70 foot high telecommunications facility (treepole) and related equipment on an approximately 3.73 acre parcel in the Agriculture (A) zone.

Contact: Elise Gumm, LEED AP, Associate Planner, (916) 808-1927; Lindsey Alagozian, Senior Planner, (916) 808-2659

Presenters: Elise Gumm

Department: Community Development

Division: Planning

Organization No: 21001221

Description/Analysis

Issue: The applicant is proposing to construct a 70 foot tall stealth tree monopole telecommunications facility and related equipment on an approximately 3.73 acre parcel in the Agriculture (A) zone within the North Natomas Community Plan area. This project requires a Special Permit. The components of the project will consist of the monopole shaped like a tree, a 12'x20' radio equipment shelter, twelve panel antennas, and associated equipment.

On February 23, 2009, the applicant submitted an application requesting the necessary planning entitlements for the project. Upon receiving the application for the proposal, city staff received several concerns and letters of opposition from both neighbors and members of the Valley View Acres Community Association. All emails and letters of opposition concerning this project are

included in this staff report in Attachment 1.

Staff has evaluated the letters of opposition and attended a neighborhood meeting regarding the proposed project. After the neighborhood meeting, the applicant and the president of the Valley View Acres Community Association exchanged several emails discussing the project, which is included in Attachment 1 for your reference.

Some neighbors are opposing the project based upon its location and possible health effects. Furthermore, after staff scheduled the project for a Planning Commission hearing, staff received information that the Twin Rivers Unified School District was willing to work with the applicant on the feasibility of locating the telecommunications facility at the future high school in the Panhandle which is currently located in the County of Sacramento. The applicant is continuously searching alternative sites and is investigating the feasibilities with the Twin Rivers Unified School District to locate the proposed telecommunication facility. The applicant will provide the latest updates to the Council at the public hearing.

The City Planning Commission has reviewed all letters of opposition and evaluated all concerns regarding the proposed monopole and possible alternative locations, and approved the telecommunications facility at the proposed location based upon the project's compatibility in the proposed neighborhood and its rural setting.

Staff is bringing forward the Planning Commission's approval and is supportive of locating the telecommunications facility at the proposed location. Staff finds that generally, the proposed project complies with the General Plan, the Zoning Code, and the City's Guidelines for Telecommunications Facilities.

Applicant: On Air, LLC, on behalf of Verizon Wireless

Policy Considerations: The project is consistent with General Plan, the Zoning Code, and the City's Guidelines for Telecommunications Facilities. The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. Key objectives for the City were outlined to maximize the number of "invisible" telecommunications facility sites. The proposed treepole, located in the rural setting of a residential neighborhood surrounding by many other trees, is consistent with the policies as described in the Guidelines for Telecommunications Facilities.

Environmental Considerations:

California Environmental Quality Act (CEQA): The City of Sacramento's Development Services Department, Environmental Planning Services Division (EPS) has reviewed this project and

determined that it is this exempt from the provisions of the California Environmental Quality Act under Class 2, Section 15303 which consists of new construction and location of new, small structures and or facilities.

Sustainability Considerations: There is no sustainability considerations associated with this project.

Commission/Committee Action: The Planning Commission heard the project on June 25, 2009 and approved the project by a vote of 6 ayes and 2 nos. The project was subsequently called up by Council Member Tretheway on July 2, 2009, and the City Council has final authority over the project.

Rationale for Recommendation: Planning Commission approved the project based on the grounds that the telecommunications facility will serve in increasing and improving telecommunications coverage for the area, the design of the project complies with the intent of the Guidelines for Telecommunications Facilities to create "invisible" cellular facilities and will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance. This staff report reflects this decision and the resolution contains findings for approval of project entitlements.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: _____
David Kwong
Planning Director

Approved by: _____
William Thomas
Director of Community Development

Recommendation Approved:

_____
Ray Kerridge
City Manager

Table of Contents:

Report		Page 1
Attachments:		
1	Background and Neighborhood Outreach	Page 5
	Exhibit A: Correspondences	Page 6
2	Vicinity Map	Page 28
3	Land Use and Zoning Map	Page 29
4	Resolution for Environmental Exemption	Page 30
5	Resolution for Special Permit	Page 31
	Exhibit A. Site Plan	Page 35
	Exhibit B. Equipment Plan	Page 36
	Exhibit C. Elevations	Page 37
	Exhibit D. Propagation Map	Page 39
	Exhibit E. Simulation Photos	Page 41

Attachment 1: Background and Neighborhood Outreach

Staff has mailed notices to all property owners and neighborhood associations within a 500 foot radius of the subject site, which includes Walk Sacramento, Natomas Community Association (NCA), North Natomas Alliance (NNA), North Natomas Community Association (NNCA), Natomas Chamber of the Partnership for Active Communities (NCPAC), and Valley View Acres Community Association. Staff has received several letters and email messages from the neighbors and the members of the Valley View Acres Community Association indicating formal opposition to the proposed project and is included in the staff report as Exhibit A.

The applicant has met with the neighbors and members of the Valley View Acres Community Association on several occasions after being informed of the letters of opposition from concerned neighbors. The applicant met with three members of the Association on May 18, 2009 at the Levy Road County Storm Drain Canal east of the proposed site at 5508 Sorrento Road. However, the meeting did not conclude with a solution that was satisfactory to the Association. Members suggested that the project be relocated to other locations. Planning staff did not attend this meeting.

The applicant again attended the monthly Valley View Acres Community Association meeting on May 20, 2009, and staff was there to observe the discussion and answer questions regarding zoning requirements. Five members of the association and five neighbors attended the meeting. Five of ten attendees live within 500 feet of the subject site. Four board members were absent at the meeting and therefore the group was not able to conclude with a formal opinion on the project.

During this meeting, the applicant delivered a presentation and specifically addressed the concerns that were sent to city staff by the Association, which is a letter dated on April 19, 2009 (Exhibit A). The applicant indicated that the project will meet the federal telecommunication regulations and specifically addressed the concerns related to health issues mentioned in the letters of opposition. The applicant also stated that the design of the proposed stealth treepole will not be obviously seen by neighbors and will not impact the environment of the surrounding neighborhood. The applicant finally stated that the traffic concern is not applicable to the proposed use because maintenance of the facility will be conducted once a month.

After the applicant's presentation, neighbors asked several questions related to the design of the project and the maintenance of the project, such as who is responsible when or if the treepole falls down. Ultimately, the Association did not present their position to the project and moved on to other agenda items.

The applicant sent an email to city staff on the next day, which summarized the meeting discussion points and proposed some alternative solutions and additional conditions of approval. At the same time, staff received an email from the president of the Association re-stating formal opposition to the proposed project. The applicant and the president of the Association exchanged several follow-up emails discussing the project and the issues associated with it. This specific email exchange is included in this staff report as Exhibit A.

September 25, 2008

To: **Allen L Fink (Project Manger)**
1428 Live Oak Lane
Auburn, CA 95603

From: **Joe Angel/ Angela Angel**
5600 Sorento Road
Sacramento, CA 95835

This letter is in response to the construction of your proposed wireless communication facility (mono-pine tree pole) on the Larry O'Coy property located at 5508 Sorento Road, Sacramento, California 95835. As residents of this community and also a member of the Valley View Acres Community Association Board, we are strongly opposed to the construction of this Verizon monopole and all other construction of wireless communication facilities proposed within this community.

There are several reasons why we are not in favor of the construction of this mono pole in our community. First, there are numerous studies concluding the strong evidence that living within 1000 feet of cell mono poles may have risk factors for causing Cancer, Cardiac Arrhythmia, Neurological Effects, Reproductive Effects and Viral and Infectious Diseases because of medical immune system competency as associated with reduced Melatonin and Altered Calcium Ion Homeostasis (see attached study references)

Secondly, we have seen many of the mono tree pole cell towers and they are far from being aesthetically pleasing. We do not want our natural rural setting being upset by the construction of towering artificial foliage. Finally, our family, as well as the rest of the Valley View Acres Community Association Board, has opposed prior requests to construct similar cell phone towers within our community and we will continue to do so.

As an option, we would suggest you request the construction of your mono pole cell tower several 1000 feet from our community within the Industrial Park South of Del Paso Road and West of the City of

Sacramento's North Area Corporation Yard where there is no residential housing. Another option may be the non residential area by Brasher's Auto Auction on Elkhorn and Sorento road.

Here in our home is where our family lives and plays. We do not want to make our family or our neighbor's a statistic of one of the above mentioned health effects for one's financial gain. We oppose the construction of this mono pole cellular tower and any other cell towers within the communities of Valema Farms and Valley View Acres in order to maintain our rural life style and country appeal of our neighborhood.

Respectfully,

Joe Angel/Angela Angel

cc: Michael Paker – Assistant Planner
City of Sacramento Planning Division
915 I Street, Rm 3000
Sacramento CA 95814

Valley View Acres Community Association

April 19, 2009
Elise Gumm
Development Services Department
300 Richards Blvd., 3rd Floor
Sacramento, Ca. 95811-0218

Re: Club Center Tree Pole for Verizon
5508 Sorento Rd.
226-0020-021-0000
District 1
Project Number: P09-003

Dear Ms. Gumm,

It is with great concern that the Valley View Acres Community Association (VVACA) provides their comments for the proposed construction of the Club Center Tree Pole for Verizon. The Valley View Acres Community lies east of Sorento Road, west of the East Levee Road and north of Del Paso Road. We are approximately 150 residences made up of friendly and caring neighbors. The VVACA representing the Valley View Acres Community strongly opposes the construction of this project for many reasons.

The proposed site of this project is in close proximity of residential sites posing health risks such as Cancer, Leukemia and Neurological Effects associated with the over exposure to Electro Magnetic Radiation (EMR) emitted by these types of cell towers.

In addition, the proposed cell tower poses an unpleasant aesthetic appeal. Our neighbors enjoy the natural landscape of our community. Placing a cell tower which is approximately 30 feet higher than the surrounding trees in our neighborhood, will certainly destroy the natural beauty of our rural country setting. Allowing this project to move forward will only entice other wireless phone companies to follow suit.

Also, the construction of a cell tower on this Sorento Road Property will have a negative effect on property values, dropping the price of our homes in the vicinity and within Valley View Acres.

Moreover, one of the conditions of having a cell tower, the property owner must allow access to the tower (24) hours a day, (7) days a week and (365) days a year. This poses **unwanted** traffic and noise from commercial type vehicles servicing the tower at any given time of the day or night throughout the year.

At our VVACA meeting, held on Wednesday, April 15, 2009, this project was discussed in great detail. Also discussed at this meeting was the presentation provided by Mr. Allen L Fink (Project Manager on behalf of Verizon Wireless), approximately (6)

months ago at a previous VVACA meeting. After Mr. Fink's presentation, our board voted to OPPOSE his project unanimously. As an alternative, our board suggested constructing his cell tower within the City of Sacramento's Corporate Yard located on the corner of Del Paso Road and Kenmar Road. We also suggested he co locate his cell tower equipment on to the T Mobile Cell Tower located to the west of Sorento Road, north of Del Paso Road and south of the Twin Rivers Unified School District school site next to the WAPA Lines. Mr. Fink responded by informing our board that he would research these proposals and return to a future meeting to discuss his alternatives. Mr. Fink has never made an attempt to return to one of our meetings to discuss his findings. At the April 15, 2009 VVACA meeting, a motion was raised to oppose the Club Center Tree Pole for Verizon (Project Number: P09-003). The motion to oppose this project was approved unanimously (meeting minutes attached hereto).

The Valley View Acres Community is extremely unique in the fact that many of our residents know practically all their neighbors and care deeply for one another. We respect the environment we live in by supporting the best interests of **ALL.** We accomplish this through the active involvement in our community association. The VVACA, representing this community, sponsors neighborhood cleanups, encourages participation in neighborhood events (eg. 4th of July Parade), supports a community youth group (Youth of Valley View Acres), and is concerned about the health, safety and welfare of all who live and visit our rural homesteads. For these reasons we are vehemently opposed to this project within the Valley View Acres Community.

Respectfully,
Valley View Acres Community Association Board:

Nick Avdis, President:

Joe Angel, Board Member:

Shannon Summers, Vice President:

Angela Angel, Board Member:

Tony Trujillo, Secretary:

Diane Brace, Board Member:

Richard Garrison, Board Member:

Libby Harmor, Board Member

Dolores Santos, Board Member:

Member at Large.

VALLEY VIEW ACRES COMMUNITY ASSOCIATION MEETING
April 15, 2009

Meeting was called to order at 6:32p. Board members present: Nick Advis, Shannon Summers, Tony Trujillo, Rich Garrison, Joe Angel, Angela Angel, Diane Brace, and Dolores Santos. There were no comments/questions regarding the March meeting. The March minutes were accepted.

1. **Sacramento City Neighborhood Services**- A representative from their office announced their new office location is on the 3rd floor of the new city hall, 519 "I" Street .They are handling Earth Day activities for the city. Please call or check the city's website for information on planned events.

2. **Natomas Levee Improvement**- Nick Advis advised that comments for Phase -3 of the DEIS/DEIR for NEMDC construction have been completed, signed by the VVA Board, and delivered to SAFCA. Phase-4, which will have a more detailed description of work to be done along the East Levee and will be soon released . Great job by Nick in researching and writing the association's reply .
3. **Telephone Tower**- There was a lot of discussion regarding the cell phone telephone tower proposed for the 5800 block of Sorento Road. This is the second tower being proposed for our neighborhood in the last eighteen months. The first proposal was defeated by public opposition. A posting for a public hearing regarding the new tower was scheduled for April 23rd. However, the hearing has been rescheduled for sometime in May. In a vote by VVA Members, the association voted unanimously to oppose the construction of the cell phone tower in our neighborhood. Joe Angel and Mike Lopez were authorized to represent the association by drafting a letter stating our concerns and opposition to the proposed telephone tower construction.
4. **Creek Week Clean-up**- Libby Harmor provided information regarding the creek clean-up scheduled for the 25th of April. Steel Head Creek and the East Levee are of special interest for our neighborhood. Call Libby for additional information or watch for notices via e-mail.
5. **Neighborhood Pot Luck**- A neighborhood get together is scheduled for May 30th at 3:30p. Delores Santos has volunteered her home at 721 Barros Dr. All VVA Residents are invited. Bring your favorite dish and join your neighbors for an evening of fun. Long time resident and association officer Wendy Garrison will be remembered.
6. **Adjournment**- Meeting was ended approximately 7:40p.

Respectively Submitted, A. Trujillo

April 15, 2009

Elise Gunn
Development Service Department
300 Richards Blvd., 3rd Floor
Sacramento, Ca 95811-0218

Dear Elise Gunn

I strongly inform you that my family and I oppose the installation of the Cellular Tower proposed at 5508 Sorento Rd in Sacramento (95835). This project is titled; Club Center Tree Pole for Verizon (P09-003).
We take this position based on the many health risks Cellular Towers pose to their residence. This Cellular Tower will be placed to close to residential homes. There is an existing Cellular Tower within 400 yards of this proposed location. The tall Cellular Tower is aesthetically un-pleasant and will de-value property values in its close proximity.

- Cellular Tower already exist within 400 yards of this proposed install site (5508 Sorento Rd)
- Health Risks; Cancer, Leukemia
- Sleeping disorders
- Aesthetically un-pleasant
- Property value loss
- Danger to livestock (cattle and horses) that live in this rural community
- Noise pollution

If you have any questions, please feel free to contact me at via phone (916-215-3257) or e-mail address (malo104@comcast.net).

Respectfully Submitted

Michael A. Lopez
5400 Sorento Road
Sacramento, Ca 95835

Club Center Treepole for Verizon September 22, 2009

Neighbors' Comment Letters and Email

From: <Horstbigtree@aol.com>
To: <EGUMM@CityofSacramento.org>
Date: 04/28/2009 7:44 AM
Subject: Dissaproval of new cell tower

Hello,

I Terry Horst live in the neighborhood that is to get a new cell tower if it goes through. I would like to state that I and the property owner (Agnes Horst) do not want a tower in our neighborhood.
We also live close to where the tower is proposed to be placed. It would be in a location that obstruct the view to the west of our location. I also feel that our community does not want any added devices of any kind it. I have spoken to a few of the people in our community and we agree this is a bad plan to enact

NO TOWER

Thanks

Terry Horst

**********An Excellent Credit Score is 750. See Yours in Just 2 Easy Steps!
(http://pr.atwola.com/promoclk/100126575x1221621499x1201450105/aol?redir=http://www.freecreditreport.com/pm/default.aspx?sc=668072&hmpgID=62&bcd=AprilExcScore428NO62)

Club Center Treepole for Verizon

September 22, 2009

Neighbors' Comment Letters and Email

From: Arshad <marshad_786@yahoo.com>
To: <EGumm@cityofsacramento.org>
CC: Nick Avdis <navdis@gmail.com>
Date: 05/25/2009 10:22 AM
Subject: Verizon Cell tower in Valley View Accres

Dear Ms. Elise Gumm

My name is Mohammad Arshad and I live in Valley View Accres. Valley View Accres is a Rural community and a great place to live. I have been living here since 1984 and two of my brothers live in Valley Veiw Accres as well.

Recently I learned that Verizon is trying to put up a 70 feet high Cell phone tower in Valley View accres. At the last meeting, verizon provided some information about how they plan to do this and hide the tower as a fake tree! Ms. Elise, this is a very bad idea. This is a residential community and we are apposed to commercial adventures by anyone. The fake tree looks ugly and totally out of place. They are painting a very rosy picture of how they are going to take care of things but past experience teaches us that things change very quickly.

Please do not allow verizon to put up a cell tower in Valley view accres. If Verizon is allowed, it will set a presedence and we will have more problems in the future when someone else comes up with other exoctic ideas to make a few extra bucks. Please do not allow verizon to put up this tower.

Thank You for your time.

Mohammad Arshad
4920 Sorento Rd
Sacramento, CA 95835

Club Center Treepole for Verizon September 22, 2009

Emails from VVACA and the Applicant after Community Meeting

From: "Alan" <a.heine@comcast.net>
To: "'Elise Gumm'" <EGumm@cityofsacramento.org>, <Navdis@loducalaw.com>, <la...
CC: <Molly.Kales2@VerizonWireless.com>, "'Peter Hilliard'" <philliard@onairl...
Date: 05/21/2009 7:42 AM
Subject: Club Center 5508 Soremto Rd
Attachments: Attendees May 20th VVACA metting.jpg

Dear Elise,

Thank you for attending last nights meeting regarding the proposed communications facility for Verizon Wireless.

I felt as though the neighborhood owners/participants offered good suggestions and voiced valid concerns that we were able to address effectively. Attached is the list of attendees that signed in for us.

Some of the main concerns voiced last night are listed below.

1. How can the community be assured that the existing trees surrounding the tree pole tower will be maintained in the event they were to wither and die?
2. How can they be assured the Monopine will be repaired if it fades substantially or if branches were to fall from the fake tree?
3. Will the proposed site installation open the door for other commercial rezoning and use?
4. Is the Tree pole one component or is it a tower with an assembly around it looking like a tree?
5. How long will this tree last before it becomes an unsightly maintenance issue?
6. How do we know this tree will have enough branches on it to improve the appearance?

Based upon the questions raised last night,

I see that this is an involved community that brought forth some valid concerns that we are happy to address.

Here are our answers to each question.

1. Verizon will be glad to assume the condition that we will be responsible to add a few new trees during construction of the site. We suggest (Redwood variety15 to 30 Gallon ball). Verizon will also replace

them if they were to die off.

2. Verizon is already conditioned to maintain the Monopine as per the cities general conditions and we will certainly adhere to this policy.

3. The proposed use does not affect the current zoning or create and open door for extended commercial use outside the construct of the current ordinance. Although this is a good question by a concerned owner, our proposed site will not entice any such commercial rezoning or use permit applications.

4. The Tree pole is one manufactured assembly and comes complete from the provider. It is engineered to withstand the highest wind speed of the region where it is installed.

5. The Tree pole technologies have come a long way. The poles we purchase today have and epoxy solid clad coating that simulates bark with raised texture that is hard as concrete to the touch. This surface will continue from the base of the tower to above the second level of fake branches. Above such the pole is painted with epoxy to match the same bark affect behind the branches and the simulation is streamline. The new fake tree assemblies are not like the old style assemblies that had a polyurethane or latex sleeve over the steel monopole trunk. Those old tree assemblies did have maintenance issues and therefore are no longer used because of such.

6. We can add an additional 10 to 15% more branches to assure that the fake branch count is full.

I hope that the city agrees that Verizon has offered the best solution we can to appease the concerns of the community and will support our project slated for a June 25th hearing.

Please feel free to contact me if you need any additional information.

Sincerely,

Alan J. Heine

Hm: 916-934-0797

Cell: 916-220-5814

4305 Hensley Circle

El Dorado Hills, CA 95762

a.heine@comcast.net

Emails from VVACA and the Applicant after Community Meeting

-----Original Message-----
From: Nick Avdis [mailto:navdis@loducalaw.com]
Sent: Thursday, May 21, 2009 10:00 AM
To: Alan; Elise Gumm; lalagozian@cityofsacramento.org
Cc: Molly.Kales2@VerizonWireless.com; Peter Hilliard; Daniel Roth
Subject: RE: Club Center 5508 Soremto Rd

On behalf of the Valley View Acres Community Association, I would like to thank Ms. Gumm, Mr. O'Coy, as well as Mr. Heine and his associates for attending our community meeting last night to discuss the proposed cell tower on Sorento Road. It was an informative meeting, albeit, one that should have occurred much earlier in the process. We appreciate the landowners time and the applicant's efforts. I personally appreciate the respect and civility of both sides at last night's meeting.

By its very nature, a project such as this is very sensitive and intensely personal. From personal experience, I understand and sympathize the degree to which landowners are resistant to "others" telling them what can or cannot do on or with their property. But land use entitlements, such as the use permit sought in this case, involve a public process. This process, among the myriad of other things, includes the taking into account the sentiments and concerns of the greater community in which the project is proposed. In the case of a cell tower use permit, this is because there is an understanding among policy makers that cell towers are an extremely sensitive land use, especially in residential areas, densely populated or not. This includes the understanding that it is the immediate community which ultimately shoulders the burdens (actual, perceived, or otherwise) of such a proposal without realizing any appreciable benefit, notwithstanding any deminis benefits to Verizon customers in the immediate vicinity of the coverage area this tower would provide, in this instance.

While the community is (and I personally am) sensitive to and understanding of Mr. O'Coy's position and desires, a project such as this demands significant community input and involvement, as it affects (actual, perceived or otherwise) a greater area than just one person's property. Community input and involvement is not just something perfunctory on the eve of a public hearing. It is not a check the box exercise, rather something that should be engaged in as the project is in its formative stages to allow for back and forth and adequate time to address and ease community concerns. This is especially true with this proposal given the fact that it comes some 18 months after another proposal by another cellular carrier approximately 500 yards to the south of this proposal and given the existence of a cellular tower approximately 1000 yards to the north/west of this proposed project.

As the president of my community association, I have a duty and obligation to not only the members of our community that attended last night, but also those who were unable to attend, to adequately and appropriately represent their views.

Our community association feels strongly that it is the most appropriate arbiter of what is and what is not appropriate or acceptable in our community. The association's intent is to represent the best interests of the entire community, not just one landowner. As such, the position of our community remains, overwhelmingly, in opposition to this project in its current form.

Thank you once again, and we look forward to the Planning Commission hearing on June 25, 2009.

~ Nick

Nicholas S. Avdis

Lo Duca & Avdis, LLP
3721 Douglas Blvd. Suite 300
Roseville, CA 95661
Tele: 916-774-1636 Fax: 916-774-1646

www.loducalaw.com

The information contained in this E-mail is confidential and may also contain privileged attorney-client information or work product. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this E-mail in error, please delete this message from your computer and immediately notify the sender. Thank you.

From: Alan [mailto:a.heine@comcast.net]
Sent: Thursday, May 21, 2009 8:41 AM
To: 'Elise Gumm'; Nick Avdis; lalagozian@cityofsacramento.org
Cc: Molly.Kales2@VerizonWireless.com; 'Peter Hilliard'

Club Center Treepole for Verizon September 22, 2009

Emails from VVACA and the Applicant after Community Meeting

From: "Alan" <a.heine@comcast.net>
To: "'Nick Avdis'" <navdis@loducalaw.com>, "'Elise Gumm'" <EGumm@cityofsacra...
CC: <Molly.Kales2@VerizonWireless.com>, "'Peter Hilliard'" <philliard@onairl...
Date: 05/21/2009 12:19 PM
Subject: RE: Club Center 5508 Soremto Rd

Nick,

This is a brief follow up reply to your e-mail below.

Please reference your last sentence in Paragraph 2.

You may consider the fact that this proposed site will actually serve as a community infrastructure that will provide many forms of communication and emergency notification services. The growth of wireless technologies is ever increasing and such provisions enhance private, commercial and home business operations. I cannot begin to tell you how many lives have been saved by cell phones providing life saving contact to emergency services. This site would serve your community and the proposed camouflaged design will have very limited visual impact.

Finally, Yesterday we did hear from several community owners in brief discussions that appear to be in support of the project as do perhaps others following last nights meeting. As you know a quorum was not present last night, so I would ask that you please obtain additional feedback from others before deciding for the community at large against the project. I think you would find that there are many that would not object and would support the proposed site.

I have valid concerns that information may have been accidentally or otherwise disseminated that would potentially scare people to think our technology is somehow unsafe. Your letter of April 19th 2009 to Ms Gumm listed this as the first concern by all 10 people that that signed the letter. I hope our EME report handed out last night was reviewed and quelled these concerns once and for all.

Thank you for your time and effort at the meeting.

I look forward to providing you whatever additional information you may need.

Sincerely,

Alan Heine

Club Center Treepole for Verizon September 22, 2009

Emails from VVACA and the Applicant after Community Meeting

From: "Alan" <a.heine@comcast.net>
To: "'Nick Avdis'" <navdis@loducalaw.com>, "'Elise Gumm'" <EGumm@cityofsacra...
CC: "'Peter Hilliard'" <philliard@onairllc.com>, <Molly.Kales2@VerizonWirele...
Date: 05/27/2009 11:04 AM
Subject: Club Center

Dear Mr. Avdis,

I spoke at length yesterday with Councilman Tretheway in a meeting at 4:00 PM. Mr. Tretheway determined by your letter of 04/19/09 that the community at large is not in support of the proposed Verizon wireless site. The letter was not obtained following a proper opportunity to provide the true facts and therefore should not be accepted. I explained to Councilman Tretheway that the letter was full of inaccurate information and that the signors of the letter have been improperly informed. At our recent meeting I found that a number of people were warmed up to our proposal after hearing the true facts regarding safe operation, the structure quality and appearance. I am confident given the same opportunity to address the entire group in an open forum with high attendance that the community by majority would support the proposed site.

After careful review my opinion is that the information disseminated to the neighboring members in the geographic footprint of the VVACC may have dissuaded them from seeing our proposed project in a clear light. You also recently stated that you would support the project if Joe and Angela Angel were OK with it. This indicates his opposition is a governing factor in yours, yet his decision hinges on health and cancer risks to humans and livestock that are unwarranted.

It's an important fact that you as an owner were a candidate to place this site at one point in time. Regardless of the change of opinion since then, we heard no opposition from the group when the site was being negotiated for your property. I am not implying anything with this but simply providing the facts in the matter.

Yesterday Councilman Tretheway suggested that I go back to you (on your property) as a solution for our site location suggesting Joe Angel would be happier if it was further away.

We are not obligated in any way to select a specific person within a community regardless of their standing. The primary site location is selected after review of many technical & zoning factors generally guided by planning. We followed such guidelines for this site selection and worked with the city taking the suggestion to avoid installation on the main roads, install a tree-pole and lower the height to 70'.

The site may be determined by the community as unfit if they find that the appearance is unacceptable. Our promise to install three additional

redwoods in with the existing trees and provide a higher fake branch count on our tree-pole should quell the visual concerns.

The other concerns IE Health Risks to humans and Livestock, worries regarding commercial growth in the community, and devaluation of property are all unwarranted concerns and should not be considered by the City of Sacramento unless substantiated.

In an effort to shake this process out fairly, I am asking the City of Sacramento to support a final outline so that all persons residing within the VVACA may attend a formal meeting with a full quorum present.

To do so the following is suggested.

1. I herein am asking for a complete list of homeowners under your VVACA geographic area so that we may prepare a notice and make certain all parties are invited to a final meeting. We will prepare a notice and mailing to all parties.
2. There are no health concerns relative to installation of our site and such information should never have been provided, implied or suggested in any way to owners within the VVACA geographic area. Our notice (per #1) will simply ask the community to attend and provide feedback relative to the proposed site to obtain their collective opinion of the appearance of the structure. We will also address the hysteria created by the 6 page list you included in your April 19th letter RE EME/F dangers. Please note that no institution, governing body or jurisdiction involved in the approval of land use of such a proposed site shall deny the installation based upon unwarranted health affects. The letter of April 19th,2009 is a clear departure of this requirement and should have been addressed immediately and found to be inappropriate.
3. In an effort to address the relative concerns, I will provide new photo simulations that show the installation of three additional redwoods with a projected aging increase of 2 years following the installation so as the community can have a true sense of the visual impact.
4. I would ask that the VVACA provide any supporting suggestions before or at the meeting they believe would improve the visual quality of our proposed site if they have any to offer.

This process would promote a greater level of community response before you vote properly on the project with a full quorum present.

Please respond to me as soon as possible regarding this outline.

Thank you,

Club Center Treepole for Verizon September 22, 2009

Emails from VVACA and the Applicant after Community Meeting

From: "Nick Avdis" <navdis@loducalaw.com>
To: "Alan" <a.heine@comcast.net>, "Elise Gumm" <EGumm@cityofsacramento.org>,...
CC: "Peter Hilliard" <philliard@onairllc.com>, <Molly.Kales2@VerizonWireless...
Date: 05/29/2009 3:26 PM
Subject: RE: Club Center

Mr. Heine,

Our association has had several meetings to discuss this proposal, a few of which representatives from your firm have attended. The consensus of the group is to oppose this project for many reasons, including the location of a tower not but 1000' yards from this proposed location and the fact that there is a far more appropriate location in the form of the school site in the Panhandle or some other more appropriate location. The reality is people don't want the tower in Valley View Acres for multiple reasons.

I think the community has respected your proposal, hosted your presentation at multiple meetings, and have approached this issue with the utmost civility and respect. I hope that in turn you would do the same. With that said, any desire for you to persuade residents of the merits of your proposal can be done without the need for yet another community meeting regarding this issue; residents' contact information is in the public record and you are free to contact whoever you wish in the neighborhood regarding this matter in whatever manner you wish.

I think at this point we can agree to disagree and that the Planning Commission meeting next month will provide you and our community ample opportunity to shake out things out fairly.

Nicholas S. Avdis
Lo Duca & Avdis, LLP
3721 Douglas Blvd. Suite 300
Roseville, CA 95661
Tele: 916-774-1636 Fax: 916-774-1646
www.loducalaw.com

The information contained in this E-mail is confidential and may also contain privileged attorney-client information or work product. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this E-mail in error, please delete this message from your computer and immediately notify the sender. Thank you.

From: Alan [mailto:a.heine@comcast.net]
Sent: Wednesday, May 27, 2009 12:03 PM
To: Nick Avdis; 'Elise Gumm'; 'Daniel Roth'
Cc: 'Peter Hilliard'; Molly.Kales2@VerizonWireless.com; 'Gualco, Michael'

Verizon Wireless "Club Center # 183684"
City of Sacramento, Special Permit
Project Narrative / Justification Statement

Applicant's Statement for Site Selection Background

Location & Zoning Designation:

The property is located at 5508 Sorento Road, Sacramento, CA 95835
APN: 226-0020-021, 3.73 Acres.

The property is currently zoned A. The property, site and access, are owned by Larry Gene O'Coy Family 2004 Revocable Trust.

All property around Mr. O'Coy's property is zoned A.

Project Description:

Verizon Wireless proposes the installation of a new wireless communication facility at 5508 Sorento Road, Sacramento, CA 95835 with an APN 226-0020-021.

The installation will include a 12'X 20' radio equipment shelter and a stand alone 60KW Diesel Generator located in a 30' X 40' lease area. The lease area will have a 65' monopine (tree pole) with 12 panel antennas. The branch coverage will extend a few feet above the monopine to 70' high (see photo simulations).

Site Selection Analysis:

Wireless systems are expanded or introduced in a given area to improve service to customers. There are several reasons to add a new facility. It may extend the coverage to new areas, increase the capacity of the system within the current service area, or improve quality; some wireless facilities accomplish all three improvements.

This location was selected to provide coverage to the residents in the Natomas area. This site was selected because the site is set back from Sorento Road and has a stealth appearance. The site will provide favorable site geometry for federally mandated E911 location accuracy requirement and efficient frequency reuse. Since 40 percent of 911 calls are from mobile phones, effective site geometry within the overall network is needed to achieve accurate location information of mobile users, through triangulation with active wireless facilities.

Before this site was selected on March 3, 2008 a letter was sent to all residents living between Sorento Road and E. Levee Road. This letter introduced Verizon Wireless and informed the residents that Verizon Wireless was looking to add a site in their area and wanted to know if there was any interest in placing the wireless facility on their property. Four residents responded to the letter and appointments were made with three of the four residents to review possible site locations. In reviewing the different sites Mr. O'Coy property was selected because the site on his property is off of Sorento Road and the proposed monopine, tree pole, is located behind a group of existing trees. (See photo simulations) The site was also selected because the site is located far behind the Angel's property and their home. The Angel's home and other resident's homes in the area are not facing the proposed communication facility.

Applicant's Statement for Site Selection Background

In July of 2008 a letter was sent to all Home Owners Association and Communities including Natomas Community Association, Natomas Crossing HOA, Natomas Crossing Community Vision, North Natomas Alliance, North Natomas Community Association and North Natomas Study Group and received no opposition, see letter dated July 7, 2008.

In September of 2008 a letter was sent to all residents living within 1000 feet Mr. O'Coy's property explaining that his property had been selected for the Verizon Wireless Site. On September 25, 2008 I received a letter from Mr. & Mrs. Angela explaining their concerns, Letter is attached dated September 25, 2008.

In October I was invited to an informal association meeting with the residents living in the area. They had received the letter dated September 2, 2008 and ask for a presentation. On October 15, 2008 I attended the meeting and explained Verizon Proposal for a communication site and why Mr. O'Coy's property was selected. There were nine people in attendance, including some property owners whose property I originally evaluated for the proposed communication site. The communication facility was discussed. The residents mentioned that the 80' tree pole is too high and that revenue received by Mr. O'Coy from Verizon Wireless was not being shared with the other residents. "Not in my back yard "were the resident's feelings concerning the communication site. The vote was seven to nine against the proposed tree pole. The residents concerns are appreciated but much effort has gone into selecting the best stealth site for the community (see Alternative Site Analysis). It must also be noted that the tree pole height has been lowered by 10' to accommodate the residents concerns about the height of the tree pole.

On January 6, 2009 a letter was sent to Councilmember Raymond L. Tretheway explaining Verizon Wireless expanded coverage objective in the Natomas Area. Letter is attached dated January 6, 2009.

The selection of Mr. O'Coy's property was not arbitrary. His property was selected because the proposed wireless site sit back of Sorento Road and the tree pole is located behind a group of trees. (See photo simulations) The site was also selected because the site is behind the Angel's property and their home. The Angel's home and other resident's homes in the area are not facing the proposed tree pole.

Coverage:
Coverage can be defined as having a certain minimum level of signal strength in a particular area. Verizon's target is to provide "in building" signal strength to our customers' areas across the network. This level of service guarantees reliable signal strength inside buildings providing excellent voice quality in residential neighborhoods and commercial areas. In today's competitive marketplace, Verizon requires high quality coverage to be competitive and will fulfill our responsibilities under our FCC license, and comply with California Public Utility Committee (CPUC) mandates.

Capacity:
Capacity is the number of calls that can be handled by a particular wireless facility. When we make phone calls, our mobile phones communicate with a nearby antenna site that can handle a limited number of calls. It then connects to land based phone lines. When a particular site is handling a sufficient number of calls, the available Radio Frequency channels assigned to that

site are at maximum capacity. When this occurs, the wireless phone user will hear a busy signal on his or her phone. The call traffic at the facility is continually monitored and analyzed so that overloading of sites is prevented. The objective for this capacity site is to handle increased call volume rather than expand a coverage area.

Alternate Site Analysis

Other possible site candidates were also investigated before Mr. O'Coy's property was selected. There is an existing pole owned by Crown Castle located to the north east of Mr. O'Coy's property. The underlying lease is with Dunmore Land Company, LLC. Who will not allow Verizon Wireless or any other carrier to cross their property thereby disallowing access to the Crown Castle tower or the high tension power line towers also existing on Dunmore Land Company's property.

Natomas Charter School, located on 4600 Blackrock Drive was contacted but they had no interest in placing the wireless facility on the schools property.

TwinRivers Unified School District is constructing a new high school north of the O'Coy's property. Jeff Doyle, the project manager, was also contacted. As real estate values and sales have decreased the new high school construction has been pushed back for three to five years, which has placed that site out side of the scheduled Verizon deployment time line.

The only other viable candidates are the properties zoned as agriculture located between E. Levee and Sorento Road.

Safety and Compliance:

The proposed wireless communications facility will not create any nuisance or be detrimental to the health, safety or general welfare, of persons residing or working in the Natomas area. Verizon Wireless technology does not interfere with any other forms of private or public communications systems, operating under FCC regulations.

After construction of the facility, the site will be serviced once a month, during a routine scheduled maintenance window by a service technician. The site is unmanned and is a self-monitored facility. There will be no impact on parking or traffic in the area.

Conclusion:

Verizon Wireless has identified this location for a proposed wireless telecomm facility for several reasons. The property provides an excellent location from which wireless coverage can be enhanced. It enhances the wireless coverage in the Natomas Area. It will provide better coverage to the local residents and will also provide E911 access.

Statement of operations:

No nuisances will be generated by the proposed wireless facility, nor will the facility injure the public health, safety, morals or general welfare. With proper care and separation, Verizon Wireless technology does not interfere with any other forms of communication whether public or private. To the

contrary, Verizon Wireless technology will provide vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Once the construction of the wireless facility is complete and the telephone switching equipment is fined-tuned – visitation to the site by service personnel for routine maintenance typically occurs on average of once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impact to existing local traffic patterns. No water or sanitation services will be required.

Verizon Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, Verizon Wireless will comply with all FAA rules on site location and operation.

Justification Statement

There is no other communication facility within the Verizon Wireless Search Area making collocation not possible. Verizon Wireless agrees to negotiate in good faith for collocation of the proposed facility by third parties.

Relation to Larger Projects:

The new Verizon Wireless telecommunication facility will continue to be an important and critical upgrade link for serving the growing commercial, business, industrial, medical, governmental and public users of Verizon Wireless's telecommunication services in the Natomas Area within the City of Sacramento and will continue working within the larger all digital network servicing the Sacramento area in Northern California along with much of the United States and the World.

Community Benefits:

Since its inception, wireless communications have provided services to communities far beyond mere convenience. Many businesses and Public Safety Agencies rely on these services in order to conduct important civic and commercial duties on a daily basis. Schools rely on an ability to reach parents quickly. Commercial Wireless companies have been at the forefront of critical communications services in recent events, such as earthquakes and fires in California. Traffic issues, weather and community events, are a few of the many services now available over these same communications devices. Wireless communication is an integral part of our national telecommunications infrastructure, and each community deserves the benefit of the best and most competitive service available.

Verizon Wireless Company Information:

Verizon Wireless owns and operates the nation's most reliable wireless network. Headquartered in Basking Ridge, N.J., Verizon Wireless is a joint venture of Verizon Communications (NYSE:VZ) and Vodafone (NYSE and LSE: VOD). A leader in wireless voice and data services, the company:

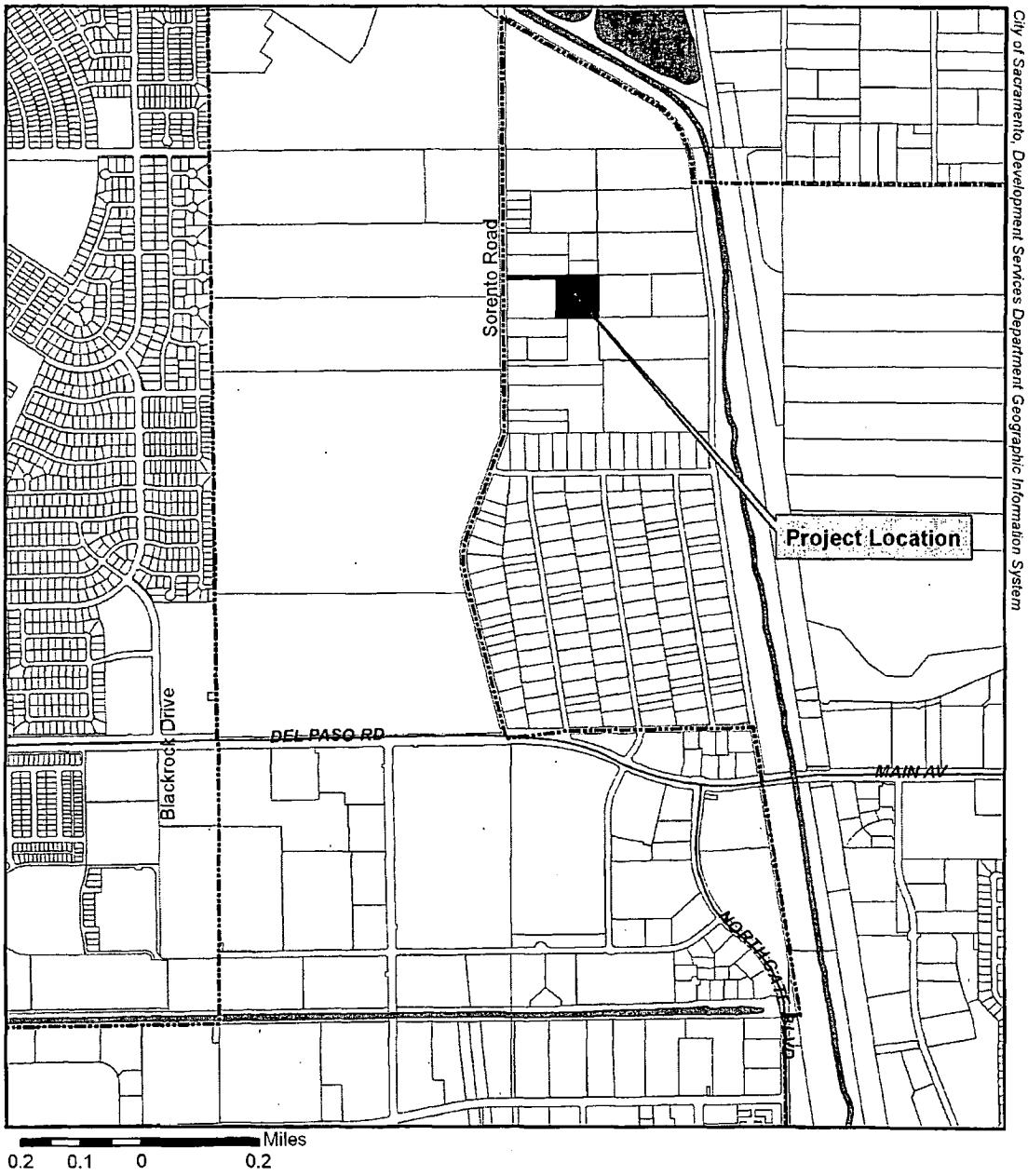
- built the nation's first wide-area wireless broadband network
- delivered the nation's first wireless consumer 3G multimedia service
- launched the most comprehensive mobile music service in the world
- has the highest customer loyalty in the industry based on lowest-in-industry churn

Wireless Phone Customers	56.7 Million
Employees	61,000
Annual Revenue 2005	$32.3 Billion
Company Operated Stores & Kiosks	2,200
Digital Network Technology	Code Division Multiple Access (CDMA)
Data Services	Broadband Access and NationalAccess for staying connected coast to coast on laptops, PDA's and handsets; V CAST Music for downloading music, listening to tunes and watching music videos; V CAST for video clips, 3D games and other multimedia services; Get It Now for text and picture messaging, downloading ringtones, ringback tones, games, news alerts and more
Switching Centers	170+
Headquarters	Basking Ridge, N.J.
Area Headquarters	Northeast - Morristown, NJ South - Alpharetta, GA Midwest - Schaumburg, IL West - Irvine, CA

Verizon Communications Inc. (NYSE:VZ), a Dow 30 company, is a leader in delivering broadband and other wireline and wireless communication innovations to mass market, business, government and wholesale customers. Verizon Wireless operates America's most reliable wireless network, serving nearly 57 million customers nationwide. Verizon Business operates one of the most expansive wholly-owned global IP networks. Verizon Telecom is deploying the nation's most advanced fiber-optic network to deliver the benefits of converged communications, information and entertainment services to customers. Based in New York, Verizon has a diverse workforce of approximately 250,000 and generates annual consolidated operating revenues of approximately $90 billion. For more information, visit www.verizon.com.

Vodafone is the world's largest mobile telecommunications company, with equity interests in 27 countries and Partner Networks in an additional 14 countries. As of July 2006, Vodafone had approximately 186.8 million proportionate customers worldwide.

Attachment 2: Vicinity Map



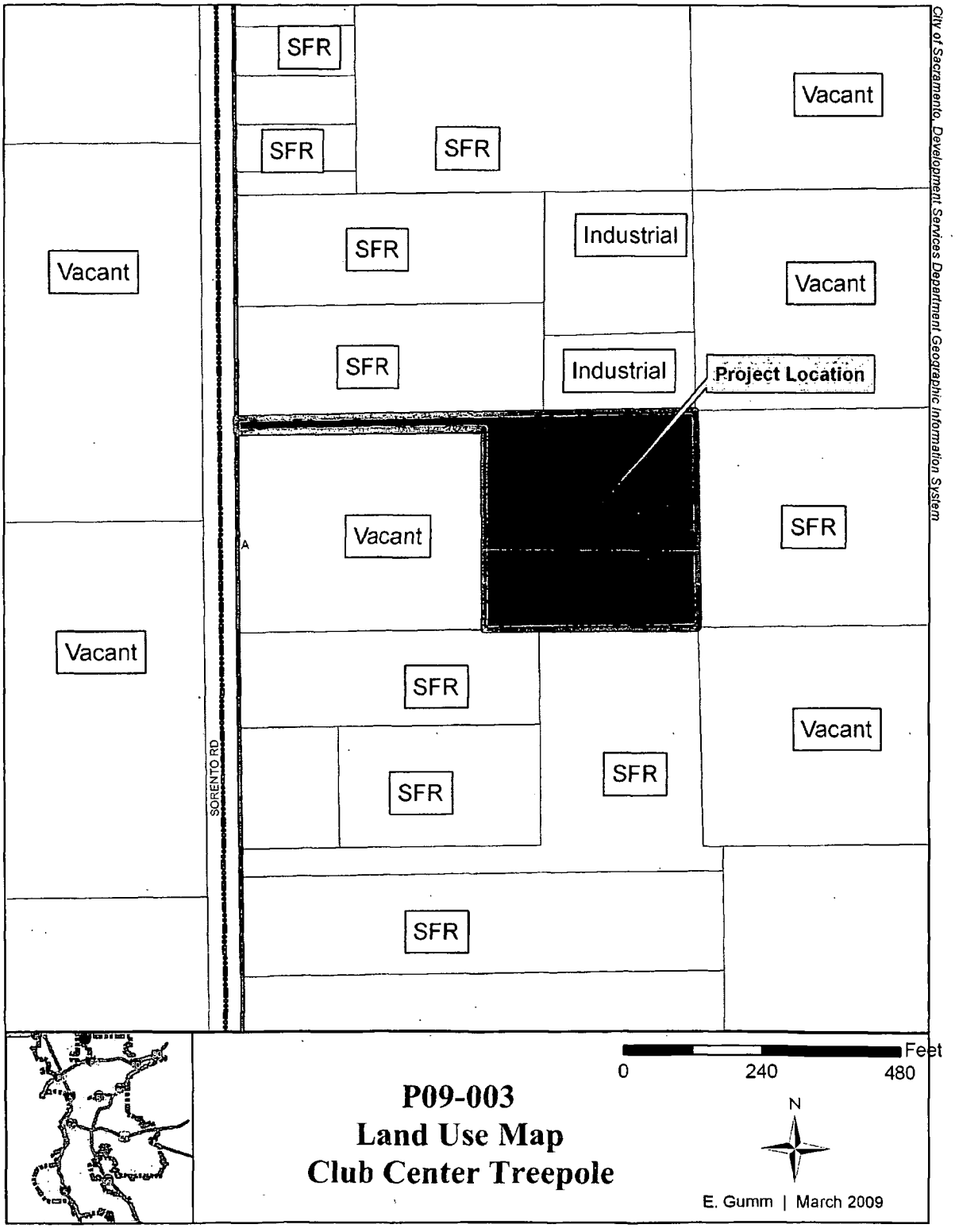
0.2 0.1 0 0.2 Miles

P09-003
Vicinity Map
Club Center Treepole

N

E Gumm | March 2009

Attachment 3: Land Use and Zoning Map



Attachment 4: Resolution – Environmental Exemption

RESOLUTION NO. 2009-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P09-003) (APN: 226-0020-021)

BACKGROUND

A. On June 25, 2009, the City Planning Commission conducted a public hearing, and approved with conditions the Club Center Treepole for Verizon project.

B. On July 2, 2009 the project was called-up for hearing before the City Council.

C. On September 8, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2) (d), and received and considered evidence concerning the Club Center Treepole for Verizon project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. 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 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 foot stealth "tree" monopole with six 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.

Attachment 5: Resolution – Special Permit

RESOLUTION NO. 2009-

Adopted by the Sacramento City Council

APPROVING THE CLUB CENTER TREEPOLE FOR VERIZON PROJECT (P09-003) (APN: 226-0020-021)

BACKGROUND

A On June 25, 2009, the City Planning Commission conducted a public hearing, and approved with conditions the Club Center Treepole for Verizon project.

B On July 2, 2009 the project was called-up for hearing before the City Council.

C On September 22, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2) (d), and received and considered evidence concerning the Club Center Treepole for Verizon project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Club Center Treepole for Verizon Project, the City Council approves the Project Special Permit based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project Special Permit based on the following findings of fact:

A. **Environmental Determination**: The determination of the Project's exemption from CEQA has been made by Resolution No. 2009-_____.

B. The **Special Permit** to construct a new 70 foot stealth tree monopole with twelve (12) antenna systems and an equipment lease area for a telecommunications facility 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 a lack of additional capacity on a nearby existing

telecommunications facilities and lack of response from the other potential sites;

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 equipment will be screened from Sorento Road with appropriate fencing;

c. No additional parking, utilities, or services are required at this site as a result of this proposal.

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.

Section 3. The City Council approves the Project Special Permit subject to the following conditions of approval:

The **Special Permit** to construct a new 70 foot stealth tree monopole with twelve (12) antenna systems and an equipment lease area for a telecommunications facility is hereby approved subject to the following conditions of approval:

1. The applicant shall obtain all necessary building permits prior to commencing construction.

2. The facility shall be constructed as shown on 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.

3. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.

4. The applicant shall use non-reflective paint on all equipment on the pole to prevent glare. The pole shall be painted brown to resemble a tree trunk. All cables, brackets, supports, etc. shall be painted to match the pole.

5. The antennas shall be painted green to match the color of the tree branches.

6. The proposed telecommunications tower shall not be higher than 70 feet, including all camouflaging branches. Any changes to the tower shall require a Special Permit Modification.

7. The applicant shall install an adequate numbers of branches to ensure that the fake branch count is full to the satisfaction of the Planning Director.

8. The applicant shall plant a minimum of two new trees during construction of the site. The trees shall be evergreen trees that a minimum size of 15 gallons. Trees shall be replaced if they are to die off.

9. Any future proposed collocation or addition of antennas must be designed and camouflaged to continue the illusion of the pine tree.

10. Should the applicant ever discontinue using the tower for wireless services then the applicant shall remove the treepole, the antennas, and all associated equipment within six months of termination.

11. The proposed cable run from the pole to the equipment cabinets shall be attached to the interior pole. The new cable run shall either be ground level, or underground.

12. The fencing shall be 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 tree or fencing are the responsibility of Verizon.

13. Any 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 by a representative of Verizon.

14. 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.

Advisory Notes

15. The applicant should have reciprocal access easement as part of the lease agreement with the property owner.

16. The proposed grading for the construction of this facility shall not block existing drainage flow patterns.

17. All turning radii for fire access shall be designed as 35' inside and 55' outside. This shall apply to the proposed hammerhead located just east of the site.

18. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.

19. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3.

20. Provide appropriate Knox access for site. Provide an approved Knox padlock for existing gate at main entrance.

21. Deep lot development- Proposed hammerhead shall meet city standards.

Exhibit A – Site Plan

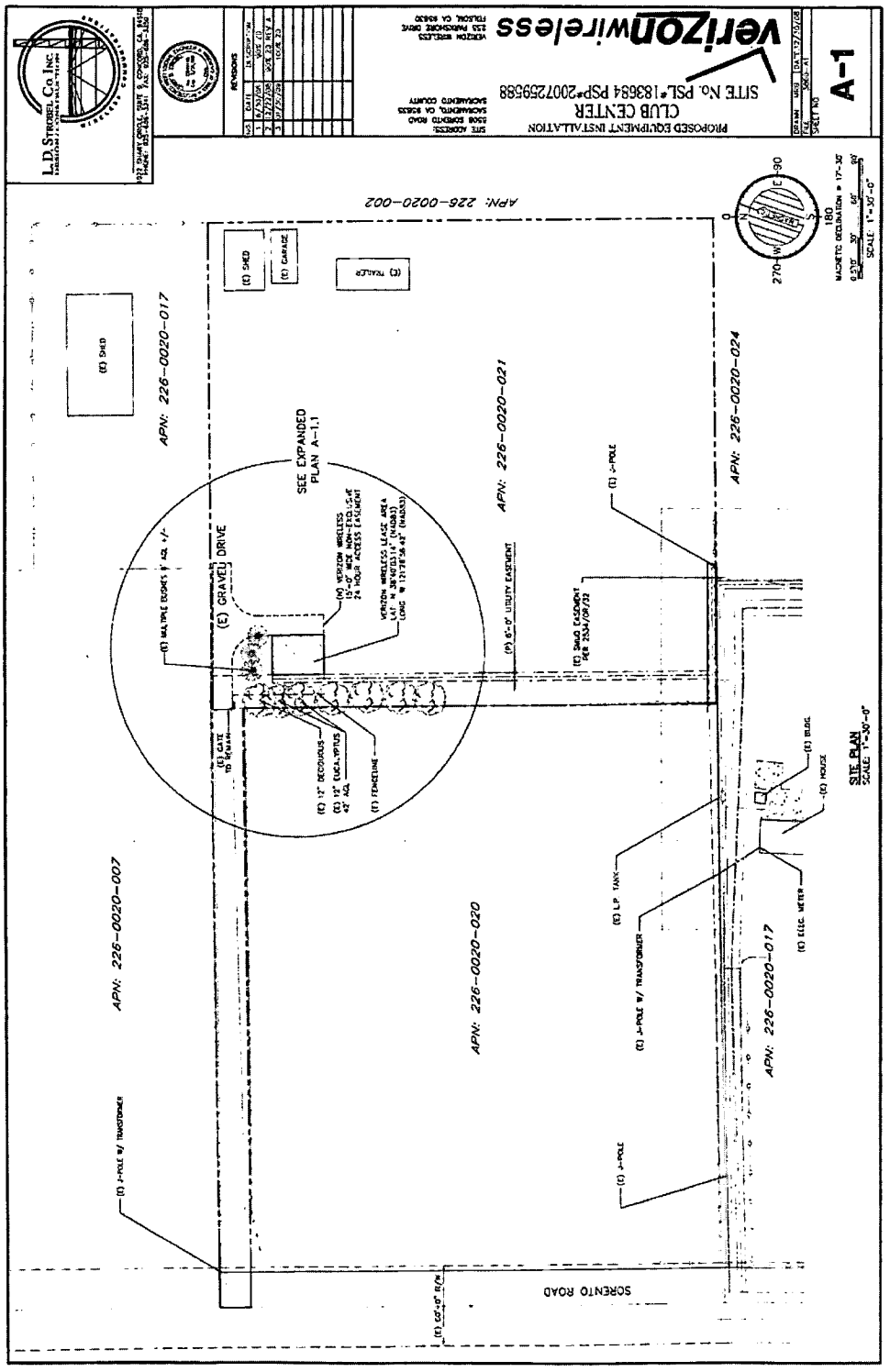


Exhibit B – Equipment Plan

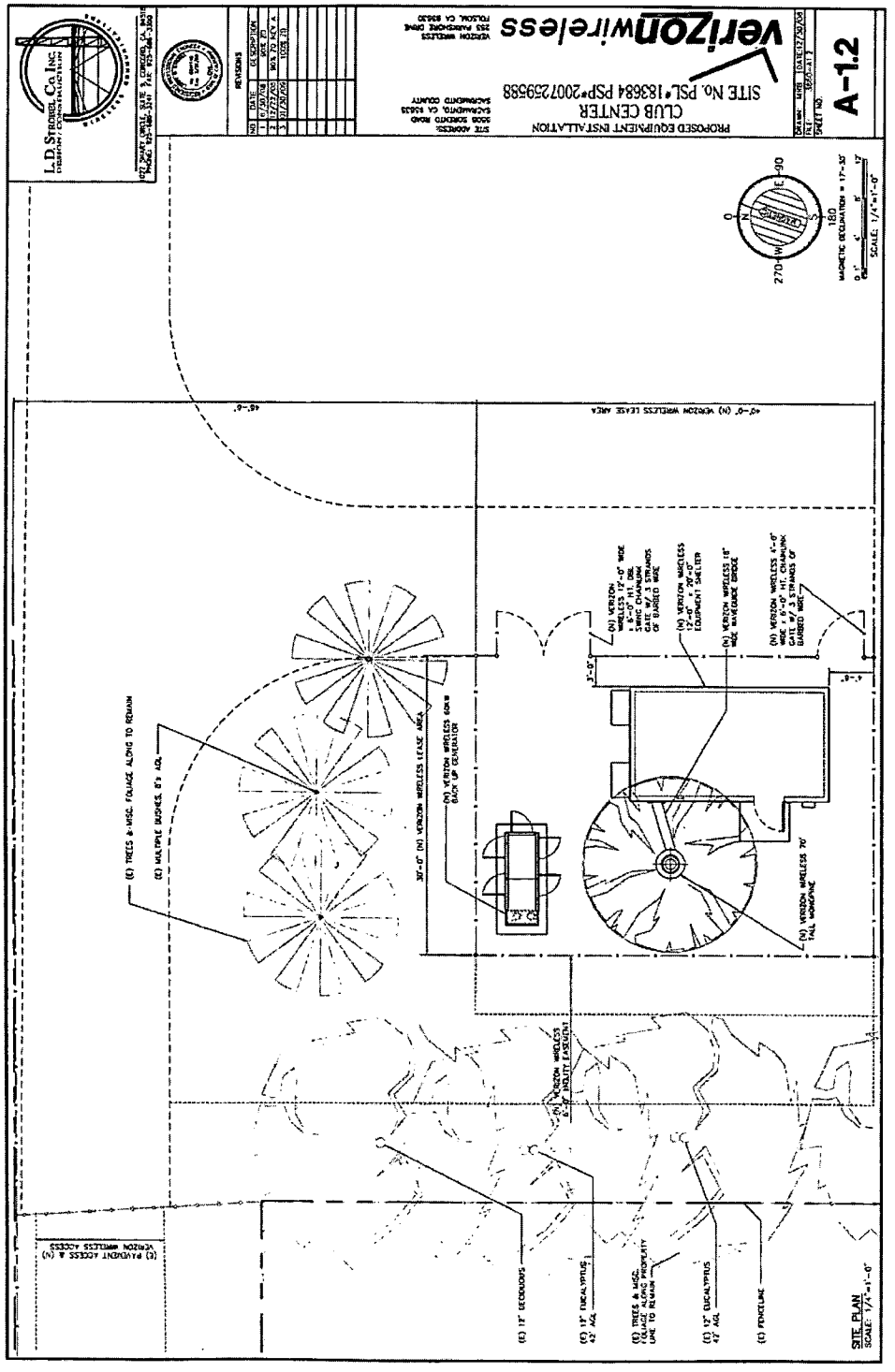


Exhibit C – Elevations

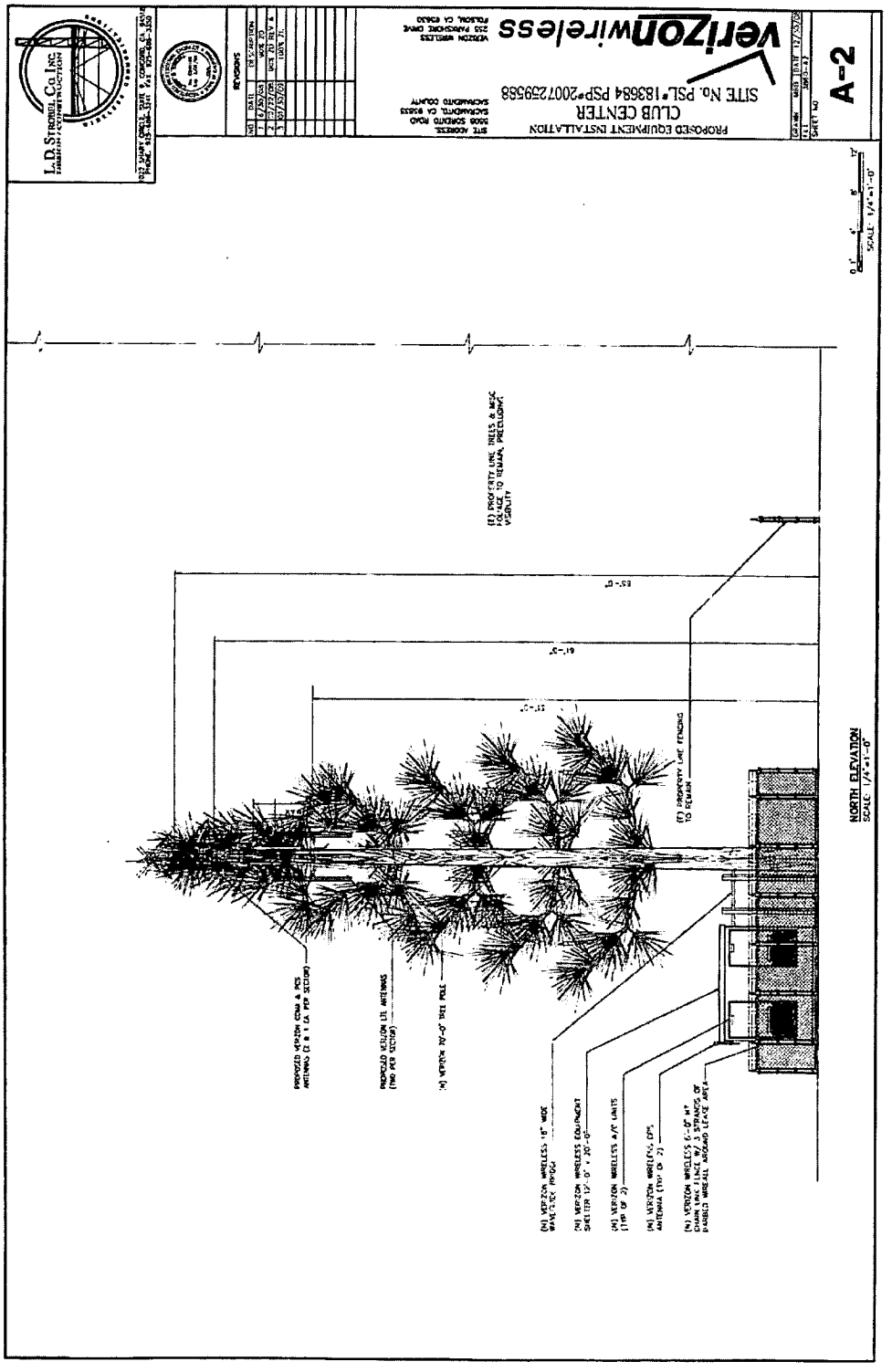


Exhibit C – Elevations

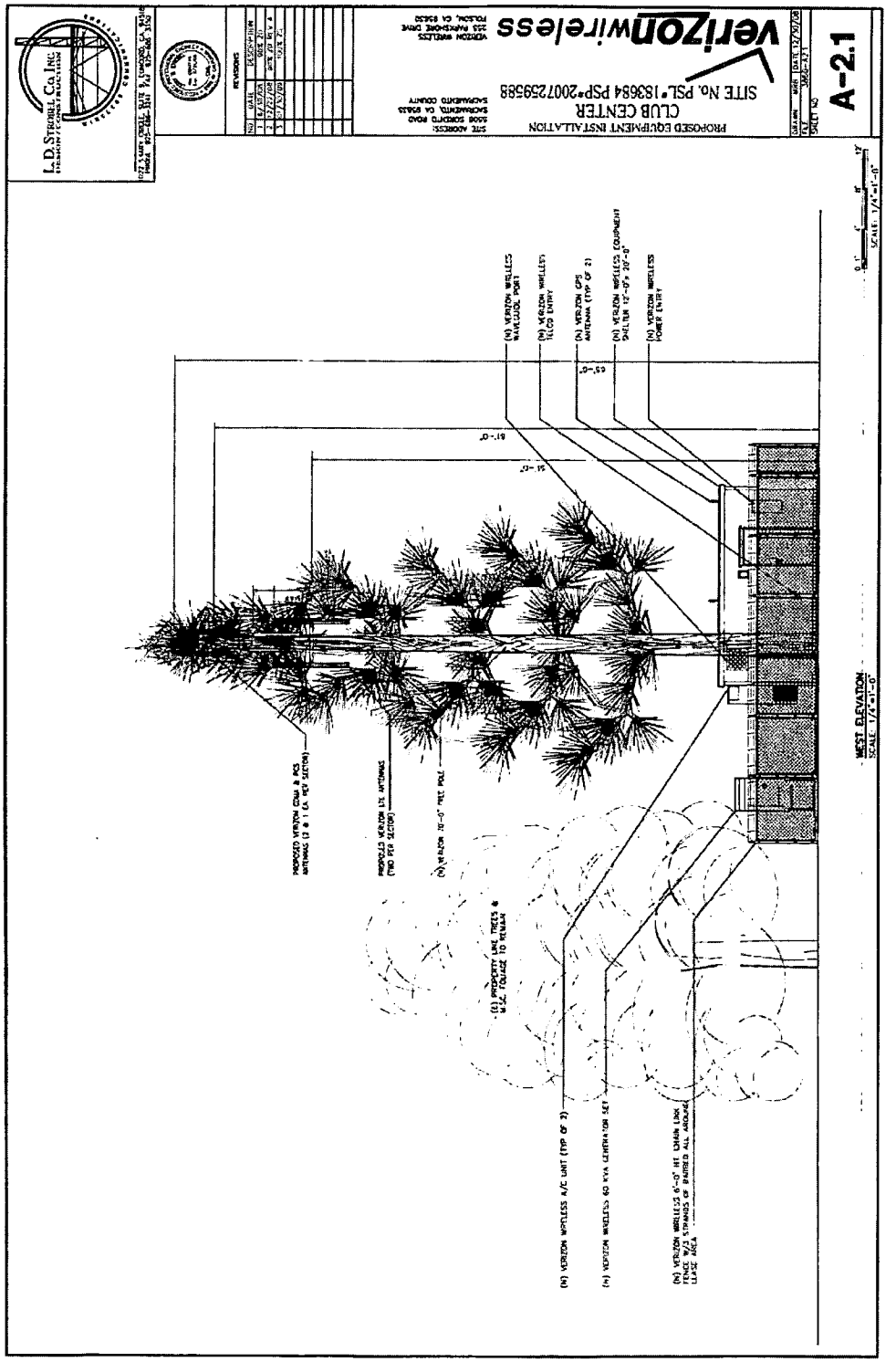
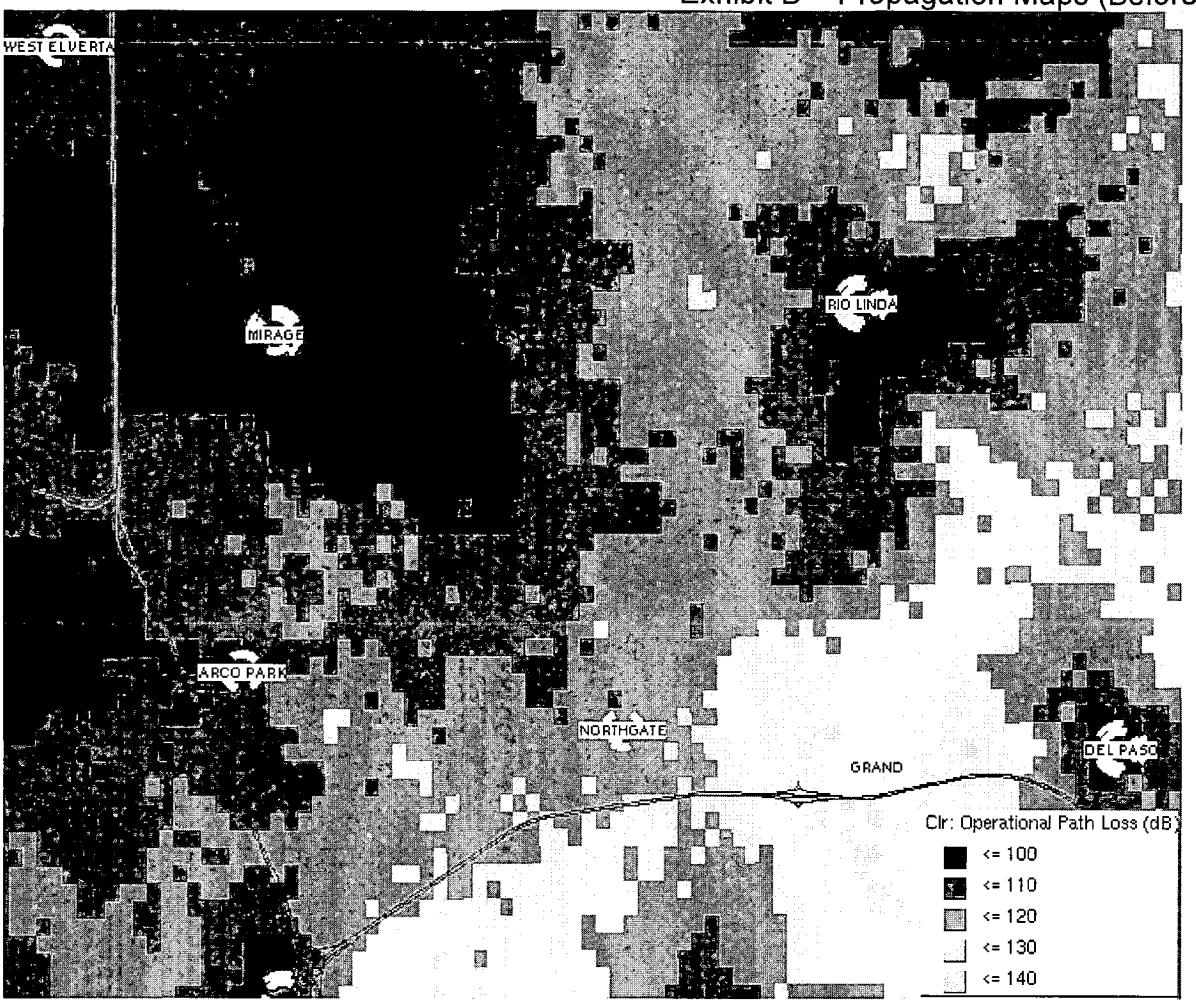


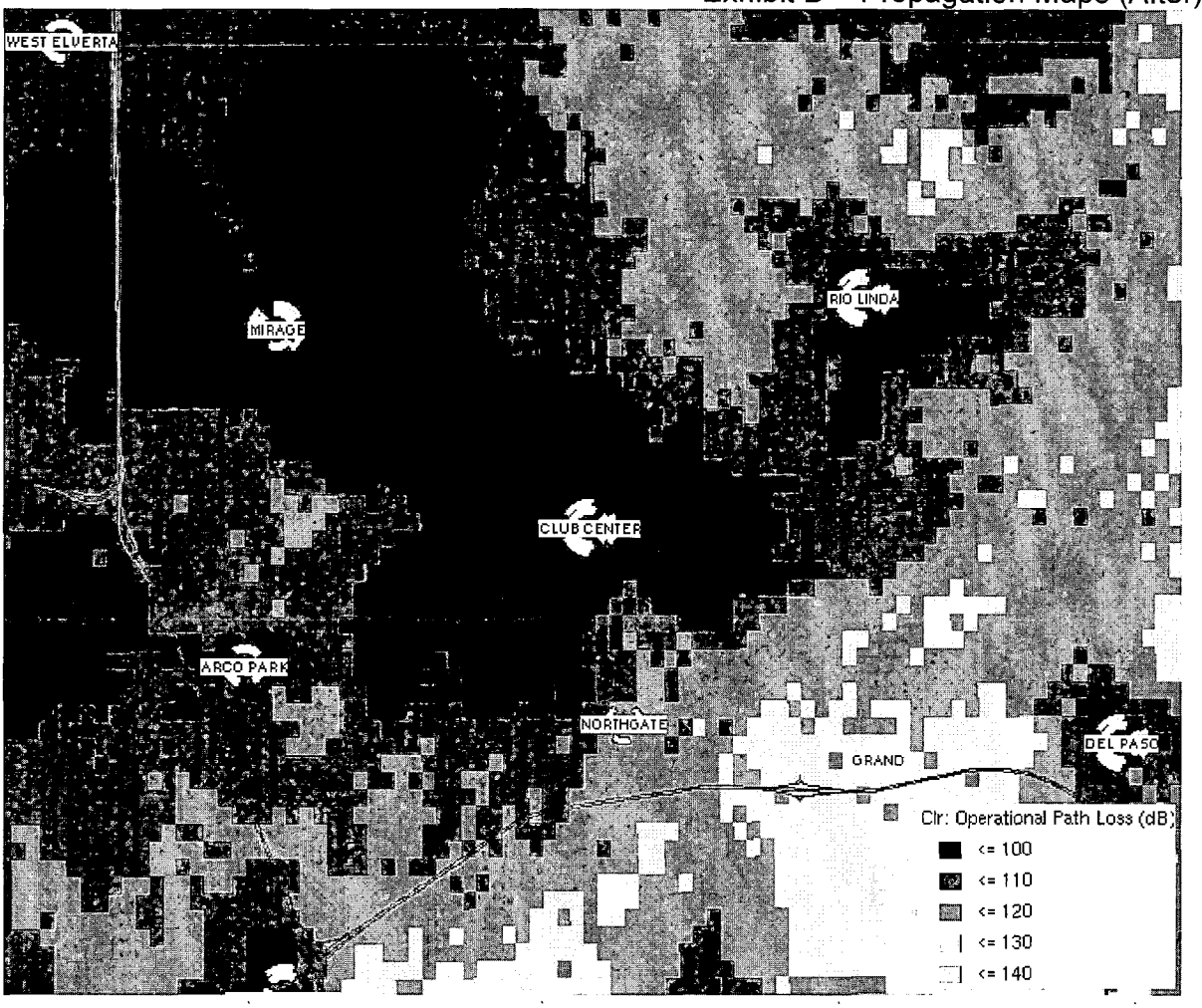
Exhibit D – Propagation Maps (Before)



The map is not a guarantee of coverage and contains areas with no service.

This map shows approximately where rates and coverage apply based on our internal data. Wireless service is subject to network and transmission limitations, including cell site unavailability, particularly near boundaries and in remote areas. Customer equipment, weather, topography and other environmental considerations associated with radio technology also affect service and service may vary significantly within buildings. Some information on service outside the Verizon Wireless proprietary network, although depicted as Local DigitalChoice or America's Choice, is based on information from other carriers or publicly available information, and we can not vouch for its accuracy. With "all-digital" devices you can only make and receive calls when digital service is available. When digital service is not available your device will not operate or be able to make 911 calls. Check the roam indicator on your phone to determine actual areas where service rates apply.

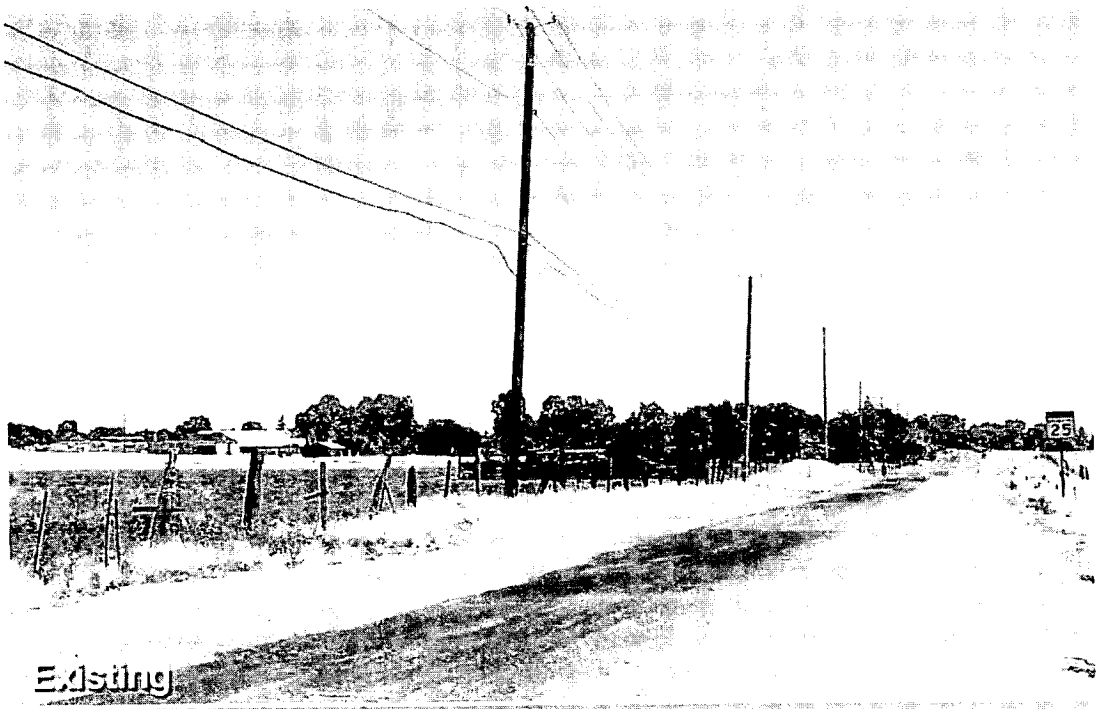
Exhibit D – Propagation Maps (After)

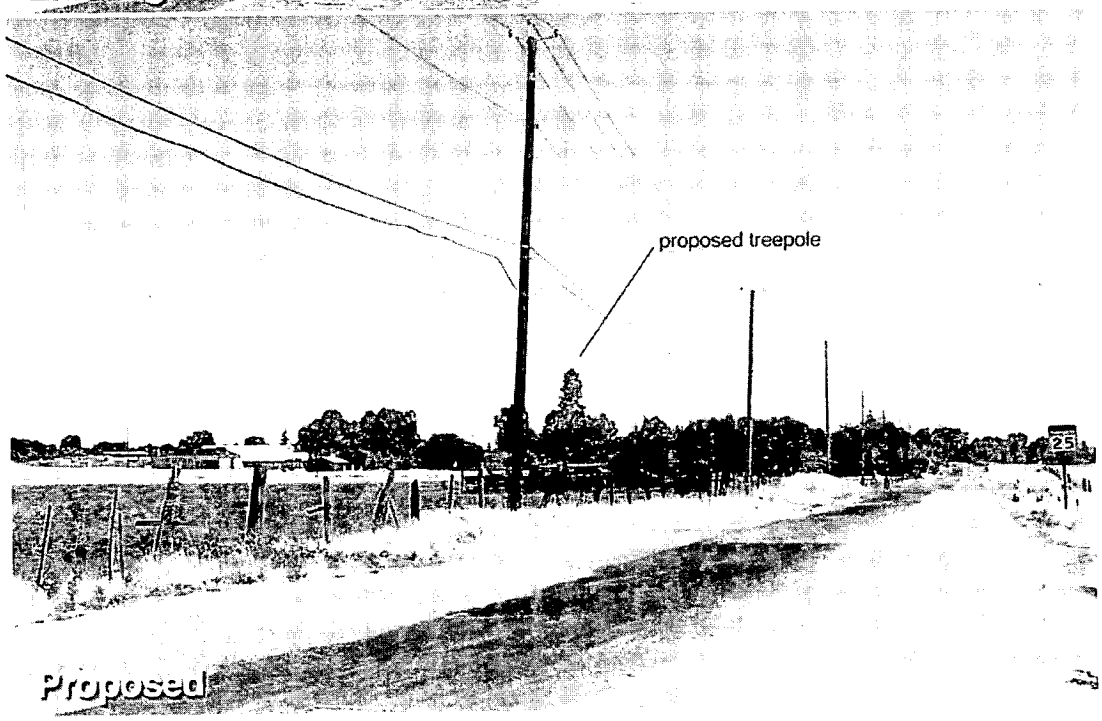


The map is not a guarantee of coverage and contains areas with no service.

This map shows approximately where rates and coverage apply based on our internal data. Wireless service is subject to network and transmission limitations, including cell site unavailability, particularly near boundaries and in remote areas. Customer equipment, weather, topography and other environmental considerations associated with radio technology also affect service and service may vary significantly within buildings. Some information on service outside the Verizon Wireless proprietary network, although depicted as Local DigitalChoice or America's Choice, is based on information from other carriers or publicly available information, and we can not vouch for its accuracy. With "all-digital" devices you can only make and receive calls when digital service is available. When digital service is not available your device will not operate or be able to make 911 calls. Check the roam indicator on your phone to determine actual areas where service rates apply.

Exhibit E – Simulation Photos





verizon wireless

Club Center
5508 Sorento Road
Sacramento, CA 95835

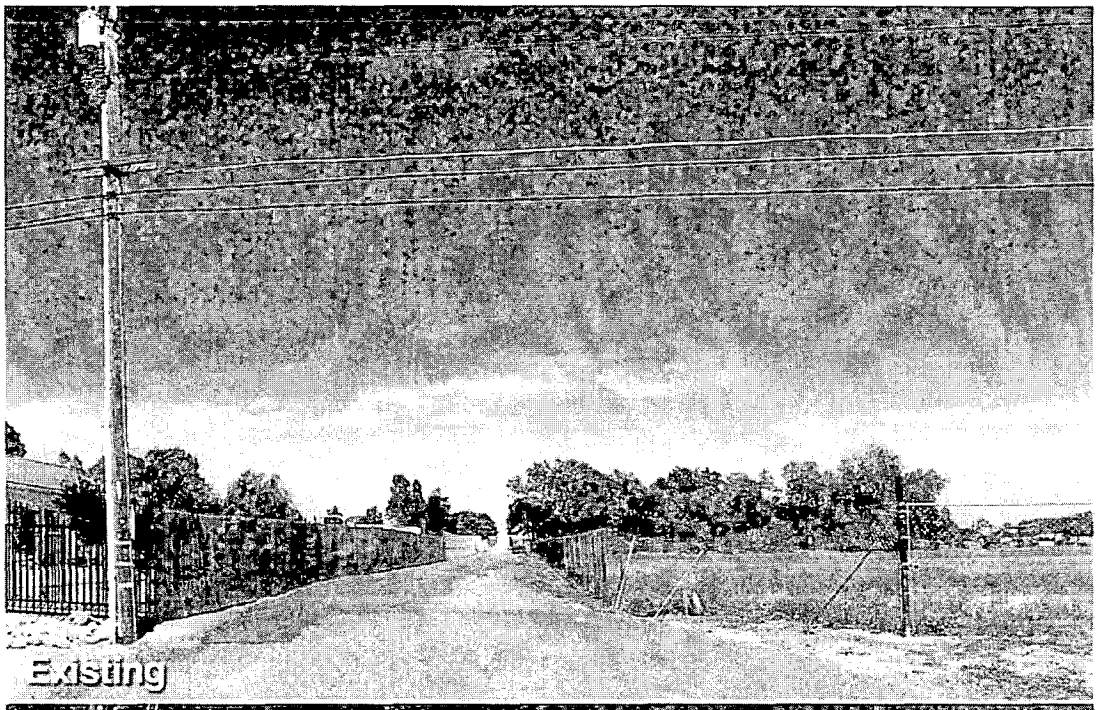
Site # ———

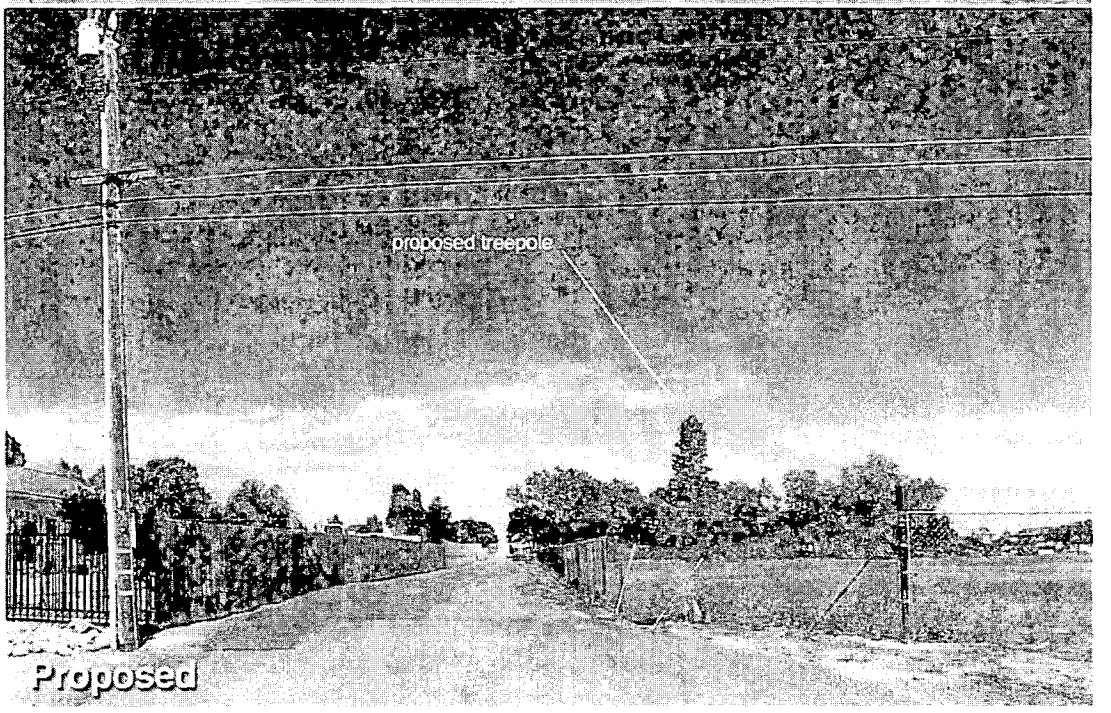
Looking South from Sorento Road

6/23/08

Applied Imagination 510 914-0500

Exhibit E – Simulation Photos





verizon wireless

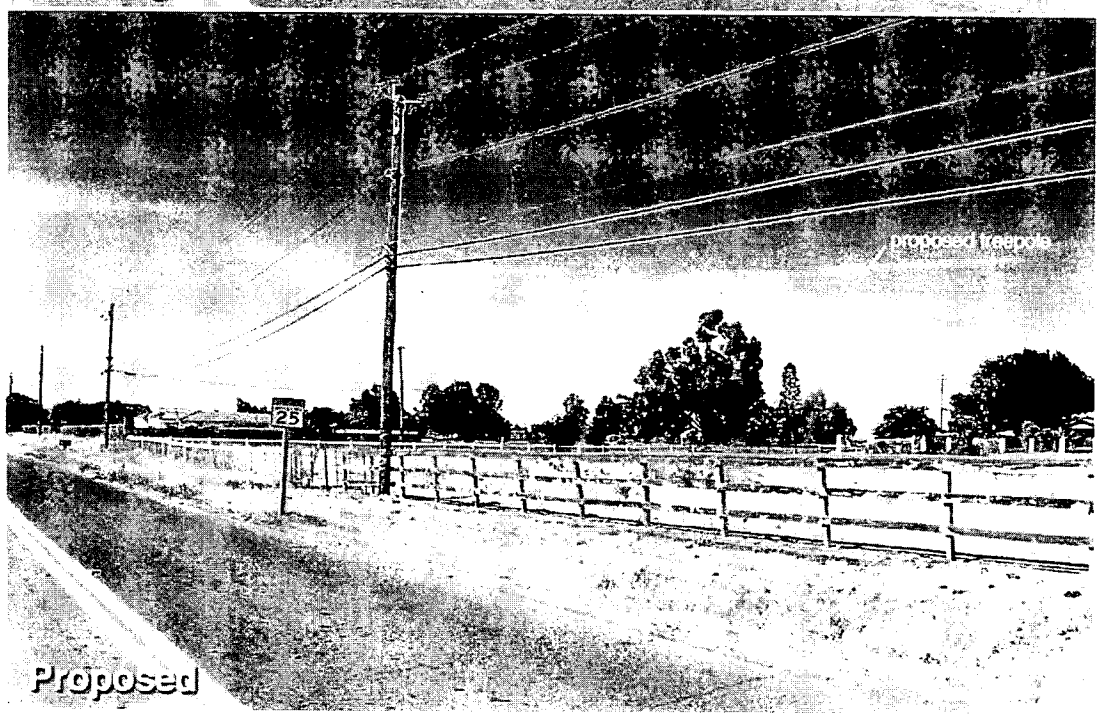
Club Center
5508 Sorento Road
Sacramento, CA 95835

1/6/09

Looking East from Sorento Road

Applied Imagination 510 914-0500

Exhibit E – Simulation Photos



verizon wireless

Club Center
5508 Sorento Road
Sacramento, CA 95835

1/6/09

Looking Northeast from Sorento Road

Applied Imagination 510 914-0500