

Meeting Date: 4/23/2015

Report Type: Public Hearing

Report ID: 2015-00347

Title: Billboard Relocation Agreement for the Fee Drive Location (P14-056) [Noticed 04/10/2015]

Location: District 2

Recommendation: Conduct a public hearing and upon conclusion pass a) a Resolution declaring the project exempt from environmental review; and b) a Resolution approving the Fee Drive Billboard Relocation Agreement.

Contact: Elise Gumm, Associate Planner, (916) 808-1927; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

Presenter: Elise Gumm, Associate Planner, (916) 808-1927, Community Development Department

Department: Community Development Dept

Division: Planning

Dept ID: 21001221

Attachments:

- 1-Description/Analysis
- 2-CEQA Resolution
- 3-Agreement Resolution
- 4-Exhibit
- 5-Background
- 6-P14-056 ROD

City Attorney Review

Approved as to Form
Joseph Cerullo
4/15/2015 7:58:58 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 4/13/2015 11:42:10 AM

Description/Analysis

Issue Detail:

The applicant is requesting approval of an off-site sign-relocation agreement to authorize the removal of three existing off-site signs with a total of five advertising faces and the construction of one new replacement off-site sign that will be located at 1235 Fee Drive. The new off-site sign will be double-faced, with a total of 1,344 feet of display area. The Planning and Design Commission forwards the Sign Relocation Agreement request to the City Council with a recommendation for approval.

Policy Considerations:

The subject site is designated Urban Center Low on the 2035 General Plan Land Use and Urban Form Diagram. The proposed sign location is consistent with the land-use designation as compatible ancillary special use. Additionally, the sign relocation is consistent with the General Plan goal of reducing visual clutter by regulating the number, size, and design quality of signs (General Plan Policy LU 6.1.12). The proposal will reduce the total number and square footage of off-site signs within the City.

The relocation agreement meets the requirements of City Code § [15.148.815](#) and the required findings support the agreement. Under both § [15.148.815](#) and the Outdoor Advertising Act (Cal. Bus. & Prof. Code, § 5200 et seq.), the proposed new sign may be located only on property zoned for commercial or industrial uses. The subject site is zoned Light Industrial (M-1).

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Community Development Department, Environmental Planning Services Division, reviewed this project and determined that it is categorically exempt from CEQA in that the project consists of construction and location of limited numbers of new, small facilities or structures; the installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (14 Cal. Code Regs. § 15303 [class 3 exemption].)

Sustainability: None.

Commission/Committee Action:

The Fee Drive Billboard Relocation Request was heard by the Planning and Design Commission on March 26, 2015. The Commission voted unanimously (11 ayes, 1 absent, and 1 recused) to forward staff recommendation of approval for the requested relocation agreement to the City Council.

Rationale for Recommendation:

The relocation agreement authorizes one new double-faced billboard, adjacent to Business 80 at 1235 Fee Drive. A total of three existing signs of different sizes will be removed, two of which are double-faced. The new off-site sign will result in a net reduction of two signs, three sign faces, and 156 square feet of existing sign area. Additionally, two of the signs that will be removed are adjacent to residential neighborhoods, and one sign is adjacent to future residential neighborhood that is under construction. Staff supports this request, as the applicant has met all relocation requirements and the

relocation will result in a net reduction of signage and the permanent removal of three existing off-site signs

Financial Considerations:

The applicant is incurring all costs for this sign relocation.

Local Business Enterprise (LBE):

No goods or services are being purchased under this report.

RESOLUTION NO.2015 –

Adopted by the Sacramento City Council

April 23, 2015

DETERMINING THAT THE FEE DRIVE BILLBOARD-RELOCATION PROJECT (P14-056) IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

BACKGROUND

- A. On March 26, 2015, the City Planning and Design Commission conducted a hearing on the Fee Drive Billboard-Relocation Project (P14-056), which consists of the construction of a double-faced off-site sign with a total display area of 1,344 square feet (the “**Project**”). At the conclusion of the hearing, the Commission forwarded the Project to the City Council with a recommendation to approve..
- B. On April 23, 2015, the City Council conducted a public hearing and received and considered evidence concerning the Project. Notice of the public hearing was given as required by Sacramento City Code § 17.812.010(A),
- C. The City’s Environmental Planning staff reviewed the Project and determined that it is categorically exempt from the California Environmental Quality Act (14 Cal. Code Regs. § 15303 [new construction of small facilities and structures]).

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 public hearing on the Project, the City Council finds that the Project is exempt from the California Environmental Quality Act because it is consistent with the construction of new, small facilities and structures.

RESOLUTION NO.2015 –

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT APPROVING THE FEE DRIVE BILLBOARD-RELOCATION AGREEMENT (P14-056)

BACKGROUND

- A. On March 26, 2015, the City Planning and Design Commission conducted a hearing on the Fee Drive Billboard Relocation Project (P14-056), which consists of the construction of a double-faced off-site sign with a total display area of 1,344 square feet (the “**Project**”). At the conclusion of the hearing, the Commission forwarded the Project to the City Council with a recommendation to approve.
- B. On April 23, 2015, the City Council conducted a public hearing and received and considered evidence concerning the Project. Notice of the public hearing was given as required by City Code § 17.812.010(A).
- C. The City’s Environmental Planning staff reviewed the Project and determined that it is categorically exempt from the California Environmental Quality Act (14 Cal. Code Regs. § 15303 [new construction of small facilities and structures]).

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

SECTION 1 Based on the oral and documentary evidence received at the public hearing on the Project, the City Council hereby approves the Relocation Agreement as attached in Exhibit A, based on the findings of fact as set forth below:

- (a) “The relocated signage complies with the purpose and requirements of [City Code § 15.148.815] and [City Code chapter 15.148].”

The new sign complies with City Code chapter 15.148 regarding signs. Although the sign exceeds the detached-sign height for the M-1 zone, the applicant is requesting a height variance under City Code § 15.148.1040.

- (b) “The relocated signage is compatible with the uses and structures on the site and in the surrounding area, including parks, trails and other public facilities and amenities.”

The new sign is compatible with its site. It will be placed on property zoned for industrial uses and will not significantly affect residential development.

- (c) “The relocated signage will not interfere with on-site access, circulation or visibility.”

The new sign is located on its site such that it will not interfere with the day-to-day operations of other uses on or near the site or with visibility on or near the site.

- (d) “The relocated signage will not create a traffic or safety hazard.”

The new sign will not create traffic or safety hazards. It is static sign that will have a constant illumination at night (no blinking or flashing lights).

- (e) “The relocated signage will not result in any undue or significant increase in visual clutter in the area surrounding the new site.”

The new sign will not result in any undue or significant increase in visual clutter. The sign will be smaller and lower than other existing off-site signs in the vicinity.

Billboard Relocation Agreement
City of Sacramento and Clear Channel Outdoor
(1235 Fee Drive)

This agreement, dated April 23, 2015, for purposes of identification, is between the CITY OF SACRAMENTO (the “City”), a California municipal corporation and CLEAR CHANNEL OUTDOOR, INC. (“CCO”), a Delaware corporation.

Background

On October 16, 2007, the Sacramento City Council adopted Ordinance No. 2007-079, which prohibits the construction and operation of new billboards within the City. Ordinance No. 2007-079 also provides, however, that this prohibition does not limit the City’s ability to enter into relocation agreements under which new billboards may be constructed in exchange for the permanent removal of existing billboards, as encouraged by the Outdoor Advertising Act.¹ Section 15.148.815 of the Sacramento City Code (“**Section 15.148.815**”) prescribes when and how the City may enter into a relocation agreement.

CCO desires to construct, maintain, and operate a new billboard on privately owned land within the City’s jurisdiction, at CCO’s sole expense (the “**New Billboard**”). The first column of Exhibit A to this agreement identifies the land on which CCO proposes to locate the New Billboard (the “**New Billboard Site**”). CCO owns the existing billboards identified in the second column of Exhibit A, each of which is located on privately owned land within the City’s jurisdiction (the “**Existing Billboards**”). To fulfill the requirement that CCO remove existing billboards in return for the right to construct, operate, and maintain the New Billboard on the New Billboard Site, CCO applied to the City for a relocation agreement covering the Existing Billboards (Project No. P14-056). Removal of the Existing Billboards and construction of the New Billboard will result in a net reduction within the City of both (1) the total number of lawfully permitted offsite signs and (2) the total square footage of lawfully permitted offsite signage, as required by Section 15.148.815.

In accordance with Section 15.148.815, on March 26, 2015, the City’s Planning and Design Commission held a public hearing on CCO’s application for a relocation agreement and then forwarded a recommendation of approval to the City Council; and on April 23, 2015, the City Council held a public hearing on the application and approved it based on the findings of fact, and subject to the conditions of approval (if any), set out in Resolution No. 2015-___.

With these background facts in mind, the parties agree as follows:

- 1. Removal of Existing Billboards.** In return for the City’s approval of the New Billboard (Project No. P14-056), and to comply with Ordinance No. 2007-079, Section 15.148.815, and the Outdoor Advertising Act, CCO shall remove the Existing Billboards according to the schedule set forth in the second column of Exhibit A.

¹ Chapter 2 (beginning with section 5200) in division 3 of the California Business and Professions Code.

2. **Compliance with Law.** While removing the Existing Billboards and while constructing, operating, and maintaining the New Billboard on the New Billboard Site, CCO shall comply with all conditions of approval set out in Resolution No. 2015-____ and with valid and applicable statutes, ordinances, regulations, rules, and orders that concern the Existing Billboards, the New Billboard, or the New Billboard Site, including Section 15.148.815 and the Outdoor Advertising Act, whether enacted or issued before, on, or after the effective date of this agreement (see section 6(h), below).

3. **Waiver of Compensation.** CCO hereby waives and releases all claims for compensation CCO has or may have in the future that are against the City or the City's elected officials, officers, employees, or agents and are related to, or connected with, CCO's removal of the Existing Billboards. This waiver and release includes any claims made or arising under the California Government Claims Act,² the Outdoor Advertising Act, the California Constitution, the federal Highway Beautification Act of 1965,³ or the United States Constitution.

4. **Release of Claims.** CCO unconditionally and forever releases and discharges the City and the City's elected officials, officers, employees, and agents from all liabilities, claims, demands, damages, and costs (including reasonable attorneys' fees and litigation costs through final resolution on appeal) that in any way arise from, or are connected with, CCO's removal of the Existing Billboards. This release and discharge covers all claims, rights, liabilities, demands, obligations, duties, promises, costs, expenses, damages, and other losses or rights of any kind, past, present, and future, whatever the theory of recovery, and whether known or unknown, patent or latent, suspected or unsuspected, fixed or contingent, or matured or unmatured. CCO hereby waives all rights it has or may have in the future under section 1542 of the California Civil Code, which provides as follows:

“A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known to him or her must have materially affected his or her settlement with the debtor.”

5. **Indemnity.** CCO shall indemnify, defend (upon the City's written request), protect, and hold the City and the City's elected officials, officers, employees, and agents harmless against all liabilities, claims, demands, damages, and costs (including reasonable attorneys' fees and litigation costs through appeal) that arise in any way from either or both of the following:
 - (a) The acts or omissions of CCO or CCO's officers, employees, or agents in removing the Existing Billboards.

² Parts 1 through 7 (beginning with section 810) in division 3.6 of title 1 of the California Government Code.

³ Title 23 United States Code section 131.

- (b) The City's processing and approval of CCO's application for this relocation agreement. CCO's obligation under this section 5(b) includes all claims by the owner of property from which an Existing Billboard is removed, including claims based on the California Government Claims Act, the Outdoor Advertising Act, the California Constitution, the federal Highway Beautification Act of 1965, or the United States Constitution.

6. Miscellaneous.

- (a) *Notices.* Any notice or other communication under this agreement must be in writing and will be considered properly given and effective only when mailed or delivered in the manner provided by this section 6(a) to the persons identified below. A mailed notice or other communication will be effective or will be considered to have been given on the third day after it is deposited in the United States Mail (certified mail and return receipt requested), addressed as set forth below, with postage prepaid. A notice or other communication sent in any other manner will be effective or will be considered properly given when actually delivered. Any party may change its address for these purposes by giving written notice of the change to the other party in the manner provided in this section.

If to the City:

City of Sacramento
Community Development Department
Planning Division
300 Richards Boulevard, Third Floor
Sacramento, California 95811
Attention:
Elise Gumm
Associate Planner

If to CCO:

Clear Channel Outdoor, Inc.
401 Slobe Avenue
Sacramento, California 95815
Attention:
Susan Holshouser
Branch President - Sacramento
Clear Channel Outdoor Sacramento

- (b) *Assignment.* A party may not assign or otherwise transfer this agreement or any interest in it without the other party's written consent. An assignment or other transfer made contrary to this section 6(b) is void.
- (c) *Successors and Assigns.* This agreement binds and inures to the benefit of the successors and assigns of the parties. This section 6(c) does not constitute the City's consent to any assignment of this agreement or any interest in this agreement.
- (d) *Interpretation.* This agreement is to be interpreted and applied in accordance with California law, without regard to conflict-of-law principles, subject to the following:
 - (1) Sections 3, 4, and 5 of this agreement are to be interpreted so as to provide the City and the City's elected officials, officers, employees, and agents with the

maximum protection possible against any obligation or liability that in any way arises from, or is connected with, CCO's removal of the Existing Billboards.

- (2) The rule of interpretation in Civil Code section 1654 will not apply.
 - (3) "Include" and its variants are terms of enlargement rather than of limitation. For example, "includes" means "includes but not limited to," and "including" means "including but not limited to."
 - (4) Exhibit A is part of this agreement.
- (e) *Waiver of Breach.* A party's failure to insist on strict performance of this agreement or to exercise any right or remedy upon the other party's breach of this agreement will not constitute a waiver of the performance, right, or remedy. A party's waiver of the other party's breach of any term or provision in this agreement will not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other term or provision. A waiver is binding only if set forth in writing and signed by the waiving party.
 - (f) *Severability.* If a court with jurisdiction holds any nonmaterial provision of this agreement to be invalid, void, or unenforceable, then the remaining provisions will remain in full force.
 - (g) *Counterparts.* The parties may execute this agreement in counterparts, each of which will be considered an original, but all of which will constitute the same agreement.
 - (h) *Effective Date.* This agreement is effective as of the date on which both the City and CCO have signed it, as indicated by the dates in the signature blocks below.
 - (i) *Time of Essence.* Time is of the essence of this agreement.
 - (j) *Integration and Modification.* This agreement sets forth the parties' entire understanding regarding the matters set forth above and is intended to be their final, complete, and exclusive expression of those matters. It supersedes all prior or contemporaneous agreements, representations, and negotiations (written, oral, express, or implied) and may be modified only by another written agreement signed by both parties.

(Signature Page Follows)

City of Sacramento

Clear Channel Outdoor, Inc.

By: _____
John F. Shirey
City Manager
Dated: April ____, 2015

By: _____
Susan Holshouser
Branch President - Sacramento
Clear Channel Outdoor Sacramento
Dated: April ____, 2015

Attest:
Sacramento City Clerk

By: _____

Approved as to Form
Sacramento City Attorney

By: _____
Joseph Cerullo Jr.
Senior Deputy City Attorney

**Exhibit A to Billboard Relocation Agreement
City of Sacramento and Clear Channel Outdoor
1235 Fee Drive**

New Billboard	Existing Billboards
<p><i>General Location:</i> 1235 Fee Drive <i>APN:</i> 277-0242-007 <i>Zoning:</i> M-1 (Light Industrial) <i>General Description:</i> two-sided billboard (14' X 48') <i>Total Display Area:</i> 1,344 square feet</p> <hr/> <p>Total Number of Sign Structures: 1 Total Number of Display Faces: 2 Total Display Area: 1,344 square feet</p>	<p>CCO shall permanently remove these Existing Billboards from the indicated locations <i>before</i> CCO begins constructing the New Billboard:</p> <p>Existing Billboard 1 <i>General Location:</i> 3849 Marysville Boulevard <i>APN:</i> 251-0084-017-0000 <i>Zoning:</i> C-2 <i>CCO Location Numbers:</i> 4280 & 4281 <i>General Description:</i> two-sided billboard (each 12' X 25') <i>Total Display Area:</i> 600 square feet</p> <p>Existing Billboard 2 <i>General Location:</i> 2845 Rio Linda Boulevard <i>APN:</i> 265-0161-002-0000 <i>Zoning:</i> R-2B <i>CCO Location Numbers:</i> 4319 & 4320 <i>General Description:</i> two-sided billboard (each 12' X 25') <i>Total Display Area:</i> 600 square feet</p> <p>Existing Billboard 3 <i>General Location:</i> 3341 Lanatt Street <i>APN:</i> 001-0170-025-0000 <i>Zoning:</i> M-2 <i>CCO Location Number:</i> 4300 <i>General Description:</i> one-sided billboard (12' X 25') <i>Total Display Area:</i> 300 square feet</p> <hr/> <p>Total Number of Sign Structures: 3 Total Number of Display Faces: 5 Total Display Area: 1,500 square feet</p>

Net Reduction in Number of Sign Structures:	2 signs
Net Reduction in Number of Display Faces:	3 faces
Net Reduction in Display Area:	156 square feet

Background Information

On October 16, 2007, the City Council adopted Ordinance No. 2007-079, which prohibits the construction and operation of new off-site signs within the City. The ordinance also provides that the prohibition does not limit the City’s ability to enter into relocation agreements under which new off-site signs may be constructed in exchange for the permanent removal of existing off-site signs, resulting in a net reduction of both the number and total square footage of off-site signs then lawfully allowed. City Code [§15.148.815](#) prescribes when and how the City may enter into a relocation agreement.

In 2012, Clear Channel Outdoor (“**CCO**”) and the City entered into a billboard-relocation agreement for the project site (P11-006), and, on November 13, 2012, the City Council approved the agreement, required the removal of two existing off-site signs and authorized the construction of a new off-site sign at the project site. Staff subsequently determined that CCO had not complied with City Code § 15.148.815.E, which required CCO to obtain the site owner’s consent or, failing that, to agree to indemnify the City:

To the extent the applicant is not the owner of the property on which the nonconforming, off-site sign proposed for relocation is located, or is not the owner of the property to which the nonconforming, off-site sign will be relocated, the applicant shall, either at the time of application, either provide documentation of the consent of the owner(s) to the application or, agree to indemnify the city against any and all claims from owner(s) concerning the processing and approval, should approval occur, of the relocation agreement application.

CCO was unable to secure the site owner’s consent and now requests a new relocation agreement. The new agreement is required because CCO proposes to remove existing off-site signs that are different from those covered by the 2012 agreement. The proposed new agreement involves the construction of one new off-site sign and the permanent removal of three existing off-site signs. (Attachment 2, Exhibit A)

Public/Neighborhood Outreach and Comments

Staff routed the proposal to the following neighborhood groups and associations: Swanston Estates Neighborhood Association, Woodlake Neighborhood Association, and Woodlake Neighbors Creating Transparency. Staff also mailed the public hearing notice to property owners within a 300-foot radius from the subject site. At the time of writing this report, staff has not received any objections to the project.

Sign Removal

The proposal calls for the removal of three existing off-site signs and the construction of the one new off-site sign (Attachment 2, Exhibit B-E). The table below outlines the off-site signs to be removed:

	APN#	Size	Sign Faces	Total Area
3849 Marysville Boulevard	251-0084-017-0000	12' X 25'	2	600 SF.

2845 Rio Linda Boulevard	265-0161-002-0000	12' X 25'	2	600 SF.
3341 Lanatt Street	001-0170-025-0000	12' X 25'	1	300 SF.
Total			5	1,500 SF

The three signs proposed to be removed are all located on commercial properties adjacent to residential neighborhoods: one sign is at 3849 Marysville Boulevard, one is at 2845 Rio Linda Boulevard, and one is at 3341 Lanatt Street. The proximity of these signs to residential development makes them appropriate candidates for removal.

New Sign Relocation Agreement

CCO proposes to construct one new off-site sign to replace the three removed signs. The proposed new sign is in an industrial area adjacent to a freeway and will be oriented to be visible from Business 80 and State Route 160. The site of the new sign is almost two acres and is currently occupied by a warehouse building used for shed sales. The sign will be placed at the northeast corner of the site in an existing paved area and will not encumber any of the on-site parking spaces.

The sign will have a V-shaped design with two faces and be supported by a single pole. Each sign face is will be 14 by 48 feet for a total of 1,344 square feet of display area. The overall height of the sign is 65 feet. The nearest residential development is over half a mile from the subject site.

As noted, new off-site signs that are the subject of a relocation agreement are exempt from Ordinance No. 2007-079, which prohibits the construction and operation of new off-site signs within the City. City Code § [15.148.815](#) allows an applicant to apply for a relocation agreement under which new signs may be constructed in exchange for the permanent removal of existing off-site signs if there is a net reduction in *both* the number *and* the total square footage of signs then lawfully allowed. Under the proposed relocation agreement, a total of three existing off-site signs of different sizes will be removed: two are double-faced signs and one is a single-faced sign. The agreement will result in a net reduction of two signs, three sign faces, and 156 square feet of existing off-site sign area.

Relocation agreements are subject to the same procedural and hearing requirements that apply to City Council approved conditional-use permits under the Planning and Development Code, City Code §§ [17.808.200](#) & [17.812.010](#). A relocation agreement may be approved only if the proposed new sign meets the following requirements and the City Council makes the following findings, set forth in City Code § [15.148.815](#)):

- F. Requirements for Relocated Off-site Signs. The off-site sign(s) approved for relocation pursuant to a relocation agreement under this section shall comply with the requirements of this chapter for off-site signs, except as specifically provided below:
 1. Size. The maximum size of an individual off-site sign relocated pursuant to a relocation agreement shall not exceed seven hundred (700) square feet;

The proposed sign consists of two faces totaling 672 square feet, which does not exceed the limit of 700 square feet.

2. Distance Between Off-site Signs. Except as prohibited by the California Outdoor Advertising Act, and notwithstanding Section [15.148.160](#)(B), off-site signs may be located at or greater than two hundred fifty (250) feet from another off-site sign on the same side of the street; and to the extent an off-site sign is located on one street but is oriented to be viewed from another street, no such sign shall be located nearer than two hundred fifty (250) feet to any other off-site sign on the same side of the street on which it is located or any other off-site sign located on the nearest side of the street to which said sign is oriented.

The proposed sign is 520 feet and 630 feet from two other off-site signs on the same side of the street.

3. Zoning. Relocated off-site signs shall be allowed in the C-4, M-1 and M-2 zones; provided that lawfully existing, nonconforming off-site signs located in other zones may be altered, modified or replaced in the same location pursuant to a relocation agreement, provided that all of the other provisions of this section are satisfied.

The proposed sign is located in the Light Industrial (M-1) zone.

4. Reduction in Number of Signs and Square Footage. No relocation agreement shall be approved unless the relocation agreement results in: (a) a net reduction in the number of off-site signs lawfully permitted; and (b) a net reduction in the total square footage of off-site signage lawfully permitted.

The removal of three signs and the construction of one new sign will result in a net reduction of two off-site signs and a net reduction of 156 square feet.

5. Signs Within Six Hundred Sixty (660) Feet of a Freeway. Notwithstanding Section [15.148.850](#), a relocation agreement may be approved even though it would result in the relocation of a sign or signs to a location within six hundred sixty (660) feet of a freeway where the copy of such off-site sign would be visible by persons traveling on that freeway.

The proposed sign is a relocated sign that is not subject to the City Code § 15.148.850.

6. Consistency with Outdoor Advertising Act. In addition to complying with the other requirements set forth in this section, the relocated off-site sign must also comply with the requirements of the Outdoor Advertising Act, Chapter 2 in Division 3 of the California [Business and Professions Code](#), including, but not limited to, the restrictions on size, height, proximity to interstate and primary highways and landscaped freeways, and other regulations set forth in Articles 7 and 8 of the Act. To the extent any conflict arises between this section and the Outdoor Advertising Act, the Outdoor Advertising Act will prevail.

The proposed sign is generally consistent with the Outdoor Advertising Act.

G. Findings. A relocation agreement may be approved if the council makes the following findings concerning the signage proposed for relocation pursuant to the relocation agreement;

1. The relocated signage complies with the purpose and requirements of Sacramento City Code Chapter 15.148, including section [15.148.815](#);

The new sign complies with City Code chapter 15.148 regarding signs. Although the sign exceeds the off-site sign height for the M-1 zone, the applicant is requesting a height variance under City Code § [15.148.1040](#).

2. The relocated signage is compatible with the uses and structures on the site and in the surrounding area, including parks, trails and other public facilities and amenities.

The new sign is compatible with its site. It will be placed on property zoned for industrial uses and will not significantly affect residential development.

3. The relocated signage will not interfere with on-site access, circulation or visibility.

The new sign is located on its site such that it will not interfere with the day-to-day operations of other uses on or near the site or with visibility on or near the site.

4. The relocated signage will not create a traffic or safety hazard.

The new sign will not create traffic or safety hazards. It is static sign that will have a constant illumination at night (no blinking or flashing lights).

5. The relocated signage will not result in any undue or significant increase in visual clutter in the area surrounding the new site.

The new sign will not result in any undue or significant increase in visual clutter. The sign will be smaller and lower than other existing off-site signs in the vicinity.

Conclusion

The proposed relocation agreement involves the removal of three off-site signs with a total of five advertising faces and the construction of one new double-faced off-site sign. Staff supports this request because CCO has met all the relocation requirements and because the relocation agreement will result in a net reduction of signage adjacent to residential neighborhoods and the permanent removal of three existing off-site signs.

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 (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); 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.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use 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.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design 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 and Design Commission decision of this item to the City Council must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before 4/6/2015. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

FINDINGS OF FACT

- C. The **Site Plan and Design Review** for a new billboard in the Light Industrial (M-1) zone is **approved** based on the following findings:
1. The design, layout, and physical characteristics of the proposed billboard are consistent with the General Plan and any applicable specific plan or transit village plan, in that it is consistent with the goals and policies of the Urban Center Low designation.
 2. The design, layout, and physical characteristics of the proposed billboard are consistent with applicable development standards of the Planning and Development Code in that the proposed sign meets setback requirements. The sign exceeds the height limit for off-site signs and the applicant has submitted a request for a variance.
 3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed billboard and comply with all applicable design guidelines and development standards.
 4. The design, layout, and physical characteristics of the proposed billboard are visually and functionally compatible with the surrounding neighborhood, in that the sign is located in the Light Industrial (M-1) zone, adjacent to a freeway and serves to minimize the impacts to residential neighborhoods.
 5. The design, layout, and physical characteristics of the proposed billboard ensure energy consumption is minimized and the use of renewable energy sources is encouraged, in that the project will meet the California Title 24 Building Energy Efficiency Standards through building permit process.
 6. The design, layout, and physical characteristics of the proposed project are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is designed to be oriented towards motorists along the freeway and will not reduce on-site parking spaces.
- D. The **Variance** to exceed the 35-foot height limit for an off-site sign in the Light Industrial (M-1) zone is **approved** based on the following findings:
1. That exceptional or extraordinary circumstances or conditions apply to the case referred to in the application that do not apply generally in the same district and the enforcement of the regulations of the Sign Code (Title 15.148) would have an unduly harsh result upon the utilization of the subject property;

Exceptional circumstances do apply in that the existing trees, freeway ramps, and median walls, combined with the elevation change, limit the full view duration of the proposed sign.

2. The variance will not result in a special privilege to one individual property owner and that the variance would be appropriate for any property owner facing similar circumstances;

No special privilege is being extended to one individual property owner in that prior variances have been granted to off-site signs where visibility has been diminished by freeway structures and grade differences.

3. That the requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood.

The requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property and improvement in the neighborhood in that the sign is located adjacent to the freeway in an industrial area. Additionally, the proposed sign will be lower and smaller than existing signs in the vicinity.

CONDITIONS OF APPROVAL

- C. The **Site Plan and Design Review** for a 65 foot tall billboard in the Light Industrial (M-1) zone is **approved** subject to the following conditions:

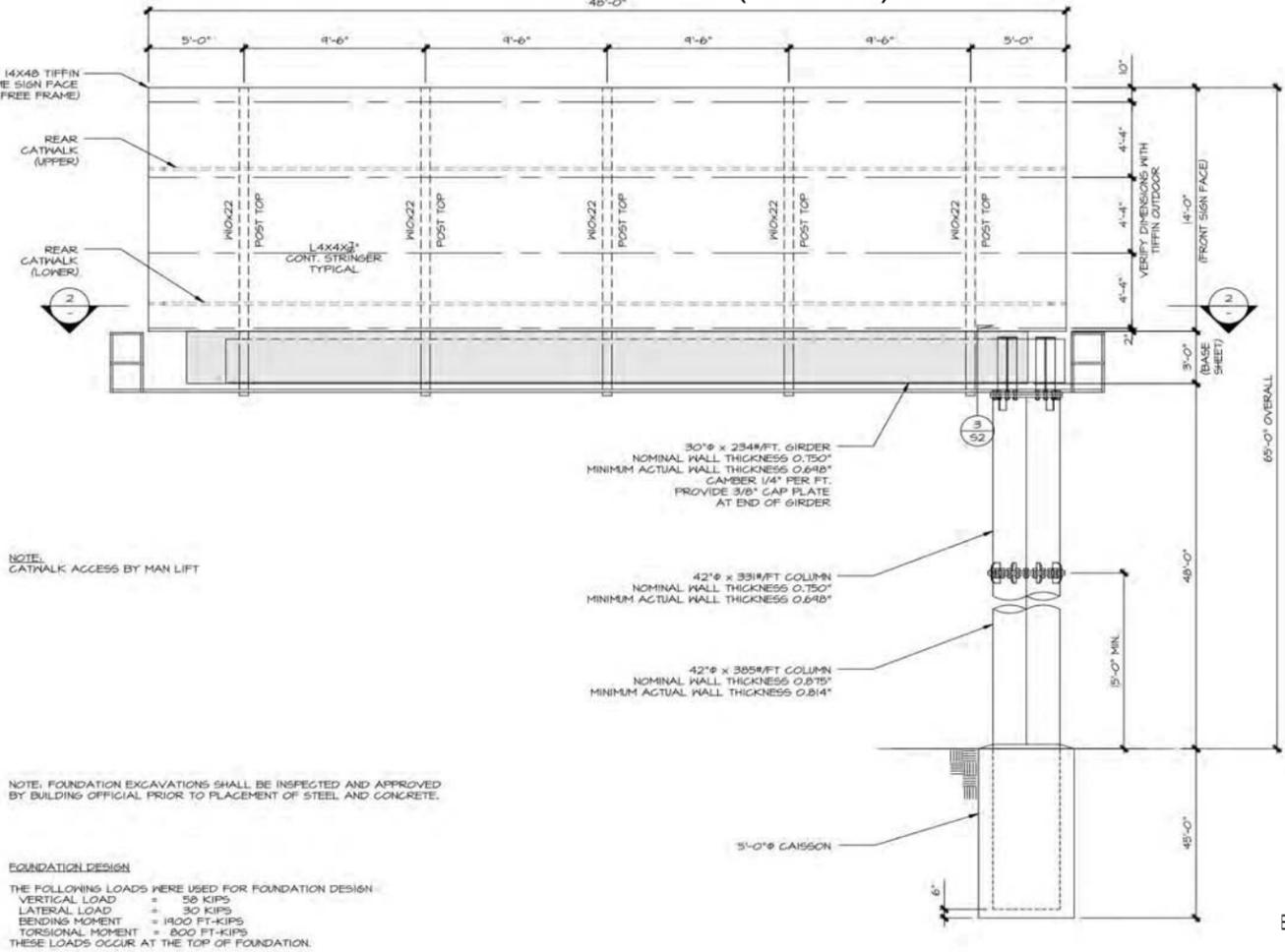
1. The new billboard shall be constructed as per approved plans.
2. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by planning shall be subject to review and approval prior to issuance of a building permit or work undertaken (and may require additional entitlements).
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. A copy of a signed affidavit of compliance with the Planning and Development code shall be included as part of the Building Permit plans submittal.

- D. The **Variance** to exceed the 35-foot height limit for an off-site sign in the Light Industrial (M-1) zone is **approved** subject to the following conditions:

1. The new billboard shall be constructed as per approved plans and not exceed the allowed height of 65 feet.

Fee Drive Billboard Relocation (P14-056)

March 26, 2015
Exhibit 3B: Detail Plan



SIGN ELEVATION

3

- GENERAL**
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO 2010 CALIFORNIA BUILDING CODE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE ARCHITECTURAL PLANS SHALL BE USED FOR ALL DIMENSIONS AND WALL LAYOUTS.
 - DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UNUSUAL OR UNFORESEEN CONDITION PRIOR TO CONTINUING WITH CONSTRUCTION. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE CONDITION IN THE FIELD OR BETWEEN THE STRUCTURAL DRAWINGS AND ANY OF THE CONSULTANTS' DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUING WITH WORK.
 - DO NOT SCALE STRUCTURAL PLANS OR DETAILS.
 - THE FOLLOWING NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
- STRUCTURAL STEEL**
- ALL STRUCTURAL STEEL SHALL BE IDENTIFIED IN ACCORDANCE WITH 2010 CALIFORNIA BUILDING CODE.
 - STEEL I-SHAPES SHALL BE ASTM A992 (GR. 50), PLATES AND BARS SHALL BE ASTM A-36 UNLESS NOTED OTHERWISE.
 - EXISTING COLUMN PIPE = 35 KSI
 - PIPE STEEL SHALL BE ASTM A252 GRADE 3 WITH A MINIMUM YIELD STRENGTH OF 45 KSI ($F_y=45$ KSI)
 - ALL BOLTS SHALL BE ASTM A-307 UNLESS NOTED OTHERWISE.
 - HIGH-STRENGTH BOLTS SHALL BE ASTM A-325 UNLESS NOTED OTHERWISE. INSTALLATION AND TIGHTENING OF A-325 BOLTS SHALL BE AS PER THE 2010 C.B.C. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE 2010 C.B.C. (SPECIAL INSPECTION MAY BE PROVIDED ON A PERIODIC BASIS).
 - ALL CONNECTIONS AND FABRICATION SHALL CONFORM TO THE REQUIREMENTS OF THE 13TH EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL. A LICENSED FABRICATOR IS REQUIRED FOR ALL STEEL FABRICATION.
 - WELDING TO BE ELECTRIC-ARC PROCESS BY QUALIFIED AND CERTIFIED WELDERS USING APPROVED AND PROPER ELECTRODES, CONFORMING TO THE 2010 C.B.C. E70-T6 ELECTRODES TO BE USED UNLESS NOTED OTHERWISE. FIELD WELDING SHALL BE DONE ONLY BY WELDER CERTIFIED BY BUILDING DEPARTMENT FOR STRUCTURAL STEEL AND REINFORCING STEEL UNDER CONTINUOUS DEPUTY INSPECTION BY LICENSED DEPUTY INSPECTOR PER 2010 C.B.C.
 - FIELD PAINTING: TOUCH UP ALL DAMAGED PAINT, BOLTS AND WELDS.
 - SHOP DETAILS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION. STEEL ERECTOR SHALL PROVIDE ALL ERECTION BRACING REQUIRED TO MAINTAIN STRUCTURE PLUMB AND PROPERLY BRACED DURING CONSTRUCTION.
 - PRIOR TO FABRICATION, CLEAR CHANNEL OUTDOOR AND STRUCTURAL STEEL FABRICATOR SHALL VERIFY L.E.D. APPLICATION AND FITMENT TO STEEL SIGN STRUCTURE.
- SPECIAL INSPECTION REQUIREMENTS (2010 C.B.C.)**
- SPECIAL INSPECTIONS SHALL BE PERFORMED BY A LICENSED SPECIAL DEPUTY INSPECTOR. ALL SPECIAL INSPECTIONS MUST BE PERFORMED IN A METHOD COMPLIANT TO THE REQUIREMENTS OF CHAPTER 17 OF THE 2010 CALIFORNIA BUILDING CODE.
 - SPECIAL INSPECTORS SHALL KEEP RECORDS OF THEIR INSPECTIONS AND SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
 - REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
 - SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING ITEMS: CAISSONS AND GRADE BEAMS; CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR ALL CONCRETE WITH SPECIFIED COMPRESSIVE STRENGTH GREATER THAN 2500 PSI. SPECIAL INSPECTOR SHALL VERIFY REINFORCING, CLEARANCES, BOLT PLACEMENT, EMBEDDED STEEL COLUMNS, CONCRETE STRENGTH, AND CONCRETE PLACEMENT. STRUCTURAL STEEL CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH SECTION 1704.3 AND TABLE 1704.3 OF 2010 C.B.C.
 - CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTIONS 1706.1 OF THE 2010 CALIFORNIA BUILDING CODE.

Exhibit 3D: Photo Simulators

- FOUNDATION**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - THERE SHALL BE NO DEVIATION FROM STRUCTURAL DETAILS WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS OR SPECIFICATIONS.
 - CONCRETE USED FOR GRADE BEAMS AND CAISSONS SHALL HAVE AN ULTIMATE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. CONTINUOUS SPECIAL DEPUTY INSPECTION REQUIRED.
 - REINFORCING STEEL: ASTM-A615, 60 GRADE, CLEAN AND RUST FREE. LAPS AT SPICES AND FOUR LINES TO BE 40 BAR DIAMETERS (2'-0" MINIMUM) UNLESS NOTED OTHERWISE ON PLANS.
 - CEMENT: TESTED, TYPE I/IV CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO OF 0.50 MAY BE USED FOR CONCRETE IN DIRECT CONTACT WITH ONSITE SOIL.
 - AGGREGATES: ASTM-C33, MAXIMUM SIZE 1 1/2" FOR FOOTINGS AND 1" FOR ALL OTHER WORK.
 - SOIL IS ASSUMED TO BE TYPE 5 OF TABLE NO. 1804.2 OF THE 2010 CALIFORNIA BUILDING CODE. THE VALUES USED IN THE DESIGN ARE:
ALLOWABLE BEARING PRESSURE: 1500 PSF
PASSIVE LATERAL PRESSURE: 100 PSF/FT
 - DOBELS: TO BE PROVIDED FOR ALL VERTICAL AND HORIZONTAL REINFORCING BARS IN WALLS, COLUMNS, ETC. OF THE SAME SIZE AND NUMBER FROM FOOTINGS, SUPPORTING BEAMS, AND / OR COLUMNS.
 - REINFORCEMENT CLEARANCES FOR FOOTINGS: (UNLESS NOTED OTHERWISE)
POURED AGAINST EARTH: 3"
FORMED SURFACE: 2"
- ADDITIONAL NOTES**
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOD-UP, THE WORKERS AND THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY.
 - IDENTIFICATION SHALL BE PROVIDED WITH THE FOLLOWING CONDITIONS:
A. THE LABEL SHALL BE ATTACHED TO THE EXTERIOR SURFACE OF THE SIGN BODY IN A LOCATION AND SIZE SO THAT THE INFORMATION WILL BE READABLE FROM THE GROUND LEVEL AFTER SIGN INSTALLATION.
B. THE LABEL SHALL INCLUDE THE HEIGHT OF THE SIGN, BUILDING PERMIT NUMBER, APPROVED FABRICATOR NUMBER, SIGN INSTALLER'S NAME, AND CONTRACTOR'S STATE LICENSE NUMBER.
C. FOR SIGNS WHICH CONTAIN ELECTRIC WIRING OR EQUIPMENT, THE LABEL SHALL INCLUDE INFORMATION REQUIRED BY ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
 - THE MESSAGE DISPLAYED ON THE STRUCTURES MUST NOT CHANGE MORE THAN ONCE EVERY FOUR SECONDS NOR INCLUDE MOTION PICTURES OR SLIDE PROJECTIONS. NO BLANK INTERVAL SHALL BE REQUIRED BETWEEN IMAGES CONSECUTIVELY DISPLAYED ON STRUCTURES.
 - NO SIGN SHALL BE ARRANGED AND ILLUMINATED IN SUCH A MANNER AS TO PRODUCE A LIGHT INTENSITY OF GREATER THAN THREE FOOT-CANDELES ABOVE AMBIENT LIGHTING, AS MEASURED AT THE PROPERTY LINE OF THE NEAREST RESIDENTIALLY ZONED PROPERTY.
 - OFFSITE SIGNS MUST BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR APPROVED PLASTICS.
 - SIGNS SHALL BE A MINIMUM DISTANCE OF 6'-0" HORIZONTAL AND 12'-0" VERTICAL FROM ANY HIGH VOLTAGE WIRES.
 - SIGNS SHALL U. L. LABELED.
 - SIGNS SHALL BE ON SEPARATE CIRCUIT WITH UNDERGROUND FEEDERS.
 - SIGNS SHALL COMPLY WITH ARTICLE 600 OF THE 2010 C.E.C.
 - PROVIDE PEDESTRIAN PROTECTION DURING SIGN INSTALLATION PER SECTION 3303 C.B.C.

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

Project Address: 1235 FEE DRIVE
Description of work: V-SIGN BULLETIN
Owner: CLEAR CHANNEL OUTDOOR, INC.
Architect: VINCENT KEVIN KELLY & ASSOC., INC.
Engineer: VINCENT KEVIN KELLY & ASSOC., INC.

STRUCTURAL OBSERVATION
(Only checked items are required)
Firm or individual to be responsible for the Structural Observation:
Name: VINCENT KEVIN KELLY & ASSOC., INC. Phone: (916) 941-8100 Coll. Registration: C12-814

FOUNDATION	WALL	FRAME	DIAPHRAGM
<input type="checkbox"/> Footing, Stem walls, Piers	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Moment Frame	<input type="checkbox"/> Concrete
<input type="checkbox"/> Mat Foundation	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel Braced Frame	<input type="checkbox"/> Steel Deck
<input type="checkbox"/> Column, Pile, Grade Beams	<input type="checkbox"/> Flood	<input type="checkbox"/> Concrete Moment Frame	<input type="checkbox"/> Flood
<input type="checkbox"/> Slab/Retaining Foundation	<input type="checkbox"/> Others:	<input type="checkbox"/> Masonry Wall Frame	<input type="checkbox"/> Others:
<input type="checkbox"/> Others:		<input checked="" type="checkbox"/> Other: CONSTRUCTION	

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (Required if the Structural Observer is different from the Architect or Engineer of Record)
I, the Architect or Engineer of Record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

EARTHQUAKE DESIGN DATA
(PER C.B.C. / LABC 1603.1.5)

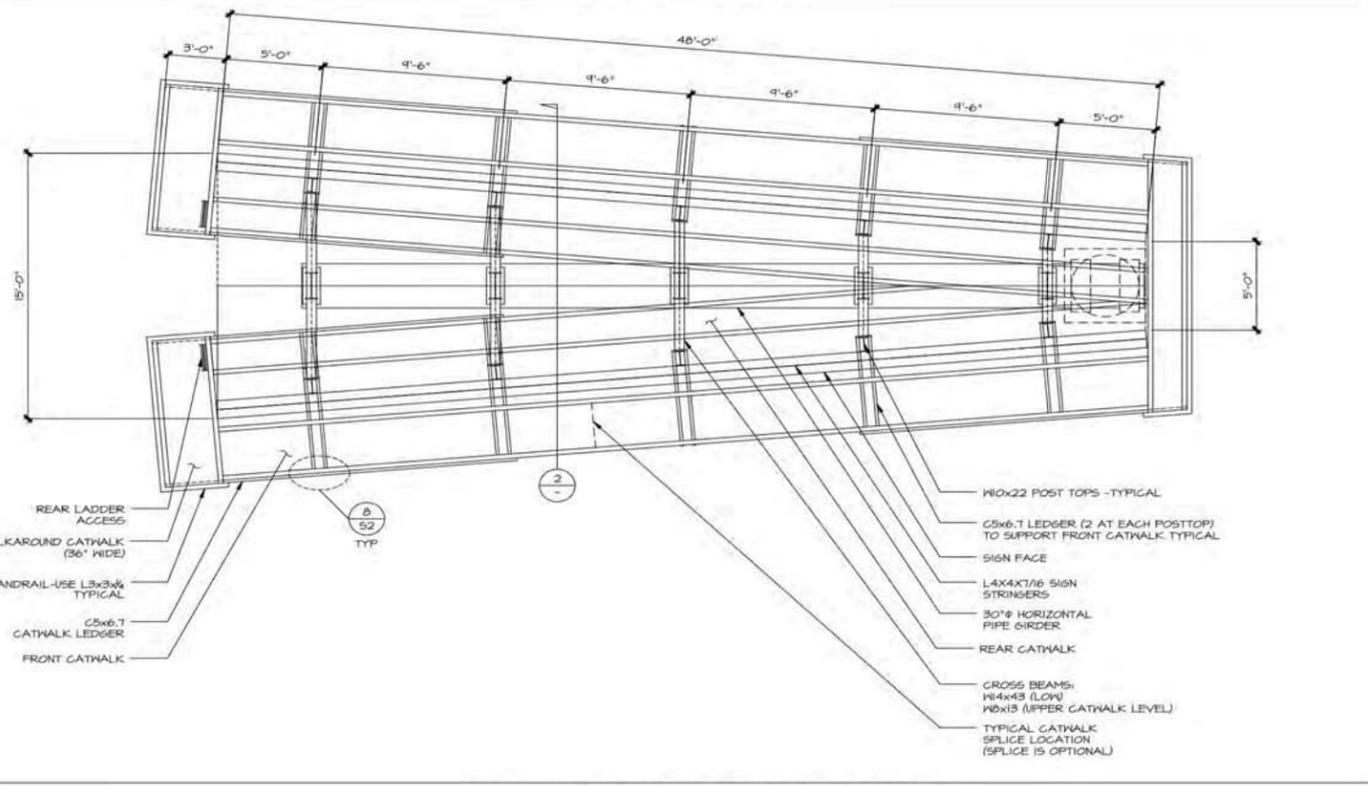
A) SEISMIC IMPORTANCE FACTOR: OCCUPANCY CATEGORY:	= I, II
B) MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S _a = 0.534 S _i = 0.232 D = D
C) SITE CLASS:	
D) SPECTRAL RESPONSE COEFFICIENTS:	S _{ps} = 0.492 S _{pi} = 0.300 SDC = D
E) SEISMIC DESIGN CATEGORY:	
F) BASIC SEISMIC-FORCE-RESISTING SYSTEM(S): SIGN & BILLBOARD	
G) (ASD) DESIGN BASE SHEAR(S):	V = 0.154 = 6.12K = 53.7K
H) SEISMIC RESPONSE COEFFICIENT(S):	C _s = 0.164
I) RESPONSE MODIFICATION FACTOR(S):	R = 3
J) ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE ANALYSIS --	

WIND DESIGN DATA
(ASCE 7-05)

A) WIND IMPORTANCE FACTOR: OCCUPANCY CATEGORY:	= I, II
B) DESIGN WIND SPEED (3 SECOND GUST):	= 85 MPH
C) EXPOSURE CATEGORY:	= C
D) OVERALL HEIGHT OF SIGN:	H = 65'-0"
E) SIGN DIMENSIONS:	17'-0" WIDE X 48'-0" LONG
F) WIND PRESSURE:	= 30.12 PSF

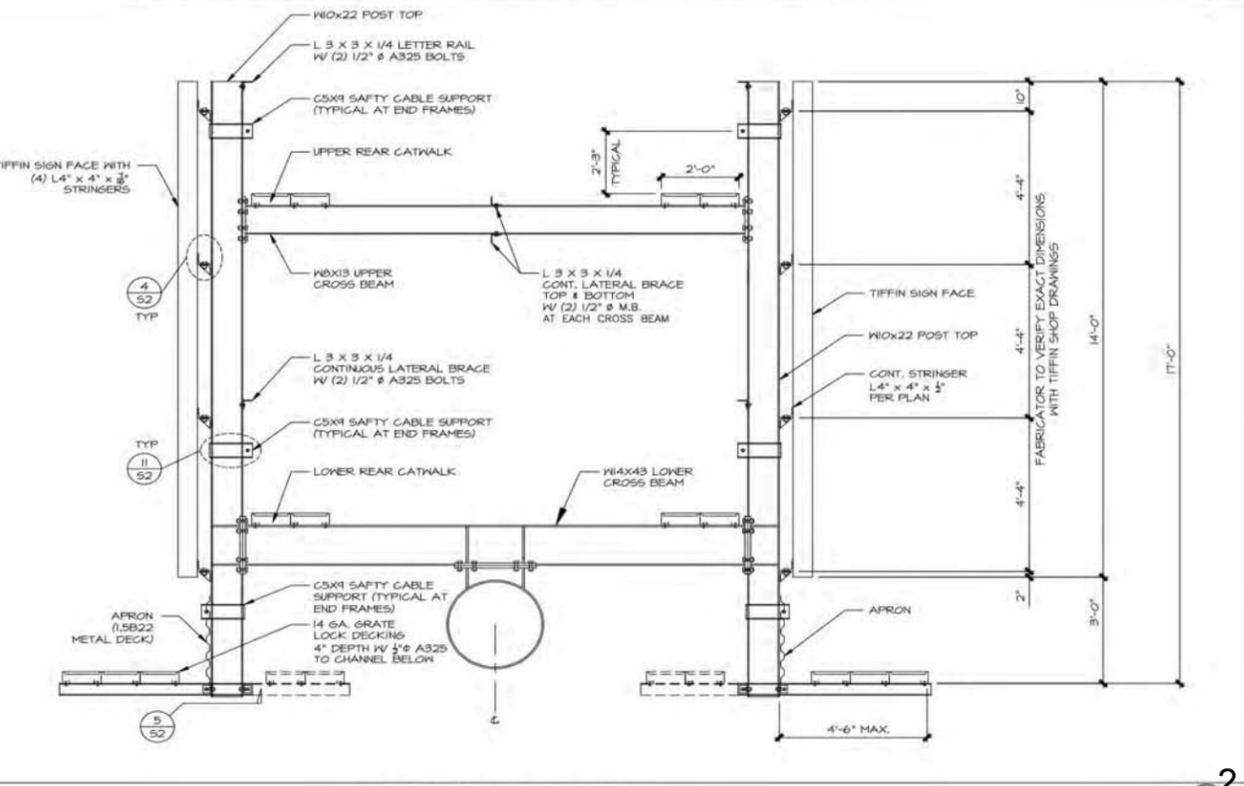
GENERAL NOTES AND STRUCTURAL OBSERVATION FORM

1



PLAN VIEW WITH CATWALK LAYOUT

4



CATWALK SECTIONS

2

REVISIONS

VINCENT KEVIN KELLY & ASSOC., INC.
STRUCTURAL ENGINEERING CONSULTANTS
3400 AIRPORT AVE. SUITE 99, SANTA MONICA, CA 90405
TEL (310) 397-3700 FAX (310) 397-8797
vkk@vkengineering.com

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CLEAR CHANNEL OUTDOOR, INC
SACRAMENTO / STOCKTON, RENO
1107 9TH STREET, SACRAMENTO, CA 95814

PROPOSED BULLETIN BILLBOARD
1235 FEE DRIVE
SACRAMENTO, CA

SINGLE POST, V-SIGN, H=28',
14' X 48'
BOTH SIDES, WITH 3' APRON
OVERALL HEIGHT 45'

Project Engineer: ARASH MOZAFFARIAN
Date: 09/19/13
Scale: NONE
Drawn: 22 of 25
Job: 11C48
Sheet: 3-1



Existing CBS Sign - 20' x 60'
80 ft Height

Proposed Clear Channel Sign
Proposed 14' x 48'
Proposed Height of 65 ft

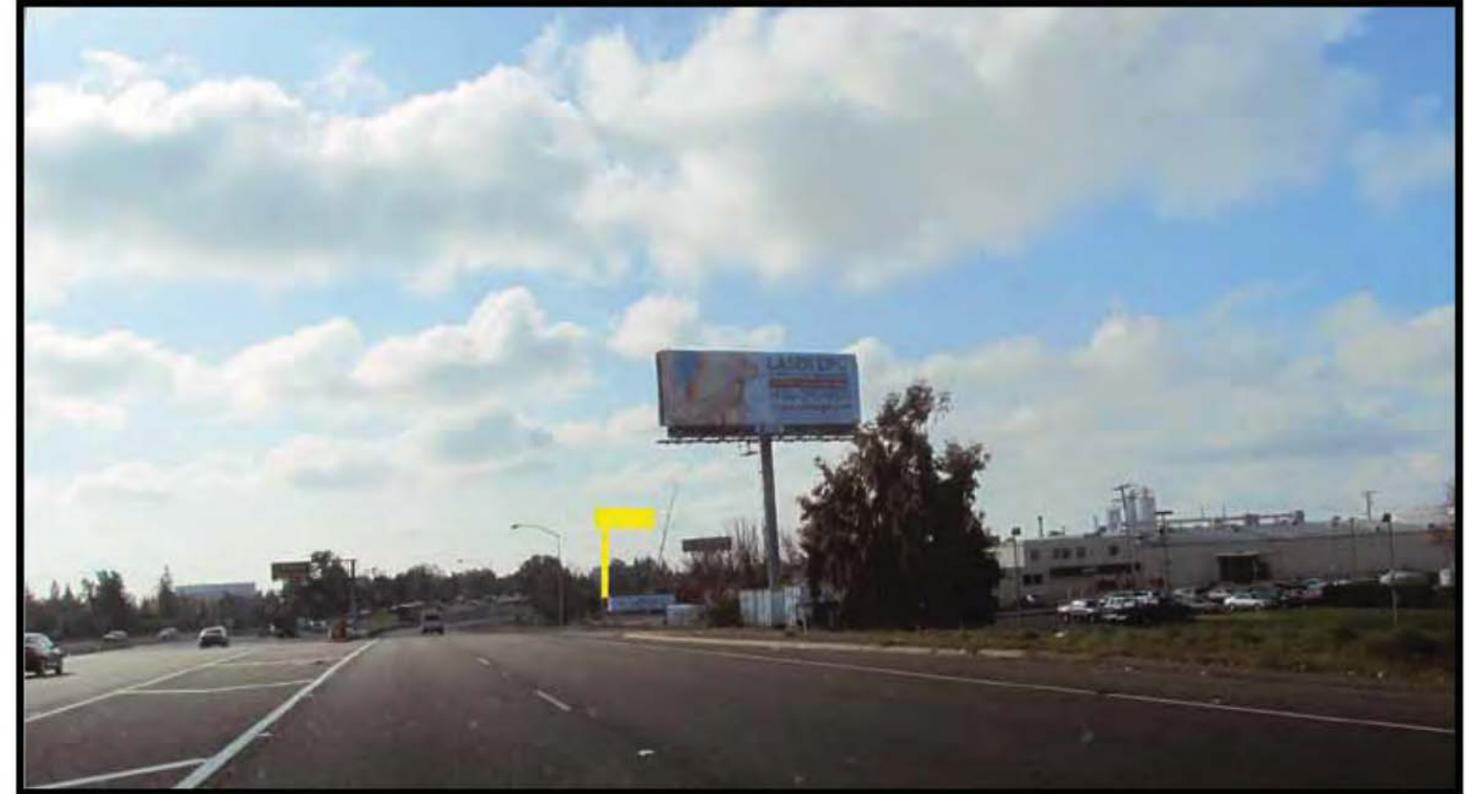
Existing Clear Channel Sign - 16' x 60'
85 ft Height

Existing Clear Channel Sign
25' x 65'
Existing Height of 60 ft

Proposed Size and Height Consistent with Surrounding Signs



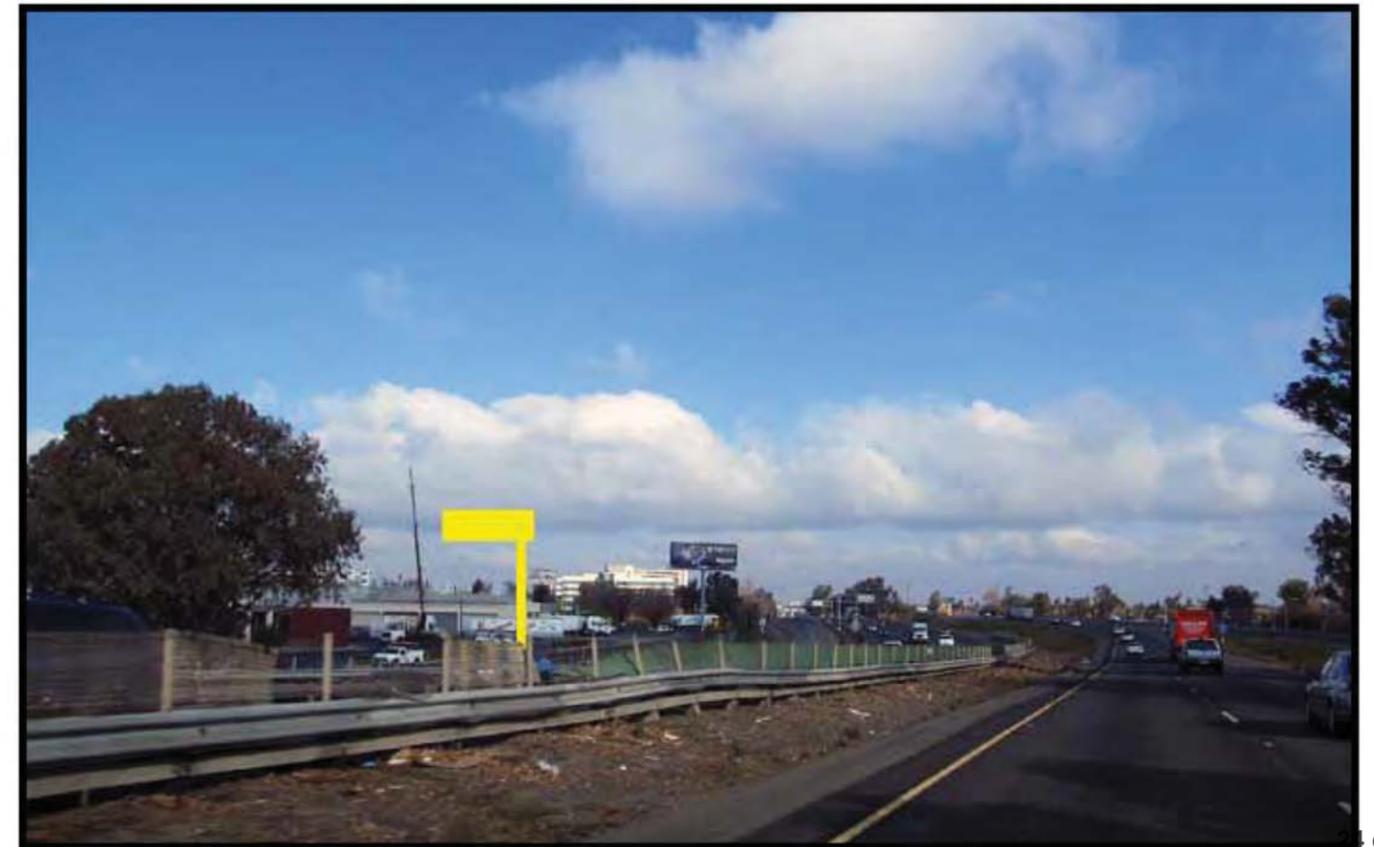
Raw North Face - Raw with Crane



Rendering North Face - Height = 65 ft; Face = 14' x 48'



Raw South Face - Raw with Crane



Rendering South Face - Height = 65 ft; Face = 14' x 48'

REMOVALS



Marysville & Los Robles
Poster (2 Faces)

12' x 25' - District 2
600 Sq Ft



Grand & Fig
Poster (2 Faces)

12' x 25' - District 2
600 Sq Ft



Grand & Fig
Poster (2 Faces)

12' x 25' - District 2
300 Sq Ft

CLEAR CHANNEL OUTDOOR

New - Back to Back 14 x 48 *Static* (1,344 sq ft)
1235 Fee Drive
Remove - TBD

No Re-Zone of Parcel & *No* Residential Spacing Issues

1235 Fee Drive

