



REPORT TO PLANNING COMMISSION City of Sacramento

4

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
December 9, 2010

To: Members of the Planning Commission

Subject: Prince of Peace Stealth Telecommunications Facility (P10-045)

Project Description: A request to construct a 60-foot tall stealth monopole in the guise of a bell tower for the Prince of Peace church. The site has approximately three acres and is located in the Multi-family (R-3) zone.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15303;
- B. Special Permit** to establish a telecommunications facility in a residential zone which is used for purposes other than residential.

Location/Council District:

7501 Franklin Boulevard

Assessor's Parcel Number: 050-0020-023

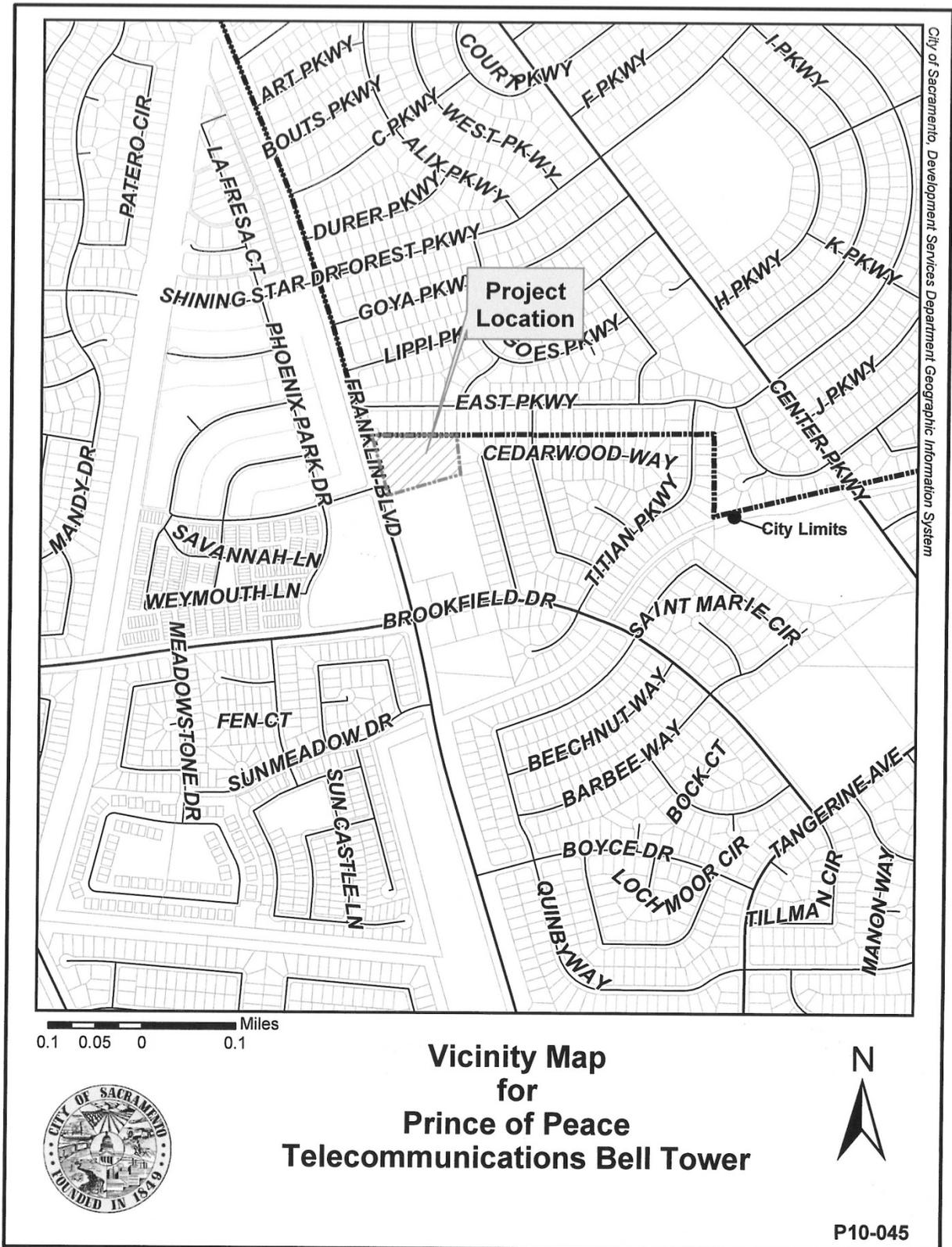
Council District 8

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above and its decision may be appealed to the City Council. **The project has no outstanding issues and is noncontroversial.**

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

Applicant: Jim Louie for Vinculums/Clearwire, 945 Charity Lane, Dixon, CA 95620, 916-997-9436

Owner: Prince of Peace Church, Rev. Mary Fleming, 7501 Franklin Blvd., Sacramento, CA 95823



Summary: The applicant is requesting the necessary entitlements to construct and operate a stealth telecommunications facility with the associated telecommunications equipment cabinet located within a walled enclosure adjacent to the church sanctuary. The proposed telecommunications facility comprises a 60-foot tall bell tower that could accommodate two additional telecommunications providers. The current proposal would locate three panel antennas and three microwave dishes within the upper portion of the tower behind RFP stealthing panels at centerline elevations of 57.5' AGL and 58.83' AGL, respectively. The bell tower design complements the church's architectural design in massing, proportional scale and materials.

As part of a nationwide build-out initiative, Clearwire is developing a network to cover the entire Sacramento metropolitan area. Clearwire utilizes next-generation, non-line-of-site wireless technology. Customers within a two to three mile radius would utilize Clearwire to connect to the internet via a licensed spectrum, eliminating the need for traditional cable or telephone wiring. The tower equipment transmits radio signals from a base site to a small, wireless modem which connects the user's computer to the internet.

Clearwire's wireless internet sites are different from wireless cellular carriers' requirements. A cellular network requires each site be linked to adjacent sites to provide continuous service. Clearwire sites are stand-alone facilities providing broadband internet service for a two to three mile radius from the location. Each site collects internet signals from users and transmits its signal via microwave back to a central hub location.

Staff notified all property owners within a 1,000 foot radius of the project site regarding this public hearing. At the time of writing this report, staff had not received any inquiries or opposition regarding the project. **The project is not considered to be controversial.**

Table 1: Project Information
2030 General Plan designation: Public/Quasi public
Existing zoning: Multi-family Residential (R-3)
Existing use of site: Church
Property area: 86 sq. ft. lease area

Background Information: The City Planning Commission approved a special permit for the church use on September 11, 1962 (P1111). There is no record of recent planning applications affecting this property.

Public/Neighborhood Outreach and Comments: Early Project Notification was sent to the Brookfield Homeowners Association, the Center Crossroads Neighborhood Association, the Liberty Lane Neighborhood Association, the Morrison Creek Estates Homeowners Association, the Phoenix Park Neighborhood Association, the Southgate Meadows Neighborhood Association, the Wildwood Homeowners Association, and the

Pollack Ranch. Staff received an e-mail reply in support of the proposal from the Southgate Meadows Neighborhood Association indicating the tower would fit in nicely as a bell tower instead of a cell tower. The site was posted and property owners within a 1,000' radius of the property were sent a notice of the public hearing. Staff has not received any inquiries opposing the project at the date of the writing of this report.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section 15303-New Construction or conversion of small structures, because the project consists of the construction and location of new, small accessory equipment within the existing church's grounds.

The Telecommunications Act of 1996 includes provisions relating to the exclusive federal jurisdiction to regulate human exposure to RF emissions from certain transmitting devices. In particular, Section 704 of the Act states that, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." The facilities at issue would comply with federal regulations and thus fall within the above provision restricting the City's authority to regulate on the basis of environmental effects of radio frequency emissions.

Policy Considerations:

The 2030 Sacramento General Plan (SGP) land use designation for the project site is Public/Quasi Public. The site is zoned Multi-family Residential. The Public-Quasi-Public designation describes areas with unique uses and typically unique urban forms. These areas host community services and/or educational, cultural, administrative, and recreational facilities that are often located within a well-landscaped setting. Most of these areas provide a public function and as a result, existing buildings often include a significant amount of surface parking lots and structures parking to accommodate users of the facilities (SGP page 2-112). The church use is consistent with the land use designation and the addition of the stealth telecommunications facility is consistent with several SGP Citywide goals and policies.

The project is consistent with the General Plan Citywide Utilities Goal U 1.1 to "provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city" (SGP page 2-219). By employing the stealth bell tower design the applicant will be minimizing the telecommunication facilities visual impact as well as providing high-quality telecommunications for the region. The project is also consistent with Policy U 1.1.10 that seeks to "...ensure that public facilities are designed to be safe, aesthetically pleasing, and compatible with adjacent uses" (SGP page 2-221).

The Telecommunications section of the SGP states "Telecommunication infrastructure will be designed to be compatible with adjacent uses and to minimize visual impacts." This project is compatible with the church use as well as the nearby residential uses. By employing a stealth bell tower design which blends with the existing church

architecture, the visual intrusion is minimized and expanding the telecommunications coverage is compatible with the nearby residential telecommunication needs.

The project is also consistent with the Telecommunications Goal U 7.1 to “provide state-of-the-art telecommunications services throughout the city that connect Sacramento to the nation and world.” (SGP page 2-241). In addition, the project is in concert with the Telecommunications policy U 7.1.2 to provide adequate facilities and service by working with utility companies to retrofit areas that are not served by current telecommunications technologies and shall provide strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.

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 City objectives were outlined to maximize the number of “invisible” telecommunications facility sites. The proposed stealth monopole-bell tower would be located 65 feet east of the Franklin Boulevard right-of-way, near the church sanctuary and behind existing trees. The proposal is consistent with the following siting and design preferences and policies as described in the Guidelines for Telecommunications Facilities:

- Carriers should consider enclosing the antennas within another structure such as a sign or an architectural feature.
- Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from the streetscape view.
- Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole or when installing a façade mounted antenna. The objective is to have the facility be invisible when viewed from the residentially zoned property.

The project will be a stealth bell tower design that will complement the existing architectural design. The telecommunications cabinets will be located behind a decorative masonry enclosure adjacent to the church sanctuary. The bell tower will be approximately 224' distant from the nearest residential use.

Site Design and Parking

Clearwire researched collocation opportunities in the area and finding none selected the Prince of Peace church property because of its strategic location and the opportunity to design a stealth bell tower that would blend with the church use on the site and the surrounding neighborhood. The applicant originally proposed a 70 foot tall bell tower that was located between Franklin Boulevard and the church, and was quite visible from the street. In response to staff concerns regarding the tower height and prominent street location, the applicant reduced the proposed tower height to 60 feet and relocated the tower so it is much closer to the church making the tower less visible, more in

proportion with the church sanctuary, and in compliance with the preferred option in the Telecommunications Siting Guidelines, that of being located within an existing or constructed structure and minimizing the visibility of the new facility.

The project site comprises the equilateral triangle tower base with 8 foot long sides and is located approximately 65 feet east of Franklin Boulevard and 13 feet north of the church sanctuary wall. The tower will function as a stealth covering for the telecommunications equipment, no additional functionality is proposed. The 85 square foot telecommunications equipment enclosure/lease area is located directly adjacent to the church's northeast corner and accessible from the church parking lot. The lease area will be enclosed on all sides with a 6'-8" masonry wall clad with cement plaster to match the church sanctuary.

The equipment cabinet would be located within the lease area. All telecommunications antennas will be hidden behind the Reinforced Fiberglass (RF) architectural screening and will not be visible to the public. The centerline height for the three microwave antennas will be 58'-10" AGL, and the three panel antennas and signal enhancement units, also known as RRUs will be located at a centerline height of 57'-6" AGL.

Land Use

The applicant proposes to construct a stealth telecommunications facility in the guise of a bell tower. The tower would have an overall height of 60-feet Above Ground Level (AGL). The three (3) antennas and three (3) microwave dishes would be located in the uppermost screened portion of the tower at centerline elevations of 57.5' and 58.8' AGL, respectively.

The City's Zoning Code requires that the installation of a new telecommunications tower, including monopoles, receive approval of a Planning Commission special permit (Section 17.24.050 footnote 58.d.iii) prior to construction and subsequent operation. There is no height limit associated with a telecommunication tower special permit rather the proposed tower height is included in the review of the tower contextually with the surrounding uses as well as whether it exceeds height limit for the zone in which the tower is located.

In this instance, the bell tower height is proposed to be 60 feet which exceeds the maximum 35 foot height allowed in the Multi-family zone. However, the tower height is proportional to the church building in scale and in massing and while the overall height of the tower exceeds the height limit, staff finds the height to be appropriate for the zone and the area.

The City's Zoning Code Section 17.212.010, outlines the findings required for the approval of the special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

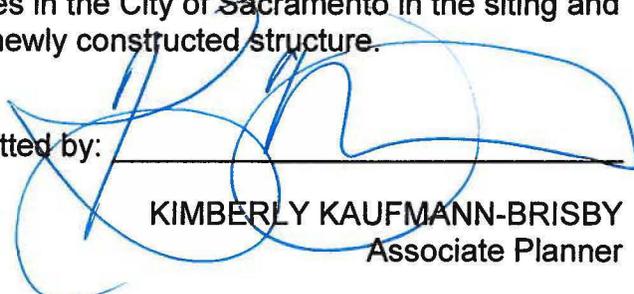
1. Granting the Special Permit is based upon sound principles of land use in that:

- a. The proposed telecommunications facility is a stealth bell tower design which is compatible with adjacent uses and which is designed to minimize visual impacts.
 - b. The proposed bell tower complies with the first siting preference as well as key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997. The project is a stealth telecommunications design that will completely enclose the antennas and microwave dishes within the bell tower thus the telecommunication use will be virtually invisible to the eye and the telecommunications cabinets will be located out of view behind the masonry wall enclosure.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- a. The bell tower design has employed architectural design elements compatible with the Church's architecture in order to blend with the overall building design and the additional tower height is proportional to the church building in massing and in scale.
 - b. The telecommunications facility is required to obtain a building permit so will undergo plan check scrutiny and be required to comply with the most up-to-date building standards the City employs.
3. The proposed project is consistent with the General Plan Goal to provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city" and is consistent with the Guidelines for Telecommunications Facilities in the City of Sacramento in the siting and the design because it is disguised within a newly constructed structure.

Conclusion:

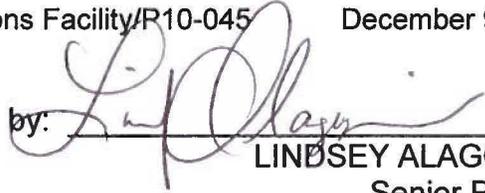
Staff is in support of the proposal and recommends the Planning Commission approve items A and B, subject to the attached conditions of approval. The proposed project is consistent with the General Plan Goal to provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city" and is consistent with the Guidelines for Telecommunications Facilities in the City of Sacramento in the siting and the design because it is disguised within a newly constructed structure.

Respectfully submitted by:



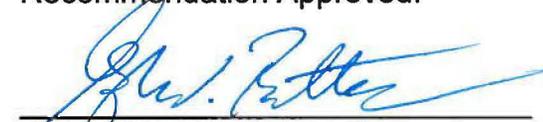
KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by:



LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:



GREGORY BITTER, AICP
Principal Planner

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Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact
Prince of Peace Stealth Telecommunications Facility
Special Permit (P10-045)

Findings of Fact

A. Environmental Determination: Exemption

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section 15303-New Construction or conversion of small structures, because the project consists of the construction and location of new, small accessory equipment within the existing church's grounds.

B. The Special Permit to establish a telecommunications facility in a residential zone that is used for purposes other than residential is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. The proposed telecommunications facility is a stealth bell tower design which is compatible with adjacent uses and which is designed to minimize visual impacts.
 - b. The proposed bell tower complies with the first siting preference as well as key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997. The project is a stealth telecommunications design that will completely enclose the antennas and microwave dishes within the bell tower thus the telecommunication use will be virtually invisible to the eye and the telecommunications cabinets will be located out of view behind the masonry wall enclosure.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The bell tower design has employed architectural design elements compatible with the Church's architecture in order to blend with the overall building design and the additional tower height is proportional to the church building in massing and in scale.
 - b. The telecommunications facility is required to obtain a building permit so will undergo plan check scrutiny and be required to comply with the most up-to-date building standards the City employs.

3. The proposed project is consistent with the General Plan Goal to provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city” and is consistent with the Guidelines for Telecommunications Facilities in the City of Sacramento in the siting and the design because it is disguised within a newly constructed structure.

B. Special Permit: The **Special Permit** to establish a telecommunications facility in a residential zone that is used for purposes other than residential is approved subject to the following conditions of approval:

Current Planning

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
3. The size and location of the top hat array, antennas, fence, and appurtenances shall conform to the plans submitted. The height of the bell tower may not exceed 60 feet AGL.
3. All cables associated with the telecommunications facility shall run inside conduit and shall not be visible on the outside of the tower nor on the ground.
7. A total of six telecommunications antennas (three panel antennas and three microwave dishes) and three BTS/RRU units are approved with this project. The panels antennas shall be mounted at a centerline elevation of 57'-6" AGL and the microwave antennas and RRUs shall be mounted at a centerline height of 58"-10" AGL.
8. Should the operation of this telecommunications facility be discontinued, the applicant(s) shall be responsible for the removal of all equipment, including, but not limited to the: bell tower and appurtenances, antennas, equipment and cabinet(s), cable(s) and conduit, concrete pad(s), foundation, telephone and power lines to the facility, access gates, and fencing/wall materials, within six (6) months of the cessation of facility operations.
9. All cable runs shall be in weather-proof conduit or shall run underground;

10. No telecommunications equipment shall be visible above the masonry wall except the GPS antenna.
11. In order to secure and screen the telecommunications equipment a 6'-8" tall masonry wall with cement plaster cladding shall be constructed around the perimeter of the lease area. The enclosure including the walls and gate(s) shall be maintained in a graffiti free and sound structural condition for the duration of the operation of the facility.
12. No barbed, razor, or other prohibited wire material shall be used in or on this site.
13. All graffiti and trash/garbage shall be removed in a timely manner.
14. Lighting shall affect only the lease area and the light standard shall not exceed 15 feet in height, shall be vandal resistant and shall be shielded from the adjacent properties and roadways so as not to create glare for the adjacent properties. The lighting shall also reflect away from City streets. A maximum lighting of 1.5 foot-candles per square foot of lease area will be allowed for the site.

Fire Department

15. Provide an approved Knox padlock for the access gate.

Building Division-Advisories

- a. Provide complete engineering for the design of the proposed 3-leg tower structure including the tower foundation design. The foundation design shall be based on site geotechnical report.
- b. Provide complete shop drawing of the proposed tower structure.
- c. Provide proposed Clearwire equipment cabinet anchorage design calculations per ASCE 7-05, section 13.3.1 if the cabinet weighs 400 lbs or more. In addition, provide proposed Clearwire equipment cabinet anchorage details.
- d. Provide 6'-8" CMU wall design calculations including footing design, & also provide steel reinforcement details for both CMU wall & its footing.
- e. Provide proposed microwave, panel, & carrier antennas, & proposed simulated church bell to tower structure attachment (connection) details.

The above comments are Code requirements and cannot be waived.

Department of Utilities-Advisories

- f. There is an existing 30" water transmission main in Franklin Blvd. No connection is allowed to the 30" water main. Existing water service for this property is to an existing 8" main located along a portion of the east lot.
- g. This development is in the Sacramento Area Sewer District (SASD). The applicant shall comply with all SASD requirements.
- h. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- i. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this project. Refer to the latest edition of the "Storm water Quality Design Manual" dated May 2007 for appropriate source control measures.

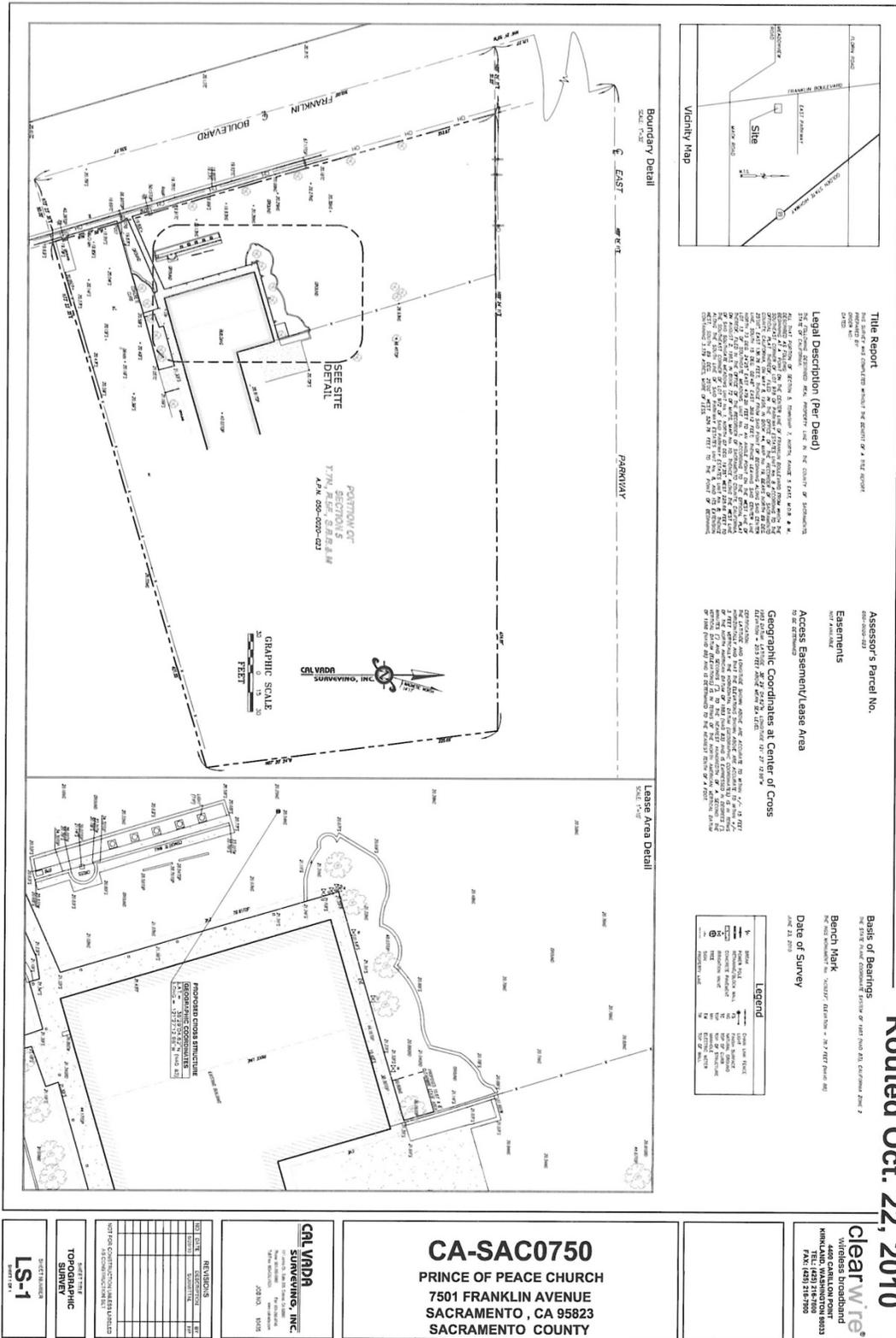
Department of Transportation-Engineering Services-Electrical Section-Advisory

- j. This project does not require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

Department of Transportation-Development Services Division-Advisory

- k. The applicant should ensure that they have the rights to access the antennas and equipment cabinets for continuous maintenance through their lease agreement with the property owners.

Exhibit B-2 Topographic Survey



Title Report
 Prepared by: [Name]
 Date: [Date]

Legal Description (Per Deed)
 The following is a legal description of the land shown on this map, as recorded in the County of Sacramento, California, Deed Book 14, Page 12345.

Assessor's Parcel No.
 000-000-000

Easements
 There are no easements shown on this map.

Access Easement/Lease Area
 The access easement/lease area is shown as a dashed line on the map.

Geographic Coordinates at Center of Cross
 N 31° 12' 30" W 1234.567 ft
 S 57° 45' 00" W 1234.567 ft

Basis of Bearings
 The bearings were computed from the 1983 North American Datum (NAD 83).

Bench Mark
 The bench mark used for this survey is the 1983 datum bench mark.

Date of Survey
 June 23, 2009

Station	Instrument	Observer	Recorder
1	Leica TS11	[Name]	[Name]
2	Leica TS11	[Name]	[Name]
3	Leica TS11	[Name]	[Name]
4	Leica TS11	[Name]	[Name]
5	Leica TS11	[Name]	[Name]
6	Leica TS11	[Name]	[Name]
7	Leica TS11	[Name]	[Name]
8	Leica TS11	[Name]	[Name]
9	Leica TS11	[Name]	[Name]
10	Leica TS11	[Name]	[Name]

Legend

- 1. Boundary Line
- 2. Easement Line
- 3. Access Easement/Lease Area
- 4. Proposed Construction
- 5. Proposed Geographical Coordinates
- 6. Proposed Geographical Coordinates
- 7. Proposed Geographical Coordinates
- 8. Proposed Geographical Coordinates
- 9. Proposed Geographical Coordinates
- 10. Proposed Geographical Coordinates

P10-045
Revised
Routed Oct. 22, 2010

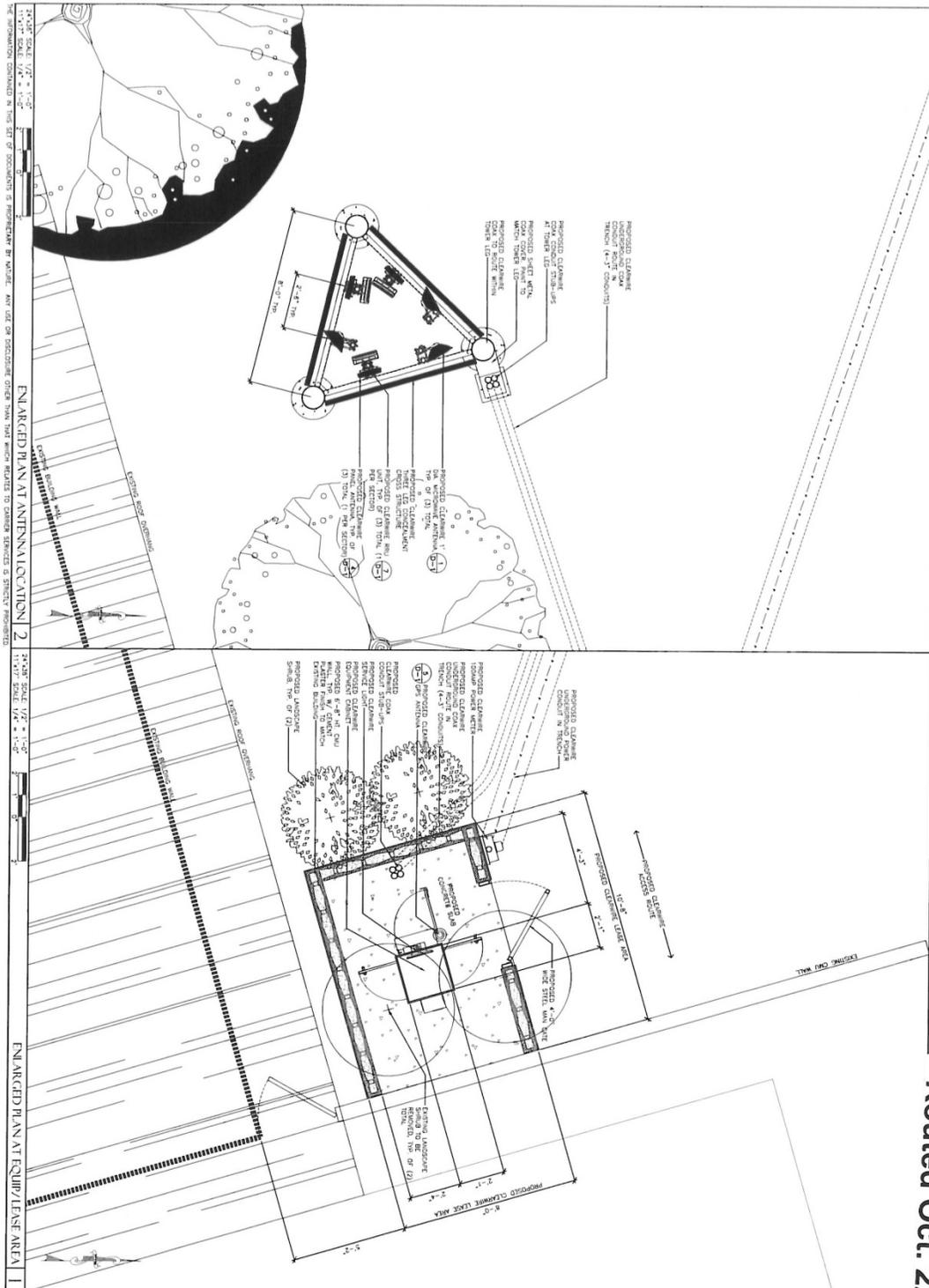
CA-SAC0750
PRINCE OF PEACE CHURCH
7501 FRANKLIN AVENUE
SACRAMENTO, CA 95823
SACRAMENTO COUNTY

CAL VADA
SURVEYING, INC.
 20810 150th St
 Sacramento, CA 95828
 916-486-1500

NO.	DATE	DESCRIPTION	BY
1	06/23/09	TOP SURVEY	[Name]
2	08/10/10	REVISION	[Name]

TOPO SURVEY
LS-1

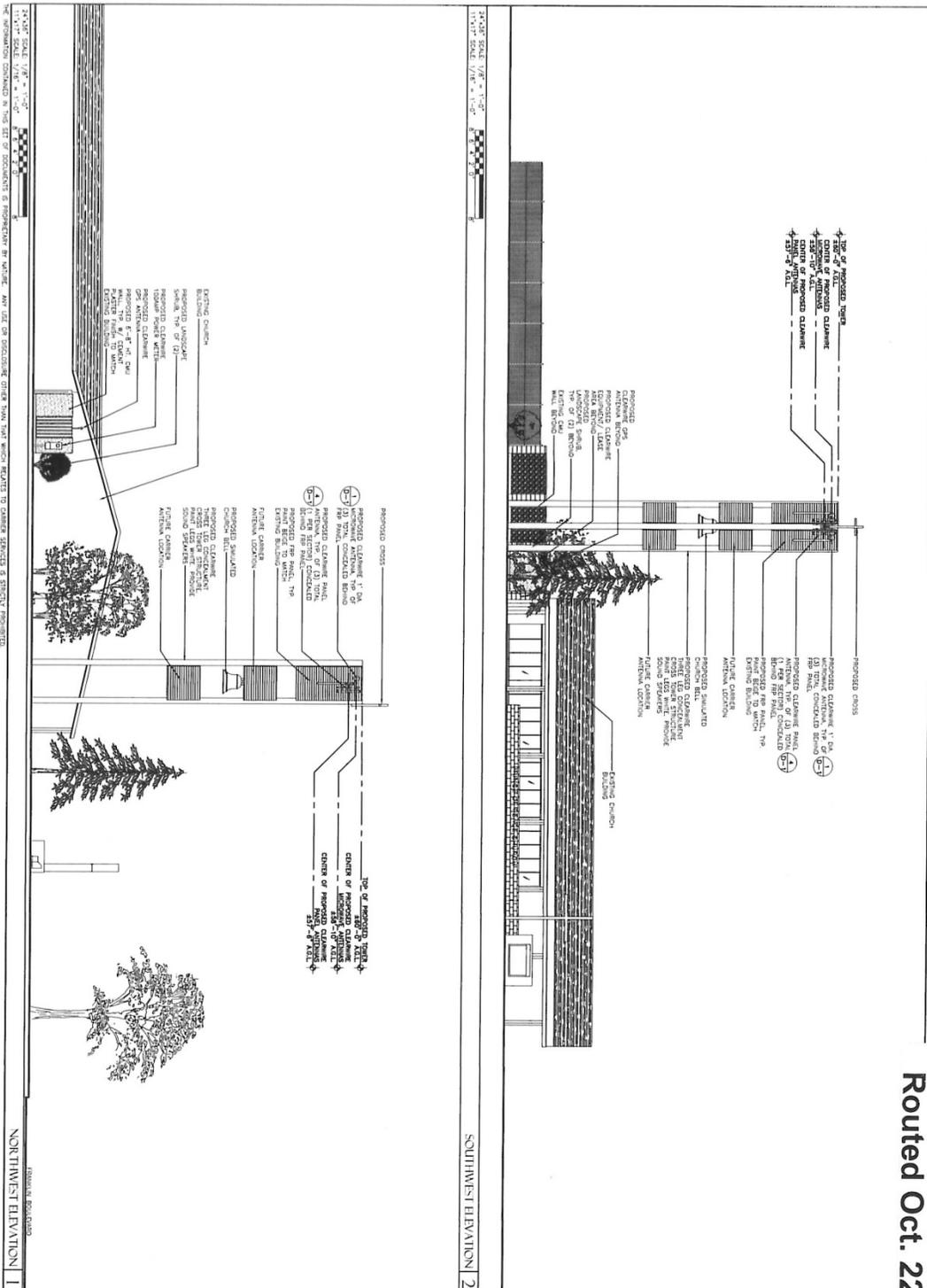
Exhibit B-5 Site Plan Details



P10-045
Revised
Routed Oct. 22, 2010

<p>PRINCE OF PEACE CHURCH CA-SAC0750 7501 FRANKLIN BOULEVARD SACRAMENTO, CA 95823</p>		<p>PTBS PROJECT TECHNICAL SERVICES 1000 J STREET, SUITE 100 SACRAMENTO, CA 95811 PHONE (916) 484-2800</p>																																											
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>2</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>3</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>4</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>5</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>6</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>7</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>8</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>9</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> <tr> <td>10</td> <td>10/22/10</td> <td>REVISED PLAN</td> <td>PTBS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	10/22/10	REVISED PLAN	PTBS	2	10/22/10	REVISED PLAN	PTBS	3	10/22/10	REVISED PLAN	PTBS	4	10/22/10	REVISED PLAN	PTBS	5	10/22/10	REVISED PLAN	PTBS	6	10/22/10	REVISED PLAN	PTBS	7	10/22/10	REVISED PLAN	PTBS	8	10/22/10	REVISED PLAN	PTBS	9	10/22/10	REVISED PLAN	PTBS	10	10/22/10	REVISED PLAN	PTBS	<p>NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET</p>
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Exhibit B-6 Elevations



P10-045
 Revised
 Routed Oct. 22, 2010

PRINCE OF PEACE CHURCH
 CA-SAC0750
 7501 FRANKLIN BOULEVARD
 SACRAMENTO, CA 95823

NO.	DATE	REVISIONS
1	10/22/10	ISSUED FOR PERMITS
2	10/22/10	REVISED PER COMMENTS
3	10/22/10	REVISED PER COMMENTS
4	10/22/10	REVISED PER COMMENTS
5	10/22/10	REVISED PER COMMENTS
6	10/22/10	REVISED PER COMMENTS
7	10/22/10	REVISED PER COMMENTS
8	10/22/10	REVISED PER COMMENTS
9	10/22/10	REVISED PER COMMENTS
10	10/22/10	REVISED PER COMMENTS

NOT FOR CONSTRUCTION UNLESS REFERRED TO OTHERWISE.

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
 A-4

PTBS
 PROJECT TITLE: P10-045
 PROJECT NUMBER: P10-045
 PROJECT LOCATION: SACRAMENTO, CA

Exhibit B-8 Photo Simulations-Looking East

clearwire CA SAC 0750 Prince of Peace Church



View From Franklin Blvd, Looking East

tdekon.net

Exhibit B-9 Photo Simulations-Looking Northeast

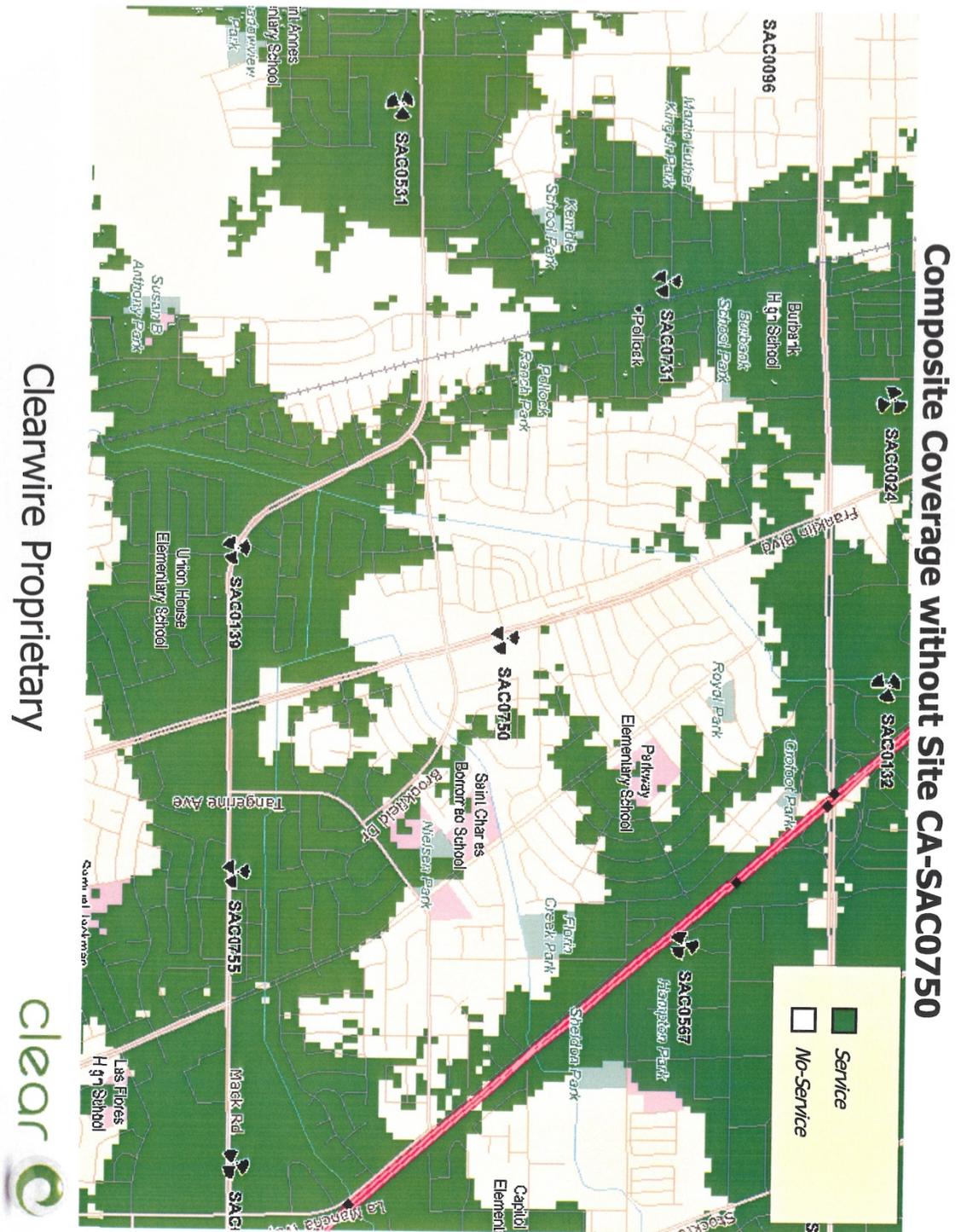
clearwire CA SAC 0750 Prince of Peace Church



View From Franklin Blvd, Looking Northeast

tdekon.net

Exhibit B-10 Clearwire Propagation Map-Without Facility



Attachment 2 – Land Use and Zoning Map

