

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

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

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

EXPIRATION

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

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

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

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

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

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before December 19th, 2010. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

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. Special Permit: The Special Permit to establish a telecommunications facility in a residential zone which is used for other purposes is approved subject to the following Findings of Fact:

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.

Conditions Of Approval

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.
4. 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.
5. 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.
6. 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.
7. All cable runs shall be in weather-proof conduit or shall run underground;
8. No telecommunications equipment shall be visible above the masonry wall except the GPS antenna.
9. 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. The telecommunications bell tower shall be maintained in good visual and sound structural condition including the fiber glass panels and each of the three tower posts for the duration of the facility's operation. The tower shall be maintained in a graffiti free state. Any graffiti on the tower or enclosure walls shall be removed within one week of discovery.

10. No barbed, razor, or other prohibited wire material shall be used in or on this site.
11. All graffiti and trash/garbage shall be removed in a timely manner.
12. 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.
13. Should the church choose to activate the tower's bell sound system, additional planning review and entitlement(s) will be required

Fire Department

14. 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 A 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 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.

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PRINCE OF PEACE CHURCH

CA-SAC0750
7501 FRANKLIN BOULEVARD
SACRAMENTO, CA 95823

<p>PROJECT INFORMATION</p> <p>PROJECT NO: CA-SAC0750 PROJECT NAME: PRINCE OF PEACE CHURCH PROJECT ADDRESS: 7501 FRANKLIN BOULEVARD, SACRAMENTO, CA 95823 PROJECT OWNER: PRINCE OF PEACE CHURCH PROJECT CONTACT: [Name], [Phone], [Email] PROJECT START DATE: [Date] PROJECT END DATE: [Date]</p>	<p>PROJECT TEAM</p> <p>OWNER: PRINCE OF PEACE CHURCH ARCHITECT: [Name] ENGINEER: [Name] CONTRACTOR: [Name]</p>	<p>DRIVING DIRECTIONS</p> <p>FROM THE SOUTH: APPROX. 10 MINUTES FROM THE NORTH: APPROX. 10 MINUTES</p>	<p>NEIGHBORHOOD MAP</p>																																																																																									
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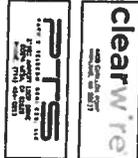
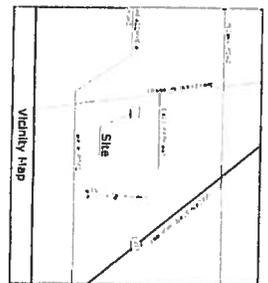
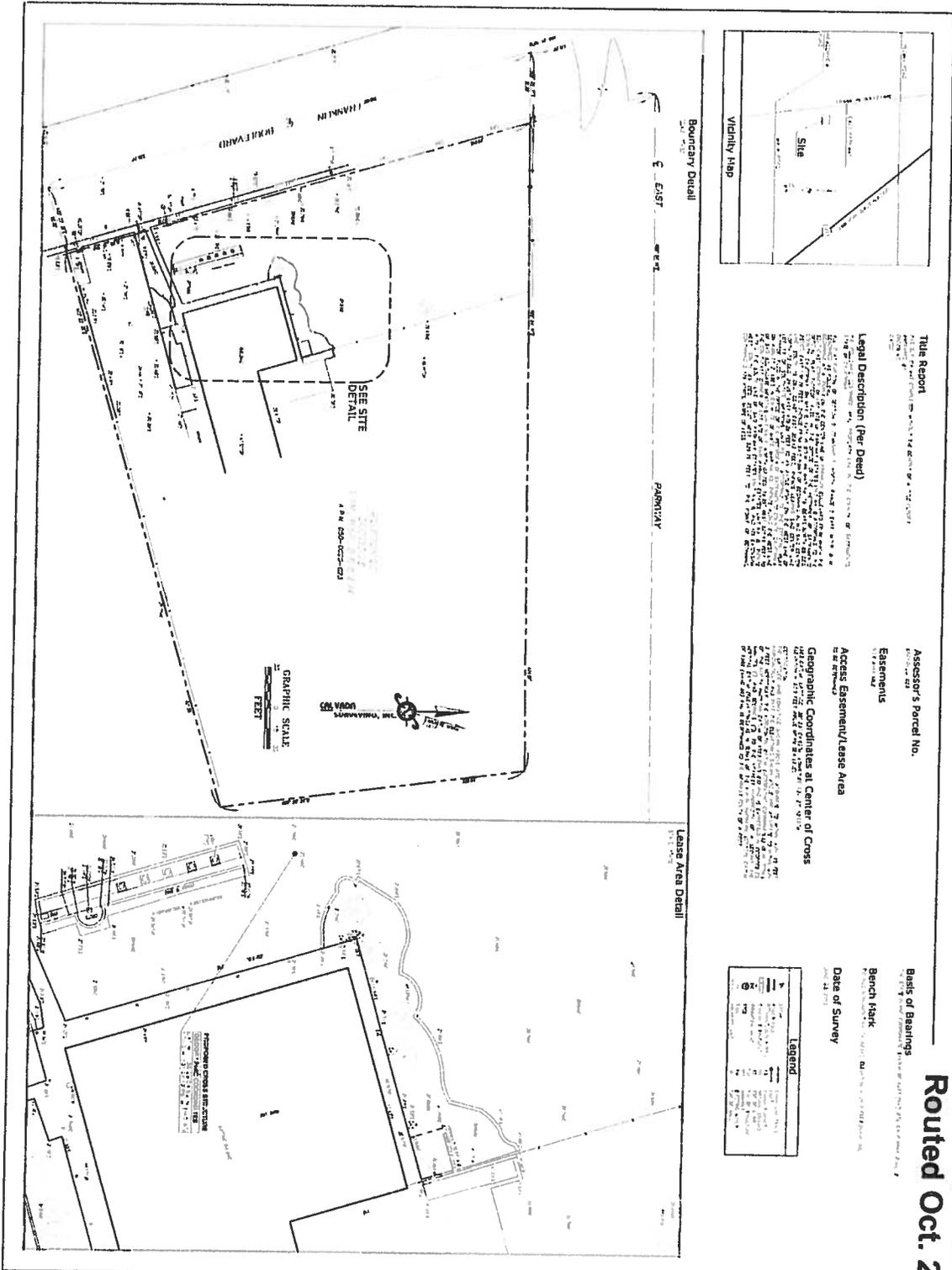


Exhibit 2 Topographic Survey



Title Report
 Title Report prepared by [Name] on [Date] for [Client]. The report details the legal description of the property, including any easements, encroachments, and other interests. It also provides information on the survey's accuracy and the surveyor's qualifications.

Assessor's Parcel No.
 Assessor's Parcel No. [Number]

Easements
 Easements [List of easements]

Acres/ Easement/ Lease Area
 Acres/ Easement/ Lease Area [Value]

Geographic Coordinates at Center of Cross
 Geographic Coordinates at Center of Cross [Coordinates]

Table of Bearings
 Table of Bearings [Table with bearings and distances]

Bench Mark
 Bench Mark [Details]

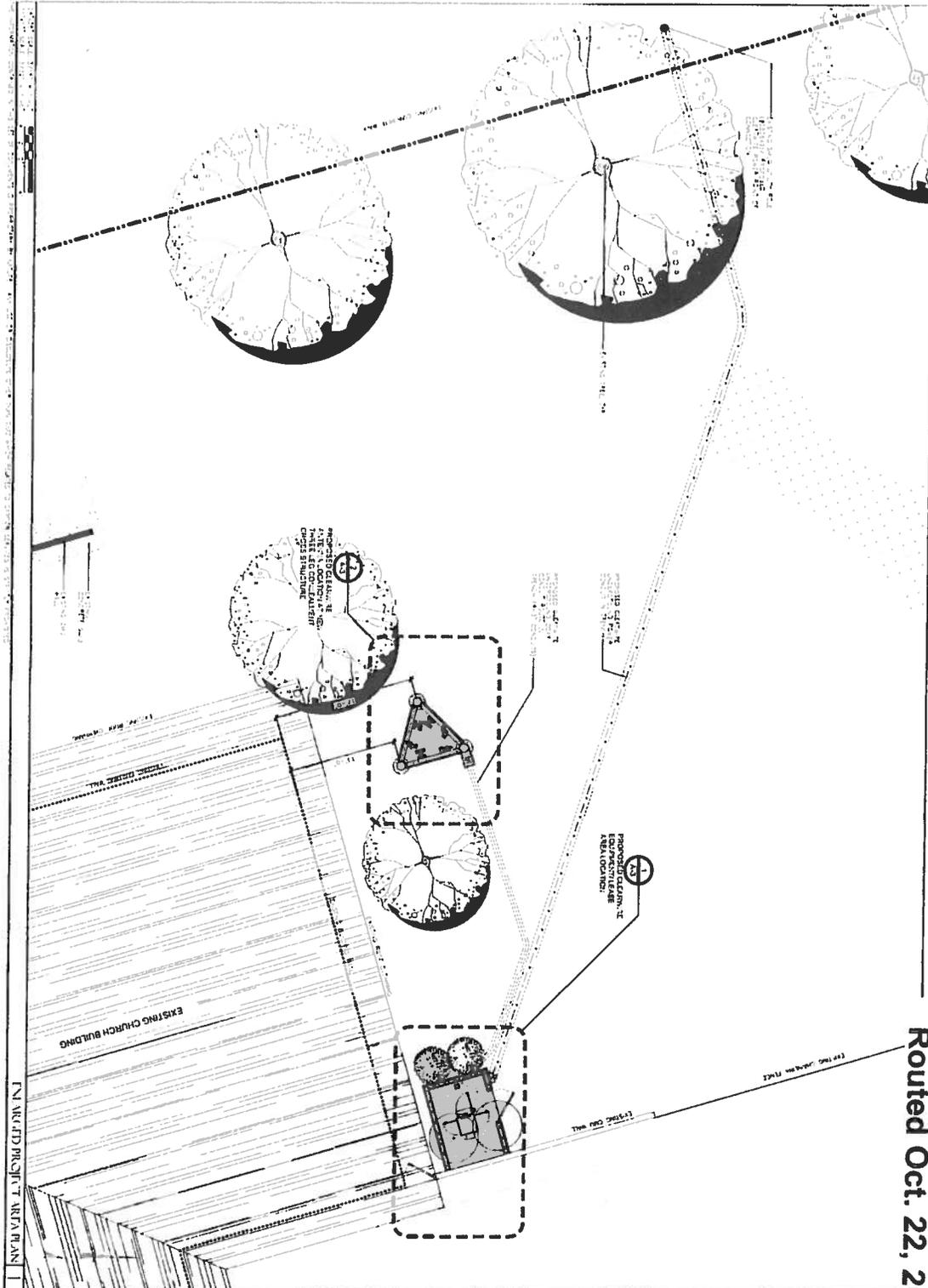
Date of Survey
 Date of Survey [Date]

Legend
 Legend [Key for symbols and line types]

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<p>clearw@re 4445 CALLE LOMA BLANCA SACRAMENTO, CA 95823 TEL: (916) 318-9800 FAX: (916) 318-9700</p>	<p>CA-SAC0750 PRINCE OF PEACE CHURCH 7501 FRANKLIN AVENUE SACRAMENTO, CA 95823 SACRAMENTO COUNTY</p>	<p>CARL VANDR SURVEYORS, INC. 2223 J ST. SACRAMENTO, CA 95811 TEL: (916) 442-1111 FAX: (916) 442-1112</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>6</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>7</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>8</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>9</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>10</td> <td>10/22/10</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table> <p>TOPOGRAHIC SURVEY</p> <p>LS-1</p>	NO.	DATE	DESCRIPTION	1	10/22/10	ISSUED FOR PERMIT	2	10/22/10	ISSUED FOR PERMIT	3	10/22/10	ISSUED FOR PERMIT	4	10/22/10	ISSUED FOR PERMIT	5	10/22/10	ISSUED FOR PERMIT	6	10/22/10	ISSUED FOR PERMIT	7	10/22/10	ISSUED FOR PERMIT	8	10/22/10	ISSUED FOR PERMIT	9	10/22/10	ISSUED FOR PERMIT	10	10/22/10	ISSUED FOR PERMIT
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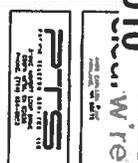
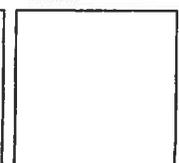
Exhibit 4 Enlarged Project Area Plan



P10-045
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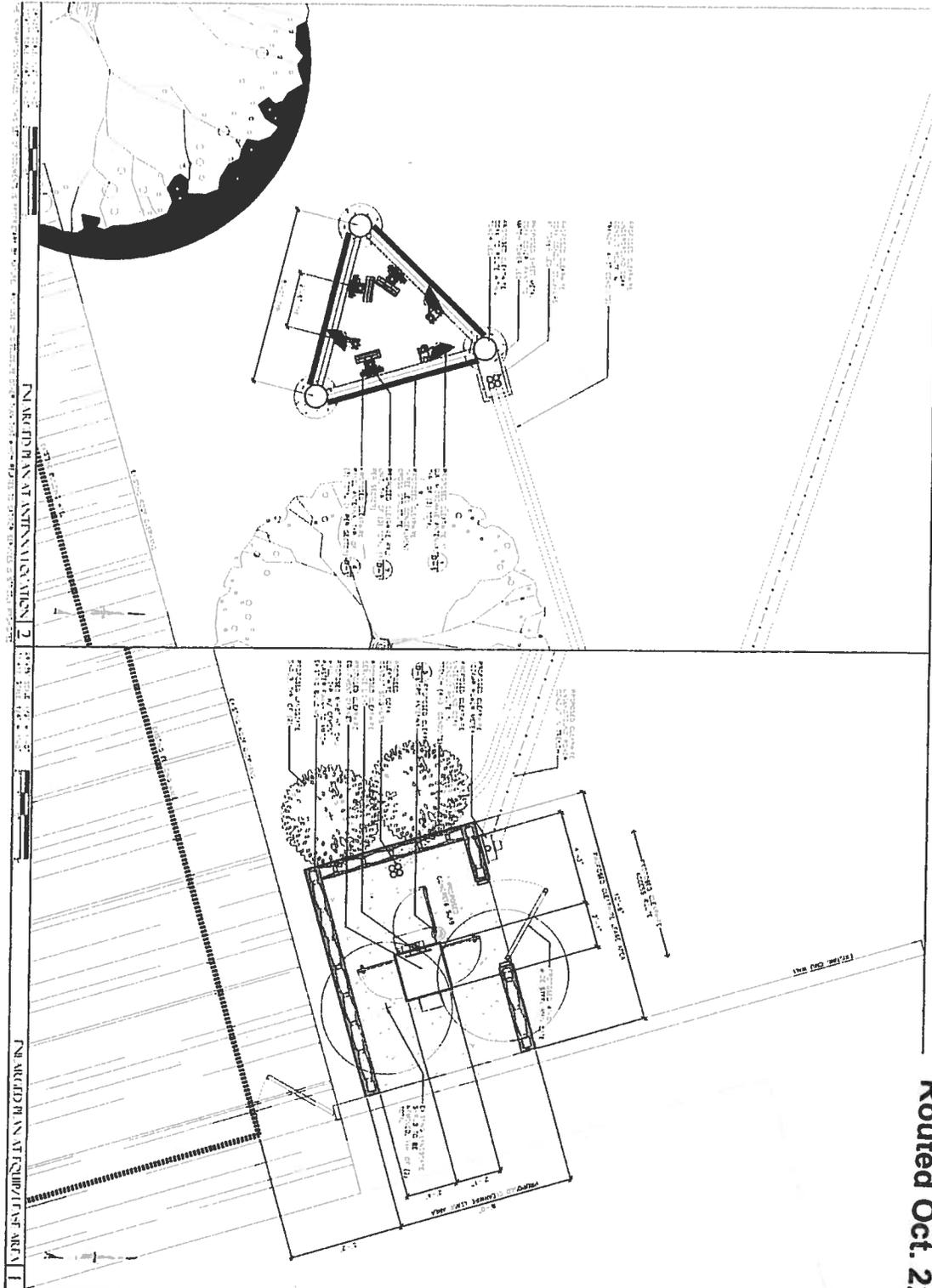
NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	10/22/10	J. W. WILSON	J. W. WILSON
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PRINCE OF PEACE CHURCH
 C.A.S. 0750
 7501 FRANKLIN BOULEVARD
 SACRAMENTO, CA 95823



SHEET NO. 329
A-2

Exhibit 5 Site Plan Details



P10-045
 Revised
 Routed Oct. 22, 2010
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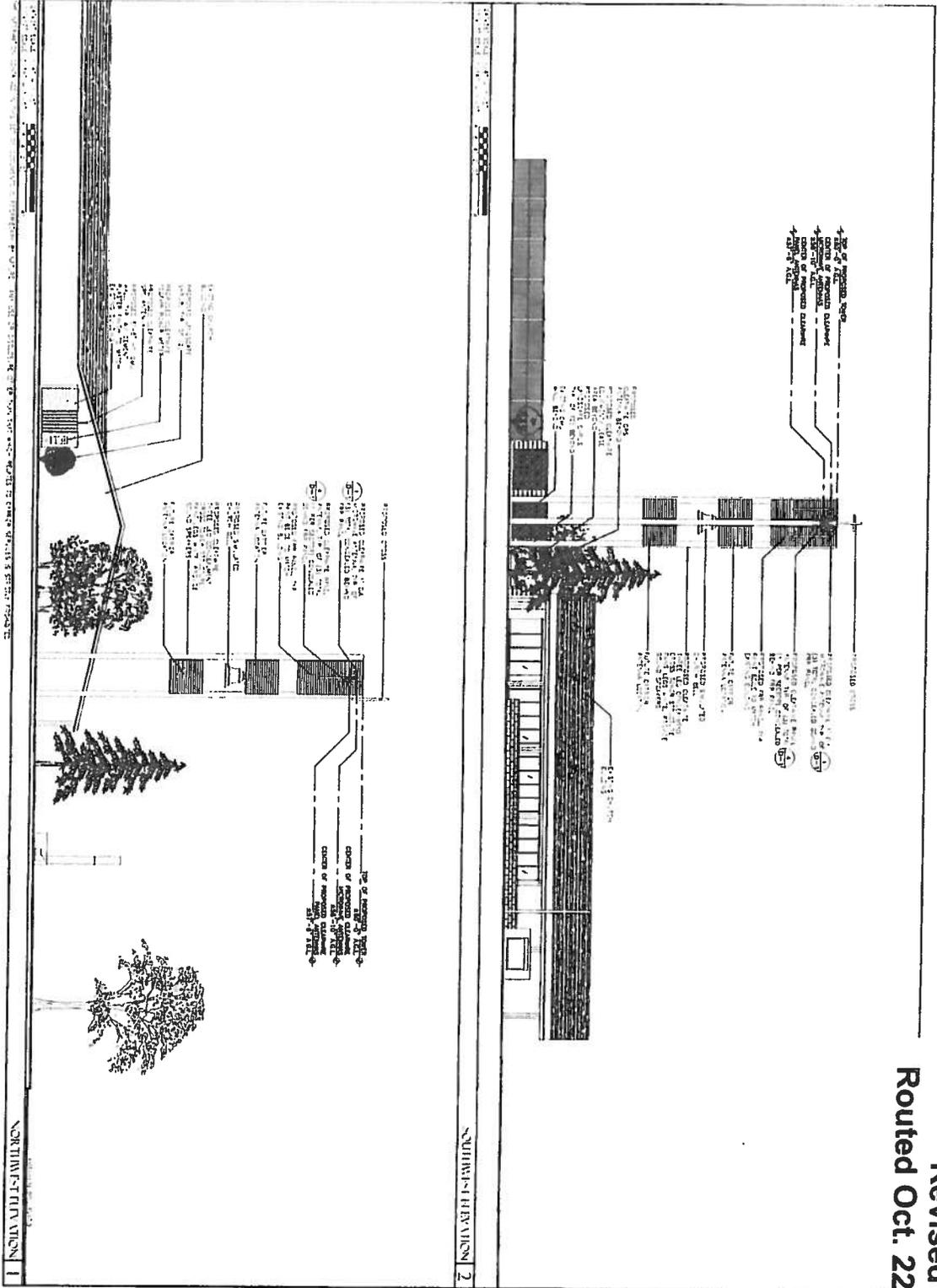
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PRINCE OF PEACE CHURCH
 CASAC 0750
 7501 FRANKLIN BOULEVARD
 SACRAMENTO, CA 95823



A-3

Exhibit 6 Elevations

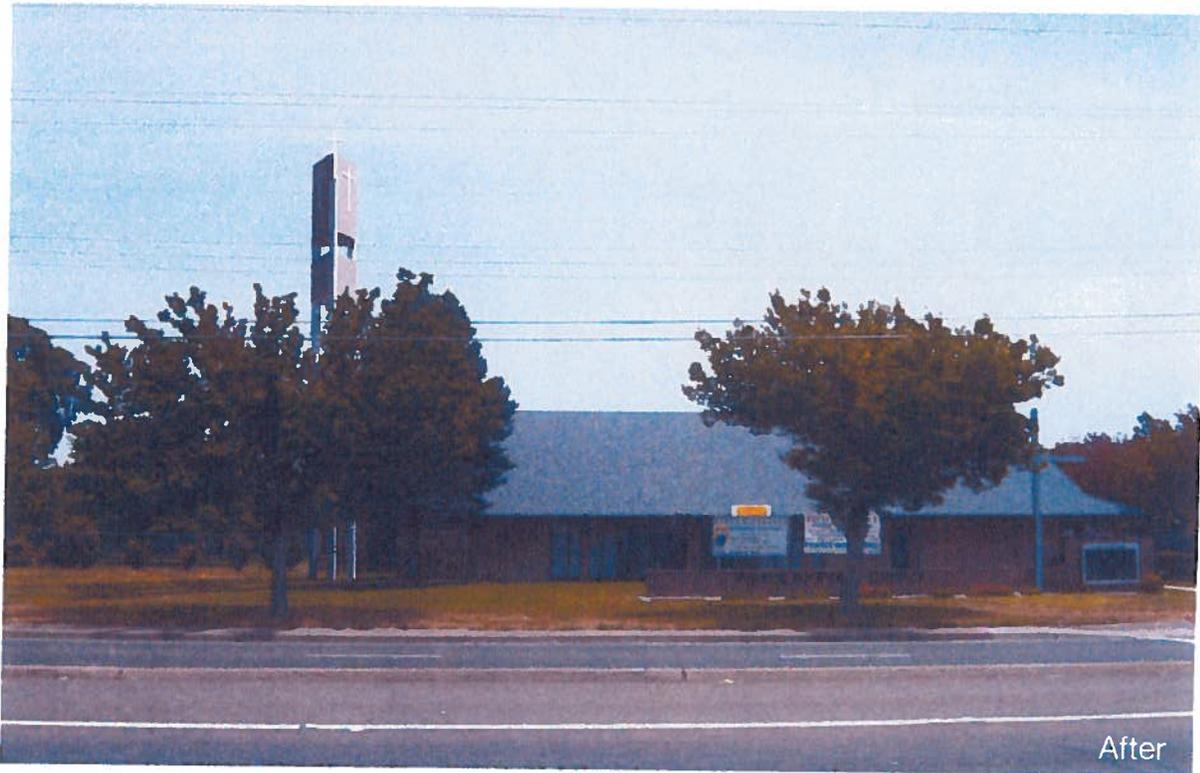
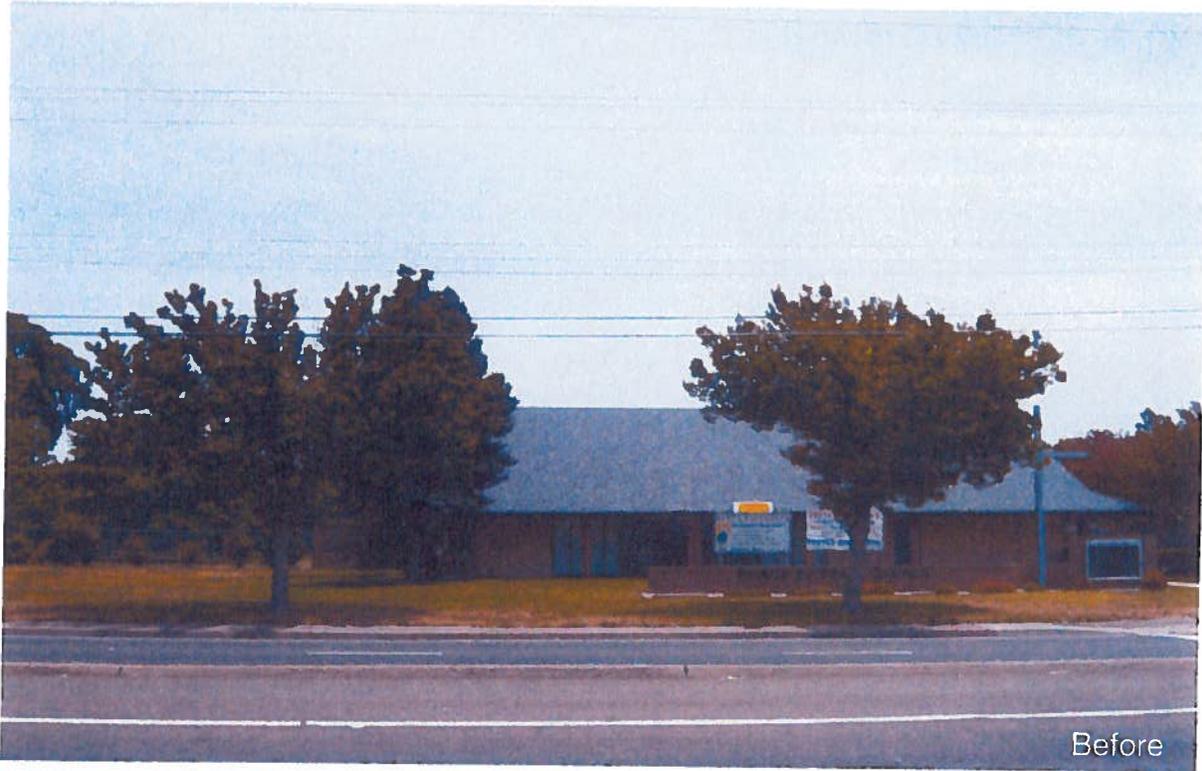


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Exhibit 8 Photo Simulations-Looking East

clearwire CA SAC 0750 Prince of Peace Church



View From Franklin Blvd, Looking East

tdekon.net

clearwire CA SAC 0750 Prince of Peace Church **Exhibit 9 Photo Simulations-Looking Northeast**



View From Franklin Blvd, Looking Northeast

ldekron.net

Exhibit B-11 Clearwire Propagation Map-With Facility

