



REPORT TO PLANNING COMMISSION City of Sacramento

6

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
August 11, 2011

To: Members of the Planning Commission

Subject: Natomas High School AT&T Cellular Facility (P11-008)

A request to replace an existing 100 foot stadium light with a new 112.5 foot stadium light to allow nine flush mounted antenna panels and a 400 square foot fenced area for equipment behind the existing bleachers in the Agricultural (A) zone.

- A. Environmental Determination: Categorical Exemption (CEQA Guidelines Section 15301, Existing Facilities);
- B. Special Permit to allow a 112.5 foot stadium light with cellular facility in the Agricultural (A) zone.

Location/Council District:

3301 Fong Ranch Road, Sacramento, CA

Assessor's Parcel Number 225-0170-063

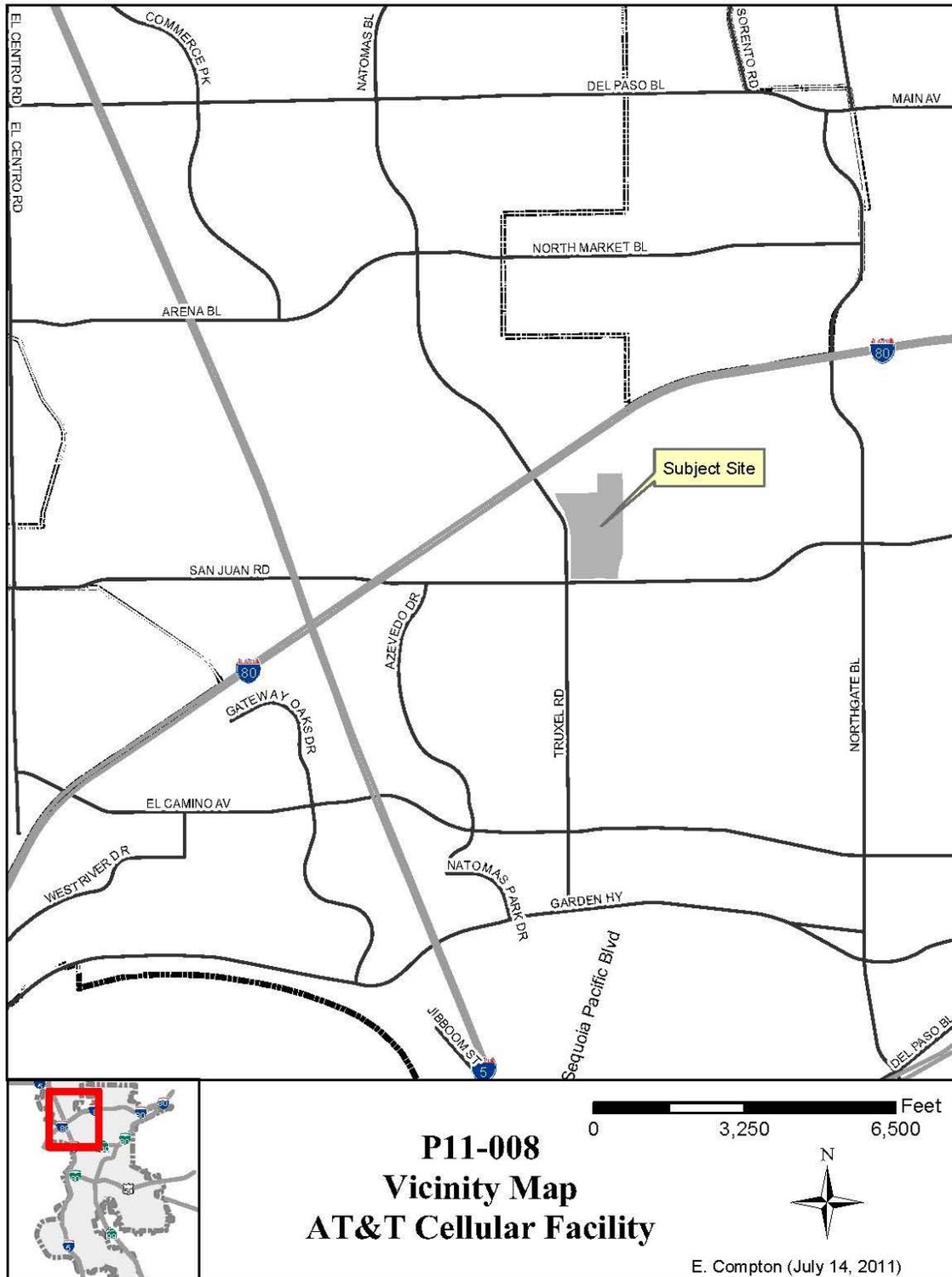
Council District 1

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-B above, and its decision is appealable to City Council. **At the time of writing this staff report, staff is not aware of any issues and the project is considered non-controversial.**

Contact: Evan Compton, Associate Planner, (916) 808-5260
Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant: Frank Schabarum, AT&T Mobility, (530) 722-0743, 10615 Quail Hollow Lane, Redding, CA 96003

Owner: Michael Cannon, Natomas Unified School District, (916-567-5468), 1901 Arena Boulevard, Sacramento, CA 95834



Summary: The site is currently developed with a public high school. There are four stadium lights around the football field. This proposal requests to locate a telecommunications facility on the stadium light to the northeast of the football field. The applicant is requesting to replace the 100 foot light pole with a 112.5 foot light pole with a cellular facility and ground mounted equipment adjacent to the bleachers. The stadium light to the northwest of the football field has already been approved for a telecommunications facility.

Table 1: Project Information
General Plan designation: Public / Quasi-Public
Existing zoning of site: A, Agricultural zone
Existing use of site: Natomas High School
Property area: 2,493,374 square feet or 57.24± acres

Background: The Natomas High School AT&T Cellular project was formally submitted on January 28, 2011. The project has been modified by the applicant during the review process to address staff comments and to ensure the project meets the flood zone requirements.

Entitlement History: On December 9, 1993, the Planning Commission approved a Special Permit (P93-111) to construct a 175,500 square foot high school on the subject site, now known as "Natomas High School." The site has previous approvals for the telecommunications facilities on the stadium light to the northwest of the football field. On October 25, 2001 the Planning Commission approved a Special Permit (P01-086) to allow antennas on a 100 foot stadium light tower. This Special Permit expired since no work was commenced within the two year time frame and no extension request was filed. On December 9, 2004 the Planning Commission approved a Special Permit (P04-166) to allow location of antennas on a 100 foot stadium light to the northwest of the football field. On October 11, 2005 the Zoning Administrator approved a Minor Modification (Z05-277) to allow the installation of an additional three antennas on the stadium pole. On August 7, 2007 the Zoning Administrator approved a Minor Modification (Z07-084) to allow additional panel antennas and flat panel microwave dishes. On August 5, 2010 the Zoning Administrator approved a Major Modification (Z10-022) to move an approved array up the tower, add microwave dishes, and widen the array area out from the tower. On September 13, 2010 the Zoning Administrator approved a Minor Modification (Z10-091) to replace three panel antennas with six panel antennas and install a new equipment cabinet within the existing fenced compound. As shown in the renderings in Attachment 4, the cell tower facility on the northwest of the football field was constructed.

Public/Neighborhood Outreach and Comments: An early notice was mailed on June 14, 2011 to property owners within 500 feet of the subject site to notify members of the community of the proposed project. (The 1,000 foot radius only applies to antenna sites located in a residential zone.) An early project routing was also sent to the applicable

neighborhood groups. A public hearing notice was sent to property owners within 500 feet and neighborhood associations including the Natomas Community Association, Natomas Partnership for Active Communities, South Natomas Business Association, and Gardenland/Northgate Neighborhood Association. The site was also posted more than 10 days in advance of the public hearing. At the time of writing this report, staff had not received any public comments regarding this project.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301, Existing Facilities. The project consists of the minor alteration of an existing private structure involving negligible expansion of use beyond that existing. 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 subject site is designated as Public/Quasi-Public on the General Plan Land Use and Urban Form Diagram. This designation provides for uses including the following: Governmental buildings, Public and private schools, Colleges, Hospitals, Cemeteries, and Airports.

2030 General Plan Policies:

U 7.1.4 Co-Location. *The City shall encourage compatible co-location of telecommunication facilities and shall work with utility companies to provide opportunities for siting telecommunication facilities on City-owned property and public right-of-ways.* Staff finds that with the increasing demand for wireless services in the surrounding area, there is a need to provide adequate communication and the proposal will locate a telecommunication facility on a non-city public use site.

Telecommunications Facilities Development Guidelines

The City of Sacramento has established Guidelines for Telecommunications Facilities. The policies seek to minimize the number and visibility of telecommunications facilities, provide locational opportunities on City owned property or right-of-ways, encourage collocation of facilities, and minimize the proliferation of monopoles.

Siting and Location

The City has developed guidelines concerning siting preference and facility location. The siting preference, listed in order with the most preferred at the top:

1. Located completely within an existing or constructed structure.
2. Existing structures (public or private) that allow a façade mounted antenna.
3. **Existing structures (public or private) which require a modification of the structure architecturally or in height in order to mount antennas.**
4. Collocation on existing poles or light standards at a lower height.
5. Collocation on existing poles or light standards at a higher height.
6. New monopole (whether co-developed or single carrier)

The current proposal, similar to the previously approved location of antennas on a stadium light in December of 2004, is consistent with siting preference #3 to use an existing structure which requires a modification of the structure architecturally or in height in order to mount antennas. Staff finds that the surrounding area is comprised of mostly single family homes and a few low scaled public and commercial buildings therefore it is not feasible to locate within an existing or constructed structure (#1 option) or as a façade mounted antenna on an existing structure (#2 option). As a result, staff is supportive of this request to modify a second light pole on the site for cellular facilities.

Design Guidelines

The design guidelines for telecommunication facilities include the following:

- a. *Carriers should consider siting as much as possible on existing infrastructure such as highway structures, transmission towers/poles, light standards, etc.* Staff finds that the current proposal locates the cellular facility on a modified, existing football stadium light standard.
- b. *Monopoles should be constructed of materials that match the prevalent poles and/or buildings and landscaping in the area or provide stealthing for the pole (ie wood, metal, palm/pine tree). Also carriers should consider using “close proximity/bi-polar or tight antenna arrays” configurations on monopoles instead of “traditional top hat” antenna arrays.* Staff finds that the site has four existing light standards around the football field and that the current proposal would locate tight array antennas on a pole shared with stadium lights and would adequately match the other poles.
- c. *Monopoles would be painted to match either the sky line (dull matte gray) or other prevalent architectural or natural features (ie trees).* Staff finds that the pole has been conditioned to match the dull matte gray color of the existing stadium light poles.
- d. *Carriers should include landscaping in proposals to better screen equipment on building or cabinets.* Staff finds that the school has an existing 15 foot high chain link fence with barbed wire around the football stadium and that the previously approved cellular facility provided 6 foot chain link fencing with slats around the

ground equipment. Since the site and the bleachers utilize chain link fencing, and the other cellular facility utilizes chain link fencing with slats, staff has conditioned this project to also provide chain link fencing with slats. The school site has trees however, there are few bushes or growing vines to cover the chain link fencing because of security reasons. Consequently, staff has not conditioned any additional landscaping around the proposed cellular facility recognizing obstructing visibility near the underside of the bleachers would be undesirable.

- e. *Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from streetscape view.* Staff finds that the proposed cellular facility and related equipment faces Fong Ranch Road however, there are existing baseball fields between the public street and the road. The baseball fields provide a buffer of approximately 300 feet to the facility and staff believes this distance offers adequate setbacks from the streetscape views.

The purpose of the design guidelines for telecommunications facilities is to ensure that the project coordinates and complements the existing design of the site and minimizes the impact of the facility with the existing site as well as the surrounding sites.

Land Use

Per the Zoning Code (Section 17.24.050, footnote 58), a Planning Commission Special Permit shall be required to add antenna and related equipment to an existing structure (other than a telecommunications tower) located in any residential zone or in the F, A, or OS zone, or if the antenna will increase the overall height of the structure. The proposal is to locate cellular facilities on an existing structure in the Agricultural (A) zone and to increase the overall height of the structure and therefore the project requires a Planning Commission Special Permit.

Adjacent Properties

The properties to the west are zoned Single Family Alternative (R-1A) and Multifamily (R-2B) and are developed with residential uses. The parcel to the north is zoned Agricultural Open Space (A-OS) and is currently vacant. The parcels to the east are zoned Single Family (R-1) and Single Family Alternative (R-1A) and are developed with residential uses. The parcels to the south are zoned Single Family Alternative (R-1A PUD) and Multifamily (R-2B R PUD) and are developed with residential uses.

The location of the proposed facility is approximately 420 foot away from nearest residential property which is located on the east side of Fong Ranch Road.

Site/Facility Design

The proposal consists of the replacement of an existing 100 foot stadium light, to the northeast of the football field, with a new 112.5 foot stadium light and a new equipment area adjacent to the light pole.

The AT&T cellular facility is proposed with nine panel antennas. The lowest AT&T antenna will be installed at 74 feet and this would allow collocation opportunities for future carriers at a maximum of 69 feet since a five foot separation is generally required.

The applicant submitted propagation maps (see Attachment 5) showing existing network coverage and with the coverage of the proposed facility with an antenna centerline at 109 feet and a total height of 112.5 feet. Renderings of the facility have also been included in this report as Attachment 4.

The applicant has requested a 112.5 foot tall facility because if the facility is limited to the current height of the stadium light standard, the applicant stated the predicted footprint coverage would be reduced by 19 percent. Staff supports the request for additional height because it is not visually obtrusive to the surrounding properties and the facilities are utilizing an existing structure.

The equipment area will be 16 feet by 25 feet (400 square feet) on a proposed concrete pad. The equipment area can be accessed by a paved access road from Fong Ranch Road. The lease area will be enclosed by a 6 foot tall chain link fence with dark green vinyl slats on all four sides. The applicant had originally proposed to construct an enclosed structure to locate the cellular equipment however, Federal Emergency Management Agency (FEMA) regulations require the proposal to be modified since the original enclosed structure would have had to be placed on a 20 foot tall foundation to meet the flood zone elevation. The current concrete pad and fence are not defined as a structure by FEMA definition and therefore is exempt from the flood zone elevation requirement.

All Federal Communications Commission (FCC) rules, regulations, and standards will be met for the proposed antennas and telecommunication facilities.

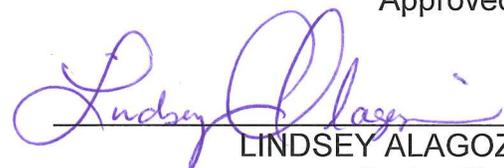
Findings of Fact

In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

- a. The project, as conditioned, is based upon sound principles of land use in that the new stadium light with cellular facilities replaces an existing stadium light and the proposal is consistent with the siting and design guidelines that encourage locating on an existing structure;
- b. The project will not be detrimental to the public health, safety, and welfare, and will not result in the creation of a public nuisance, in that the project, as conditioned, will not be visually obtrusive to surrounding properties;
- c. The project is consistent with the General Plan which designates the site as Public/Quasi-Public (PUB).

Conclusion: Staff recommends approval of the project since the proposal is consistent with the siting and design guideline policies that encourage collocating on an existing structure and the proposed facility will not be visually obtrusive to surrounding properties.

Respectfully submitted by: 
EVAN COMPTON
Associate Planner

Approved by:

LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

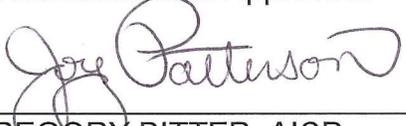

for GREGORY BITTER, AICP
Principal Planner

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Attachment 1
Proposed Findings of Fact and Conditions of Approval
Natomas High School AT&T Cellular Facility (P11-008)
3301 Fong Ranch Road

Findings Of Fact

- A. Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under **Section 15301 Existing Facilities** of the California Environmental Quality Act because it involves negligible or no expansion of an existing use.
- B. The Special Permit** to allow a 112.5 foot stadium light with cellular facility in the Agricultural (A) zone is approved subject to the following Findings of Fact:
1. The project, as conditioned, is based upon sound principles of land use in that the new stadium light with cellular facilities replaces an existing stadium light and the proposal is consistent with the siting and design guideline policies that encourage locating on an existing structure;
 2. The project will not be detrimental to the public health, safety, and welfare, and will not result in the creation of a public nuisance, in that the project, as conditioned, will not be visually obtrusive to surrounding properties;
 3. The project is consistent with the General Plan which designates the site as Public/Quasi-Public (PUB).

Conditions Of Approval

The **Special Permit** to allow a 112.5 foot stadium light with cellular facility in the Agricultural (A) zone is **approved** subject to the following conditions of approval:

Planning

1. The project shall conform to the approved plans as shown on the attached exhibits (A-F) unless otherwise noted below.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.

4. The overall height of the facility shall not exceed 112.5 feet with antennas mounted at 109 feet, 101 feet, and 77 feet (measured from the centerline). Any additional changes, additions, or modifications shall require Planning review and approval.
5. Should the antennas be discontinued for wireless services, the applicant or successors shall remove the antennas and related equipment within six months of termination.
6. The stadium light pole shall be painted dull matte gray to match the existing stadium light poles.
7. The ground equipment shall be screened with proposed chain link fencing that is no greater than 6 feet in height with dark green vinyl slats. Barbed wire, razor, or other prohibited wire material shall not be used for this project.
8. New cable ladders, cable trays, or ice bridges shall not be allowed. Any cable runs from the tower to the equipment cabinets shall either be ground level, or underground.
9. A signed copy of the Affidavit of Zoning Code Development Standards, a signed copy of all pages in the Record of Decision of P11-008, shall be scanned and inserted as a general sheet(s) in the plan set for the building department submittal associated with this project.

Fire

10. Knox access to the equipment enclosure shall be provided to the satisfaction of the Fire Department.

Development Engineering

11. The applicant shall ensure they have the rights to access the building and adjacent property through their lease agreement for continuous maintenance of the antennas, as well as all associated accessories and appurtenances.

JRA
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Architects & Interiors
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Sacramento, CA 95811
Phone: (916) 486-3831
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STAMP

PREPARED FOR

4422 Riverwood Drive
Fremont, California 94538

APPROVAL	DATE
BY: ENGINEER	DATE
SET: AS2 AND ZONING	DATE
EXERCISE CD#	DATE
DATE CONSTRUCTOR WAKED	DATE
OWNER APPROVAL	DATE

PROJECT NAME
TRUXEL RD.

PROJECT NUMBER
CN1272-A

3301 FONG RANCH ROAD
SACRAMENTO, CALIFORNIA 95834
DRAWING DATES

11/27/10 SET 202 (P1)
9/27/11 100% CD EXERCISE (P2)
9/27/11 100% CD EXERCISE (P3)
9/27/11 OUTDOOR LIGHTING (P4)
9/27/11 COURT RENDERING (P5)

REVISION LEVEL: L3

SHEET TITLE
T-1

CN1272-A
I-80 & TRUXEL RD.
3301 FONG RANCH ROAD
SACRAMENTO, CALIFORNIA 95834

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2007 CALIFORNIA BUILDING CODE (CALIF. BUILDING DEPARTMENT)
- 2007 CALIFORNIA ELECTRICAL CODE (CALIF. ELECTRICAL BOARD)
- 2007 CALIFORNIA MECHANICAL CODE (CALIF. MECHANICAL BOARD)
- 2007 CALIFORNIA PLUMBING CODE (CALIF. PLUMBING BOARD)
- 2007 CALIFORNIA FIRE CODE (CALIF. FIRE DEPARTMENT)
- 2007 CALIFORNIA LANDMARKS AND HISTORIC PRESERVATION CODE (CALIF. HISTORIC PRESERVATION BOARD)
- 2007 CALIFORNIA ENVIRONMENTAL CODE (CALIF. ENVIRONMENTAL BOARD)
- 2007 CALIFORNIA AEROSPACE CODE (CALIF. AEROSPACE BOARD)
- 2007 CALIFORNIA RETAILER STANDARDS CODE (CALIF. RETAILER STANDARDS BOARD)

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

RESPECTIVE JURISDICTIONS FOR THE PROJECT. YOU SHALL HAVE THE RESPONSIBILITY OF OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE JURISDICTIONS OF AN ADR OR A PROJECT SHALL BE BASED ON THE JURISDICTION OF THE ADR OR PROJECT. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE JURISDICTIONS OF REGULATION (P1) - (P5).

CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ARCHITECT, AS REQUIRED BY SECTION 101.25.1.1, TITLE 24, CODE REGULATIONS. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RESPECTIVE JURISDICTIONS OF REGULATION (P1) - (P5).

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PHONE: (916) 486-3831
FAX: (916) 486-3837

DEVELOPMENT SUMMARY

APPLICANT: AT&T

OWNER: AT&T

PROJECT ADDRESS: 3301 FONG RANCH ROAD
SACRAMENTO, CALIFORNIA 95834

ASSESSORS PARCEL NUMBER: 228-270-083

LAND USE: COMMERCIAL

LAND/USE TYPE: COMMERCIAL

EXISTING ZONING: A-22

PROPOSED PROJECT AREA: 432 SQ. FT.

PROPOSED CONSTRUCTION: RETAIL CELLULAR TELECOMMUNICATIONS FACILITY

JURISDICTION: CITY OF SACRAMENTO

COUNTY: SACRAMENTO COUNTY

PROJECT DESCRIPTION

RETAIL CELLULAR TELECOMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- RETAIL CELLULAR TELECOMMUNICATIONS FACILITY MOUNTED ON PROPOSED 112'-4" TALL X 20' X TRUCK AND FIELD LIGHT ENCASED TO REPLACE EXISTING.
- RETAIL CELLULAR TELECOMMUNICATIONS FACILITY MOUNTED ON PROPOSED 112'-4" TALL X 20' X TRUCK AND FIELD LIGHT ENCASED TO REPLACE EXISTING.
- RETAIL CELLULAR TELECOMMUNICATIONS FACILITY MOUNTED ON PROPOSED 112'-4" TALL X 20' X TRUCK AND FIELD LIGHT ENCASED TO REPLACE EXISTING.
- RETAIL CELLULAR TELECOMMUNICATIONS FACILITY MOUNTED ON PROPOSED 112'-4" TALL X 20' X TRUCK AND FIELD LIGHT ENCASED TO REPLACE EXISTING.

LEGAL DESCRIPTION

PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 WEST, MERIDIAN 1 WEST, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

SEE SHEET C-1 FOR COMPLETE LEGAL DESCRIPTION.

SHEET INDEX

1-1 TITLE SHEET

1-2 SITE PLAN

1-3 EXERCISE PLAN

1-4 SOUTH LAYOUT

1-5 SITE SURVEY (FOR REFERENCE ONLY)

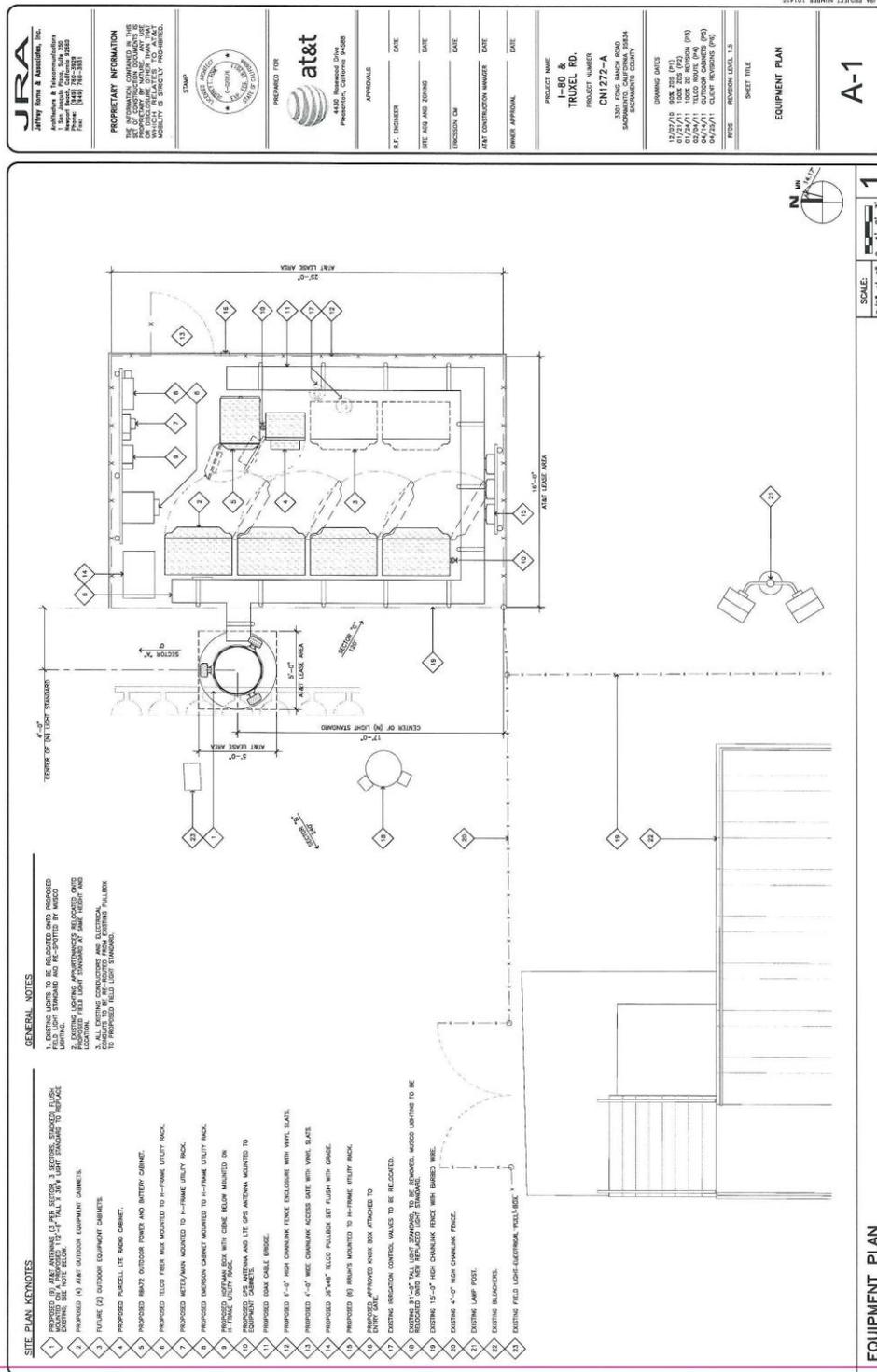
ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNDOORABLE WIRELESS TELECOMMUNICATIONS FACILITY IS EXEMPT FROM USUAL ACCESS REQUIREMENTS.

SCALE

THIS SHEET IS A SCALE DRAWING. THE SCALE OF THIS SHEET IS NOT TO SCALE.

Exhibit C: Equipment Plan



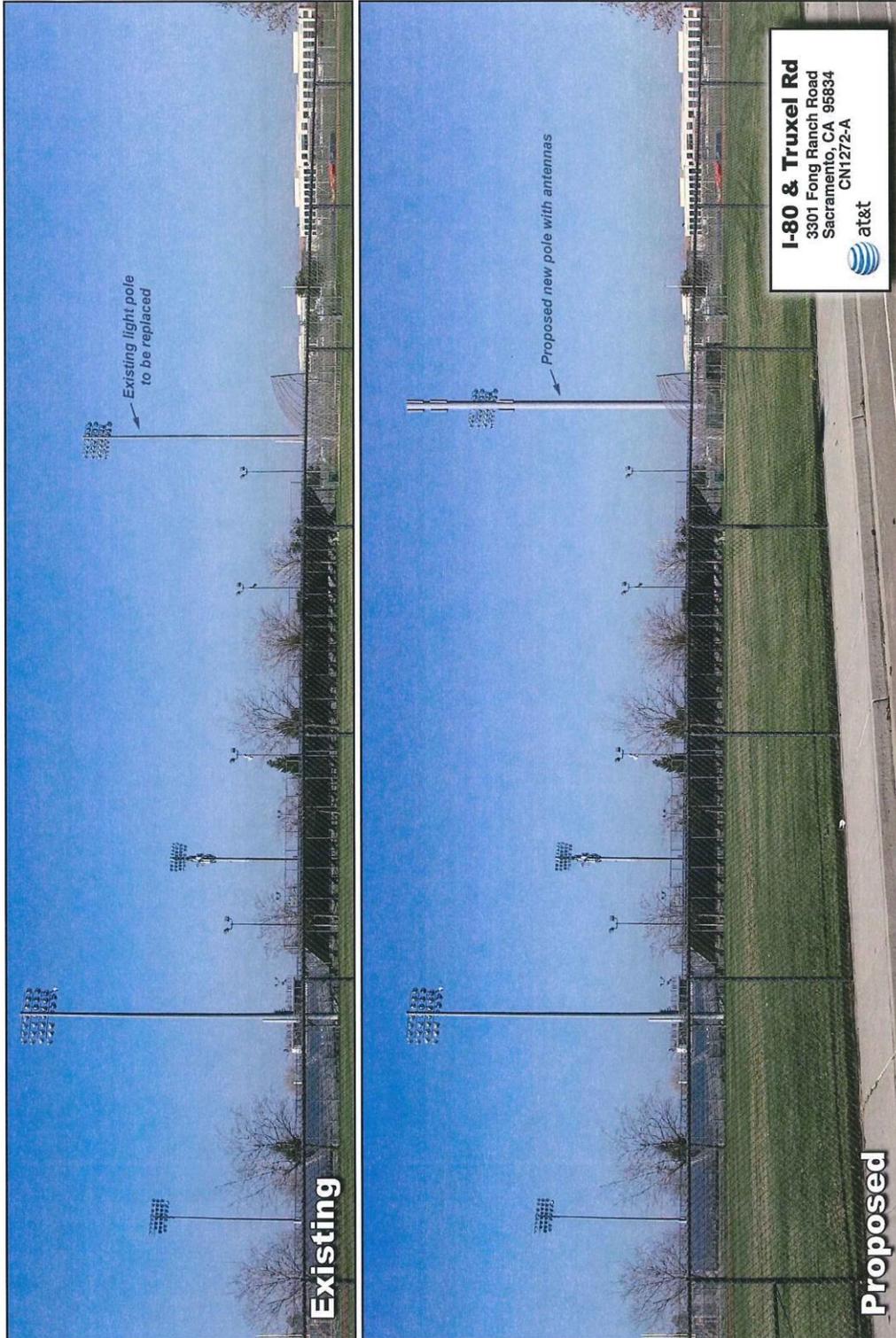
Attachment 3: Aerial Map



Attachment 4: Renderings

May 8, 2011

Photosimulation of view looking northwest from Fong Ranch Road.

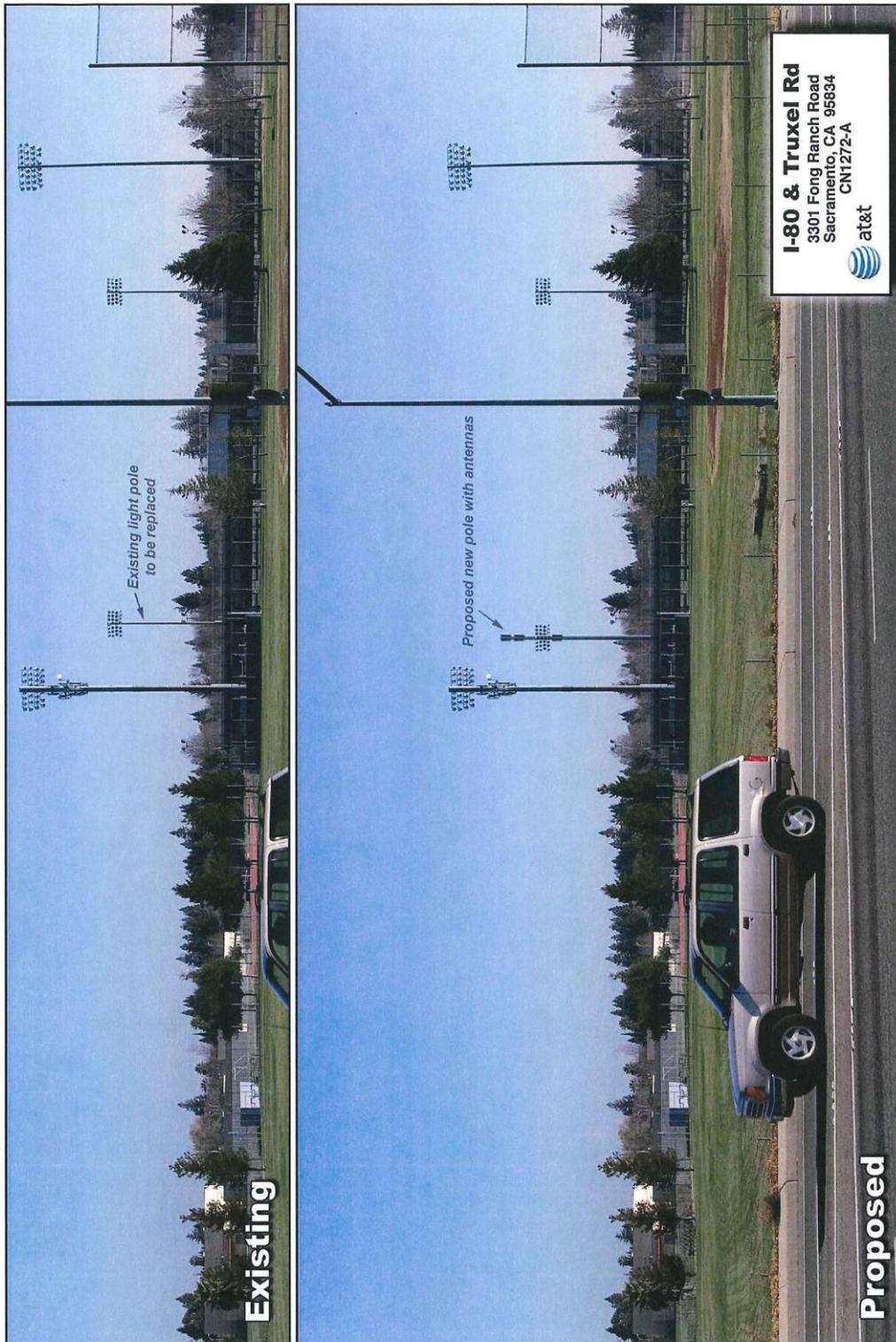


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May 8, 2011

Photosimulation of view looking east from the nearest point along Truxel Road.



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The Visual Experts

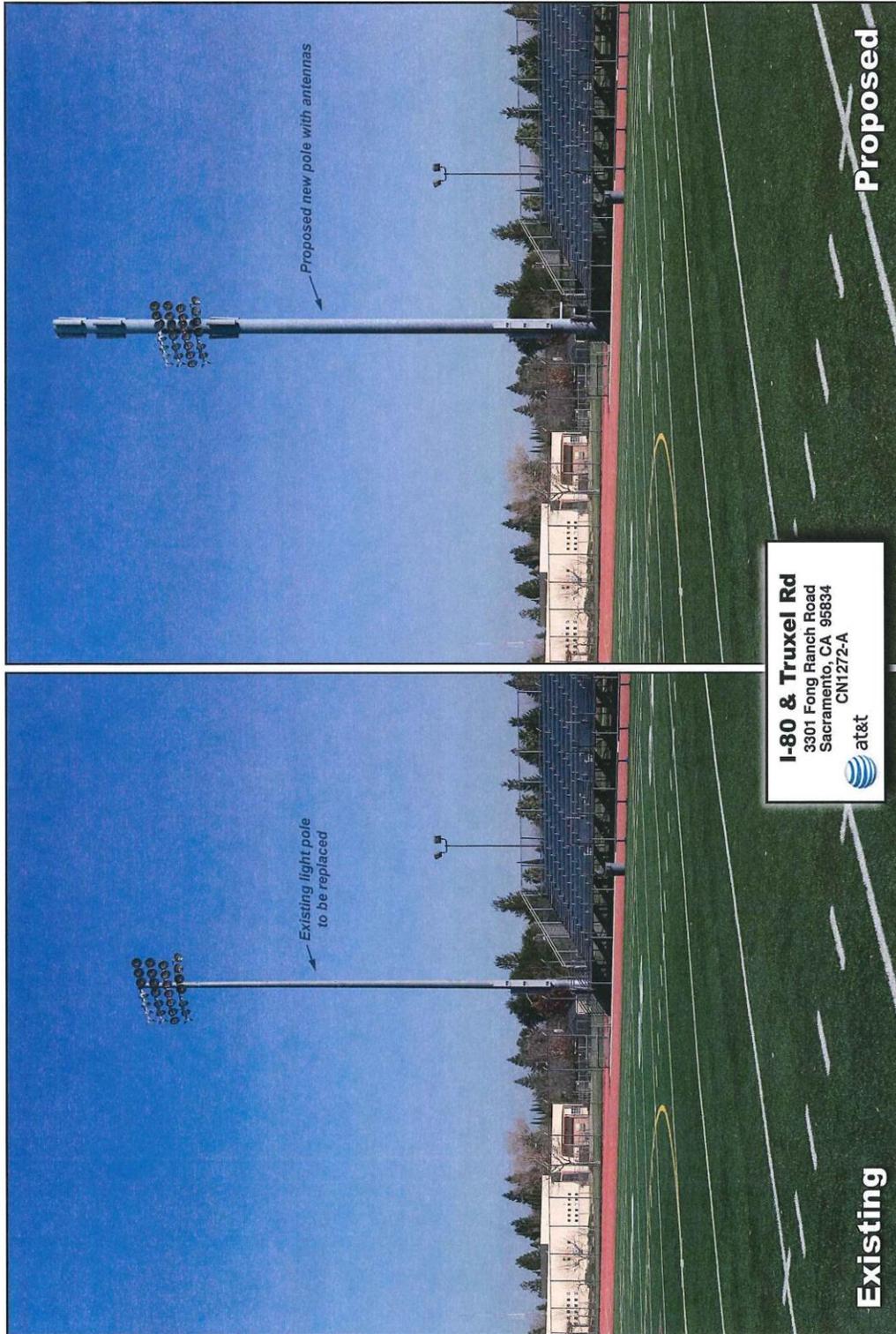
Proposed

Existing

I-80 & Truxel Rd
3301 Fong Ranch Road
Sacramento, CA 95834
CNT1272-A

May 8, 2011

Photosimulation of view looking northeast from the middle of the football field.



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Attachment 5: Coverage Maps

