AGENDA
CITY OF CITRUS HEIGHTS
FEBRUARY 10, 2021 7 PM
PLANNING COMMISSION

PLEASE NOTE: In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically. The meeting will be held via webcast with NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE. If you would like to watch the meeting webcast, please contact the Planning Division at (916) 727-4740 or by email at planning@citrusheights.net to obtain information on if a webcast will be available for this meeting.

If you wish to make a public comment, please submit your comment via email to planning@citrusheights.net or by completion of an online Speaker Card at https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30. Public comments shall be limited to 250 words or less. Each comment will be read aloud by the Secretary. Alternatively, members of the public can view the Planning Commission meeting live webcast at: http://citrusheights.net/305/Planning-Commission

1. CALL MEETING TO ORDER
2. FLAG SALUTE
   a. ROLL CALL

   Commission Members: Flowers, Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Scheeler

3. FLAG SALUTE
4. PUBLIC COMMENT
   Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. If you wish to address the Commission, please fill out a speaker identification form and hand it to the Commission Secretary. When you are called upon to speak, step forward to the podium and state your name clearly for the record. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning department and the Applicant for that agenda item.

5. CONSENT CALENDAR
   a. Approval Of Meeting Minutes For December 9, 2020

   Documents:
   M12-09-20 DRAFT.PDF

6. PUBLIC HEARING
a. DESIGN REVIEW PERMIT # DRP-20-07 – 6720 VAN MAREN LANE:

The applicant proposes to extend the height of an existing telecommunications facility by 10-feet, redesign the existing pole into a Monopine and add an additional 180 square feet of ground equipment. The overall new pole height will be 46-feet with the top of the tree branches at 51-feet. The project is categorically exempt from further environmental review pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act. Project Planner: Alison Bermudez

Documents:

SR_MONOPINE VAN MAREN_PACKET.PDF

b. DESIGN REVIEW PERMIT # DRP-20-05 – 6432 TUPELO DRIVE:

The applicant requests approval of a Design Review Permit for installation and operation of a 60-foot stealth communications pole or “Monopine” within the Antelope Plaza Shopping Center. Antelope Plaza is located on Antelope Road between I-80 and Tupelo Drive. The project is categorically exempt from further environmental review pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act. Project Planner: Alison Bermudez

Documents:

SR_TUPELO 6432 MONOPINE_PACKET.PDF

7. REGULAR CALENDAR

a. ELECTION OF CHAIR AND VICE CHAIR

8. PLANNING MANAGER COMMENTS

NONE

9. ADJOURNMENT

No additional items, meeting adjourned.

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 6360 Fountain Square Drive, Citrus Heights, CA 95621.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand at (916) 727-4707. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Pursuant to Sections 65009 (b) (2), of the State Government Code “If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City Planning Commission at or prior to, this public hearing".
City of Citrus Heights  
Planning Commission  
Wednesday, December 9, 2020  
Draft Meeting Minutes

The meeting was held via webcast with no physical location for public attendance in order to minimize the spread of the COVID 19 virus. Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Public comment was possible via email and any public comment received was read aloud by the Planning Commission Secretary.

1. **CALL MEETING TO ORDER**  
   Vice Chair Scheeler called the meeting to order at 7:01 PM.

2. **ROLL CALL**  
   **Commission Present:** Flowers, Ingle, Lagomarsino, Scheeler, Van Duker  
   **Absent:** Schaefer  
   **Staff Present:** Bermudez, Blomquist, Flores, Hildebrand, Jones, Kempenaar, McDuffee, Singer

3. **FLAG SALUTE**  
   Planner Eric Singer led the flag salute.

4. **PUBLIC COMMENT**  
   None

5. **CONSENT CALENDAR**  
   The meeting minutes for October 28, 2020 approved.  
   **AYES:** (6) Ingle, Flowers, Scheeler, Van Duker  
   **ABSENT:** Schaefer, Lagomarsino  
   **NOES:** (0)

6. **PUBLIC HEARING**

   **A. RAISING CANE’S DRIVE THRU RESTAURANT DESIGN REVIEW PERMIT AND USE PERMIT- 7800 GREENBACK LANE:** Applicant is proposing construction of a 3,172 square foot Raising Cane’s fast food drive-thru restaurant with 199 square foot outdoor covered patio on 36,566 square foot development area. The project is exempt from the California Environmental Quality Act per Section 15332 (In-Fill Development Projects) Project Planner: Eric Singer

   **Motions**

   1. Adopt Resolution 20-09 determining the project is Categorically Exempt from CEQA per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act;
M/S: Van Duker/Flowers
AYES: (5) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler,
ABSENT: Schaefer
NOES: (0)

2. Approve a Use Permit to allow the construction of a 3,172 square foot restaurant with drive-thru service and 199 square foot outdoor covered patio located at 7800 Greenback Lane, subject to the findings contained in this staff report and attached conditions of approval; and

M/S: Van Duker/Flowers
AYES: (5) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler,
ABSENT: Schaefer
NOES: (0)

3. Approve a Design Review Permit to allow the construction of a 3,172 square foot restaurant with drive-thru service and 199 square foot outdoor covered patio located at 7800 Greenback Lane, subject to the findings contained in this staff report and attached conditions of approval; and

M/S: Van Duker/Flowers
AYES: (5) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler,
ABSENT: Schaefer
NOES: (0)

4. Approve a Tree Permit to allow the removal of eleven protected trees for the construction of a 3,172 square foot restaurant with drive-thru service and 199 square foot outdoor covered patio located at 7800 Greenback Lane, subject to the findings contained in this staff report and attached conditions of approval.

M/S: Van Duker/Flowers
AYES: (5) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler,
ABSENT: Schaefer
NOES: (0)

CONDITIONS OF APPROVAL – USE PERMIT (FILE # UP-20-03)

1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, and California Building Standards. [Planning]

2) The project is approved as described in this report and as shown in Attachment #5 and described in the Applicant's project description (Attachment #4) and shall conform to all conditions of approval and exhibits included within this project; File # UP-20-03 and DRP-20-02 for the construction of a 3,172 square foot drive-through restaurant located at 7800 Greenback Lane. The project shall comply with the requirements of all agencies including service providers. [Planning]
3) This approval will expire in two (2) years (12/9/2022) after the date of its initial approval, unless a building permit has been issued for the work. The Director may extend the term of approval for one additional year. [Planning]

4) The communication ordering system for the drive-through shall have an automatic volume control so the volume of the speaker fluctuates based upon the ambient noise levels. At no time shall the noise exceed the levels allowed by the City’s Noise Regulations. [Police and Planning]

5) If the applicant decides to extend the hours of operation beyond 9:00 am to 1:00 am Monday – Sunday, the applicant shall meet with and receive approval from the Planning Division and the Police Department prior to extending hours. [Police and Planning]

6) All deliveries shall occur between the hours of 12am and 9am daily and shall comply with the delivery truck diagram submitted for review and approval by the Planning Division prior to building permit approval. [Planning]

5) Should any nuisances arise at the site from the late night hours, loitering or other health and safety issues, the applicant shall provide security measure(s) onsite acceptable to the Community Development Director and Chief of Police. If after reasonable notice and an opportunity to correct those problems, any public nuisances remain onsite, including any health and safety issues, the City can impose reduced operational hours or require a security company to provide onsite security during hours of concern. [Police and Planning]

6) Any violations of the conditions of approval could result in the revocation or modification of the Use Permit and/or the imposition of fines and penalties as allowed under Code. [Planning]

7) This Use Permit shall run with the land through any change of ownership of the subject site and all conditions of approval shall continue to apply after a change in ownership. [Planning]

**CONDITIONS OF APPROVAL – DESIGN REVIEW PERMIT (FILE # DRP-20-02)**

8) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, California Building Standards. [Planning]

9) The project is approved as described in this report and as shown in Attachment #5 and described in the Applicant’s project description and shall conform to all conditions of approval and exhibits included within this project; File # UP-20-03 and DRP-20-02 for the construction of a 3,172 square foot drive-through restaurant located at 7800 Greenback Lane. The project is approved as shown in Attachment #5 and as conditioned or modified below. The project shall comply with the requirements of all agencies including service providers. [Planning]

10) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by Community Development staff, provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]
11) Mechanical equipment shall be screened by the building parapet. No rooftop equipment may be visible from the surrounding right of way. [Planning]

12) All outdoor lighting including parking lot lighting shall be designed with full shields, and cut off flat lenses to ensure that all light from any fixture will not direct light skyward, and will minimize light pollution consistent with section 106.35 of the Zoning Code. A final photometric site plan shall be submitted and reviewed for approval demonstrating the outdoor lighting is less than 0.5 footcandles within two feet of the property line. Flood lights are strictly prohibited. All lighting, including accent lighting, shall have the light source shielded from view. [Planning]

13) The light above the removable sign along the east elevation shall be removed. A final sign plan shall be submitted prior to issuance of building permits for review and approval by the Planning Division. [Planning]

14) Submit for review and approval the design of all masonry walls. All masonry walls shall have anti-graffiti coating on sides that face the public streets. The landscape plans shall include creeping vines and/or shrubs that screen the proposed masonry wall facing the public right of way. [Planning]

15) The plans submitted to the Building Division for review and approval shall include the provision of a paved sidewalk between the southern Raising Canes east/west drive aisle and the existing sidewalk landing adjacent to the ADA parking stalls serving Hobby Lobby. [Planning]

16) Any plans submitted to the Building Division for review and approval shall indicate all approved revisions/alterations as approved by the Planning Commission. This may include additional privacy screening measures for the adjacent properties. [Planning]

17) This Design Review Permit approval does not include any signs. All signs must comply with the sign requirements and receive a separate permit. Signage for the site shall include on-site directional signage to guide drivers to the drive-thru entrance. [Planning and Engineering]

18) The following improvements are required:
   a) Replace the existing raised channelizers on Greenback Lane with a raised, colored concrete median. Color to match adjacent medians on Greenback Lane.
   b) Install a No U-turn sign for the eastbound left turn lane on Greenback Lane to the Retail Center driveway, within the newly constructed raised concrete median.
   c) Install “Keep Clear” striping at the location of the driveway on Birdcage Drive to deter outbound vehicles from blocking the ability of oncoming motorists to turn into the first drive aisle opening.
   d) If, within six months of the development opening for regular operation, the city determines that unsafe movements, driver confusion or other undesirable activities are occurring with regular frequency, the city and applicant shall discuss the items, and developer shall implement measures to counteract such behaviors.
   e) Construct a pedestrian pathway that extends from the eastern sidewalk on Birdcage Street to the southern edge of the building so pedestrians have a direct path to the inside of the restaurant from the sidewalk. Stripe the crosswalk across the drive-thru.
f) A striped crosswalk from the southern edge of the site to the parking area to the south is required.
g) Install required bike parking as determined by the Planning Division. Applicant to coordinate with the city on appropriate location and type of bicycle parking to be provided. [Engineering]

19) The following frontage improvements are required along Greenback Lane and Birdcage Street: remove existing sidewalk, rolled curb & gutter and replace with 6-ft wide sidewalk, Type 2 vertical curb & gutter. Sidewalk must meet maximum 2% cross slope. All frontage improvements shall be constructed prior to ANY occupancy and must meet accessibility (ADA) requirements and City design standards. Any work within the Right-of-Way (ROW) requires an Encroachment Permit from the City's General Services Department. [Engineering]

20) Site shall meet the pre and post Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements. The City is a member of the Sacramento Stormwater Quality Partnership and uses their guidelines and requirements. The following is their link: http://www.sactostormwater.org/SSQP/development.asp [Engineering]

21) The project shall adhere to the State of California’s General Construction Permit requirements. Provide documentation of compliance with applicable requirements. [Engineering]

22) Roof drains for the building shall not directly connect into the storm drain system. Downspouts shall flow to rain garden, landscaped areas, bio-swale, and/or other approved filtering methods before entering the City’s storm drain system. [Engineering]

23) The trash enclosure must provide a method of preventing the possibility of storm water runoff pollution. Roofs on enclosures and proper grading have been required by some agencies, but CHPD (Citrus Heights Police Department) has indicated that roofed trash enclosures have been related to housing/shelter for some homeless people with associated problems for the businesses. Draining to a BMP (Best Management Practices) is an alternative used on other projects. [Engineering]

24) This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City’s Municipal Code requirements. [Engineering]

25) Submit and receive approval of a Construction Traffic Management Plan (CTMP) prior to mobilization or initiation of any construction activities. The CTMP shall include items such as: the number and size of trucks per day, expected arrival and departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The overall goal of the CTMP shall be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The CTMP shall achieve the following performance standards throughout project construction:

a) Delivery trucks do not idle/stage on Greenback Lane or Birdcage Street
b) All construction employees shall park on-site.
c) Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g. rocks) that could otherwise impede travel and impact public safety.
Draft
Planning Commission Minutes
December 9, 2020

d) Storage of materials and equipment shall be screened with fencing including mesh or slats. (Planning)

26) Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Permit challenging the validity of the Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer’s interests at Developer’s sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

Prior to Issuance of Building Permit

27) The applicant shall submit final landscaping and irrigation plans for the project site prior to issuance of any building permits. The landscaping plan shall be revised to include any proposed detention basins. Landscaping within the basin shall use plantings for water filtration, along with amended soils. [Planning and Engineering]

28) A Final Tree Impact Assessment shall be submitted and approved by the Planning Division prior to issuance of any building permits. The Impact Assessment shall assess construction impacts to the existing trees as well as outline construction methods that shall be used to protect the trees during construction of the project. [Planning]

Prior to Granting Final Occupancy

29) The project Landscape Architect shall:
   a) Certify in writing that the landscaping has been installed in compliance with the Zoning Code and approved landscape plan.
   b) Demonstrate and certify in writing that the irrigation has been installed and is in compliance with the Zoning Code and landscape irrigation plans. The City may require an irrigation audit performed by a certified irrigation auditor. [Planning]

CONDITIONS OF APPROVAL – TREE PERMIT

30) The applicant shall submit a final Tree Impact Assessment. The tree impact assessment report shall include all preservation measures, including details for modified curbs and paving that the applicant shall undertake during construction to ensure the long-term health and safety of the trees. The impact assessment report shall take into account improvement plans that show any encroachment into the dripline of any protected trees. [Planning]
31) No activity within the dripline of any tree beyond that identified within this report is permitted without approval from the Planning Division as identified in Attachment #7. Only those trees identified as appropriate for removal in accordance with Attachment #7 are authorized for removal, in accordance with the information provided in the staff report. [Planning]

32) All recommendations contained in the Arborist Report shall be incorporated as part of these conditions except as modified herein. This includes:
   - Maintenance pruning to remove deadwood and excessive weight and minor clearance pruning;
   - Regrading and mulching as indicated;
   - Deep root fertilization; and
   - Installation of cable system when called for. [Planning]

33) The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the property owners and contractor to inform all subcontractors of the tree preservation requirements. [Planning]

Prior to Issuance of a Building Permit

34) A fencing plan shall be shown on the approved site plan demonstrating the dripline for the affected trees. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. [Planning]

35) The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the dripline of the trees. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant locations to be clearly visible from the front of the lot. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

   “WARNING
   THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT”

   [Planning]

36) The applicant shall contact the Planning Department to inspect and approve the temporary fencing and signs around the protected zones before beginning any construction. [Planning]

37) All pruning shall be completed prior to the beginning of construction. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. [Planning]

38) Any watering or deep root fertilization which the arborist deems necessary to protect the health of the trees due to the construction impacts shall be completed by the applicant, prior to occupancy. [Planning]
39) A utility trenching plan shall be submitted which demonstrates that the trenching-pathway for all utilities will be located outside the dripline of all retained trees. If this mitigation is not feasible other mitigation measures offered by a certified arborist and accepted by the Community Development Director must be made. [Planning]

40) Replacement planting of trees shall be completed so that for each inch of protected tree removed, a replacement 15-gallon size tree shall be planted in its place within the subject property. The applicants must submit a planting plan to the city to the satisfaction of the Community Development Director or pay into the city’s tree preservation fund ($298 per inch of diameter). [Planning]

During Construction and Prior to Issuance of an Occupancy Permit

41) Following completion of landscape installation and prior to issuance of occupancy permits for any buildings, the Landscape Architect shall certify that:
   a) Soil has been tested and prepared as necessary based on the Soils Analysis;
   b) The irrigation has been installed compliant with the Zoning Code and the Model Water Ordinance and approved landscape plan; and
   c) Tree planting sites shall comply with the minimum soil volume as identified in the Zoning Code and landscape plan. [Planning]

42) The following information must be located on-site during construction activities:
   - Arborist’s report
   - Approved site plan including fencing plan
   - Conditions of approval for the Tree Permit

43) To avoid root injury, any excavation within the dripline shall be conducted with hand tools. [Planning]

44) A certified arborist shall monitor any excavation within the dripline of any tree. [Planning]

45) All finished grading shall ensure that no water will collect within the dripline of any native oak tree. [Planning]

46) Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any oak tree. Only low-water usage plantings may be planted under the dripline of any oak tree. [Planning]

47) If any native ground surface fabric within the dripline must be removed for any reason, it shall be replaced within forty-eight (48) hours. [Planning]

48) Storage of materials, equipment and vehicles is not permitted within the dripline of any oak tree. Vehicles and other heavy equipment shall not be operated within the dripline of any oak tree. [Planning]

49) The certified arborist shall immediately treat any severed or damaged roots (NOTE: Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any oak tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. [Planning]
50) The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. [Planning]

51) Within 5 days of the completion of the construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) which was conducted in the dripline of the trees, either being in conformance with this permit or of the required mitigation still needing to be performed. [Planning]

52) Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Permit challenging the validity of the Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. Developer may select its own legal counsel to represent Developer’s interests at Developer’s sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

B. GPA-20-02 DRAFT AMENDMENT TO THE GENERAL PLAN HOUSING ELEMENT: In accordance with state law, Citrus Heights is updating its General Plan Housing Element to reflect the new housing needs projected by the Sacramento Area Council of Governments for the 2021-2029 period. The Planning Commission will review the Draft Housing Element Update, which includes minor modifications to existing policies, and forward a recommendation to the City Council. Please see www.citrusheights.net/he for more details. The project is exempt from CEQA under Section 15061 where the amendment is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Project Planner: Eric Singer

Commission Comments

- Are all of our banked properties exempt from CEQA?
- What project not exempt from CEQA?
Vice Chair Scheeler called for a motion.

**Motions**

- Recommend that the City Council find the project is exempt from CEQA per Section 15061 (b) (3)a.
- Forward the Draft Amendment to the City Council for review and comment.
- Recommend the City Council forward the Draft to HCD for review.
- Defer the future review and approval of the Housing Element to the City Council after HCD review and comment.

**M/S:** Ingle/Lagomarsino

**AYES:** (5) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler,

**ABSENT:** Schaefer

**NOES:** (0)

7. REGULAR CALENDAR

A. **Disposition of Property – 7137 Auburn Boulevard:** The request is to adopt Resolution 2020-010 to find that the disposition of the property known as “New Sylvan” is consistent with the city’s General Plan as per the findings required by Government Code Section 65402. Environmental Determination: The project is exempt as per Section 15061 of the CEQA Guidelines. Project Planner: Alison Bermudez

There was Planning Commission and staff discussion.

Vice Chair Scheeler opened the public hearing.

There were no other speakers Vice Chair Scheeler closed the public hearing.

**Motions**


**M/S:** Van Duker/Lagomarsino

**AYES:** (5) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler,

**ABSENT:** Schaefer

**NOES:** (0)

B. **PLANNING MANAGER ITEMS**

None
C. ADJOURNMENT
Vice Chair Scheeler adjourned the meeting at 8:11 pm.

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary
## STAFF REPORT

Community Development Department  
Planning Division  
6360 Fountain Square Dr.  
Citrus Heights, CA 95621  
[www.citrusheights.net](http://www.citrusheights.net)  
(916) 727-4740

### Hearing Date:
February 10, 2021

### File Number:
DRP-20-07

### Application Type:
Design Review Permit  
Wireless Facility

### Assessor’s Parcel Number:
211-0123-018

### Prepared by:
Alison Bermudez, Associate Planner  
(916) 727-4741  
[abermudez@citrusheights.net](mailto:abermudez@citrusheights.net)

<table>
<thead>
<tr>
<th>Project Name: Monopine Telecommunications Facility</th>
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<tbody>
<tr>
<td>Project Address: 6720 Van Maren Lane</td>
</tr>
<tr>
<td><strong>Gross Acreage:</strong> .30 acre Project Parcel</td>
</tr>
<tr>
<td><strong>Provided FAR:</strong> N/A</td>
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<tr>
<td><strong>Current Zoning:</strong> LC-Limited Commercial</td>
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</tbody>
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### Environmental Status:
(X) Exempt – Class 3 Section 15303 (New Construction or Conversion of Small Structures)  
( ) Environmental Impact Report  
( ) Negative Declaration  
( ) Mitigated Negative Declaration  
( ) Previous Environmental Impact Report

### Planning Department Recommendations:
(x) Approve with conditions

<table>
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<tr>
<th>Applicant:</th>
<th>Property Owner:</th>
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| Jason Osborne, Agent for AT&T Beacon Development  
3 Rovina Ln  
Petaluma, CA 94952  
(415) 529-8868 | Shahab Mousavi Hollister  
P.O. Box 242  
Roseville, CA 95661  
(916) 769-4352 |

### Surrounding Zoning:
- **On-site:** Limited Commercial (LC)  
- **North:** Residential (RD5)  
- **South:** Limited Commercial (LC)  
- **West:** Limited Commercial (LC)  
- **East:** Limited Commercial (LC)/

### Surrounding Land Use Designation:
- General Commercial  
- Low Density Residential  
- General Commercial  
- General Commercial

### Actual Use:
- Offices/Retail  
- Single-Family Residences  
- Convenience Store  
- Pharmacy/Fitness Center  
- SMUD Substation/Automotive Repair Center
SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

1. Adopt Resolution No. 21-01, finding that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303 (New Construction or Construction of Small Structures); and

2. Approve a Design Review Permit to redesign an existing communications pole into a Monopine, increase the height of the pole by 10 feet and install additional ground equipment based on the findings contained in the staff report and the attached conditions of approval.

BACKGROUND

In November 2003, a Conditional Use Permit (CUP-03-06) was issued which allowed the installation and operation of a 37-foot monopole and associated ground equipment within a developed commercial center. The 37-foot pole contained a number of antennas which supported the service provider’s wireless communication coverage for the area surrounding Auburn Boulevard and Van Maren Lane. The photo below shows the current monopole design which has been in operation by a single carrier since the original since 2003.

Existing Facility

PROJECT DESCRIPTION

The applicant requests approval to extend the height and redesign an existing communications pole into a Monopine, a pole designed to look like a tree. The existing pole and related ground equipment are located within an existing secured outdoor storage area of a small retail center.

One carrier currently maintains antennas on the existing communications pole. According to the applicant’s description and justification statement (Attachment 3), the proposed 10-foot height extension will provide the needed space which would allow for another carrier to install antennas, thus reducing the need for an additional communications facility and significantly reducing the carrier’s existing service gap in the area (Attachment 4).
DESIGN REVIEW PERMIT (FILE # DRP-20-07)

Design Review Permit – Description of Request

The applicant proposes to extend the height of an existing telecommunications facility by 10-feet, redesign the existing pole into a Monopine and add an additional 180 square feet of ground equipment. The overall new pole height will be 46-feet with the top of the tree branches at 51-feet. The pole and the ground equipment are contained within the retail center’s existing outdoor storage area as shown below.
Design Review Permit – Analysis

The Citrus Heights Zoning Code requires that findings be made in order to approve a Design Review Permit for wireless facilities. The required findings are listed below in italicized bold print and are followed by an evaluation of each finding.

- **The project complies with applicable provisions of the Zoning Code;**

The proposed location is zoned “LC” for Limited Commercial. The LC zone allows for commercial land uses including shopping centers and wireless telecommunication facilities. Section 106.44 of the Zoning Code provides the necessary site planning and development standards for wireless facilities which would apply to this project.

<table>
<thead>
<tr>
<th>Development Standards</th>
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<td><strong>Height</strong></td>
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<td>46 ft. (51-ft. with branches)</td>
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| **Setbacks** | **North (Side):** 94 ft. | **North:** 0 ft. |
| (Existing, No Changes with project) | **South Side:** 20 ft. | **South:** 0 ft. |
| **West (Front):** 70 ft. | **West:** 20 ft. |
| **East (Rear):** 20 ft. | **East:** 0 ft. |

As demonstrated above, the project conforms to Section 106.44.050.B of the Zoning Code, which provides development standards required for the placement of wireless communication facilities.

- **The project provides architectural and scale that are appropriate to and compatible with the site surroundings and the community;**

- **The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;**

The Monopine design provides screening of the pole and the antennas, reducing the visual impacts of a typical monopole. Additionally, the new taller facility will allow opportunity for the collocation of additional antennas from other carriers and reduce the need for additional stand-alone poles to be installed within the vicinity.

The project has been conditioned to provide a variety of design features to provide a natural looking tree. Some of the design features (Condition 7) include a dense number of “branches” to cover the antennas, branches to begin at a maximum height of 20-feet from the ground and the pole to be painted a color resembling bark. With these features, staff believes the Monopine will be as natural looking as possible and have the least visual impact.

- **The project provides safe and efficient public access, circulation and parking,**

The proposed modification to the communications pole will not alter the existing site plan or reduce any on-site parking. The existing pole sits within an enclosed storage yard that already exists on the property.

- **The proposal provides appropriate open space and landscaping, including the use of water efficient landscaping;**
Due to the property configuration and the relatively small parcel, landscaping is fairly sparse. There is an existing landscape planter along the Van Maren side of the storage enclosure which was installed with the existing monopole project. The site does not provide any space for additional planters. As part of this project, the applicant will be required to refresh this planter with new plants, bark and verify the watering system is in working order.

- The proposal is consistent with the General Plan; and

General Plan Goal 10.6 states the following:

*Encourage innovative and create design for cellular and wireless communication facilities.*

The new facility is consistent with General Plan Policy 10.6 as the project will replace an existing monopole with a “Monopine,” a facility designed to appear as a tree. The Monopine’s “branches” will allow for the concealment of the proposed antennas and any future antennas.

The property has a General Commercial land use designation which allows the installation and operation of telecommunication facilities.

- The proposal complies with all applicable design standards and policies.

In addition to the findings listed above, wireless facilities must also meet the findings listed and analyzed below.

- The wireless telecommunications facility provides a high quality design that is compatible with the site surroundings and the community, and has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, where applicable;

- The wireless telecommunications facility is in harmony with proposed developments on land in the general area;

- The application conforms with the criteria set forth in any applicable city-adopted design guidelines and the visual compatibility standards; and

As described earlier, the facility will be designed to look like a pine tree or “Monopine.” The pole will have a dense number of branches to conceal the antennas. The project is also conditioned for enhanced design features (Condition 7) including the branch color, placement, angle and length of branches.

As shown in Attachment 4, the area near the intersection of Auburn Blvd and Van Maren lane has been identified as deficient in service coverage and with the installation of the additional antennas, coverage significantly increases. Over the years, a variety of options have been considered but all options required the installation of an additional communications pole. It is staff’s belief that increasing the height of one pole and disguising it as a tree has less visual impacts than multiple communication poles installed within a service area.

- The applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.

The Zoning Code provides the preferred methods of placement for cellular communications antennas with a new communications pole being the least favored.
As discussed in the Justification Statement & Alternative Site Analysis (Attachment 3), the applicant searched for alternative sites that would be more favorable and not require the placement of a new pole but each one was determined to be unfeasible. Since this site already had a pole, which can be modified, this site was determined to be the most favorable.

**Design Review Permit - Conclusion**

Based upon the analysis above, staff concludes that the findings can be made to approve the Design Review Permit to allow the redesign an existing communications pole into a Monopine, increase the height of the pole by 10 feet and install additional ground equipment.

**ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from further environmental review pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

**PUBLIC OUTREACH**

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger.

No written comments have been received at the time this staff report was produced.

**FINDINGS FOR APPROVAL – DESIGN REVIEW Permit (FILE # DRP-20-07)**

- The project complies with applicable provisions of the Zoning Code;
- The project provides design and scale that are appropriate to and compatible with the site surroundings and the community;
- The project provides attractive and desirable site layout and design, including pole placement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
- The project provides safe and efficient public access, circulation and parking,
- The proposal provides appropriate open space and landscaping, including the use of water efficient landscaping;
- The proposal is consistent with the General Plan; and
- The proposal complies with all applicable design standards and policies.

In addition to the findings listed above, wireless facilities must also meet the findings listed below.

- The wireless telecommunications facility provides a high quality design that is compatible with the site surroundings and the community, and has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, where applicable;
The wireless telecommunications facility is in harmony with proposed developments on land in the general area;

The application conforms with the criteria set forth in any applicable city-adopted design guidelines and the visual compatibility standards; and

The applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.

RECOMMENDED MOTIONS

The Planning Division recommends the Planning Commission make the following motions:

1. Adopt Resolution No. 21-01, finding that the project is Categorically Exempt from California Environmental Quality Act (CEQA) per Section 15303 (New Construction or Construction of Small Structures); and

2. Approve a Design Review Permit to redesign an existing communications pole into a Monopine, increase the height of the pole and install additional ground equipment based on the findings contained in the staff report and the attached conditions of approval.

Attachments:

1. Resolution  
   A. Conditions of Approval  
2. Vicinity Map  
3. Project Description  
4. Coverage Maps  
5. Photo Simulations  
6. Project Plans
RESOLUTION NO. 2021-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING A DESIGN REVIEW PERMIT FOR THE MODIFICATION TO AN EXISTING TELECOMMUNICATIONS FACILITY AND ASSOCIATED EQUIPMENT LOCATED AT 6720 VAN MAREN DRIVE, CITRUS HEIGHTS, CALIFORNIA

WHEREAS, Beacon Development, dba AT&T Mobility (“Applicant”), seeks approval of a Design Review Permit for the modification to an existing telecommunications facility located on assessor parcel number 211-0123-018-0000;

WHEREAS, the proposed location is within the City of Citrus Heights and has been reviewed by the City of Citrus Heights Planning Commission;

WHEREAS, the City of Citrus Heights Planning Commission finds that an exemption from the California Environmental Quality Act under Section 15303 (Construction of Small Structures), is the appropriate for this project, and no further review is required;

WHEREAS, the proposed Design Review Permit is consistent with the General Plan; and

WHEREAS, the proposed project is consistent with the Zoning Code including Section 106.44 which pertains to telecommunication facilities.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.

2. The conditions giving rise to the need for environmental review have not arisen based on the proposed Design Review Permit.

3. The Planning Commission does hereby approve the Design Review Permit (File DRP-20-07) which allows the existing communications pole to be increased 10 feet in height, be reconstructed into a monopine and add 180 square feet of ground equipment subject to the Conditions of Approval provided at Attachment 1.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 10th day of February, 2021 by the following vote, to wit:
AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED

ATTESTED

XXXXXXXX, Chairperson

Stacy Hildebrand,
Planning Commission Secretary

Exhibit A: Conditions of Approval
Conditions of Approval
Monopine Telecommunications Facility File # DRP-20-07
6720 Van Maren Lane

1) This application’s approval is valid for two years from date of approval (expires 2-10-2023) unless the permit is effectuated or a request for an extension is requested by the applicant and granted by the Planning Division. (Planning)

2) This approval terminates upon the expiration of ten years from the approval (2-10-2031). The applicant shall submit to renew the Permit (DRP-20-07) between 365 days and 180 days prior to the expiration of the permit. The application shall include all information, materials, fees, and deposits required for a new application under Section 106.44.030 of the Zoning Code.

3) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; Uniform Fire Code and Sacramento County Environmental Health Department standards.

4) The project is approved as per the submitted plans (Attachment 6 to the Staff Report). Minor modifications to the design of the project, including site layout, may be approved by the Planning Division provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. (Planning).

5) The facility may be declared abandoned or discontinued in accordance with Section 106.44.050.H. (Planning)

6) The ground lease area shall be contained within the existing outdoor storage area. (Planning)

7) The following design features shall be incorporated into the “monopine”.
   - The “tree” shall have enough branches of foliage as needed to cover all sets of antennas
   - The branches shall begin at a maximum height of 20 feet from ground level
   - The tree trunk shall be painted a color to look like bark
   - The tree branches shall be a color that blends in with the surrounding tree environment
   - The antennas shall be covered with a screening material
   - The tree branches shall be angled a minimum of 15 degrees for the appearance of natural branches

   The applicant shall be responsible for the long term maintenance of the “tree”. The appearance of the tree shall be maintained in a green and healthy condition that may include the replacement of branches as needed (Planning)

8) The site’s landscaping shall be refreshed with bark and any dead/dying plants shall be replaced. The applicant shall demonstrate the irrigation serving the site is functional to serve the proposed landscaping. (Planning)
9) Prior to the Final of Building Permits, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. (Planning)

10) The applicant shall pay all appropriate development fees at the time of building permit issuance. (Planning)

Operation and maintenance standards

11) The owner or operator of any facility shall submit and maintain current at all times basic contact and site information. The applicant shall notify the City of any changes to the information submitted within 30 days of any change, including change of the name or legal status of the owner or operator. This information shall include the following:
   - Identity, including name, address, and telephone number, and legal status of the owner of the facility including official identification numbers and FCC certification, and if different from the owner, the identity and legal status of the person or entity responsible for operating the facility;
   - Name, address, and telephone number of a local contact person for emergencies;
   - Type of service provided; and
   - Identification signs, including emergency phone numbers of the utility provider, shall be posted at all communication facility sites.

12) No advertising signage or identifying logos shall be displayed on the facility except for small identification plates used for emergency notification. (Planning)

13) All communication facilities and related equipment, including lighting, fences, shields, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, graffiti, and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed by the service provider from any facility or equipment as soon as practicable, and in no instances more than 48 hours from the time of notification by the City. (Planning)

14) All trees, foliage, and other landscaping elements on a communication facility site, whether or not used as screening, shall be maintained in good condition at all times in compliance with the approved landscape plan. The facility owner or operator shall be responsible for replacing any damaged, dead, or decayed landscaping as promptly as reasonably possible. Amendments or modifications to the landscape plan shall be submitted for approval to the Director or for Design Review. (Planning)

15) Each communication facility shall be operated so as to minimize the generation of noise that is audible from off the site. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 10:00 p.m. and 7:00 a.m. on weekday nights. At no time shall equipment noise from any source exceed an exterior noise level of 60 dB at the property line. (Planning)

16) The owner or operator of a facility shall routinely and regularly inspect each site to ensure compliance with the standards identified herein and within the regulations of the City’s telecommunications regulations. (Planning)
17) Any exterior lighting shall be manually operated and used only during night maintenance or emergencies, unless otherwise required by applicable Federal law or FCC rules. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Light fixtures shall be low wattage, hooded, and downward directed. (Planning)

18) The facility or combination of facilities shall at any time exceed the FCC adopted NIER (Nonionizing Electromagnetic Radiation) standard for human exposure. The owner of each facility shall demonstrate continued compliance with the FCC NIER standard by submitting an annual report to the City that documents compliance with the standard. (Planning)

19) Towers and equipment buildings shall be properly secured to prevent unauthorized access. (Planning)

20) Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. Developer may select its own legal counsel to represent Developer’s interests at Developer’s sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City’s costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys’ fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. (Planning)
January 5, 2020

City of Citrus Heights Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621
(916) 727-4740

Dear Planning,

This project involves the modification of an existing telecommunications facility located at 6720 Van Maren Ln., Citrus Heights, CA 95621. The proposed work consists of the following:

**FIRST TIME INSTALL**
1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. INSTALL NEW 10' TOWER EXTENSION (DESIGN BY OTHERS)
3. INSTALL 8'-0"x8'-0" CONCRETE PAD FOR WIC IN 12'-0"x15'-0" LEASE AREA
4. INSTALL AT&T APPROVED WALK IN CABINET (WIC) AND ASSOCIATED INTERIOR EQUIPMENT
5. INSTALL (2) NEW GPS UNITS
6. INSTALL (3) NEW T-ARM MOUNTS
7. INSTALL (9) ANTENNAS (3) PER SECTOR
8. INSTALL (18) RRUS (6) PER SECTOR
9. INSTALL (3) RAYCAP DC9 SURGE SUPPRESSION (SQUID) (1) PER SECTOR
10. INSTALL (3) FIBER TRUNKS
11. INSTALL (9) DC TRUNKS
12. INSTALL GENERAC DIESEL GENERATOR ON NEW 4'-0"X10'-0" CONCRETE PAD
13. INSTALL H-FRAME
14. INSTALL CIENA
15. INSTALL METER AND MAIN BREAKER WITH GFCI OUTLET
16. INSTALL TELCO CAN
17. INSTALL ICE BRIDGE
18. INSTALL BRANCHES TO CONVERT TO MONOPINE

This project is an existing facility located in an area zoned as Light Commercial at a local business is located in a paved area surrounded by an existing CMU Wall that has existing landscaping on the Van Maren Ln. side. There is no landscaping on the Auburn Blvd. side as this side is abutted by a parking lot area, there is no room for additional landscaping around the CMU wall as the facility is at the rear of the parking area and parking would be diminished. The modified monopine pole will be painted pine bark colors and will not have Faux Bark. This site currently has one (1) carrier and is being modified to accommodate a second (2\textsuperscript{nd}) carrier.

Although the topography is relatively flat in this area the monopine design will blend in with the surrounding area as the overall height is 51' AGL which is comparable to other trees in the area. The area consists of palm trees, deciduous trees, and pine trees all of comparable height. The existing facility is located adjacent to Crosswoods Community Park with various tree types and heights.

**Statement of Operations**
The proposed facility will use existing electrical and telephone services, which are readily available to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The technology does not interfere with any other forms of communication devices whether public or private.
Upon completion of construction, fine-tuning of the facility may be necessary, meaning the site will be adjusted once or twice a month by a service technician for routine maintenance. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.

Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. Existing public roads will provide access to the technician who arrives infrequently to service the site. No on-site water or sanitation services will be required as a part of this proposal.

Zoning Analysis
This project requires no requested zoning changes. I have provided an EMF, Photosims, complete drawings reflecting the elevations and proposed design.

Crown Castle (“Crown Castle”) is submitting the accompanying complete application to install its telecommunications network facilities in accordance with your code, ordinances and regulations. Please be advised the Federal Communications Commission (FCC) has adopted Rules and Regulations that impact how you must process this application.

Federal Regulations Applicable to This Application
Federal law and the FCC’s rules implementing the law require that this permit application be processed to a final decision by this jurisdiction without undue delay. Specifically, because this application proposes to install new equipment on a modified pole, this application must be acted on within one hundred fifty (150) days from its submission, today.¹

Moreover, pursuant to FCC regulations, this application is deemed complete 30 days after today, unless you provide written notice to Crown Castle.² If you contend that the application is incomplete, within the next 30 days you must provide written notice specifying any items you claim are missing to make the application complete.³ For each item alleged to be missing, you must specify the code provision, ordinance, application instruction, or otherwise publicly-stated procedure that requires the submission of the information.⁴

Please send all written requests for additional information regarding this application to:

Jason F. Osborne
Beacon Development, LLC
3 Rovina Lane
Petaluma, CA 94952
(415) 529-8868
jason@beacondev.net

² Wireless Infrastructure Order at ¶¶ 257, 259.
³ Wireless Infrastructure Order at ¶¶ 259-260.
⁴ Id.
RF PROPAGATION MAPS
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

C-4
CPT
18-26892
MEP
CVL06152
6720 VAN MAREN LN
CITRUS HEIGHTS, CA 95621

PREPARED FOR

REV
DESCRIPTION
DATE
CHECKED BY:
DRAWN BY:
POD PROJECT NO:

AT&T Site ID:
Licensor:

d(1) AT&T SITE NO:
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

1/4" = 1'-0"

EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION

SITE TYPE: MONOPOLE/WIC

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PROPOSED AND EXISTING ELEVATION

1/4" = 1'-0"

EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION

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1/4" = 1'-0"

EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION

SITE TYPE: MONOPOLE/WIC

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1. NO SUBSTITUTIONS ARE ALLOWED
2. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
3. The work shall be performed by certified personnel in accordance with the National Electrical Code, National Fire Protection Association, American National Standards Institute, all local codes and by AT&T standards.
4. The work shall be performed in accordance with the workmanship, quality of materials and safety requirements of AT&T and all governing codes and standards.
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SITE TYPE: MONOPOLE/WIC
**Note:**
- Horizontal Cable Tray
- Vertical Conduit at Wall
- Utility Trench Detail
- Slab, Grade, or Platform

**AT&T WIC ILC/Panelboard Schedule/Load Calculation**

**MAN BREAKER RATING: 200 Amps**
**Copper Bus: 200 Amps**
**Panelboard Bus Seals: 22,000 Mips**
**BDA Available & Pull: 22,000 Mips**
**Entrance Type: New 3W. PPA COC/AC Mounting**
**Conduit: 1/2" Liquid Tight**

### Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Hub</th>
<th>Side</th>
<th>Significance</th>
<th>Quote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptacle 1</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
</tr>
<tr>
<td>Receptacle 2</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
</tr>
<tr>
<td>Receptacle 3</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
</tr>
<tr>
<td>Receptacle 4</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
<td>1100</td>
</tr>
</tbody>
</table>

### Notes

- Power Panel: 1200/2400, Single, 36 x 76".
- Copper Bus: 200 Amps.
- Panelboard Bus Seals: 22,000 Mips.
- BDA Available & Pull: 22,000 Mips.
- Entrance Type: New 3W. PPA COC/AC Mounting.

### Power Panel Schedule & Details

**Shelter A/C Panel Schedule**

**Utility Trench Detail**

- UL Steel Clamps (Three Clamps)
- E.D.P.M. Sealant
- Or PVC Mastic to Prevent Movement
- Microflect 25756 or Equal Roofing Cooper B-Line DB30 (For 24" Tray)
- Tray Support. Install @ 4'-0" O.C.
- Depth: Support Cables with
  - 4 X 4 X 12 for 6" Tray
  - 4 X 4 X 18 for 12" Tray
  - 4 X 4 X 30 for 24" Tray
- Adhere to Roof with Compatible Conditions.
- This includes Connector Type and Spacing.

**Conditions:**
- When Cable Tray Covers are specified, they shall be installed in accordance with the manufacturer's instructions and in accordance with the design intent.
- Ties and Brackets shall be installed at the points specified.
- All work to conform to NEC latest state and local codes.
- All GFCI receptacles to have a dedicated ground circuit.
- A 2/0 AWG Green Grounding Wire. Conduit. Coils 3'-0" at end of flexible conduit from top of box to match 3931 Carrier.
- Power leads must be in flexible conduit.
- Carrier will terminate power on one side of the panelboard.
- 6" x 6" x 4" Plastic box mounted on right side of panelboard. 10 to 12 inches in length.
- 24" x 24" x 8" Box mounted next to or below equipment box. Move grounding bus to right side if necessary.
- Carrier will terminate power on one side of the panelboard.
- Run ground wire along outside edge on right side of backboard. Equipment terminals used and connected at a minimum of 1/4"."
### Battery Specifications

<table>
<thead>
<tr>
<th>Battery Model</th>
<th>Total # of Units</th>
<th>Total Electrolyte Volume/Gal</th>
<th>% Sulfuric Acid by Vol</th>
<th>Acid Volume/Unit</th>
<th>Total Acid Weight/Lbs</th>
<th>Total Units X Acid Volume/Unit</th>
<th>% Sulfuric Acid by Weight</th>
</tr>
</thead>
<tbody>
<tr>
<td>GBN Industrial Power Marathon M12V180FT</td>
<td>8 Units</td>
<td>2.17 Gal</td>
<td>29.0%</td>
<td>0.65 Gal/Unit</td>
<td>23.80 Lbs</td>
<td>17.44 Gal</td>
<td>8 Units X 2.17 Gal</td>
</tr>
<tr>
<td>GBN Industrial Power Marathon M12V180FT</td>
<td>8 Units</td>
<td>23.81 Lbs</td>
<td>23.80 Lbs</td>
<td>9.98 Lbs</td>
<td>3.92 Lbs/Unit</td>
<td>31.36 Lbs</td>
<td>31.36 Gal</td>
</tr>
</tbody>
</table>

---

### From the World Leader in VRLA Battery Technology

- **Marathon® VRLA Battery Technology**
- **High Performance**
- **Advanced Design**
- **Optimized Safety**
- **Reliability**

---

**Battery Information**

- **Model Number**: GBN Industrial Power Marathon M12V180FT
- **Total # of Units**: 8
- **Total Electrolyte Volume**: 2.17 Gal
- **% Sulfuric Acid by Vol**: 29.0%
- **Acid Volume/Unit**: 0.65 Gal/Unit
- **Total Acid Weight**: 23.80 Lbs
- **Total Units X Acid Volume/Unit**: 17.44 Gal
- **% Sulfuric Acid by Weight**: 41.19%

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**Battery Specifications**

- **Vendor**: GBN Industrial Power
- **AT&T Site ID**: 2020126892
- **Licensor**: AT&T SITE NO: 11490 BLUEGRASS PKWY, LOUISVILLE, KY 40299, 502-437-5252
- **POD Project No**: CVL06152
- **Address**: 6720 VAN MAREN LN, CITRUS HEIGHTS, CA 95621
- **5001 Executive Parkway, San Ramon, California 94583**

---

**Prepared For**

- **Issue Date**: 08/31/18
- **Description**: 90% CDS
- **Date**: 10/18/18
- **CONSTRUCTION**: 10/30/18
- **CONSTRUCTION**: 11/28/18
- **CONSTRUCTION**: 11/30/18
- **CONSTRUCTION**: 01/29/19
- **CONSTRUCTION**: 08/27/2020
- **CONSTRUCTION**: 09/18/2020
- **CONSTRUCTION**: 09/22/2020
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**Project Name:** Monopine Wireless Telecommunications Facility

**Project Address:** 6432 Tupelo Dr

<table>
<thead>
<tr>
<th>Gross Acreage: 1.08 acres</th>
<th>Net Acreage: 358 sf project area</th>
<th>Maximum FAR: N/A</th>
<th>Provided FAR: N/A</th>
</tr>
</thead>
</table>

**Current Zoning:** SPA-Antelope Crossings

**Proposed Zoning:** N/A

**Neighborhood Association:** 1

### Surrounding Zoning:

<table>
<thead>
<tr>
<th></th>
<th>Surrounding Land Use Designation</th>
<th>Actual Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-site:</td>
<td>Special Planning Area (SPA)</td>
<td>General Commercial Retail Shopping Center</td>
</tr>
<tr>
<td>North:</td>
<td>Special Planning Area (SPA)</td>
<td>General Commercial Retail Shopping Center</td>
</tr>
<tr>
<td>South:</td>
<td>Special Planning Area (SPA)0</td>
<td>General Commercial Retail Shopping Center</td>
</tr>
<tr>
<td>West:</td>
<td>Special Planning Area (SPA)</td>
<td>General Commercial Retail Shopping Center</td>
</tr>
<tr>
<td>East:</td>
<td>Special Planning Area (SPA)</td>
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</tr>
</tbody>
</table>

### Environmental Status:

(X) Exempt – Class 3 Section 15303 (New Construction Small Structures)

( ) Environmental Impact Report

( ) Negative Declaration

( ) Mitigated Negative Declaration

### Planning Department Recommendations:

(x) Approve with conditions

**Applicant:** Carl Jones, Agent for AT&T Epic Wireless 605 Coolidge Dr. Ste. 100 Folsom, CA 95630 (916) 798-2275 carl.jones@epicwireless.net

**Property Owner:** Brigantino Enterprises, LP PO Box 9 Hollister, CA 95024
SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

1) Adopt Resolution No. 21-02, finding that the project is Categorically Exempt from California Environmental Quality Act (CEQA) per Section 15303 (Construction of Small Projects); and

2) Approve a Design Review Permit to allow for the construction of a new 60-foot tall stealth telecommunications facility with associated equipment based on the findings contained in the staff report and the attached conditions of approval.

BACKGROUND

In May 1997, a Conditional Use Permit (CUP-99-05) was issued to RCS Wireless that allowed for the installation and operation of a 40-foot monopole and associated ground equipment within the developed commercial center named “Antelope Plaza.” The 40-foot pole contained a number of antennas which supported the service provider’s wireless communication coverage for the area. In 2008, Surewest Wireless (formerly RCS Wireless), no longer needed the site and decommissioned the pole by removing the antennas and ground equipment. The site was assumed to be reactivated by another carrier so the pole remained in place. The reactivation never occurred and the vacated pole has remained in place since that time.

The project includes the removal and replacement of the vacated pole with a new 60-foot “Monopine” stealth facility. While this is technically not a new site, staff felt it appropriate to review the project as a new location since the existing facility has been abandoned and out of service for a number of years.

PROJECT DESCRIPTION

The applicant requests approval of a Design Review Permit for installation and operation of a 60-foot stealth communications pole or “Monopine” within the Antelope Plaza Shopping Center. Antelope Plaza is located on Antelope Road between I-80 and Tupelo Drive.

The new 60-foot Monopine will replace an existing 40-foot abandoned pole that is no longer in use. The Monopine will have sufficient artificial foliage to conceal the proposed nine (9) cellular antennas as well as any antennas installed in the future by other carriers.

The cellular communications facility including ground equipment and a 30 KW diesel back-up generator, will be contained in a secured lease area of 358 square feet. The lease area will be screened by an 8-foot, pre-cast masonry enclosure with metal access gates. All sides of the enclosure will be landscaped to provide additional visual compatibility and screening of the equipment shelter.

According to the applicant’s project description and justification statement (Attachment 3), the proposed facility is the least intrusive means by which the carrier can close its significant service coverage gap within the area.
DESIGN REVIEW PERMIT (FILE # DRP-20-05)

Design Review Permit – Description of Request

The applicant proposes installation of a 60-foot, telecommunications stealth facility within an existing communications site located in the Antelope Plaza Shopping Center. The new pole will be disguised as a pine tree (“Monopine”) as shown in the photosimulation below. The new pole and related equipment will not require the expansion of the existing 358 square foot ground lease area.
Design Review Permit – Analysis

The Citrus Heights Zoning Code requires that findings be made in order to approve a Design Review Permit for wireless facilities. The required findings are listed below in *italicized bold* print and are followed by an evaluation of each finding.

- **The project complies with applicable provisions of the Zoning Code;**

The proposed location is zoned “SPA” for Special Planning Area. The SPA (known as “Antelope Crossing”) allows for commercial land uses including shopping centers and wireless telecommunication facilities. Section 106.44 of the Zoning Code provides the necessary site planning and development standards for wireless facilities which would apply to this project.

<table>
<thead>
<tr>
<th>Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td>56 ft. (60-ft. with branches)</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
</tr>
<tr>
<td>North (Side): +125 ft.</td>
</tr>
<tr>
<td>South (Rear): +80 ft.</td>
</tr>
<tr>
<td>West (Front): +80 ft.</td>
</tr>
<tr>
<td>East: +45 ft.</td>
</tr>
</tbody>
</table>

As demonstrated above, the project conforms to Section 106.44.050.B of the Zoning Code, which provides development standards required for the placement of new wireless communication facilities.

- **The project provides architectural and scale that are appropriate to and compatible with the site surroundings and the community;**

- **The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;**

The Monopine design provides screening of the pole and the antennas, reducing the visual impacts of a typical monople. Additionally, the new taller facility will allow opportunity for the collocation of additional antennas from other carriers and reduce the possibility that additional stand-alone poles will needed in the service area.

The project has been conditioned to provide a variety of design features to provide a natural looking tree. Some of the design features (Condition 7) include a dense number of “branches” to cover the antennas, branches to begin at a maximum height of 20-feet from the ground and the pole to have a “bark” finish. With these features, staff believes the Monopine will be as natural looking as possible and have the least visual impact.

- **The project provides safe and efficient public access, circulation and parking,**

The facility is located near the rear of the Antelope Plaza Shopping Center between two existing buildings. The enclosure will not be located along any roadways or drive aisles that will impact parking or on-site circulation. The service provider will have access to the facility through easements granted by the property owner which will provide adequate accessibility for maintenance of the facility.
• The proposal provides appropriate open space and landscaping, including the use of water efficient landscaping;

The ground equipment will be concealed by an 8-foot pre-cast masonry enclosure with metal gates. Landscaping will be installed along all sides of the enclosure to enhance the visual compatibility of the project site. Landscaping will consist of small to medium size trees, shrubs and ground cover. A landscaping condition ensuring consistency with the Zoning Code is included in the conditions of approval.

• The proposal is consistent with the General Plan; and

General Plan Goal 10.6 states the following:

Encourage innovative and create design for cellular and wireless communication facilities.

The new facility is consistent with General Plan Policy 10.6 as the project will replace an existing monopole with a “Monopine,” a facility designed to appear as a tree. The Monopine’s “branches” will allow for the concealment of the proposed antennas and any future antennas.

The property has a General Commercial land use designation which allows the installation and operation of telecommunication facilities.

• The proposal complies with all applicable design standards and policies.

In addition to the findings listed above, wireless facilities must also meet the findings listed and analyzed below.

• The wireless telecommunications facility provides a high quality design that is compatible with the site surroundings and the community, and has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, where applicable;

• The wireless telecommunications facility is in harmony with proposed developments on land in the general area;

• The application conforms with the criteria set forth in any applicable city-adopted design guidelines and the visual compatibility standards; and

As described earlier, the facility will be designed to look like a pine tree or “Monopine.” The pole will have a dense number of branches to conceal the antennas. The project is also conditioned for enhanced design features (Condition 7) including the branch color, placement, angle and length of branches. The monopine and its enclosure sits within the center between two buildings. The enclosure is most visible when traveling within the center along the rear of the buildings.

As shown in the photo simulations, Attachment 5, a small portion of the top of the “tree” will be visible from Tupelo Drive and Antelope Road but blends in well with the view. The Monopine will be the most visible from Interstate 80 but due to the nearby buildings, freeway landscaping and the speed of vehicles traveling along the interstate, staff believes the facility will not have a visual impact and is compatible with the surrounding views.

The site sits within a large commercial center adjacent to Interstate 80 and Antelope Road. The commercial center has a variety of land uses including retail and services, restaurants and a casino.
The placement of the monopine within this commercial center is appropriate and will not impact any adjoining or nearby uses.

- **The applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.**

The Zoning Code provides the preferred methods of placement for cellular communications antennas with a new communications pole being the least favored.

As discussed in the Justification Statement & Alternative Site Analysis (Attachment 3), the applicant searched for alternative sites that would be more favorable and not require the placement of a new pole. One site alternative included collocating antennas on the existing monopole within the nearby Public Storage facility, possible locations within the Stones Casino development and other sites in the area but each one was determined to be unfeasible. Since the new pole is being placed in the same location as a previous operational pole, this site was determined to be the most favorable.

**Design Review Permit - Conclusion**

Based upon the analysis above, staff concludes that the findings can be made to approve the Design Review Permit to allow for the installation and operation of a 60-foot Monopine telecommunications pole at the proposed location.

**ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from further environmental review pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

**PUBLIC OUTREACH**

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger.

No written comments have been received at the time this staff report was produced.

**FINDINGS FOR APPROVAL – DESIGN REVIEW PERMIT (FILE # DRP-20-05)**

- The project complies with applicable provisions of the Zoning Code;
- The project provides design and scale that are appropriate to and compatible with the site surroundings and the community;
- The project provides attractive and desirable site layout and design, including pole placement appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
- The project provides safe and efficient public access, circulation and parking;
- The proposal provides appropriate open space and landscaping, including the use of water efficient landscaping;
- The proposal is consistent with the General Plan; and
• The proposal complies with all applicable design standards and policies.

In addition to the findings listed above, wireless facilities must also meet the findings listed below.

• The wireless telecommunications facility provides a high quality design that is compatible with the site surroundings and the community, and has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, where applicable;

• The wireless telecommunications facility is in harmony with proposed developments on land in the general area;

• The application conforms with the criteria set forth in any applicable city-adopted design guidelines and the visual compatibility standards; and

• The applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.

RECOMMENDED MOTIONS

The Planning Division recommends the Planning Commission make the following motions:

1) Adopt Resolution No. 21-02, finding that the project is Categorically Exempt from California Environmental Quality Act (CEQA) per Section 15303 (Construction of Small Projects); and

2) Approve a Design Review Permit to allow for the construction of new 60-foot stealth telecommunications facility with associated equipment based on the findings contained in the staff report and the attached conditions of approval.

Attachments:

1. Resolution
   A. Conditions of Approval
2. Vicinity Map
3. Project Description and Justification
4. Coverage Maps
5. Photo Simulations
6. Project Plans
RESOLUTION NO. 2021-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING A DESIGN REVIEW PERMIT FOR THE CONSTRUCTION OF NEW 56-FOOT TALL STEALTH TELECOMMUNICATIONS FACILITY WITH ASSOCIATED EQUIPMENT LOCATED AT 6432 TUPELO DRIVE, CITRUS HEIGHTS, CALIFORNIA

WHEREAS, New Cingular Wireless PCS, LLC dba AT&T Mobility (“Applicant”), seeks approval of a Design Review Permit for the installation of a 56-foot Stealth Monopine Telecommunications Facility within the Antelope Plaza, located on assessor parcel number 209-0311-041;

WHEREAS, the proposed location is within the City of Citrus Heights and has been reviewed by the City of Citrus Heights Planning Commission;

WHEREAS, the City of Citrus Heights Planning Commission finds that an exemption from the California Environmental Quality Act under Section 15303 (Construction of Small Structures), is the appropriate for this project, and no further review is required;

WHEREAS, the proposed Design Review Permit is consistent with the General Plan; and

WHEREAS, the proposed project is consistent with the Zoning Code including Section 106.44 which pertains to telecommunication facilities.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.

2. The conditions giving rise to the need for environmental review has not arisen based on the proposed Design Review Permit.

3. The Planning Commission does hereby approve the Design Review Permit (File DRP-20-05) for the installation of a 56-foot Stealth Telecommunications Facility subject to the Conditions of Approval provided at Attachment 1.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 10th day of February, 2021 by the following vote, to wit:
AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

APPROVED  

________________________  
XXXxxxxx, Chairperson

ATTESTED  

________________________  
Stacy Hildebrand,  
Planning Commission Secretary

Exhibit A: Conditions of Approval
Conditions of Approval
Monopine Telecommunications Facility File # DRP-20-05
6432 Tupelo Drive

1) This application’s approval is valid for two years from date of approval (expires 2-10-2023) unless the permit is effectuated or a request for an extension is requested by the applicant and granted by the Planning Division. (Planning)

2) This approval terminates upon the expiration of ten years from the approval (2-10-2021). The applicant shall submit to renew the Permit (DRP-20-05) between 365 days and 180 days prior to the expiration of the permit. The application shall include all information, materials, fees, and deposits required for a new application under Section 106.44.030 of the Zoning Code.

3) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; Uniform Fire Code and Sacramento County Environmental Health Department standards.

4) The project is approved as per the submitted plans (Attachment 6 to the Staff Report). Minor modifications to the design of the project, including site layout, may be approved by the Planning Division provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. (Planning).

5) The facility may be declared abandoned or discontinued in accordance with Section 106.44.050.H. (Planning)

6) The ground lease area shall be screened with an 8-foot precast masonry enclosure. The enclosure shall be a color to blend with the surroundings and shall be treated with anti-graffiti coating. (Planning)

7) The following design features shall be incorporated into the “monopine”.
   - The “tree” shall have enough branches of foliage as needed to cover all sets of antennas
   - The branches shall begin at a maximum height of 20 feet from ground level
   - The tree trunk shall be painted to look like bark
   - The tree branches shall be a color that blends in with the surrounding tree environment
   - The antennas shall be covered with a screening material
   - The tree branches shall be angled a minimum of 15 degrees for the appearance of natural branches

   The applicant shall be responsible for the long term maintenance of the “tree”. The appearance of the tree shall be maintained in a green and healthy condition that may include the replacement of branches as needed (Planning)

8) The site shall be landscaped as shown in Landscape Plans (Sheets 1 through 4).
9) Prior to the Final of Building Permits, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. (Planning)

10) The applicant shall pay all appropriate development fees at the time of building permit issuance. (Planning)

11) Prior to installation of landscaping, the project Landscape Architect shall submit documentation to the City that demonstrates:
   a) Soil has been tested and prepared as necessary based on the Soils Analysis;
   b) The irrigation has been installed compliant with the Zoning Code and the Model Water Ordinance and approved landscape plan; and
   c) Tree planting sites shall comply with the minimum soil volume as identified in the Zoning Code and landscape plan. [Planning]

12) Prior to the final of the project, the project Landscape Architect shall:
   a) Certify in writing that the landscaping has been installed in compliance with the Zoning Code and approved landscape plan; and
   b) Demonstrate and certify in writing that the irrigation has been installed and is in compliance with the Zoning Code and landscape irrigation plans. The City may require an irrigation audit be performed by a certified irrigation auditor. [Planning]

**Operation and maintenance standards**

13) The owner or operator of any facility shall submit and maintain current at all times basic contact and site information. The applicant shall notify the City of any changes to the information submitted within 30 days of any change, including change of the name or legal status of the owner or operator. This information shall include the following:
   - Identity, including name, address, and telephone number, and legal status of the owner of the facility including official identification numbers and FCC certification, and if different from the owner, the identity and legal status of the person or entity responsible for operating the facility;
   - Name, address, and telephone number of a local contact person for emergencies;
   - Type of service provided; and
   - Identification signs, including emergency phone numbers of the utility provider, shall be posted at all communication facility sites.

14) No advertising signage or identifying logos shall be displayed on the facility except for small identification plates used for emergency notification.

15) All communication facilities and related equipment, including lighting, fences, shields, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, graffiti, and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed by the service provider from any facility or equipment as soon as practicable, and in no instances more than 48 hours from the time of notification by the City.

16) All trees, foliage, and other landscaping elements on a communication facility site, whether or not used as screening, shall be maintained in good condition at all times in compliance
with the approved landscape plan. The facility owner or operator shall be responsible for replacing any damaged, dead, or decayed landscaping as promptly as reasonably possible. Amendments or modifications to the landscape plan shall be submitted for approval to the Director or for Design Review. The Commission may also require a landscape maintenance agreement.

17) Each communication facility shall be operated so as to minimize the generation of noise that is audible from off the site. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 10:00 p.m. and 7:00 a.m. on weekday nights. At no time shall equipment noise from any source exceed an exterior noise level of 60 dB at the property line.

18) The owner or operator of a facility shall routinely and regularly inspect each site to ensure compliance with the standards identified herein and within the regulations of the City's telecommunications regulations. (Planning)

19) Any exterior lighting shall be manually operated and used only during night maintenance or emergencies, unless otherwise required by applicable Federal law or FCC rules. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Light fixtures shall be low wattage, hooded, and downward directed.

20) The facility or combination of facilities shall at any time exceed the FCC adopted NIER (Nonionizing Electromagnetic Radiation) standard for human exposure. The owner of each facility shall demonstrate continued compliance with the FCC NIER standard by submitting an annual report to the City that documents compliance with the standard.

21) Towers and equipment buildings shall be properly secured to prevent unauthorized access.

22) Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.
DATE: 09/21/2020

City of Citrus Heights
Planning Department
6360 Fountain Square Drive
Citrus Heights, CA 95621

Project Support Statement

Re: New AT&T (“WCF”) wireless communications facility (cell site)
AT&T Site Ref# CVL06163/ Citrus Heights.
Located at: Antelope Plaza 6432 Tupelo Dr, Citrus Heights, CA APN: 209-0311-041-0000

Introduction

New AT&T proposed (stealth) Monopine tower wireless communications facility (“WCF”). The AT&T proposal consists of replacing an existing (40) ft. abandoned monopole with a New 56 ft. stealth Monotree co-locatable tower. Installing (9) New AT&T panel antennas, and (21) remote radio units, concealed on the tower, and installing (3) new outdoor equipment cabinets and a backup generator within the existing 358 sq. ft. compound.

Collaboration

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the City of Citrus Heights Municipal Code (“Code”). Thus, AT&T is guided by Chapter 106.44 of the Code (Telecommunications Facilities), and in particular, 106.44.050.b.1 - The wireless telecommunications facility provides a high quality design that is compatible with the site surroundings and the community, and has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, where applicable.

AT&T seeks to meet the Code requirements and provide the best available design by replacing the existing Monopole with this co-locatable Monotree tower (stealth “WCF”) in the (SC/SPA) Commercial zone shopping plaza at the minimum height needed to address the significant service coverage gap.
Visual Considerations

AT&T’s architects & engineering have reviewed the proposed location to determine the appropriate type of Monotree tower structure and screening materials required, and in research suggest the proposed Monopine (tree species) would have the least visual impact on the local area, blend best with the surroundings and provide the best camouflage and concealment for the proposed AT&T antennas and equipment.

Project Justification

AT&T Wireless is currently improving the existing wireless network in the City of Citrus Heights, Sacramento county. The new proposed 60 ft. Monotree tower (stealth “WCF”) and installation of AT&T’s telecommunication equipment will improve wireless and broadband internet coverage for the local area and provide First Net capability. The First Net program also known as First Responders Network [https://www.firstnet.gov/](https://www.firstnet.gov/) is the country’s first nationwide public safety communications platform dedicated to first responders. Being built with AT&T, in public-private partnership with the First Responder Network Authority AT&T seeks to engage and work with federal, state and local governmental agencies as part of FirstNet buildout to enhance coverage for first responders. Additionally, the improved network will provide an extremely valuable service to those who live, travel, and do business from home in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will attend the facility. Their schedule will be on a 24-hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
- The equipment located within AT&T’s lease area will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- There will be no noise, glare, dust or odors associated with the facility.
- The proposed Monotree tower will be constructed for colocation by other wireless providers.
Conclusion

AT&T would like to apply for a Use Permit for the project. The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of the City of Citrus Heights. Denial of AT&T’s application would materially inhibit AT&T’s ability to provide and improve service in this portion of the City.

Should you have questions regarding this project, please do not hesitate to contact my office directly at the undersigned

Sincerely,
Carl Jones
Project Manager
Epic Wireless Group LLC
(916) 798-2275  carl.jones@epicwireless.net

605 Coolidge Drive Suite 100
Folsom, CA. 95630
Fax (916) 781-5927
CVL06163 Zoning Propagation Map

Aug 17, 2020
Existing LTE 700 Coverage

Legend

- **Green**: Reliable Service Indoors/Outdoors
- **Yellow**: Reliable Coverage in Transit
- **Blue**: Reliable Coverage Outdoors Only
- **Blue Light**: Indoor Coverage Less Reliable
- **Dark Blue**: Reliable Coverage Indoors Only
- **Black**: Existing site
- **Red**: Proposed site

CVL06163
Proposed LTE 700 Coverage (RC = 52’)

Legend
- **Green**: Reliable Service Indoors/Outdoors
- **Yellow**: Reliable Coverage in Transit
- **Orange**: Indoor Coverage Less Reliable
- **Blue**: Reliable Coverage Outdoors Only
- **Brown**: Indoor Coverage Less Reliable
- **Gray**: Existing site
- **Red**: Proposed site

CVL06163
Surrounding sites

- Proposed site:
  - 1.381 Mi.
  - .861 Mi.
  - 1.287 Mi.
  - 1.427 Mi.
  - 1.239 Mi.
  - 1.848 Mi.

- Existing site:
  - 1.848 Mi.
Existing

Proposed

view from Tupelo Drive looking northeast at site

CVL06163 Citrus Heights
6432 Tupelo Drive, Citrus Heights, CA
Photosims Produced on 8-18-2020
Existing

Proposed

view from lot adjacent to Tupelo Drive looking north at site

CVL06163 Citrus Heights
6432 Tupelo Drive, Citrus Heights, CA
Photosims Produced on 9-29-2020
# SITE NUMBER: CVL06163
## SITE NAME: CITRUS HEIGHTS
### ANTELOPE PLAZA
6432 TUPELO DRIVE
CITRUS HEIGHTS, CA 95621
JURISDICTION: SACRAMENTO COUNTY
APN: 209-0311-041-0000

## SITE TYPE: MONOPINE/EQUIPMENT CABINET

### PROJECT DESCRIPTION

#### PROPERTY INFORMATION

- **SITE NUMBER**: CVL06163
- **SITE NAME**: CITRUS HEIGHTS
- **ADDRESS**: 6432 TUPELO DRIVE
  - **CITY**: CITRUS HEIGHTS
  - **STATE**: CA
  - **ZIP**: 95621

#### PROJECT INFORMATION

- **SITE NAME**: CITRUS HEIGHTS
- **BUILDING NUMBER**: 6432

#### PROJECT TEAM

- **PREPARED FOR**: AT&T
- **CITRUS HEIGHTS**: 6432 TUPELO DRIVE
  - **CITY**: CITRUS HEIGHTS
  - **STATE**: CA
  - **ZIP**: 95621

### DIRECTIONS FROM AT&T

**SPECIAL INSPECTIONS**

- **RFDS DATED 07/16/20**, **ISSUE 1.0.00**, **REVISION 1.0.00**

### CODE COMPLIANCE

- **PROPERTY CODE**: 0 ZD 90% 07/21/2020
- **ANTELOPE PLAZA**
- **PROPERTY CODE**: 0 ZD 100% 09/16/2020

### VICINITY MAP

#### NORTH

#### SPECIAL ACCESS REQUIREMENTS

- **Site Access**: The site is accessible to the public at all times. Please park in designated areas.
- **Security**: No unescorted access beyond common areas.

#### OCCUPANCY AND CONSTRUCTION TYPE

- **OCCUPANCY**: General office
- **CONSTRUCTION TYPE**: Exterior equipment cabinet

### APPROVALS

#### GENERAL CONTRACTOR NOTES

- **DO NOT MODIFY DOCUMENT**
  - Any modifications made to this document must be approved in writing by AT&T.

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**Attachment 6**
GENERAL CONSTRUCTION NOTES:

1. All notes and symbols are subject to revision, and any changes made to the plans and specifications shall be in accordance with the plans and specifications.

2. The contractor shall not be responsible for any errors or omissions in the plans and specifications.

3. The Contractor shall not be responsible for the interpretation and execution of any specifications or drawings.

4. The Contractor shall not be responsible for the proper installation of any materials or equipment supplied by the Owner.

5. The Contractor shall not be responsible for the proper operation of any equipment or systems installed.

6. The Contractor shall not be responsible for the proper maintenance of any equipment or systems installed.

7. The Contractor shall not be responsible for the proper operation of any equipment or systems installed.

8. The Contractor shall not be responsible for the proper maintenance of any equipment or systems installed.

9. The Contractor shall not be responsible for the proper operation of any equipment or systems installed.

10. The Contractor shall not be responsible for the proper maintenance of any equipment or systems installed.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

Adaptation of the various codes, regulations, and standards to the specific conditions of the project shall be made by the Architect in consultation with the Owner.

GENERAL CONSTRUCTION NOTES:

SYMBOLS LEGEND

GENERAL NOTES

ADAPTIVE RE-USE
ENGINEERING
Craig Horner, PE 84674
3112 LEATHA WAY
SACRAMENTO, CA 95821
craigmhorner@yahoo.com

09/16/20

ANTELOPE PLAZA
0ZD 90% 07/21/2020

0ZD 100% 09/16/2020

09/16/20
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

THIS IS NOT A SITE SURVEY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

THIS IS NOT A SITE SURVEY.

SITE TYPE: MONOPINE/EQUIPMENT CABINET

2600 Camino Ramon, 4W850 N
San Ramon, California  94583

STAGING AND CONSTRUCTION NOTES

CONTACT C.W. CLEVELAND ENGINEERING ENGINEER OR PLANNING ENGINEERING AND PLANNING 4000 E. SHAEFFER ROAD, SUITE 200 SACRAMENTO, CA 95825 916-453-4320 FOR ANY QUESTIONS OR COMMENTS CONCERNING THE CONSTRUCTION OF THE PROJECT.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
EQUIPMENT ENCLOSURE PLAN - EXTERIOR WALK IN EQUIPMENT CABINET

1/2" = 1'-0"

KEYNOTES

NORTH PLAN NORTH

SITE TYPE: MONOPINE/EQUIPMENT CABINET
NOTE:
BRANCHES SHOWN ARE FOR ILLUSTRATIVE
PURPOSES ONLY. NOT TO SCALE.

SITE TYPE: MONOPINE/EQUIPMENT CABINET

PROPOSED MONOPINE NORTH - SOUTH ELEVATION

SITE TITLE: MONOPINE/EQUIPMENT CABINET

NOTE:
BRANCHES SHOWN ARE FOR ILLUSTRATIVE
PURPOSES ONLY. NOT TO SCALE.
NOTE:
BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
IRRIGATION SCHEDULE

IRRIGATION NOTES

SYSTEM DESIGN: SYSTEM FEATURES ARE SHOWN DIAGRAMMATICALLY FOR EXAMPLE ONLY. THE SYSTEM IS BASED ON DAILY USE, AND 15 GPM AVAILABLE AT THE CONTROL VALVE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE REPORTED READING PRIOR TO CONSTRUCTION. A DISCRIMINATING EXIST BETWEEN THE REPORTED AND THE FOUND READINGS THAT MAY ADVERSELY AFFECT THE OPERATION OF THE SYSTEM. CLEAR CONSTRUCTION ACTIVITY AND NOTIFY THE CLIENT REPRESENTATIVE AT ONCE BY TELEPHONE AND IN WRITING. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION FROM THE CLIENT REPRESENTATIVE BEFORE PROCEEDING WITH IRRIGATION SYSTEM INSTALLATION. IN THE EVENT A PRESSURE DISCREPANCY IS NOT DISCOVERED IN WRITING PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

CODES: INSTALLATION SHALL OCCUR IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER SPECIFICATIONS. NOTIFY CLIENT REPRESENTATIVE BY TELEPHONE AND IN WRITING ANY CONFLICTS PRIOR TO CONSTRUCTION.

SYSTEM INSTALLATION: INSTALL IRRIGATION SYSTEM AS SHOWN ON PLANS AND SPECIFICATIONS. DO NOT MODIFY INSTALL THE IRRIGATION SYSTEM AS DIAGRAMMATICALLY ShOWN ON THE DRAWINGS. IF THE CONTRACTOR IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN SITE DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN FORESEEN AND CONSIDERED IN THE IRRIGATION SYSTEM DESIGN, INSTALL ALL PIPES AND VALVES INSIDE PLANTING AREAS AND IN COMMON TRENCHES WHERE REASONABLE. IF DIFFERENCES OR OBSTRUCTIONS EXIST IN THE FIELD THAT WILL NOT ALLOW FOR THE INSTALLATION OF THE IRRIGATION SYSTEM AS DIAGRAMMATICALLY SHOWN, THE CLIENT REPRESENTATIVE SHOULD BE INFORMED BY TELEPHONE AND IN WRITING BEFORE PROCEEDING. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND REPAIR WORK NECESSARY.

REMOVAL OF EXISTING IRRIGATION: CONTRACTOR SHALL RUN VALVE TO TEST SYSTEM FOR LEAKS AND REPAIR LEAKS IN EXISTING IRRIGATION TO REMAIN AS NECESSARY TO ENSURE FUNCTIONING SYSTEM. THE CONTRACTOR SHALL ALSO TEST THE CONTROLLER AND WIRING SYSTEM TO ENSURE ENERGETIC OPERABILITY. PROPOSED FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IF DIFFERENCES OR OBSTRUCTIONS EXIST IN THE FIELD THAT WILL NOT ALLOW FOR THE INSTALLATION OF EXISTING TURF IS NOT DELAYED FOR MORE THAN 48 HOURS FROM NORMAL SCHEDULE. COORDINATE WITH OWNER’S MAINTENANCE STAFF AS REQUIRED.

FIELD ADJUSTMENTS: SUBSTITUTIONS OF EQUIPMENT ARE NOT ALLOWS. ALL EQUIPMENT SHALL BE NEW AND INSTALLED IN A WAY THAT PROVIDES A COMPLETE AND EFFICIENT OPERATING SYSTEM. FIELD ADJUSTMENTS MAY BE REQUIRED TO PREVENT OPTIMUM OPERATING EFFICIENCY – THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CLIENT REPRESENTATIVE TO REVISE PROPOSED FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IF WRITTEN NOTIFICATION IS NOT RECEIVED AND RESPONSE TO THE CLIENT REPRESENTATIVE, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

VALUE BOXES: ALL VALUE BOXES LOCATED WITHIN UTILITY OR ACCESS EASEMENT ARE TO BE REPLACED WITH FINISH GRADE. FILLING: ALL FITTINGS FOR DRIP LATERAL LINE SHALL BE LOCK FITTINGS.
**TREE PLANTING**

1. Leave the small branches on the tree. Remove them if the branch location is not suitable as a permanent branch when they become 1” in diameter. Do not top the tree.
2. Remove all nursery stakes and ties.
3. Water to saturation when first planted.

**SHRUB PLANTING**

1. Leave the small branches on the tree. Remove them if the branch location is not suitable as a permanent branch when they become 1” in diameter. Do not top the tree.
2. Remove all nursery stakes and ties.
3. Water to saturation when first planted.
1. CONTRACTOR REINSTALL OR REPLACE ANY OR ALL COMPONENTS AS NECESSARY TO ENSURE UNDAMAGED AND FUNCTIONAL VALVE WITHOUT LEAKS.

2. VALVE BOX SHALL NOT REST ON OR TOUCH VALVE, MAINLINE, OR LATERAL AT ANY POINT.

3. EXISTING VALVE BOX, REPLACE TO MATCH IF VALVE BOX IS DAMAGED.

4. WATER PROOF CONNECTOR, TYP.

5. COIL CABLE (WRAP AROUND 1/2" PVC 12 TIMES)

6. IF NECESSARY, RECOMPACT SOIL AROUND BOX.

7. REMOTE CONTROL VALVE

8. PRESSURE REGULATOR

9. FINISH GRADE

10. SCHEDULE 80 BALL VALVE

11. SCHEDULE 40 PVC ELL

12. EXISTING MAINLINE

13. BRICK SUPPORTS (4), TYP.

14. SCHEDULE 80 NIPPLE, LENGTH AS REQUIRED

15. SCHEDULE 80 NIPPLE (2" LENGTH - HIDDEN) AND SCHEDULE 40 ELL, AS REQUIRED

16. SCHEDULE 40 TEE OR ELL, AS REQUIRED

17. EXISTING VALVE BOX, REPLACE TO MATCH IF VALVE BOX IS DAMAGED.

18. WATER PROOF CONNECTOR, TYP.

19. COIL CABLE (WRAP AROUND 1/2" PVC 12 TIMES)

20. IF NECESSARY, RECOMPACT SOIL AROUND BOX.

21. REMOTE CONTROL VALVE

22. PRESSURE REGULATOR

23. FINISH GRADE

24. SCHEDULE 80 BALL VALVE

25. SCHEDULE 40 PVC ELL

26. EXISTING MAINLINE

27. BRICK SUPPORTS (4), TYP.

28. SCHEDULE 80 NIPPLE, LENGTH AS REQUIRED

29. SCHEDULE 80 NIPPLE (2" LENGTH - HIDDEN) AND SCHEDULE 40 ELL, AS REQUIRED

30. SCHEDULE 40 TEE OR ELL, AS REQUIRED

31. NOTE: 1. TERMINUS OF DISTRIBUTION TUBING SHALL BE AT UPHILL SIDE OF ROOTBALL.

32. INSTALL EMITTERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF PLANT.

33. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE 6'.

34. TREES TO RECEIVE 5 EMITTERS.

35. FOR TREE DRIP EMITTERS, SEE 1/4" DISTRIBUTION TUBING, TYP.

36. TRUNK 1/4" TUBING STAPLE, TYP.

37. DRIP EMITTER, PER LEGEND, TYP.

38. 1/2" POLYETHYLENE SUPPLY TUBING, ARE AROUND TREE.

39. NOTE: AIR RELIEF VALVE SHALL BE INSTALLED AT THE HIGHEST POINT OF THE SYSTEM ABOVE ALL DRIPLINE LATERALS.

40. AIR RELIEF VALVE

41. TOP OF MULCH

42. DRIPLINE TUBING, TYP.

43. BRICK SUPPORTS (4), TYP.

44. ADAPTER FITTING, AS REQUIRED

45. 1/2" WASHED DRAIN ROCK

46. BRICK SUPPORTS (2), TYP.

47. DRIP EMITTER, PER LEGEND, TYP.

48. DRIP EMITTER - TREE

49. DRIP EMITTER - SHRUB

50. PLANTING PIT PER PLANTING DETAIL, TYP.

51. ROOT BALL PER PLANTING PLAN, TYP.

52. TRUNK

53. BUG CAP, TYP.

54. 1/2" TUBING STAPLE, TYP.

55. 1/2" DISTRIBUTION TUBING, TYP.

56. DRIP EMITTER, PER LEGEND, TYP.

57. 1/2" POLYETHYLENE SUPPLY TUBING, ARE AROUND TREE.

58. NOTE: INSTALL EMITTERS AT EDGE OF ROOTBALL, EQUIDISTANCE AROUND PLANT.

59. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE 6'.

60. TREES TO RECEIVE 5 EMITTERS.

61. FOR SHRUB DRIP EMITTERS, SEE 1/4" DISTRIBUTION TUBING, TYP.

62. TRUNK 1/4" TUBING STAPLE, TYP.

63. DRIP EMITTER, PER LEGEND, TYP.

64. DRIP EMITTER - SHRUB

65. PLANTING PIT PER PLANTING DETAIL, TYP.

66. ROOT BALL PER PLANTING PLAN, TYP.

67. TRUNK

68. BUG CAP, TYP.

69. 1/2" TUBING STAPLE, TYP.

70. 1/2" DISTRIBUTION TUBING, TYP.

71. DRIP EMITTER, PER LEGEND, TYP.

72. 1/2" POLYETHYLENE SUPPLY TUBING, ARE AROUND TREE.

73. NOTE: INSTALL EMITTERS AT EDGE OF ROOTBALL, EQUIDISTANCE AROUND PLANT.

74. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE 6'.

75. TREES TO RECEIVE 5 EMITTERS.

76. FOR SHRUB DRIP EMITTERS, SEE 1/4" DISTRIBUTION TUBING, TYP.