

February 18, 2026
CHANGES/MODIFICATIONS TO
PLANNING COMMISSION AGENDA

Agenda Item No. 3

Levy Road Monopine Cellular Tower (DRCL25-00044)

Revisions to Conditions

Condition No. 1

Development Plan

The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:

1. Project Plan Set, dated January 30, 2026 (Attachment-4- ~~5~~ **5**)
2. Photo Simulations, dated January 10, 2026 (Attachment-~~5~~ **6**)

The Conditional Use Permit is approved for the development and operation of a monopole cellular tower and related ground equipment including an emergency generator (Levy Road Monopine Cellular Tower). Implementation of the project shall be consistent with the above-mentioned items and these conditions of approval.

Condition No. 6:

Continuous Operations

This Conditional Use Permit shall be deemed revoked without further action by the Planning Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of ~~six (6)~~ **twelve (12)** months.

Condition No. 25:

Architectural Requirements

The project shall comply with the following architecture and design requirements:

- a) This approval is for a monopine cellular tower facility and associated ground equipment. The applicant shall submit building plans that comply with this approval and the building elevations dated January 30, 2026, included in Attachment-4- ~~5~~ **5** of the staff report.
- b) The design, materials, and colors of the proposed cellular facility shall be consistent with the submitted building elevations, **and** color renderings, ~~materials samples, and color scheme~~ to the satisfaction of the Community Development Department. **The monopine shall consist of a brown trunk and green branches. Final colors and materials shall be approved by the Community Development Department prior to Building Permit approval.**
- c) All new wall materials shall match the finish material and color of the existing wall to which it is being attached to the satisfaction of the Community Development Department.

- d) ~~Roof mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground mounted mechanical equipment shall be shielded by landscaping or trellis type features.~~ **A placard with site identification and contact information for site maintenance issues shall be installed at the gated compound.**
- e) Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. Lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.

Deleted Conditions

Condition No. 14

School District Fees

~~The owner/applicant agrees to pay to the Folsom Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.~~

Condition No. 33

On-Site Water and Sewer

~~The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom *Standard Construction Specifications*.~~

Condition No. 34

Water Service

~~Each parcel shall have an independent water service which does not encroach into any other parcel and connects directly to the right-of-way. Prior to the issuance of building permits, any water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*.~~

Condition No. 35

Water, Sewer, and Drainage Studies

~~The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with~~

~~these studies and the current edition of the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*.~~

Condition No. 36

illuminated Addresses

~~The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.~~

Condition No. 38

Fire Protection

~~All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. off-site devices cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be a shared with other building utilities. The room shall only be accessible from the exterior.~~