

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 19, 1997, the Zoning Administrator approved with conditions a special permit to add wireless antennas to an existing water tower for the project known as Z97-008. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted to an existing water tank located on 0.80± developed acres in the Standard Single Family (R-1) zone.

Location: Southeast Corner of 45th Street and V Street

Assessor's Parcel Number: 011-0200-004

Applicant: Sprint Spectrum L.P. c/o Gearon & Co. (Cheryl Pence)
 3065 Gold Camp Drive
 Rancho Cordova, CA 95670

Property Owner: City of Sacramento
 1023 J Street
 Sacramento, CA 95814

General Plan Designation: Public/Quasi-Public-Misc.
Existing Land Use of Site: City Water Tank
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Parking Lot
East: R-1; Parking Lot
West: R-2; Medical Office

Property Dimensions: 209 feet x 189 feet
Property Area: 0.80± acres
Topography: Flat
Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: None

Additional Information: The applicant proposes to attach nine antenna panels to the sides of the tank of an existing 130 foot high water tower. The antennas will be mounted at a height of 64.5 feet. There will also be five equipment cabinets located within a building in the southeast corner of the parcel. Each antenna panel is six feet long and nine inches wide. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Elmhurst Neighborhood Association area. The project plans have been sent to the association and staff received a call and a letter from the association. They had no objections to the project provided landscaping was required around the building. The project has been noticed and staff has received several calls seeking clarifying information about the project.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15301}

Conditions of Approval

1. Size and location of the antennas shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted to match the water tower at the point of attachment.
2. Any additional antennas shall require a modification of the Special Permit. {Nine antenna panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the water tank.
5. Should the applicant ever discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.
6. The equipment cabinets shall be enclosed within a building that is either constructed

out of concrete with a texture color and finish to match the water tank or out of another material such as stucco with a finish that appears like a concrete surface with a texture color and finish to match the water tank. The roof shall be smooth metal painted light gray (or a dark color if preferred).

7. The equipment building shall have landscaping along the north, east, and west sides that includes fast growing tall shrubs and an automatic irrigation system.

Findings of Fact-Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antennas will be added inconspicuously on an existing water tower.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed wireless equipment panels will be located on the sides of an existing water tower; and
 - b. the design and location of the antennas will not significantly impact the surrounding residential and commercial area.
3. The project is consistent with the General Plan which designates the subject site as Public/Quasi-Public-Misc.

Joy D. Patterson

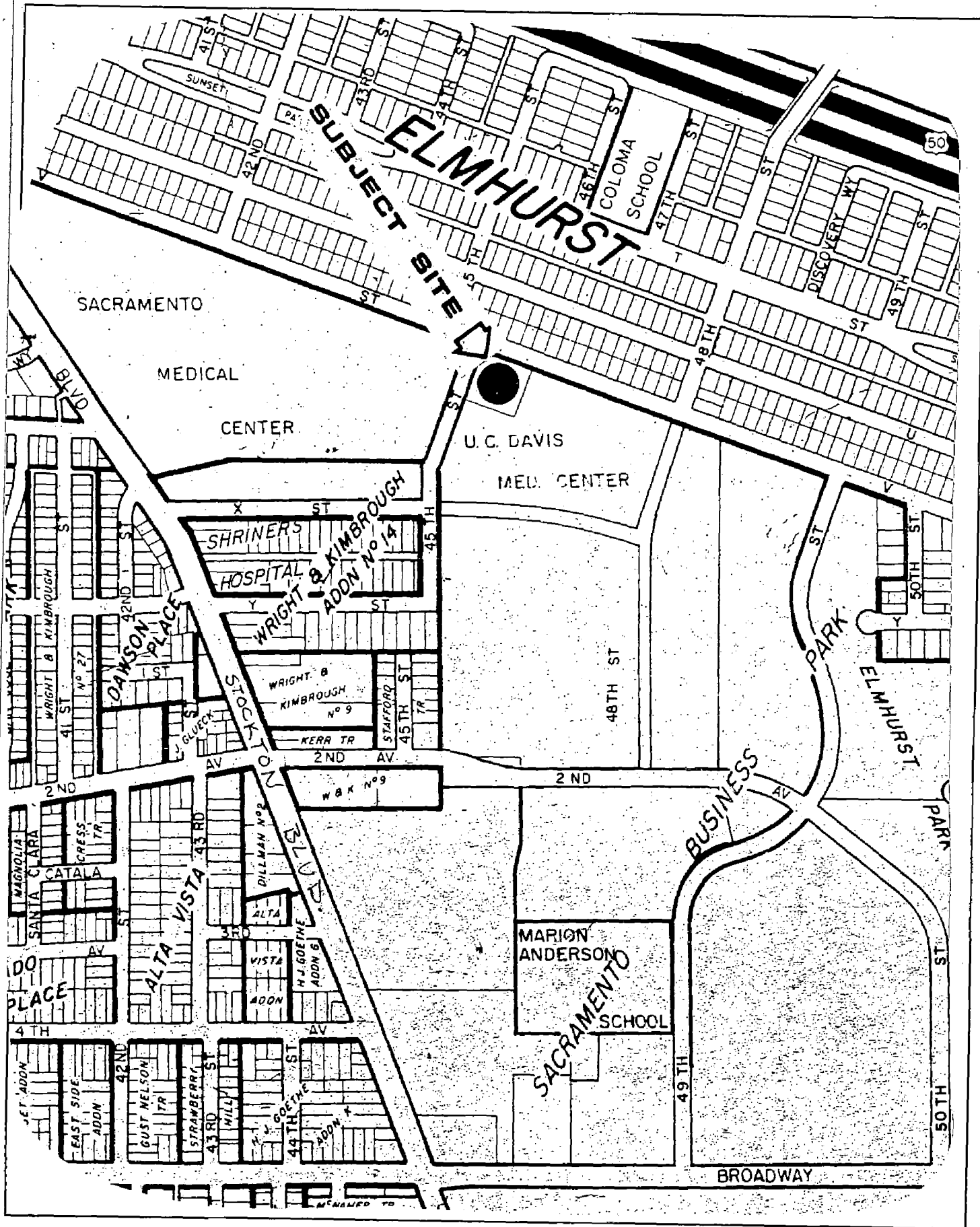
Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

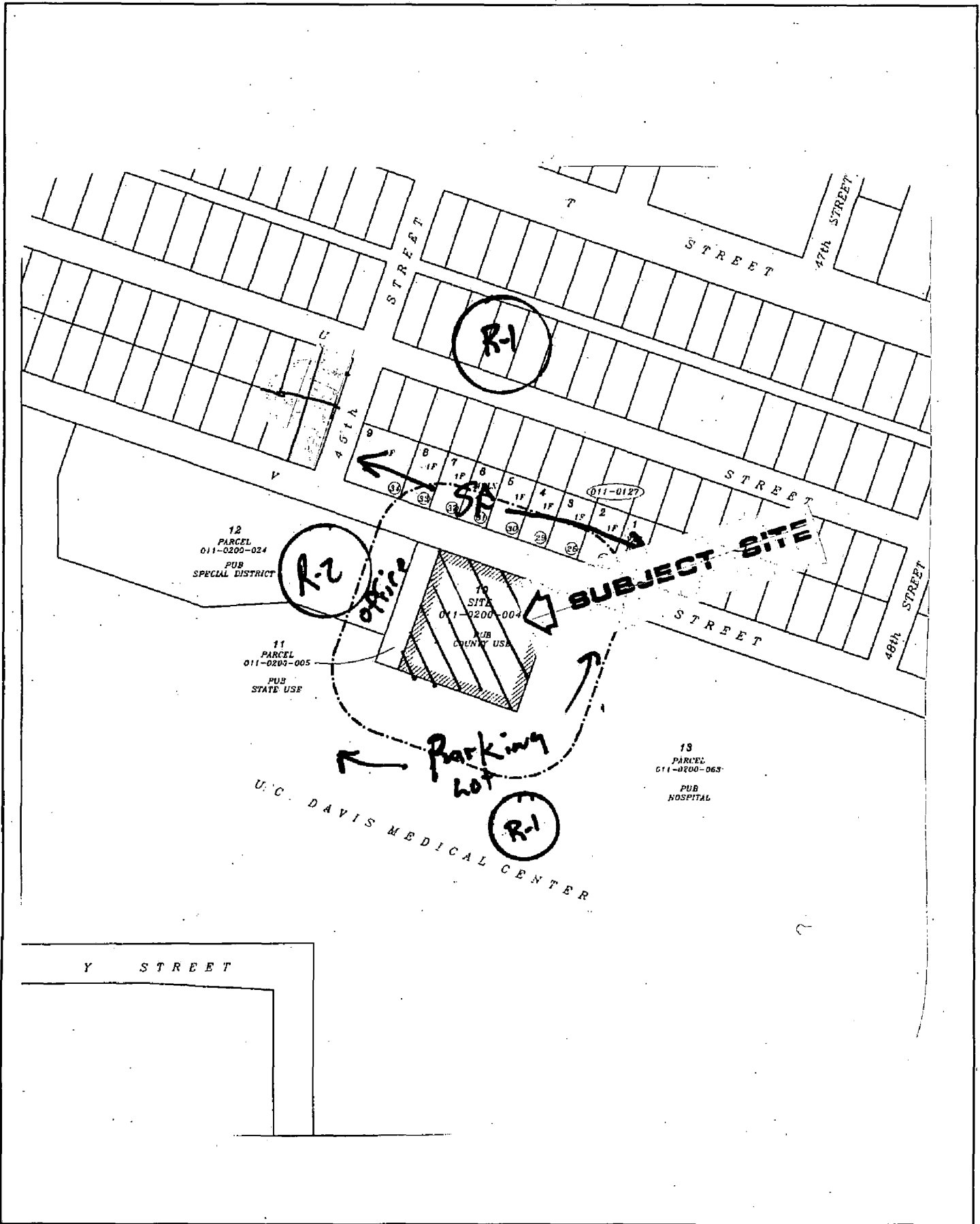
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ✓

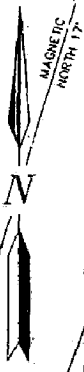
ZA Log Book ✓



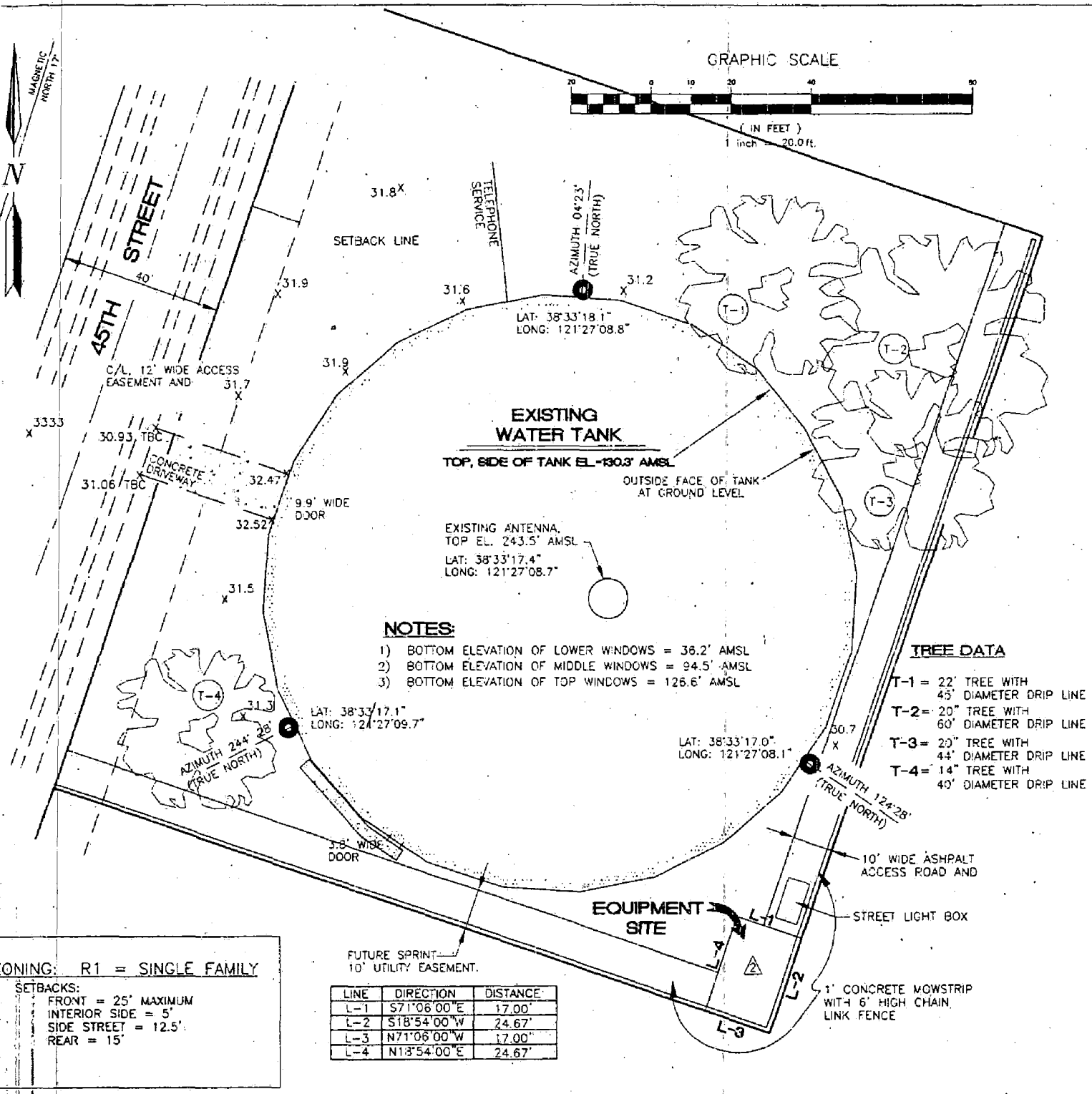
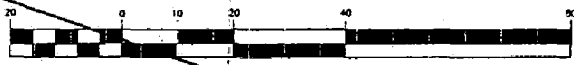
VICINITY MAP



LAND USE & ZONING MAP



GRAPHIC SCALE



NOTES:

- 1) BOTTOM ELEVATION OF LOWER WINDOWS = 38.2' AMSL
- 2) BOTTOM ELEVATION OF MIDDLE WINDOWS = 94.5' AMSL
- 3) BOTTOM ELEVATION OF TOP WINDOWS = 126.6' AMSL

TREE DATA

- T-1 = 22' TREE WITH 45' DIAMETER DRIP LINE
- T-2 = 20' TREE WITH 60' DIAMETER DRIP LINE
- T-3 = 20' TREE WITH 44' DIAMETER DRIP LINE
- T-4 = 14' TREE WITH 40' DIAMETER DRIP LINE

LINE	DIRECTION	DISTANCE
L-1	S71°06'00"E	17.00'
L-2	S18°54'00"W	24.67'
L-3	N71°06'00"W	17.00'
L-4	N18°54'00"E	24.67'

ZONING: R1 = SINGLE FAMILY

SETBACKS:
 FRONT = 25' MAXIMUM
 INTERIOR SIDE = 5'
 SIDE STREET = 12.5'
 REAR = 15'

LARGED SITE PLAN

SCALE: 1"=20' 2

297-008

MARCH 19, 1997

Item #3

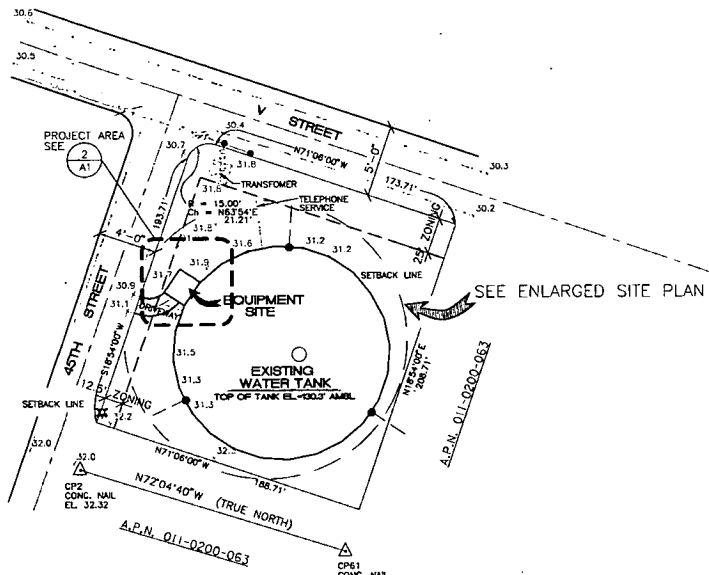


proposed antennas

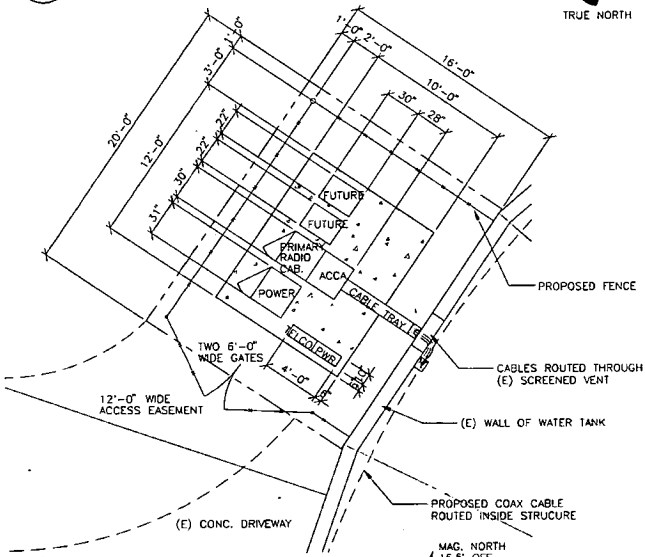
EXHIBIT B

Proposed

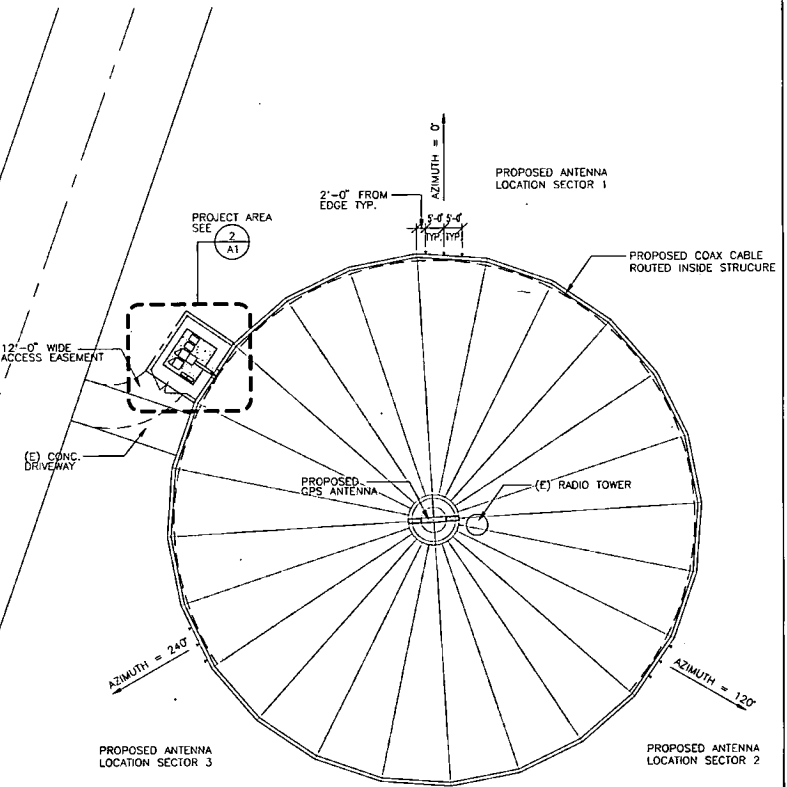
UCD Med Center
view west from the main parking area
45th & V Street
Sacramento, CA 95817
APN: 011-0200-004
 **Sprint** 1n-07-19E



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"



2 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



3 ROOF PLAN
SCALE: 1/16" = 1'-0"

No.	DATE:	REVISIONS	DRWN/CHK'D	BY:
1	1.6.97	INITIAL ZONING SUBMITTAL	DK	DB
2	1.8.97	CORRECTED ZONING DRAWING RELEASE	DK	DB

LIONAKIS-BEAUMONT DESIGN GROUP
1818 18TH STREET - SACRAMENTO, CA 95814
916-688-1400 FAX 916-688-1818
ARCHITECTURE • ENGINEERING • PLANNING • INTERIORS

GEARON + COMPANY, INC.
WIRELESS NETWORK DEVELOPMENT
1760 THE EXCHANGE SUITE 200
ATLANTA, GEORGIA 30339
ATLANTA OFFICE: (770) 853-8400 FAX (770) 852-4899
SACRAMENTO OFFICE: (916) 638-6500 FAX (916) 638-6800

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE
SPRINT SPECTRUM BECHTEL
PCS INSTALLATION PROJECT

SITE INFORMATION
UCD MED. CENTER
45TH & V ST.
SACRAMENTO, CA
FN-07-19E

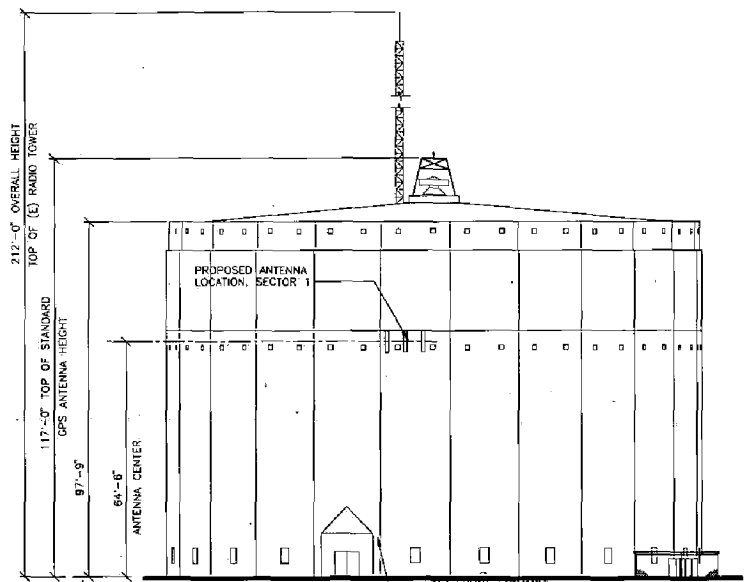
SHEET TITLE
SITE PLAN/
ENLARGED EQUIPMENT
PLAN

SHEET NUMBER	REV.
A1	B

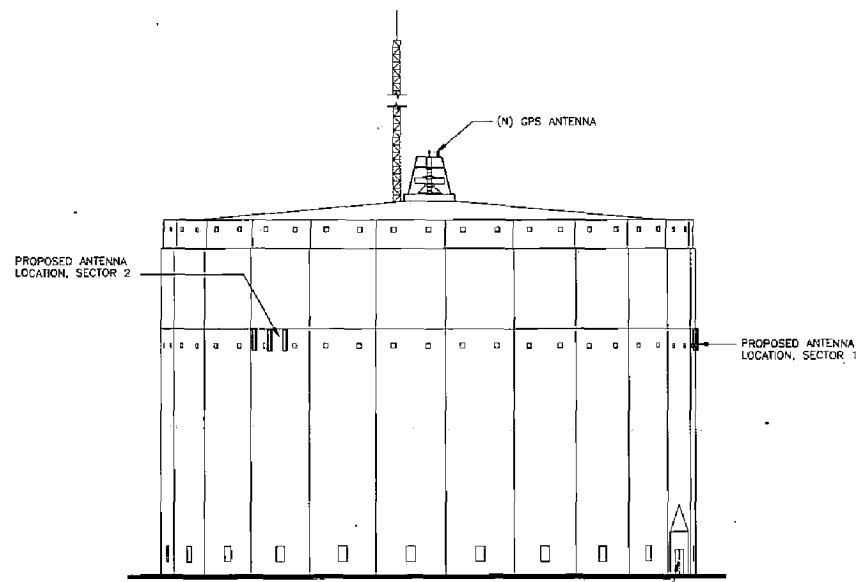
DWG NAME: 156A1.DWG DATE: 1.8.97

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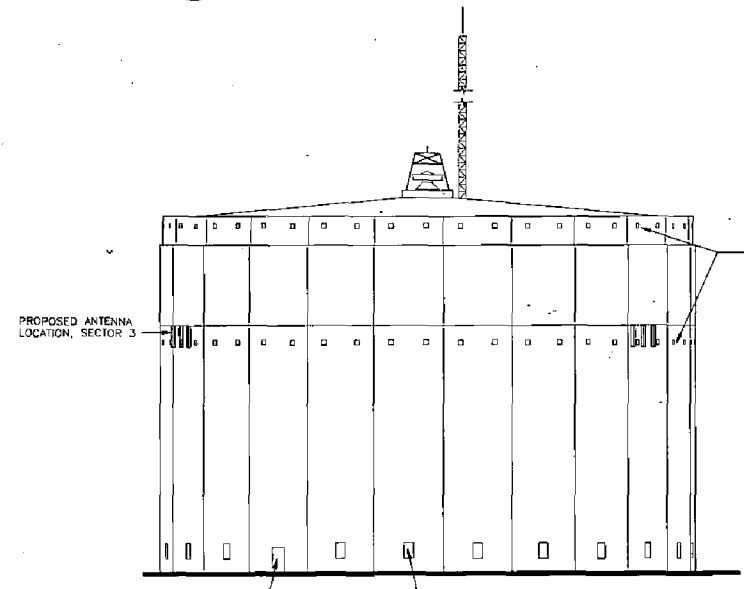
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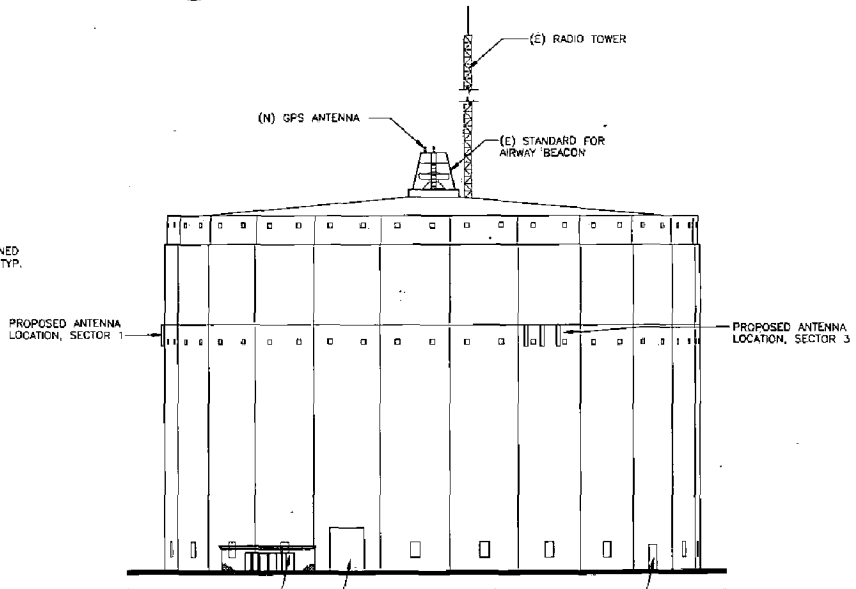
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

No.	DATE	REVISIONS	DRAWN BY	CHECKED BY
1	1.8.97	CORRECTED ZONING DRAWING RELEASE	DK	DB
2	1.8.97	INITIAL ZONING SUBMITTAL	DK	DB

**LIONAKIS-BAUMONT
DESIGN GROUP**

1878 19TH STREET - SACRAMENTO, CA 95814
916-486-1100 FAX 916-486-1810

ARCHITECTURE • ENGINEERING • PLANNING • INTERIORS

**GEARON +
COMPANY, INC.**

WIRELESS NETWORK DEVELOPMENT
1760 THE EXCHANGE SUITE 200
ATLANTA, GEORGIA 30338

ATLANTA OFFICE: (770) 823-8400
SACRAMENTO OFFICE: (916) 636-8500
(770) 822-1998 FAX (916) 636-8800 FAX

LUCENT TECHNOLOGIES
AND BECTEL
ALLIANCE

SPRINT
SPECTRUM

PCS INSTALLATION
PROJECT

SITE INFORMATION

UCD MED. CENTER
45TH & V ST.
SACRAMENTO, CA
FN-07-18E

SHEET TITLE

**ARCHITECTURAL
ELEVATION**

SHEET NUMBER:	REV.
A2	B

DWG NAME: 15642.DWG DATE: 1.8.97

SPRINT SPECTRUM

UCD MEDICAL CENTER
 45TH STREET AND V STREET
 SACRAMENTO, CALIFORNIA 95817
 FN-07-19E

No.	DATE	REVISIONS	DRAWN/CHKD BY
1	1.8.97	CORRECTED ZONING DRAWING RELEASE	DK DB
2	1.6.97	INITIAL ZONING SUBMITTAL	DK DB

LIONAKIS-BEAUMONT DESIGN GROUP
 1019 19TH STREET SACRAMENTO, CA 95814
 916-558-1990 FAX 916-558-1914
 ARCHITECTURE - ENGINEERING - PLANNING - INTERIORS

GEARON + COMPANY, INC.
 WIRELESS NETWORK DEVELOPMENT
 1780 THE EXCHANGE SUITE 200
 ATLANTA, GEORGIA 30339
 ATLANTA OFFICE: (770) 853-6440 (770) 853-4599 FAX
 SACRAMENTO OFFICE: (916) 636-5500 (916) 636-6800 FAX

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE
 SPRINT SPECTRUM
 PCS INSTALLATION PROJECT

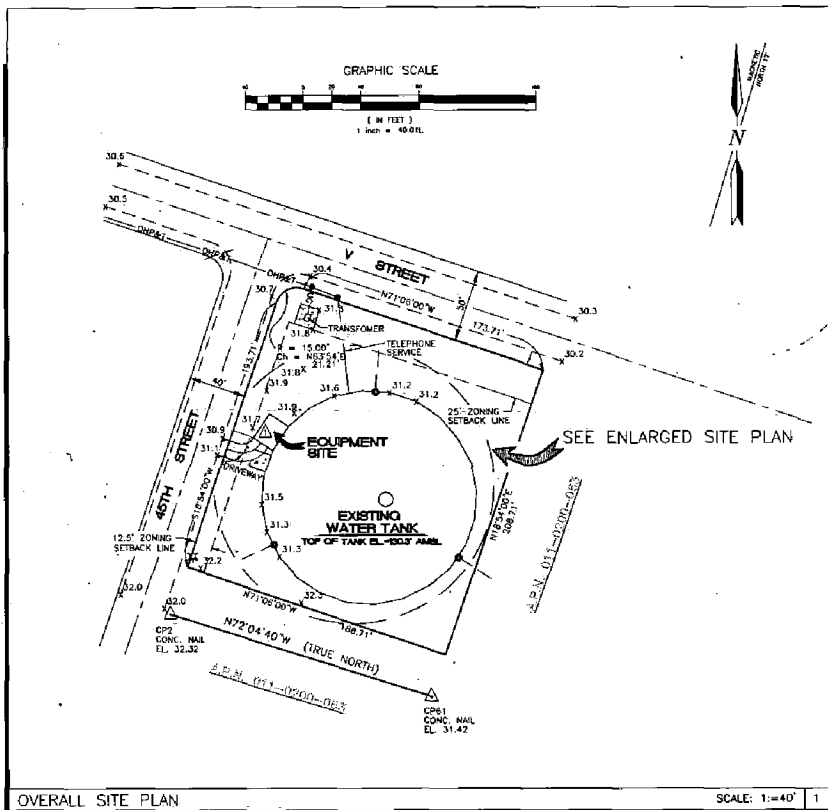
SITE INFORMATION
UCD MED. CENTER
 45TH & V ST.
 SACRAMENTO, CA
FN-07-19E

SHEET TITLE
TITLE SHEET
T1
 SHEET NUMBER: **T1** REV: **B**

DWG NAME: 156T1.DWG DATE: 1.8.97

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VICINITY MAP	GENERAL NOTES	PROJECT DESCRIPTION	PROJECT DIRECTORY	GENERAL DRAWINGS
	<ol style="list-style-type: none"> ADA COMPLIANCE; FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED. FOR ADDITIONAL GENERAL NOTES AND DETAILS, SEE ACCOMPANYING DOCUMENT, "STANDARD NOTES & DETAILS" MUST COMPLY WITH CONDITIONS OF ZONING APPROVAL. 	<p>SPRINT SPECTRUM PROPOSES THE INSTALLATION OF TELECOMMUNICATION ANTENNAS AND SUPPORTING EQUIPMENT. THE ANTENNAS, A TOTAL OF (9) NINE, MEASURING 6'-0" HIGH x 8' WIDE x 2' DEEP, WILL BE MOUNTED TO THE SIDE OF AN EXISTING CONCRETE WATER TANK. A TOTAL OF 5 EQUIPMENT CABINETS WILL BE LOCATED ON THE GROUND ADJACENT TO THE WATER TANK.</p>	<p>OWNER: CITY OF SACRAMENTO 1023 J STREET #200 SACRAMENTO, CA 95814</p> <p>ENGINEER: LIONAKIS-BEAUMONT DESIGN GROUP 1019 19TH STREET SACRAMENTO, CA PHONE: (916) 558-1900 FAX: (916) 558-1919</p> <p>LAND SURVEYOR: CELLA BARR ASSOCIATES 777 CAMPUS COMMONS #200 SACRAMENTO, CA 95823 PHONE: (916) 649-3137 FAX: (916) 649-8797</p> <p>AGENT: GEARON & COMPANY, INC. WIRELESS NETWORK DEVELOPMENT 1780 THE EXCHANGE SUITE 200 ATLANTA, GEORGIA 30339 ATLANTA OFFICE: PHONE: (770) 953-9400 FAX: (770) 952-4999 SACRAMENTO OFFICE: PHONE: (916) 636-5500 FAX: (916) 636-6800</p> <p>JURISDICTION: SACRAMENTO COUNTY</p>	<p>C1 COVER SHEET, VICINITY MAP, DIRECTORY C1 SITE SURVEY A1 OVERALL SITE PLAN, EQUIPMENT PLAN, ROOF PLAN A2 EXTERIOR ELEVATIONS</p>
	<p>LEGAL DESCRIPTION</p> <p>SITE PARCEL NO.: 011-0200-004 SITE NAME: UCD MED CENTER SITE ADDRESS: 45TH AND V STREETS SACRAMENTO, CA ZONING CLASSIFICATIONS: R-1 AREA OF CONSTRUCTION: 320 S.F. OCCUPANCY TYPE: TELECOMMUNICATION EQUIPMENT</p>			



BEGINNING AT THE NORTHWEST CORNER OF THE SACRAMENTO FAIR GROUND, WHICH SAID CORNER IS LOCATED ON THE SOUTHERLY LINE OF V STREET IN THE CITY OF SACRAMENTO AND DISTANT NORTH 71° 06' WEST 1500.07 FEET FROM THE NORTHWEST CORNER OF LOT 340 "E" HEREIN, THE SAME IS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, THENCE FROM THE POINT OF BEGINNING SOUTH 71° 06' EAST 208.71 FEET ALONG THE LINE COMMON TO THE SOUTHERLY LINE OF V STREET AND THE NORTHERLY LINE OF THE STATE FAIR GROUNDS, TO A POINT THENCE SOUTH 18° 24' WEST 208.71 FEET TO A POINT, THENCE NORTH 71° 06' WEST 208.71 FEET ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID V STREET, TO A POINT ON THE LINE COMMON TO THE STATE FAIR GROUNDS AND THE SACRAMENTO COUNTY HISTORICAL TRAILS NORTH 85° 41' EAST 208.71 FEET ALONG THE LINE COMMON TO THE STATE FAIR GROUNDS AND THE COUNTY HISTORICAL GROUNDS, TO THE POINT OF BEGINNING, AND CONTAINING ONE ACRE.

EXCEPTING THEREFROM ANY PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH IS INCLUDED WITHIN THE BOUNDARIES OF THE LAND ABOVE DESCRIBED:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF V STREET, SAID POINT BEARS SOUTH 71° 06' EAST 330.55 FEET AND SOUTH 18° 24' WEST 25.00 FEET FROM THE INTERSECTION OF THE CENTRELINE OF V STREET AND THE CENTRELINE OF 45TH STREET, THENCE FROM SAID POINT OF BEGINNING SOUTH 18° 24' WEST 422.50 FEET TO THE NORTHEAST CORNER OF THE WRIGHT AND JENSEN TRACT ACQUISITION NO. 14-15 AS SHOWN ON THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON JANUARY 24, 1959, IN BOOK 8 OF MAPS, MAP NO. 44, THENCE SOUTH 18° 24' WEST 99.88 FEET ALONG THE EAST LINE OF SAID WRIGHT AND JENSEN TRACT ACQUISITION NO. 14, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONTOUR 324.75 FEET, SAID CURVE HAVING A RADIUS OF 240.00 FEET, INTERIOR ANGLE OF 117° 14', A DISTANCE OF 75.21 FEET, THENCE SOUTH 18° 24' WEST 15.00 FEET, THENCE ALONG THE ARC OF A CURVE CONTOUR 150.00 FEET, SAID CURVE HAVING A RADIUS OF 90.00 FEET, INTERIOR ANGLE OF 90°, A DISTANCE OF 23.55 FEET, THENCE NORTH 71° 06' WEST 35.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL BEING A PORTION OF THAT PROPERTY DECEDED TO THE STATE OF CALIFORNIA BY CALIFORNIA TRUST AND SAVINGS, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON SEPTEMBER 4, 1929 IN BOOK 26A, PAGE 142, OFFICIAL RECORDS AND BOOK 1000A IN THE STATE FAIR

UNDERLYING PROPERTY LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN OUTCLAIM DEED RECORDED IN BOOK 69050A, PAGE 107, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF A PROPOSED LEASE SITE, FROM WHICH THE MOST WESTERLY CORNER OF SAID LAND BEARS NORTH 71°06'00" WEST 14.98 FEET TO THE NORTHERLY LINE OF SAID LAND AND ALONG SAID NORTHEASTLY LINE SOUTH 12°54'00" WEST 95.78 FEET; THENCE ALONG THE BOUNDARY OF SAID SITE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 32°42'30" EAST 20.00 FEET; (2) SOUTH 56°12'00" EAST 16.00 FEET TO AN EXISTING WATER TOWER; (3) ALONG SAID WATER TOWER SOUTH 52°47'50" WEST 20.00 FEET; AND (4) NORTH 56°12'00" WEST 16.00 FEET TO THE POINT OF BEGINNING.

PROJECT AREA LEGAL DESCRIPTION

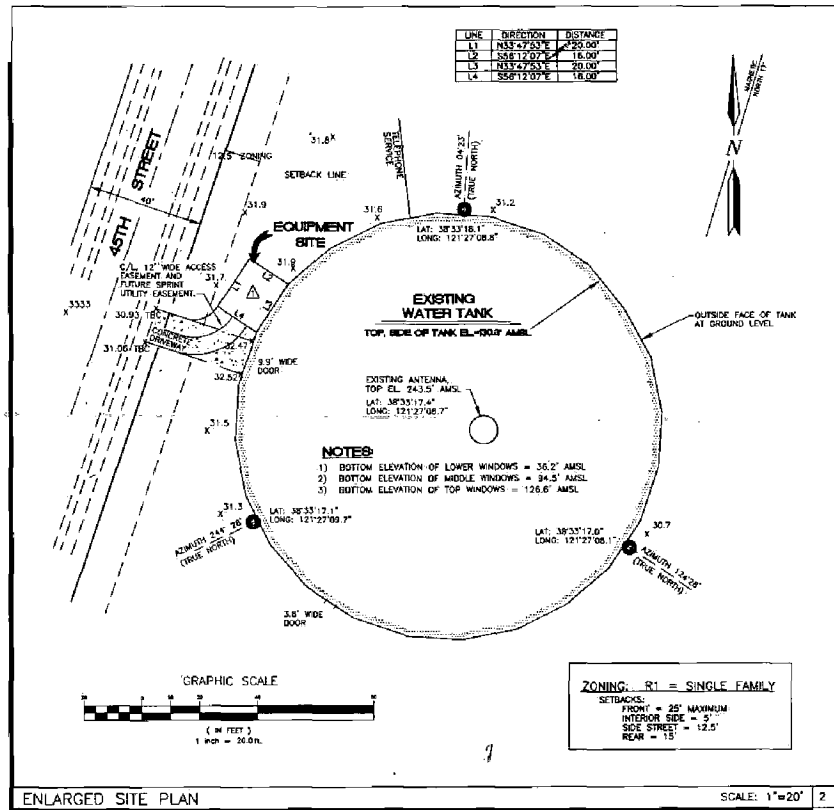
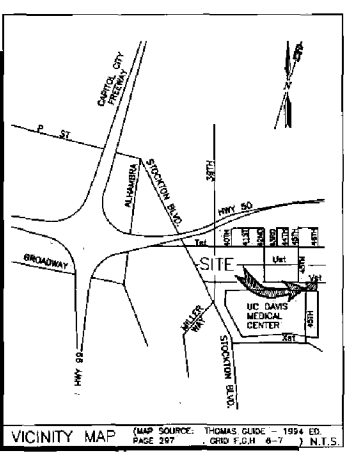
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN OUTCLAIM DEED RECORDED IN BOOK 69050A, PAGE 107, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A STRIP OF LAND THE UNKNOWN WIDTH OF TWELVE (12.00) FEET, THE CENTRELINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST LINE OF SAID LAND DESCRIBED IN SAID DEED, FROM WHICH THE MOST WESTERLY CORNER OF SAID LAND BEARS SOUTH 18°24'00" WEST 86.24 FEET; THENCE SOUTH 71°13'45" EAST 8.07 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET AND BEING SUBSTITUTED BY A CHORD BEARING NORTH 71°17'04" EAST 18.26 FEET; THENCE NORTH 33°47'55" EAST 0.87 FEET TO THE SOUTHWEST LINE OF A PROPOSED LEASE SITE.

PROJECT EASEMENT(S) LEGAL DESCRIPTION



SITE NAME: UCD MEDICAL CENTER
SITE NUMBER: FN-07-19
SITE ADDRESS: 45TH & V ST, SACRAMENTO, CA 95817
OWNERS NAME: CITY OF SACRAMENTO, A MUNICIPAL CORPORATION
OWNERS ADDRESS: 1522 J ST, #200, SACRAMENTO, CA 95814
ASSESSORS PARCEL NUMBER(S): 011-0200-004

NET AREA OF UNDERLYING PARCEL(S): 32,337 S.F. ± (0.50 AC. ±)
NET AREA OF PROJECT AREA: 320 SQ. FT.
LATITUDE: SEE ENLARGED SITE PLAN
LONGITUDE: SEE ENLARGED SITE PLAN
GROUND ELEVATION: 32' AMSL
RANGE OF ELEVATIONS: SACRAMENTO CITY DATUM (MVD 25)
BASIS OF BEARINGS: OUTCLAIM DEED RECORDED IN BOOK 69050A, PAGE 107

NOTES:
1. INFORMATION SHOWN HEREIN IS BASED ON FIDELITY NATIONAL TITLE COMPANY REPORT #205128, DATED DECEMBER 3, 1998.
2. BOUNDARY INFORMATION SHOWN IS FROM RECORD ONLY. THIS IS NOT A BOUNDARY SURVEY.

SITE DATA

LEGEND

- PROPOSED ANTENNA LOC.
- MANDHOLE
- II FIRE HYDRANT
- UTILITY POLE
- W—W— OVERHEAD POWER AND TELEPHONE
- W—W— WATER LINE
- ELEC. BOX
- X FENCE
- ☆ STREET LIGHT

DOCUMENT REVIEW

OWNER	_____
CONSTRUCTION	_____
OPERATIONS	_____
REAL ESTATE	_____
RF ENGINEER	_____
ZONING	_____
PROPERTY OWNER	_____

APPROVALS

Sprint
SPRINT SPECTRUM PCS INSTALLATION PROJECT

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE

GEARON & COMPANY, INC.
Wireless Network Development
1720 The Lechman, N.W., Suite 200, Atlanta, Georgia 30339
Atlanta office: 770-850-8400, Fax: 770-852-4999
Sacramento office: 916-634-8500, Fax: 916-634-8800

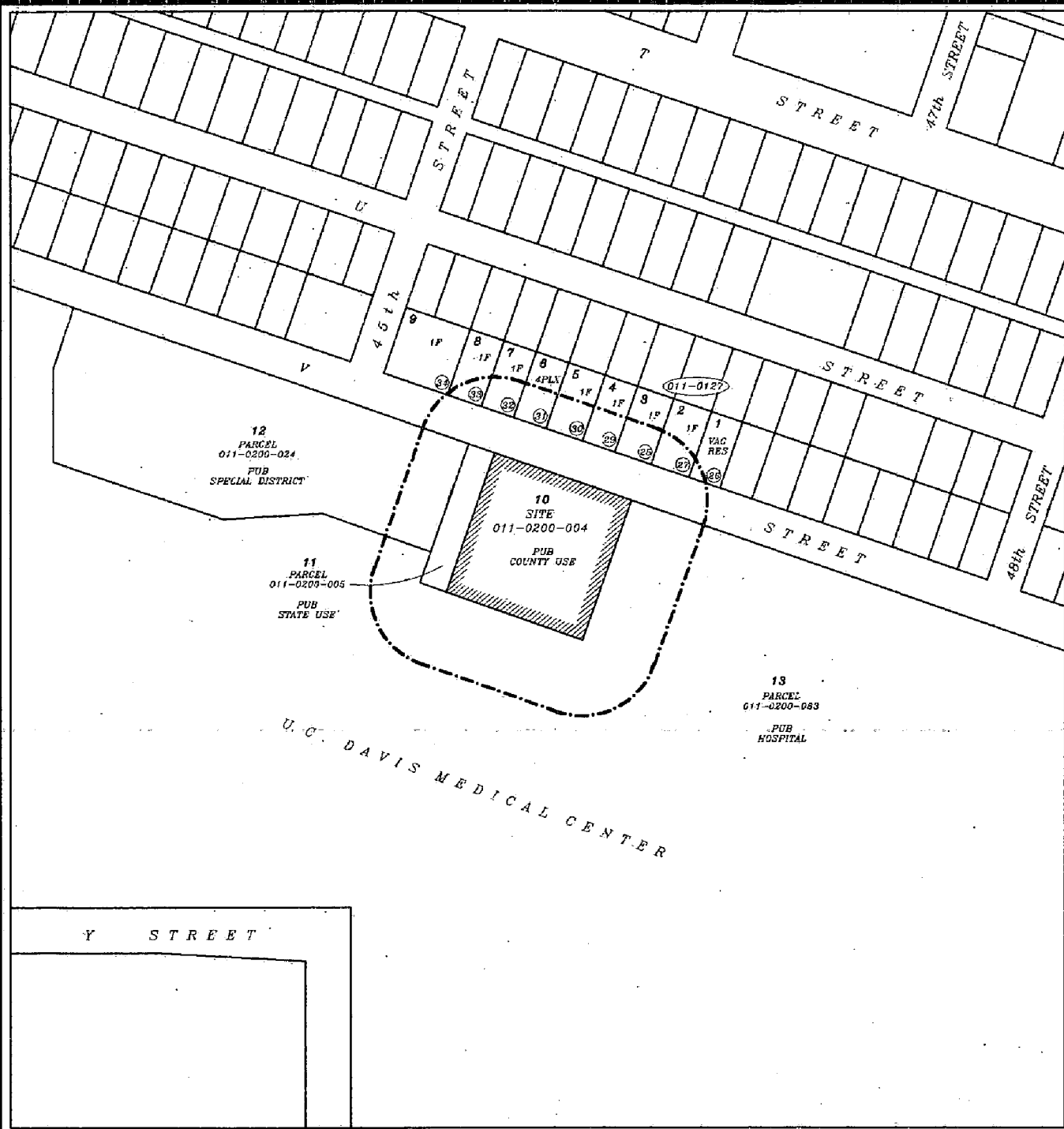
CBA
CELLA BARR ASSOCIATES
377 CAMPUS CEMETERIS DR., WOOD SACRAMENTO, CALIFORNIA 95825
(916) 649-3837
FAX (916) 649-8797

NO.	DATE	ISSUE
1	1/09/97	RELOCATE EQUIPMENT SITE

SITE NAME: UCD MED CENTER
SITE NUMBER: FN-07-19
SITE ADDRESS: 45TH STREET & V STREET, SACRAMENTO, CA 95824, U.S.A.

SHEET TITLE: SITE SURVEY GENERAL INFORMATION
SHEET NUMBER: C-1

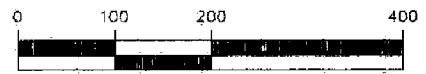
SCALE: AS NOTED
1/09/97 CBA # 330030-30



CELLA BARR ASSOCIATES
 777 CAMPUS COMMONS RD.
 SUITE 200
 SACRAMENTO, CA 95825
 (916) 649-3137
 FAX (916) 649-8797



GRAPHIC SCALE



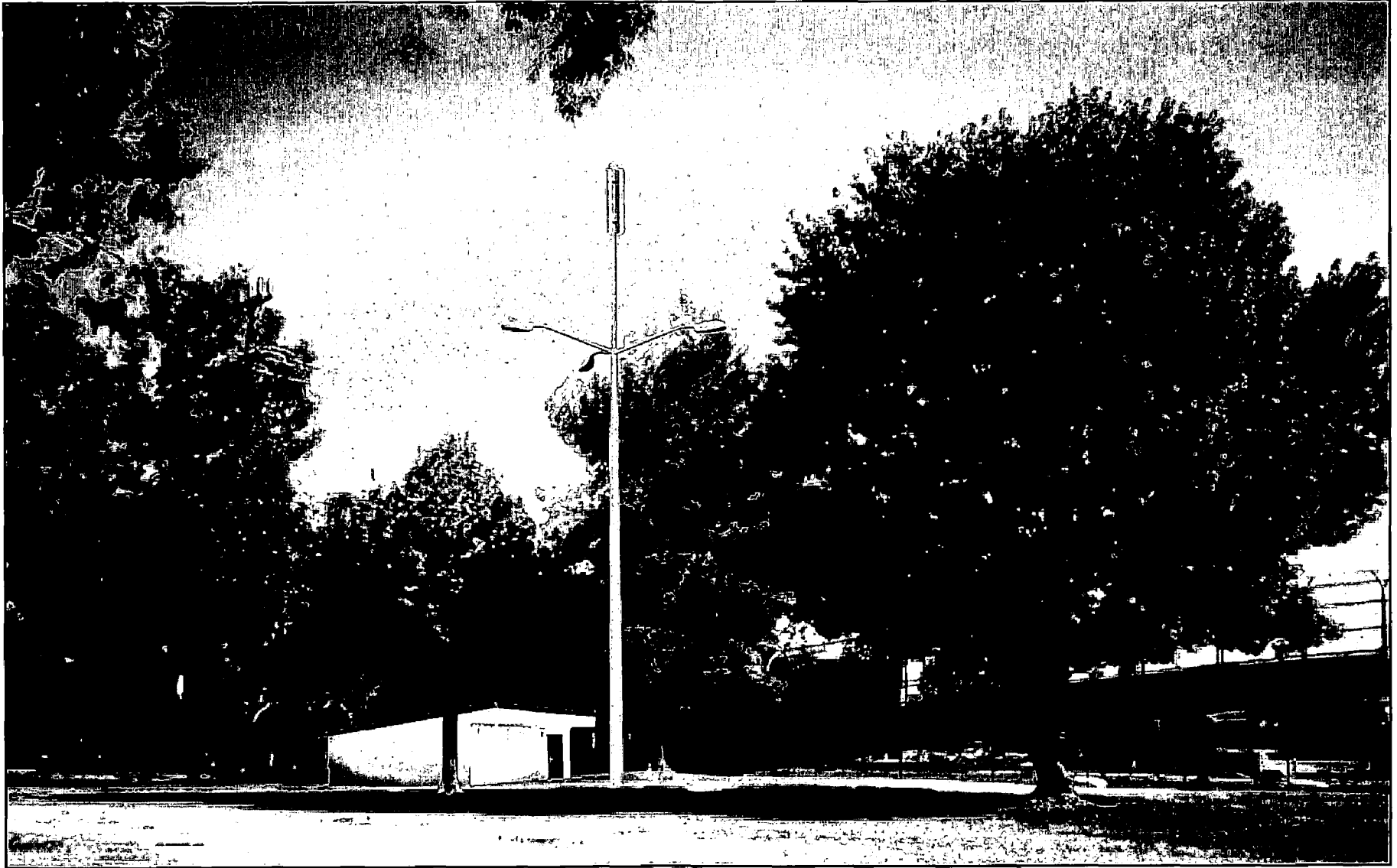
(IN FEET)
 1 inch = 200 ft.

LEGEND-PRESENT LAND USE

VAC	VACANT
APLX	FOURPLEX
RES	RESIDENTIAL
PUB	PUBLIC PROPERTY
1F	SINGLE FAMILY RESIDENTIAL

100' RADIUS MAP
SPRINT PCS INSTALLATION PROJECT

GEARON & COMPANY, INC.
 Site # FN-07-19E
 APN: 011-0200-004



SUGNET & ASSOCIATES
ENVIRONMENTAL CONSULTANTS
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**CONCEPTUAL VIEW OF PROPOSED LIGHTPOLE ANTENNA
AND EQUIPMENT BUILDING AT SITE FN-07-10A**