

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 29, 1997, the Zoning Administrator approved with conditions a special permit to add wireless antennas on an existing communications monopole for the project known as Z97-054. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit Modification to add three additional wireless antenna panels at a height of 45 feet an existing 60 foot monopole on 3.78± developed acres in the Light Industrial (M-1) zone.

Location: 2150 Bell Avenue (D2, Area 4)

Assessor's Parcel Number: 238-0130-023

Applicant: Smart SMR of California, Inc., dba Nextel Communications (Ken Stockero)
2180 Harvard Street, Suite 200
Sacramento, CA 95815

Property Owner: David Dahmen
2150 Bell Avenue #145
Sacramento, CA 95838

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento
Community Plan: Labor Intensive
Existing Land Use of Site: Industrial Buildings and Monopole
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: M-1; Industrial
South: M-1 and R-1; Industrial and Residential
East: M-1; Industrial
West: M-1; Industrial

Property Dimensions: Irregular
Property Area: 40.78± acres

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: P92-056

Background Information: On June 12, 1992, the Planning Director approved a Special Permit to locate a 73 foot high cellular antenna with a monopole and a 326 square foot communications shelter in the M-1 zone (P92-056). A 60 foot high monopole was installed instead, which was lower than the approved height.

Additional Information: The applicant proposes to attach three close proximity antenna panels to an existing 60 foot wireless monopole. The antenna panels will be mounted at 45 feet, below the existing Airtouch antenna panels. The applicant will construct a 10 foot by 20 foot equipment building (200 square feet) north of the tower. Any cellular equipment (antennas) which both receives and transmits that is attached to existing monopoles requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Robla Community Association neighborhood group areas. The proposed plans were submitted to the neighborhood association and staff received no comments. The project has been noticed and staff received one call. The adjacent property owner claimed that when the original monopole was installed with its access driveway that the drainage and grading was improperly done resulting in a flooding problem for the adjacent property. Staff informed the caller to file a complaint with the Building Division.

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, Section 15301(e)}.

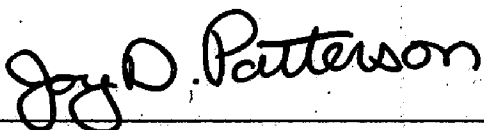
Conditions of Approval

1. Size and location of the panels shall conform to the revised plans submitted. The panels shall be painted to match the tower structure. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare. Everything on the tower, both new and old, including cables, brackets, supports, etc. shall be painted to match the tower.
2. Any additional antennas shall require a modification of the Special Permit. {3 antenna panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Should the applicant every discontinue using the pole for cellular services then the applicant shall remove all equipment on the tower and the equipment shelter within six months of termination.

5. The proposed cable run from the tower to the equipment building shall be at ground level or underground.
6. The applicant shall comply with the Mitigation Monitoring Plan from P92-056 regarding cultural artifacts (see Exhibit C).

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the wireless equipment will be added inconspicuously to an existing 60 foot high communications monopole with other wireless communication equipment.
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 antenna panels will be attached to an existing 60 foot high monopole; and
 - b. the design and location of the antenna panels will not significantly impact the surrounding commercial and industrial area.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Heavy Commercial or Warehouse and Labor Intensive, respectively.



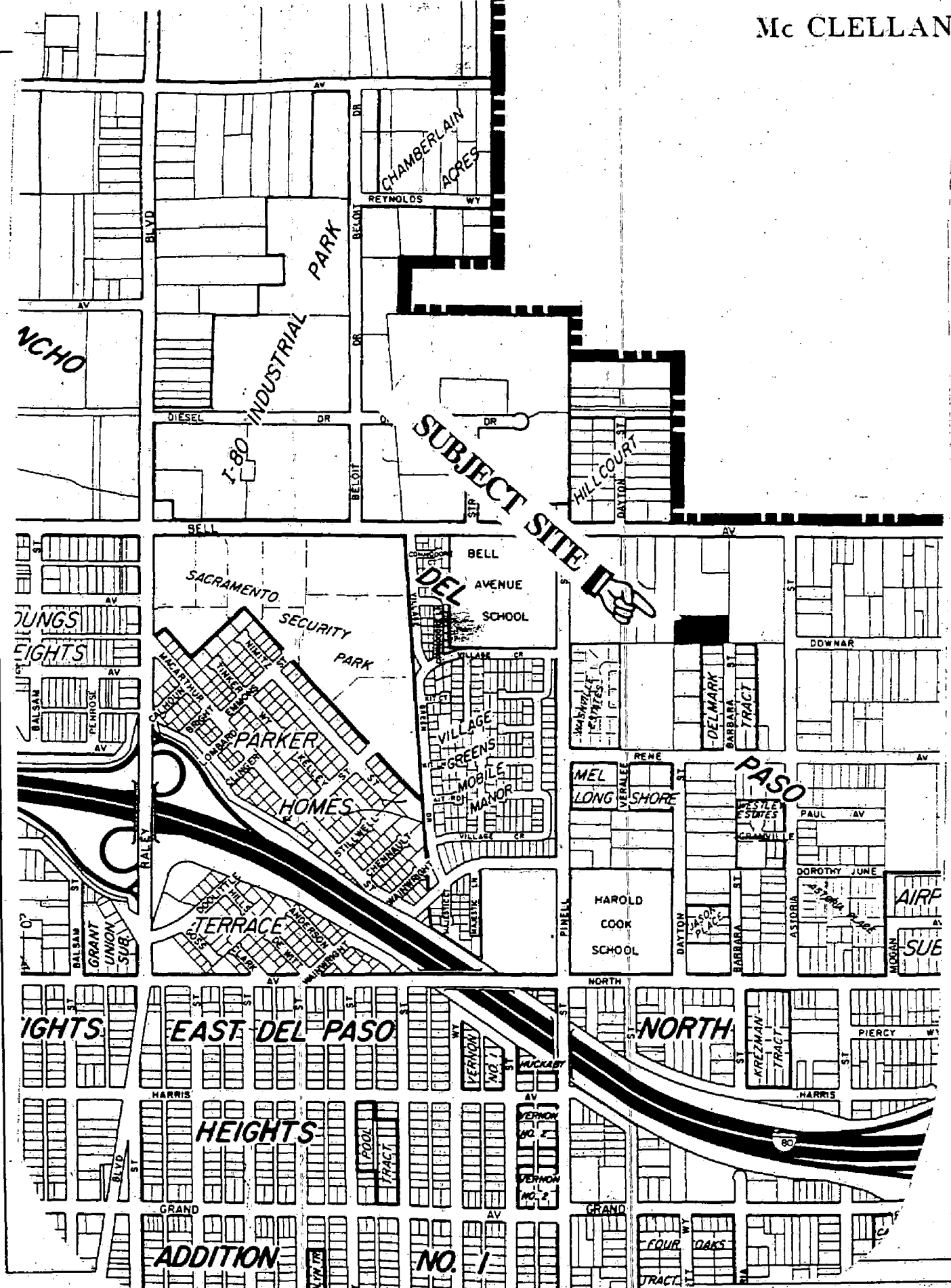
Joy D. Patterson
Zoning Administrator

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.

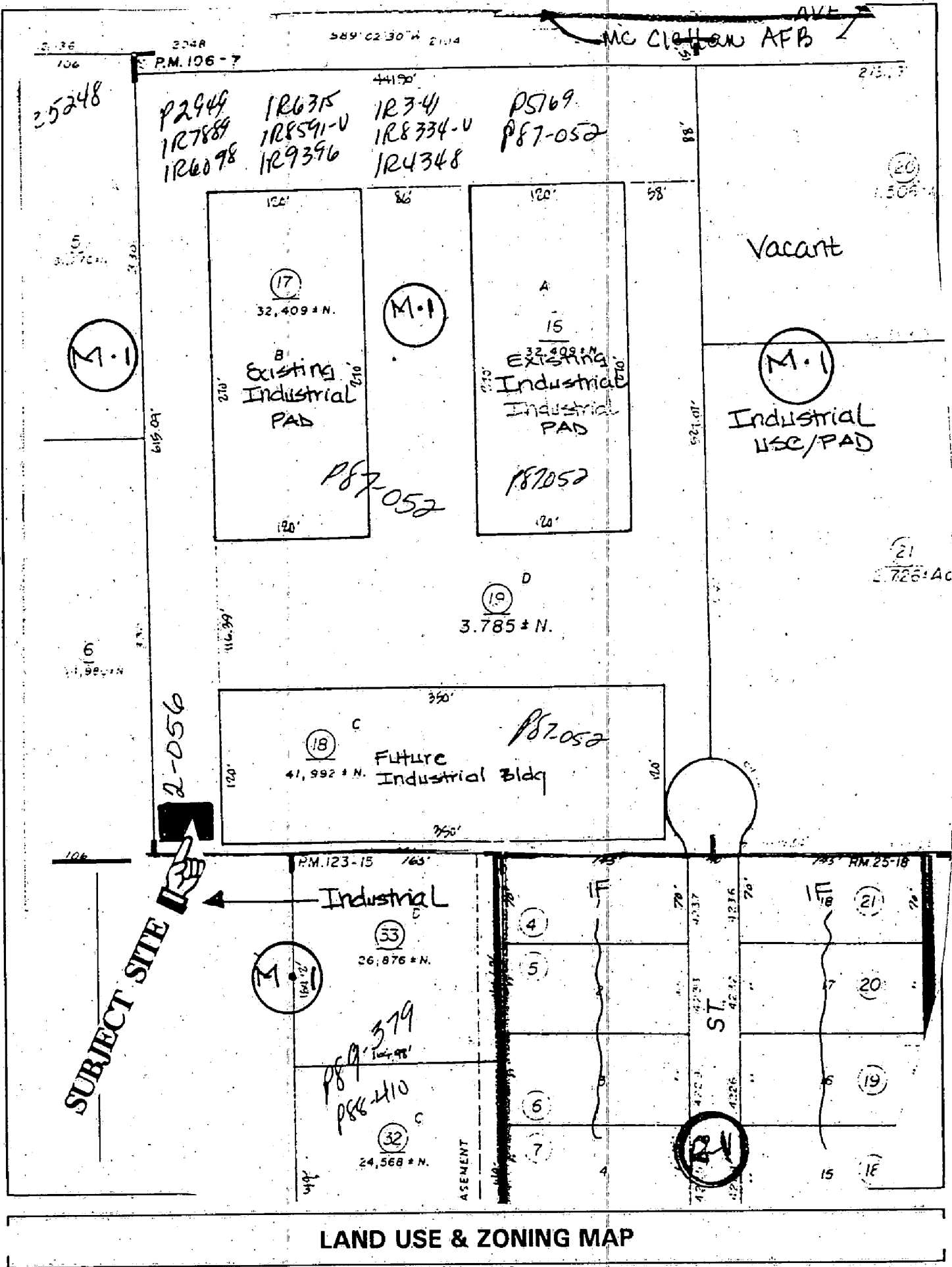
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant

ZA Log Book



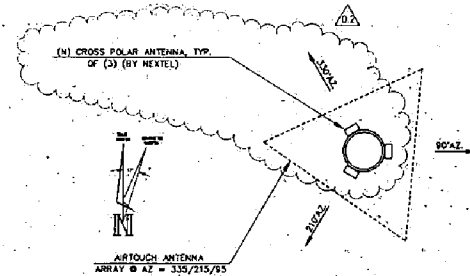
VICINITY MAP



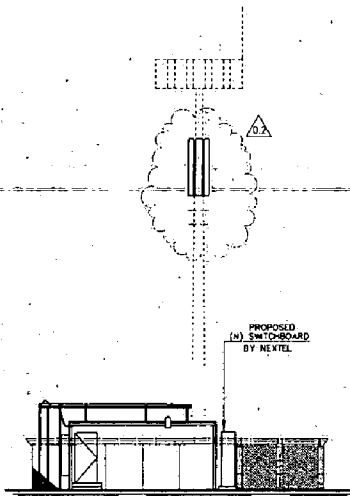
LAND USE & ZONING MAP

PROJECT GENERAL NOTES

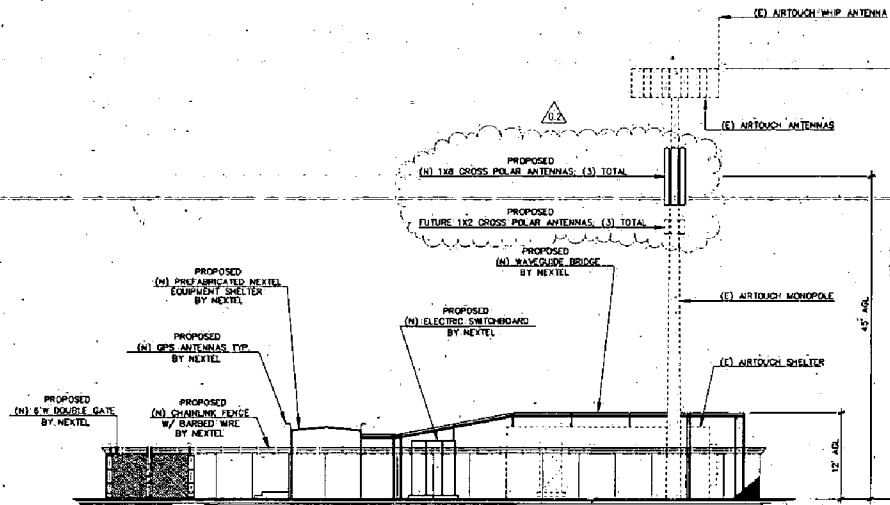
1. THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A BATHINGHAM OUTLINE ONLY. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION ENGINEER.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AUTHORIZATIONS TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES, OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NOTICES AND COMPLY WITH ALL APPLICABLE ORDINANCES, RULES, REGULATIONS AND LAWS, ORDERS OF ANY PUBLIC AGENCY WITHIN THE JURISDICTION OF THE WORK. NECESSARY ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL AND STATE ELECTRICAL CODES, ORDINANCES AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION BY THE PROJECT MANAGER AND WITH AGENCIES AUTHORIZED REPRESENTATIVE.
8. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
9. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
10. PROVIDE A FIRE-RATED FINE OUTLET/LETTER WITH A RATING OF NOT LESS THAN 2-3/8 OR 2-1/2" ALONG WITHIN ITS FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE UNIFORM BUILDING CODE REGARDING EARTHQUAKE PROOFING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
13. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MAJOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
14. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, BALUSTRADES, SURFACES, ETC. AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
15. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS, RUBBER AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
16. CONTRACTOR TO PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS WITHIN 90 DAYS OF PROJECT COMPLETION.
17. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH NEED CONTROL, REPLACE WITH CLASS # AGRICULTURE BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN.
18. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.



3 ANTENNA DETAIL - PLAN VIEW
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Revised

WESTERN PLANNING & ENGINEERING
11880 KEMPER ROAD, #3
ALBURN, CA 95603

PHONE: (916) 823-5917
FAX: (916) 823-5518

Smart SMR of California, Inc. dba NEXTEL COMMUNICATIONS
2180 HARVARD ST., STE. 220
SACRAMENTO, CA 95815
OFFICE PH: (916) 568-4489
FAX PH: (916) 568-1549
CONTACT: KEN STOCKERO

BELL AVENUE
P.O. BOX 1979A
2150 BELL AVE.
SACRAMENTO, CA
95838
SACRAMENTO COUNTY

ZONING:

EXHIBIT A

DATE PREPARED:

APPROVALS

PROJECT MANAGER: _____ DATE: _____

PROJECT NO:

CA-15794

DRAWN BY:

60F

CHECKED BY:

NEF

NO.	DATE	ISSUE
1	05/12/97	ZONING
2	9/5/97	(N) POLE REMOVAL
3	10/07/97	CROSS POLAR ANTENNAS

3

2

1

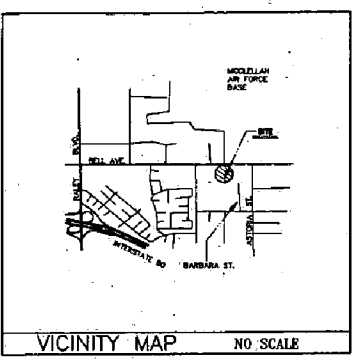
SHEET TITLE

ANTENNA DETAIL
EXTERIOR ELEVATIONS
PROJECT GENERAL NOTES

SHEET NUMBER

A-1

Z 97-054



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PROPERTY
 PARCEL D AS SHOWN ON THAT PARCEL MAP ENTITLED "PARCEL MAP, PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, RANCHO DEL PAGO, RECORDED IN BOOK 'A' SURVEY'S PAGE 94," RECORDED JUNE 23, 1980 IN BOOK 100 OF PARCEL MAPS AT PAGE 7, SACRAMENTO COUNTY OFFICIAL RECORDS.

LEGAL DESCRIPTION FOR PROJECT AREA

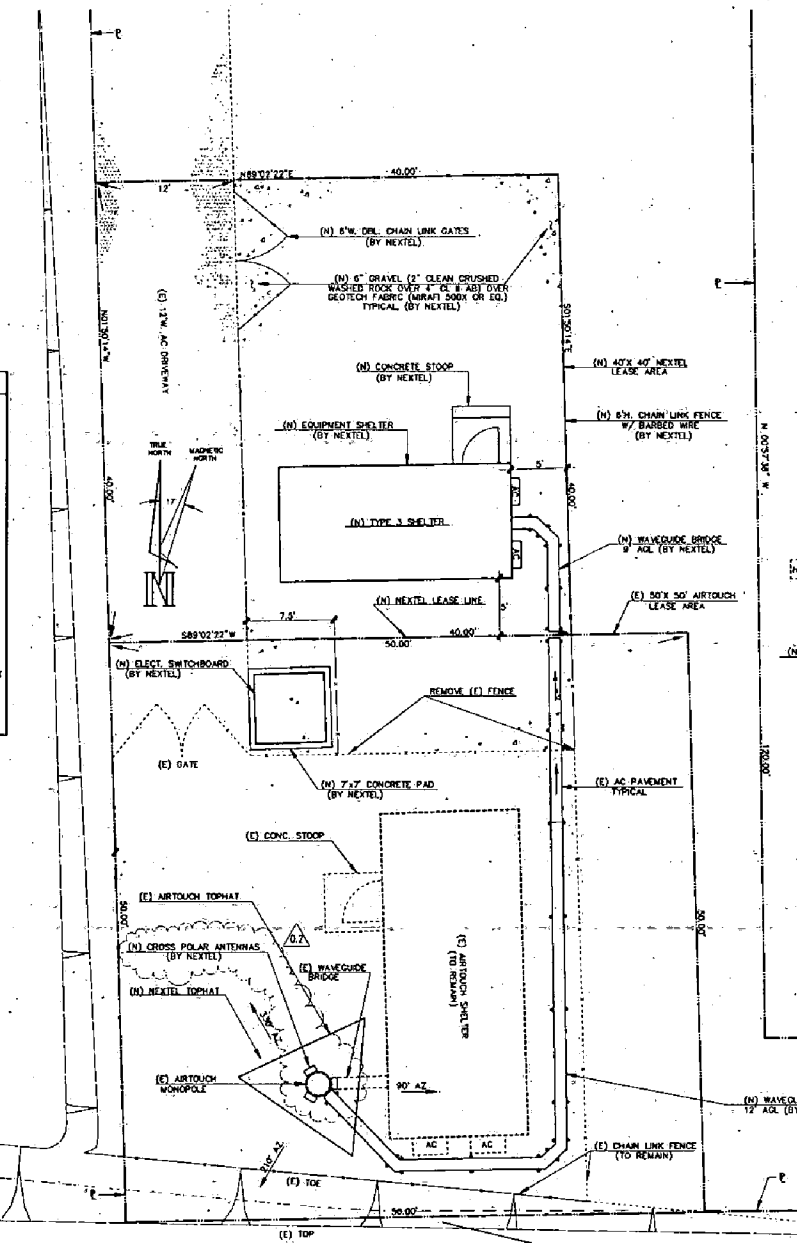
A PORTION OF PARCEL D AS SHOWN ON THAT PARCEL MAP ENTITLED "PARCEL MAP, PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, RANCHO DEL PAGO, RECORDED IN BOOK 'A' SURVEY'S PAGE 94," RECORDED JUNE 23, 1980 IN BOOK 100 OF PARCEL MAPS AT PAGE 7, SACRAMENTO COUNTY OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL D FROM WHICH ITS SOUTHWEST CORNER BEARS SOUTH 01°50'14" EAST 50.00 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 50 FOOT BY 50 FOOT LEASE AREA DESCRIBED IN AN UNRECORDED LEASE AND DISCLOSED BY A MEMORANDUM OF LEASE AGREEMENT RECORDED MARCH 3, 1993 IN BOOK 93000 AT PAGE 126, S.C.O.D.; THENCE ALONG THE NORTH LINE OF SAID LEASE AREA NORTH 89°02'22" EAST 40 FEET; THENCE NORTH 01°50'14" WEST 50.00 FEET; THENCE SOUTH 89°02'22" WEST 40.00 FEET TO THE WESTERLY LINE OF SAID PARCEL D; THENCE SOUTH 01°50'14" EAST ALONG SAID WESTERLY LINE 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2000 SQUARE FEET MORE OR LESS.
 END OF DESCRIPTION.

SITE GENERAL NOTES

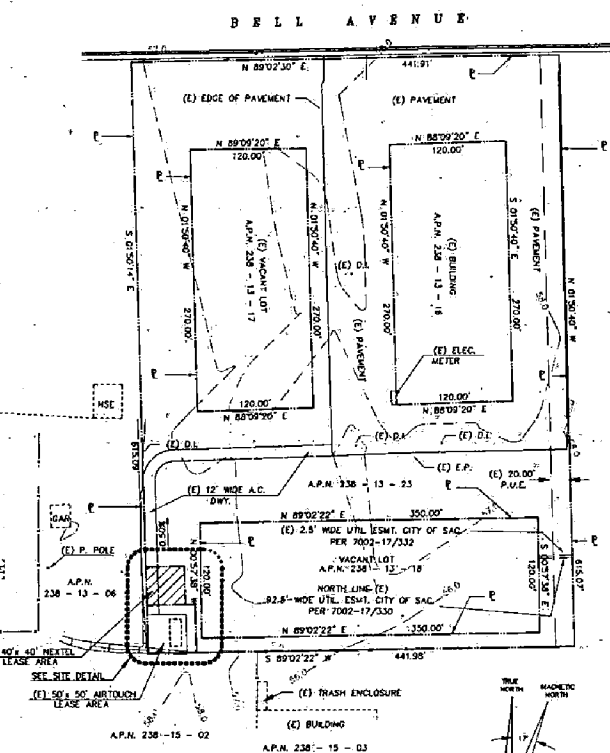
SITE NAME: BELL AVENUE
SITE NUMBER: CA-1979A
SITE ADDRESS: 2150 BELL AVE. SACRAMENTO, CA
A.P.N.: 238-0130-018
CURRENT ZONING:
APPLICANT: SMART SBR OF CALIFORNIA, DBA NEXTEL COMMUNICATIONS, 2150 HARVARD ST., STE. 220, SACRAMENTO, CA 95815, PH: (916) 568-4489, CONTACT: KEN STOCKERO
PROPERTY OWNER: BELL AVE. LAND DEVELOPMENT, 2150 BELL AVE., STE. 145, SACRAMENTO, CA 95833
NET AREA OF PARCEL:
TOTAL NUMBER OF MARKED/OPEN PARKING SPACES:
DATE OF SURVEY: 5/05/97
SURVEYED BY: WESTERN PLANNING AND ENGINEERING
GROSS AREA OF LOTS: 42000 S.F.
ANALS OF ELEVATIONS: ASSUMED
BASE OF BEARINGS: BK. 100 PARCEL MAPS, PAGE 7

DETERMINED COORDINATES OF CENTER OF PROJECT AREA:
LATITUDE (NAD 83): 38°33'45" **LONGITUDE:** 121°23'04"
LATITUDE (NAD 27): 38°33'44" **LONGITUDE:** 121°23'04"
 (SCALED FROM USGS "TWO LINDA" QUAD)
GROUND ELEVATION: 57 ANS.
NAUTICAL GEODETIC VERTICAL DATUM OF 1929

NOTES:



SITE DETAIL
 SCALE: 1" = 5'



SITE PLAN
 SCALE: 1" = 60'

WESTERN PLANNING & ENGINEERING
 1185C KEMPER ROAD, #3
 AUBURN, CA 95603
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BELL AVENUE
 P.N. CA-1979A
 2150 BELL AVE.
 SACRAMENTO, CA 95838
 SACRAMENTO COUNTY

ZONING
 DATE PREPARED: OCT. 2, 1997
 APPROVALS
 PROJECT MANAGER: _____ DAT

PROJECT NO: CA-1979A
DRAWN BY: BOF
CHECKED BY:

NO.	DATE	ISSUE
1	5/12/97	ZONING
2	9/5/97	(N) POLE REMOVE
3	10/07/97	CROSS POLAR ANTENNAS

SHEET TITLE
SITE PLAN, DETAIL
VICINITY MAP,
LEGAL DESCRIPTION
SHEET NUMBER

C-1

Revised

EXHIBIT B

EXHIBIT - C

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

Pac Tel Cellular (P92-056)

Initial Study

Prepared By:

City of Sacramento Environmental Services Division

May 1, 1992

Adopted By:

City of Sacramento Planning Commission

Date: _____

CHAIRPERSON

Secretary to the Planning Commission

MITIGATION MONITORING PLAN

Introduction

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

Legal Description

PARCEL NO. #238-0130-019

Project Description

The proposed project is requesting a Planning Director's Special Permit to erect a 75 foot high monopole. The project design includes a 12' by 28' precast concrete communication's shelter.

A. Cultural Resources

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the Public Improvement plans and the building plans shall be noted to state that work shall be stopped and an archaeologist shall be consulted in the event that any archaeological materials are found.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage

Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Site inspections by the Building Division and the Department of Public Works shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.