

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 15, 1997, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add a cellular antenna panels and PCS antenna panels on the roof of an existing office building for the project known as Z96-141 and Z96-157. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

- Request:
1. Negative Declaration
 2. Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted on the roof parapet of an existing five story office building located on 6.49± developed acres in the Office-Business (O-B)(PUD)) zone. (Z96-141)
 3. Zoning Administrator Special Permit to add twelve cellular communications antenna panels mounted on the roof of an existing five story office building located on 6.49± developed acres in the Office-Business (O-B)(PUD) zone. (Z96-157)

Location: 2450 Venture Oaks Way (D1, Area 4)

Assessor's Parcel Number: 274-0320-040

Applicants: (Z96-141) Sprint Spectrum L.P. c/o Gearon & Co. (Cheryl Pence)
3065 Gold Camp Drive
Rancho Cordova, CA 95670

(Z96-157) AT&T Wireless Services (Keith Bray)
10030 Goethe Road
Sacramento, CA 95827

Property Owner: Evergreen Tustin Ventures
1029 J Street LL-7
Sacramento, CA 95814

General Plan Designation: Regional Commercial and Office
South Natomas

Community Plan Designation: Office/Office Park

Existing Land Use of Site: Office Building
Existing Zoning of Site: Office-Business (O-B)(PUD)

Surrounding Land Use and Zoning:

North: O-B (PUD); Office
South: C-3 (PUD); Office
East: C-3 (PUD); Interstate 5
West: C-3 (PUD); Office

Property Dimensions: Irregular
Property Area: 6.49± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-F

Previous Files: P85-153, P87-153, P89-204, P94-013, Z93-093, Z94-029 (All files relate to the building, signs, or uses)

Additional Information: The applicants propose to attach a total of 21 antenna panels to the sides of the existing building at the roof parapet and the installation of four equipment cabinets and an equipment shelter on the roof. Each Sprint antenna panel is six feet long and six inches wide and there will be a total of nine antenna panels (three sectors of three panels each). Each Sprint cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet) and the group will be located in the south portion of the roof behind the mechanical equipment screen. Each AT&T Wireless Services antenna panel is four feet long and one foot wide and there will be a total of twelve antenna panels (three sectors of four panels each). The AT&T Wireless Services equipment shelter will be twelve feet by 28 feet and located in the northwest corner of the roof behind the mechanical equipment screen. Any cellular equipment (antennas) which both receives and transmits requires a Special Permit according to the Zoning Ordinance.

The site is located within the Natomas Community Association area. The project plans have been sent to the association and staff received a letter supporting the efforts of the applicants to collocate antennas and sightful roof-mounts. The project has been noticed and staff has not received any calls.

Environmental Determination: This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

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 building at the point of attachment. The paint shall match the building in color and finish (i.e. if the building paint finish is glossy then the paint for the antennas and equipment shall match.)
2. Any additional antennas shall require a modification of the Special Permit. {21 (9 panels for Sprint and 12 panels for AT&T Wireless) 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 building.
5. Should the applicant every discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.
6. The equipment cabinets and/or shelter may require additional screening to be coordinated with Design Review staff if they can not be totally screened behind the roof parapet wall. Sprint and AT&T Wireless shall contact the Zoning Administrator's staff (Sandra Yope, 264-7158) when the cabinets/shelter are installed to see if additional screening will be required.

Findings of Fact:

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 office building roof parapet.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed cellular equipment shelter will be located on the roof of the existing office building and the antennas will be attached to building roof parapet; and
 - b. the design and location of the antennas will not significantly impact the surrounding commercial area.
3. The project is consistent with the General Plan and the South Natomas Community Plan which designate the subject site as Regional Commercial and Office and Office/Office Park, respectively.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

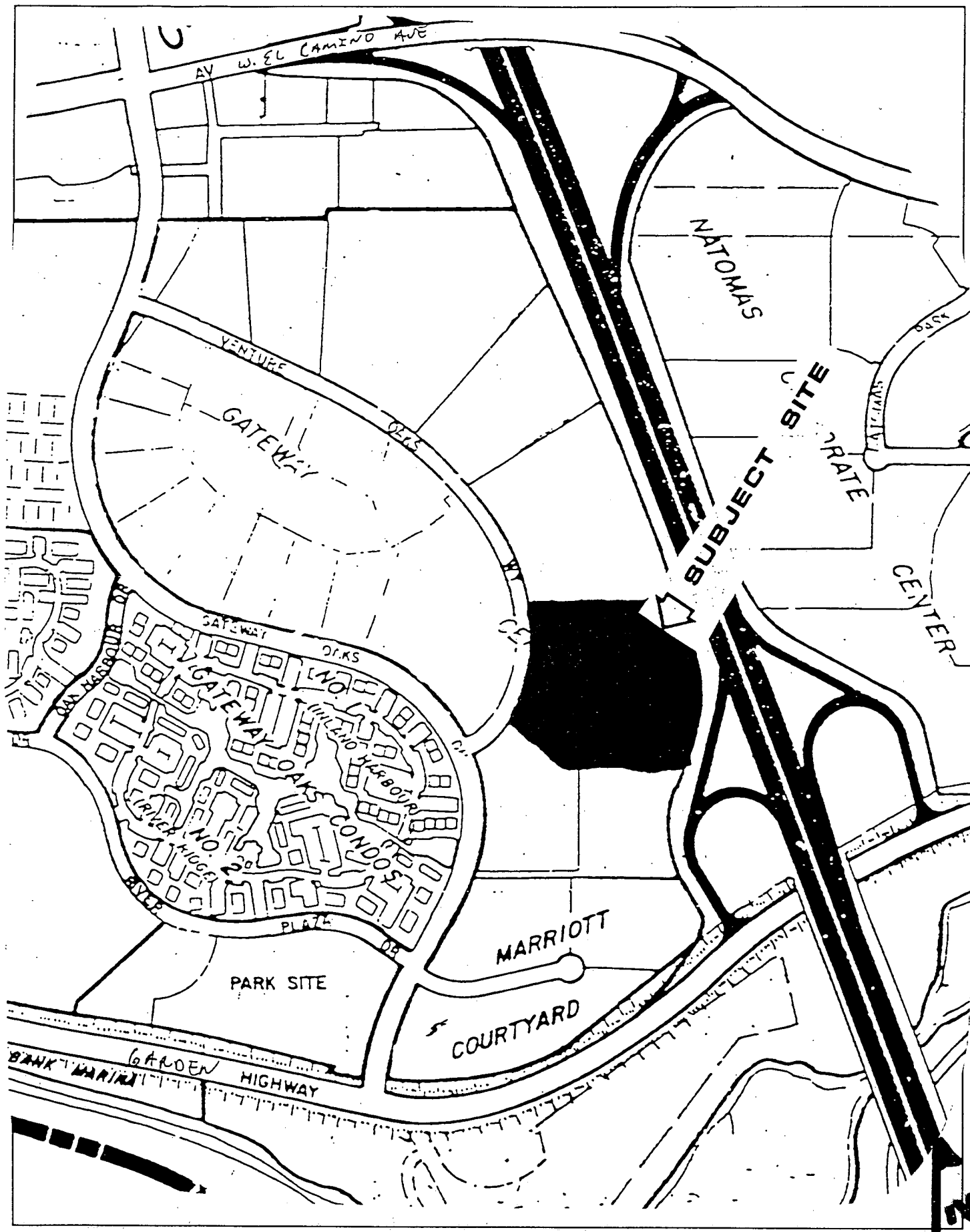
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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.

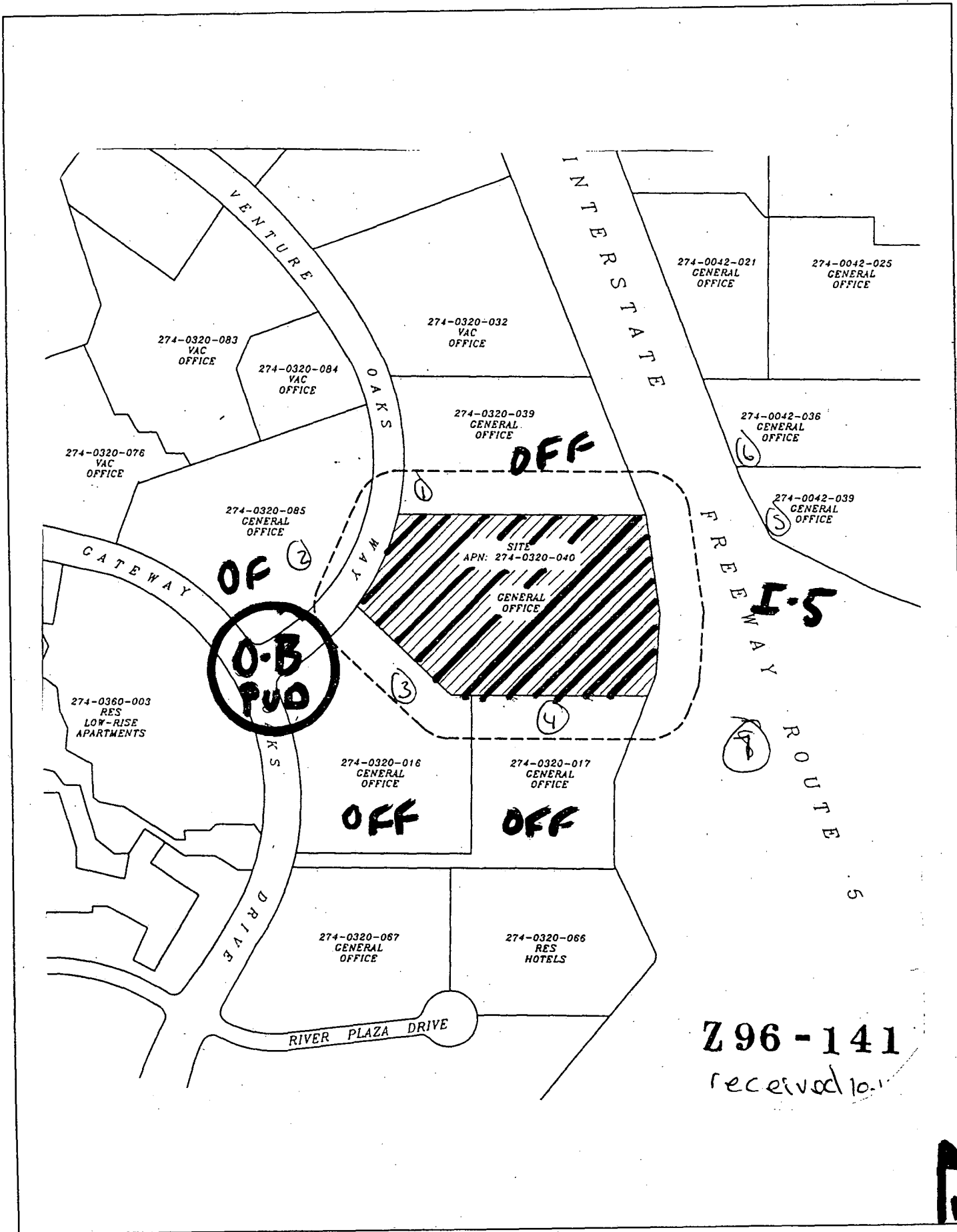
cc: File ✓

ZA Log Book ✓

Applicant ✓



VICINITY MAP



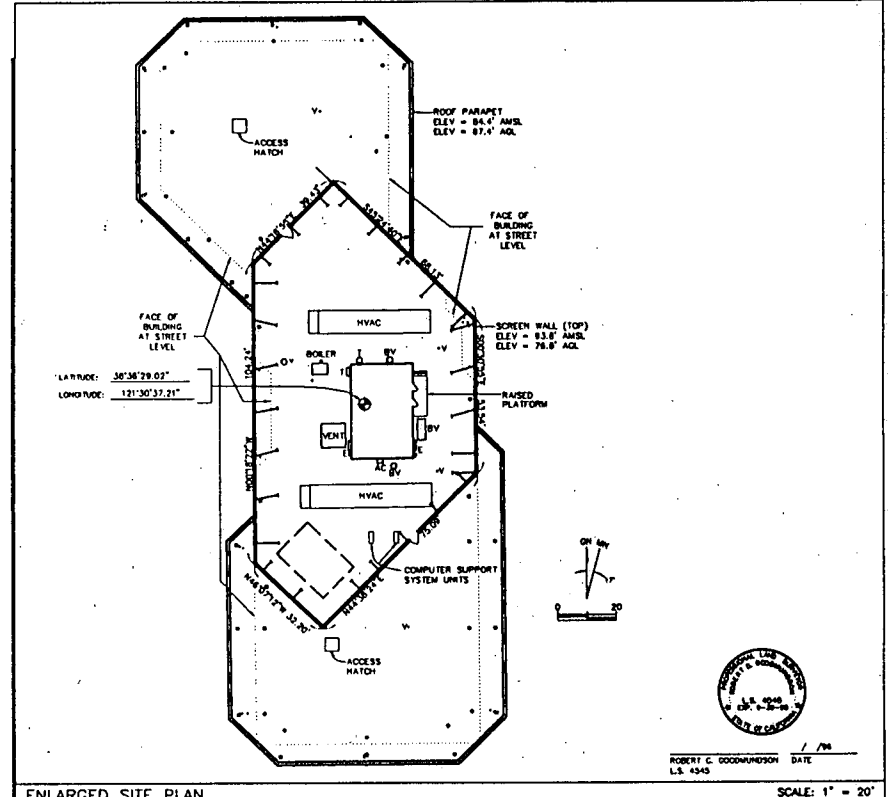
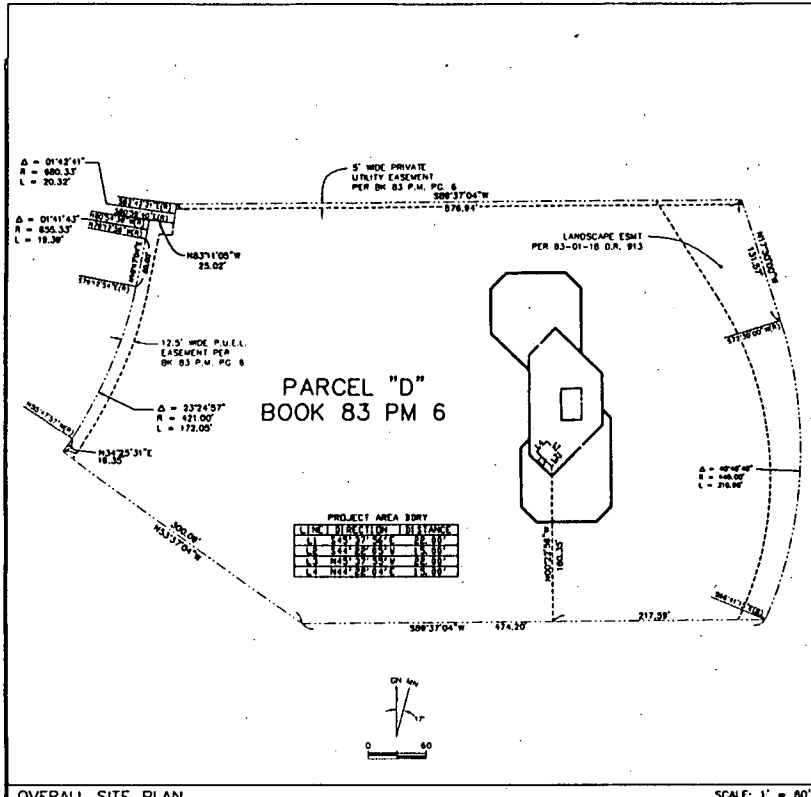
LAND USE & ZONING MAP

REVISED

246-14L

JANUARY 15, 1997

ITRM #3



Sprint

SPRINT PCS
PCS INSTALLATION
PROJECT

LUCENT TECHNOLOGIES AND BECHTEL ALLIANCE

GEARON & COMPANY

Windows Network Development
1700 The Exchange Bldg 500
Atlanta, Georgia 30339

Atlanta Office: (404) 525-9400
Sacramento Office: (916) 438-8800

SPURST & ASSOCIATES

Environmental Consultants

2200 DOUGLAS BOULEVARD, SUITE 100
ROSEVILLE, CALIFORNIA 95661

(916) 708-8100
Fax: (916) 708-8134

SHN

CONSULTING ENGINEERS
& ARCHITECTS

540 Hornet Blvd
Sacramento, CA 95822

(916) 371-5171
Fax: (916) 371-5173

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10-07-96	EDWARD BURDETTE	ISSUE FOR PERMITS
2	1-6-97	REVISED EDWARD BURDETTE	

SITE NAME: _____

EVERGREEN TRUST

SITE NUMBER: _____

FN-07-26A

SITE ADDRESS: _____

2450 VENTURE OAKS WAY
SACRAMENTO, CA 95814

SHEET TITLE: _____

SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER: _____

C-1

SCALE: AS NOTED

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

All that portion of Parcel D, as shown on that certain Parcel Map filed in Book 83 of Parcel Maps, Page 6, Official Records of Sacramento County described as follows:

Beginning at the northeast corner of said Parcel D, thence from said point of beginning along the easterly, southerly and westerly lines of said Parcel D as follows: (1) southerly 17°30'00" East (Dead Record South 17°00'00" East) 121.51 feet; (2) along the arc of a tangent curve to the right, concave westerly, having a radius of 415.00 feet, subtended by a chord bearing South 07°34'21" West (Dead Record South 07°34'21" West) 210.33 feet; (3) South 82°27'04" West (Dead Record North 82°27'04" West) 50.00 feet; (4) South 89°31'05" West (Dead Record North 89°31'05" West) 250.09 feet; (5) North 34°23'31" East (Dead Record North 34°23'31" East) 18.35 feet; (6) along the arc of a curve to the left, concave westerly, having a radius of 421.00 feet, subtended by a chord bearing North 27°28'34" East (Dead Record North 27°28'34" East) 170.86 feet; (7) North 10°47'04" East (Dead Record North 10°47'04" East) 50.00 feet; (8) along the arc of a tangent curve to the left, concave westerly, having a radius of 430.33 feet, subtended by a chord bearing North 08°08'34" East (Dead Record North 08°08'34" East) 20.33 feet; (9) to a point in the westerly line of said Parcel D, thence along said northerly line North 88°37'04" East 378.84 feet (Dead Record East 378.85 feet) to the point of beginning, east North on Parcel D the Certificate of Completion recorded February 27, 1986 in Book 88-02-27 of Official Records of page _____.

SEE Basis of Bearings of this Description in the California State Plane Coordinate System, Zone 2, NAD83.

UNDERLYING PROPERTY LEGAL DESCRIPTION

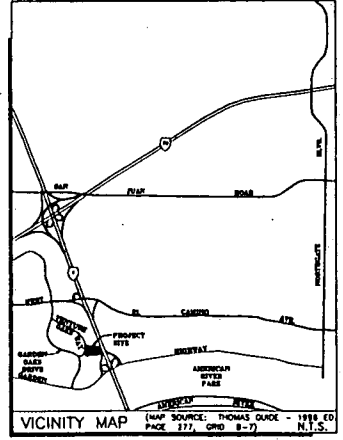
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

All that portion of Parcel D, as shown on that certain Parcel Map filed in Book 83 of Parcel Maps, Page 6, Official Records of Sacramento County described as follows:

Commencing at a point on the southerly line of said Parcel D from which the southeast corner of said Parcel D bears North 82°27'04" East 211.56 feet, thence North 02°22'54" West 180.35 feet to the True Point of Beginning of the long horizontal described; thence from said True Point of Beginning North 43°37'38" West 23.00 feet; thence North 44°27'04" East 15.00 feet; thence South 45°37'58" East 22.00 feet; thence South 44°27'04" West 13.00 feet to said True Point of Beginning, containing 330.0 square feet of 0.008 acres, more or less.

The Basis of Bearings of this Description is the California State Plane Coordinate System, Zone 2, NAD83.

PROJECT AREA LEGAL DESCRIPTION



SITE DATA

SITE NAME: 2450 VENTURE OAKS WAY

SITE NUMBER: FN-07-26A

SITE ADDRESS: 2450 VENTURE OAKS WAY
SACRAMENTO, CA 95814

OWNERS NAME: EVERGREEN TRUST

OWNERS ADDRESS: 1000 "I" STREET, SUITE 107
SACRAMENTO, CA 95814

ASSESSORS PARCEL NUMBER(S): 274-0280-040-0000

NET AREA OF UNDERLYING PARCEL(S): 0.008 AC. (350,000 SQ. FT.)

NET AREA OF PROJECT AREA: 0.008 AC. (350 SQ. FT.)

LATITUDE: 38°36'28.02" LONGITUDE: 121°30'37.21"

DEG: 28.800000" DEG: 181.810254"

GROUND ELEVATION: AMSL = 17.99'

BASE OF ELEVATION: SACRAMENTO CO. BENCHMARK #777-488

BASE OF BEARING: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2 (NAD83)

NOTES: 1. LATITUDE LONGITUDE TANG AT CENTER OF ROAD AS SHOWN.
2. ELEVATION TANG AT STREET LEVEL OR BOTTOM EDGE OF CURBS.

LEGEND

- AC ANCHOR
- AC AIR CONDITIONER
- BY BLOWER VENT
- CENTER OF SITE
- E ELECTRIC
- HOOPER BRACE
- OVERFLOW DRAIN
- ROOF DRAIN
- T TANK
- V VENT

DOCUMENT REVIEW

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

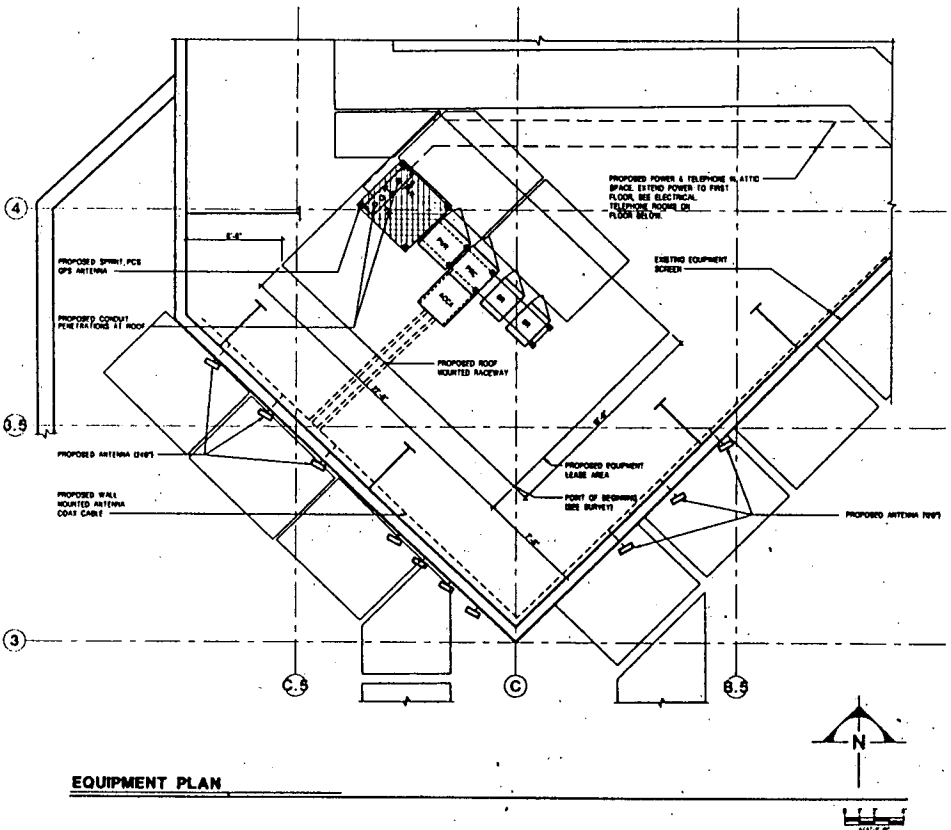
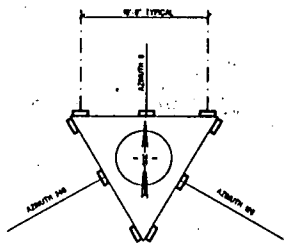
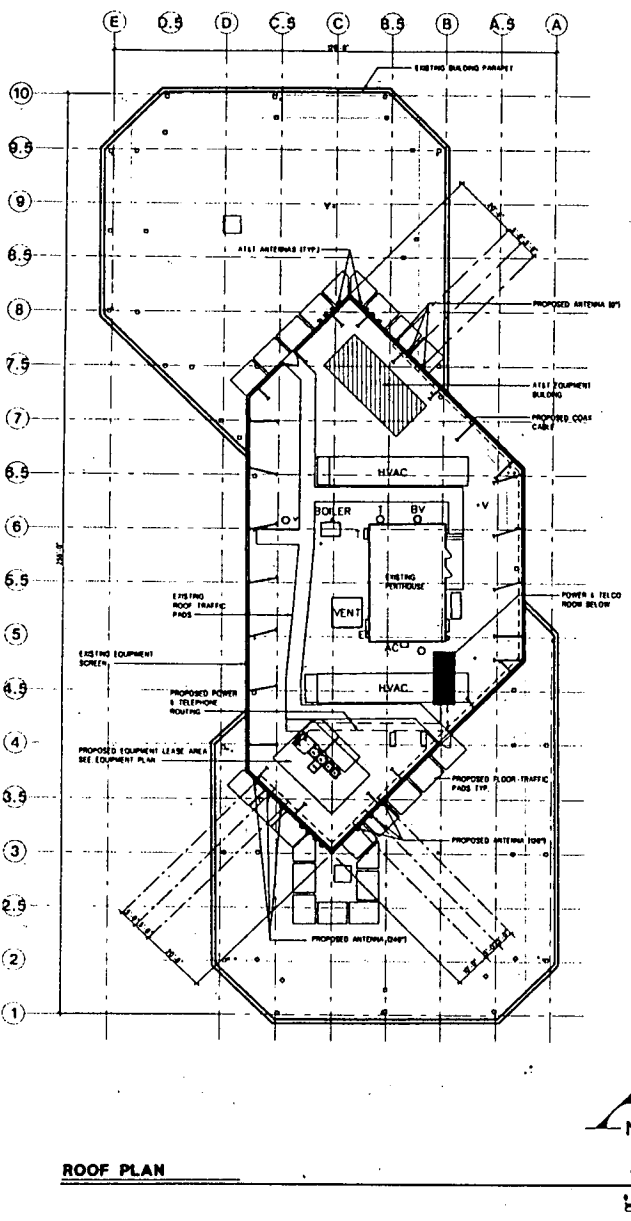
APPROVALS

REVISED

296-141

JANUARY 15, 1997

ITEM 2.3



CARRILLO ARCHITECTURAL GROUP INC

1221 Howe Ave
Suite 200
Sacramento, CA 95825
916 622-6660

A Steven Carrillo AIA, DL223

Sprint

SPRINT PCS INSTALLATION PROJECT

LUICENT TECHNOLOGIES AND BECHTEL ALLIANCE

GEARON & COMPANY

Wireless Network Development
1700 The Exchange Suite 500
Atlanta, Georgia 30339

Atlanta Office: (404) 252-6666
Sacramento Office: (916) 622-6666

NO.	DATE	REVISION
1	10-27-96	ISSUE SUBMITAL
2	1-2-97	REVISED DRAWING SUBMITAL

PROJECT NUMBER: 99129.004

SHEET NUMBER: A-1

SHEET TITLE: ROOF PLAN

PROJECT NUMBER	99129.004
SHEET NUMBER	A-1
SHEET TITLE	ROOF PLAN
DATE	10-27-96
REVISION	ISSUE SUBMITAL
DATE	1-2-97
REVISION	REVISED DRAWING SUBMITAL
PROJECT NUMBER	99129.004

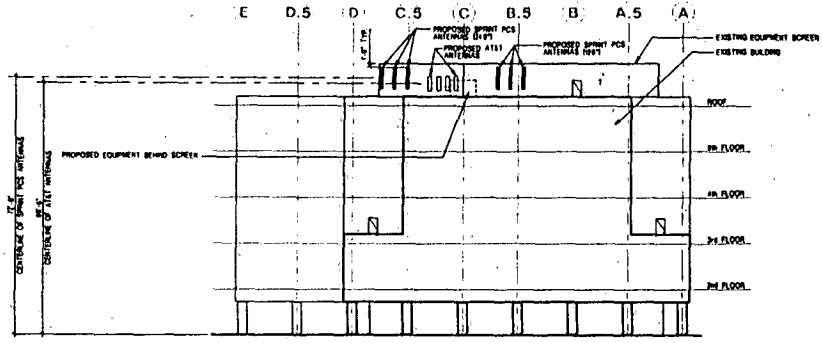
EXHIBIT D

REVISION

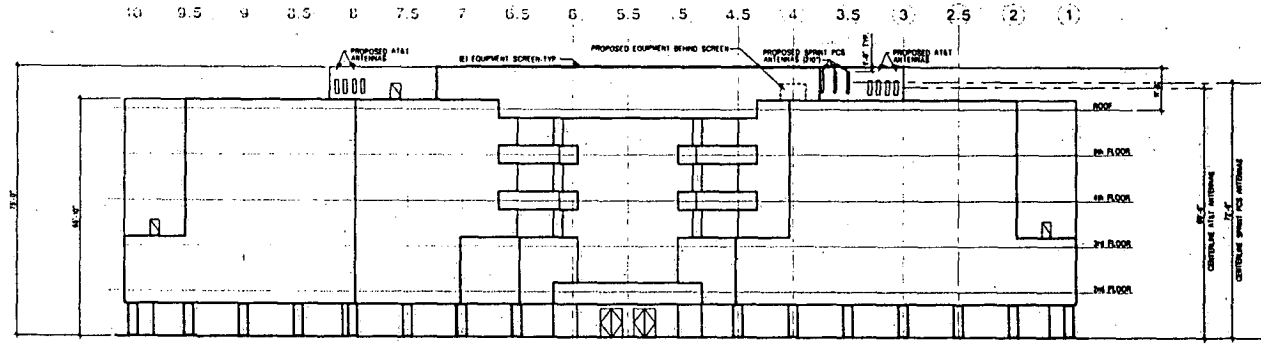
2-96-141

JANUARY 15, 1997

ITEM 3



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS



CARRILLO
ARCHITECTURAL DRAFTING

1221 Howe Ave
Suite 202
Sacramento, CA 95829
916 923-0660

A. Steven Carrillo AIA, CYLSE

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SPRINT PCS
PCS INSTALLATION
PROJECT

LUCENT TECHNOLOGIE
AND BECHTEL
ALLIANCE

GEARON & COMPANY
Fiber Optic Network Development
1700 The Exchange Bldg. 200
Atlanta, Georgia 30339

Atlanta, GA 404 261-8888 Sacramento, CA 916 420-8000
Tel: (770) 463-8000 Fax: (770) 463-2888

NO.	DATE	REVISION
1	10-27-96	ISSUE FOR PERMITS
2	1-8-97	REVISED DRAWING SUBMITTAL

DATE PLOTTED: 1/15/97

WATONGS
2490 VENTURE OAKS WAY
SACRAMENTO, CA 95833

SHEET NUMBER

FN-07-20A

SHEET TITLE

ELEVATIONS

SHEET NUMBER	REV
A-3	B

PROJECT NUMBER 04129.004

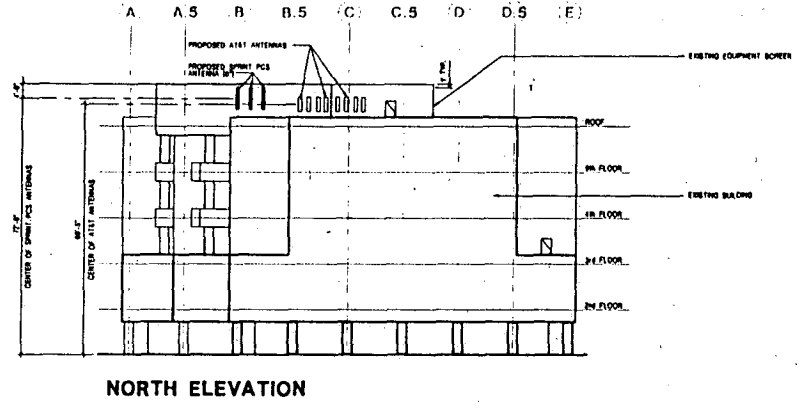
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REVISED

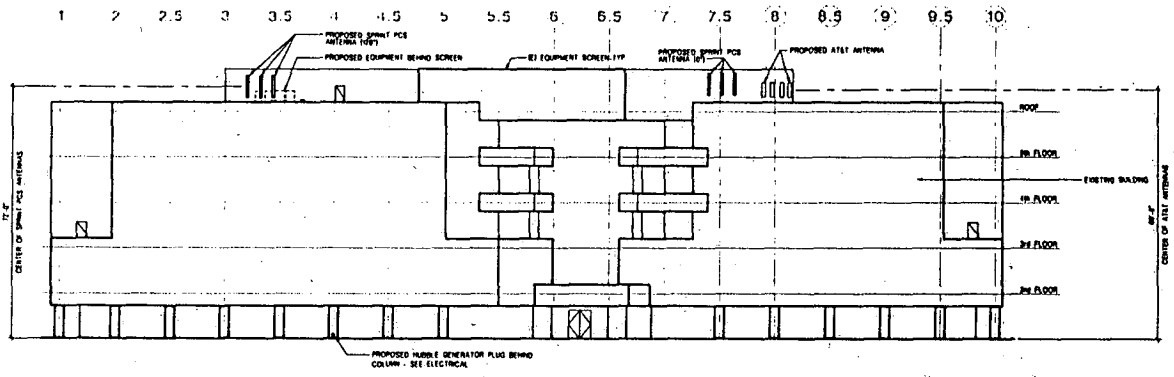
296-141

JANUARY 15, 1997

ITEM #3



NORTH ELEVATION



EAST ELEVATION

ELEVATIONS



CARRILLO
ARCHITECTURAL GROUPING

121 First Ave
Suite 202
Sacramento,
CA 95824
916 933-0990

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SPRINT PCS
PCS INSTALLATION
PROJECT

LUCENT TECHNOLOGIES
AND BECHTEL
ALLIANCE

GEARON & COMPANY
Wireless Network Development
1790 The Exchange Park 200
Atlanta, Georgia 30339

Atlanta, GA Tel: (770)962-6660 Fax: (770)962-6661
Birmingham, GA Tel: (813)830-8800 Fax: (813)830-8800

NO.	DATE	BY
1	10-27-96	JOHN SHERWIN
2	1-6-97	REVISED JOHN SHERWIN

SHEET NAME/ADDRESS

NATONAS
2400 VENTURE OAKS WAY
SACRAMENTO, CA 95833

SHEET NUMBER

FN-07-20A

SHEET TITLE

ELEVATIONS

SHEET NUMBER	REV
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A-2 B

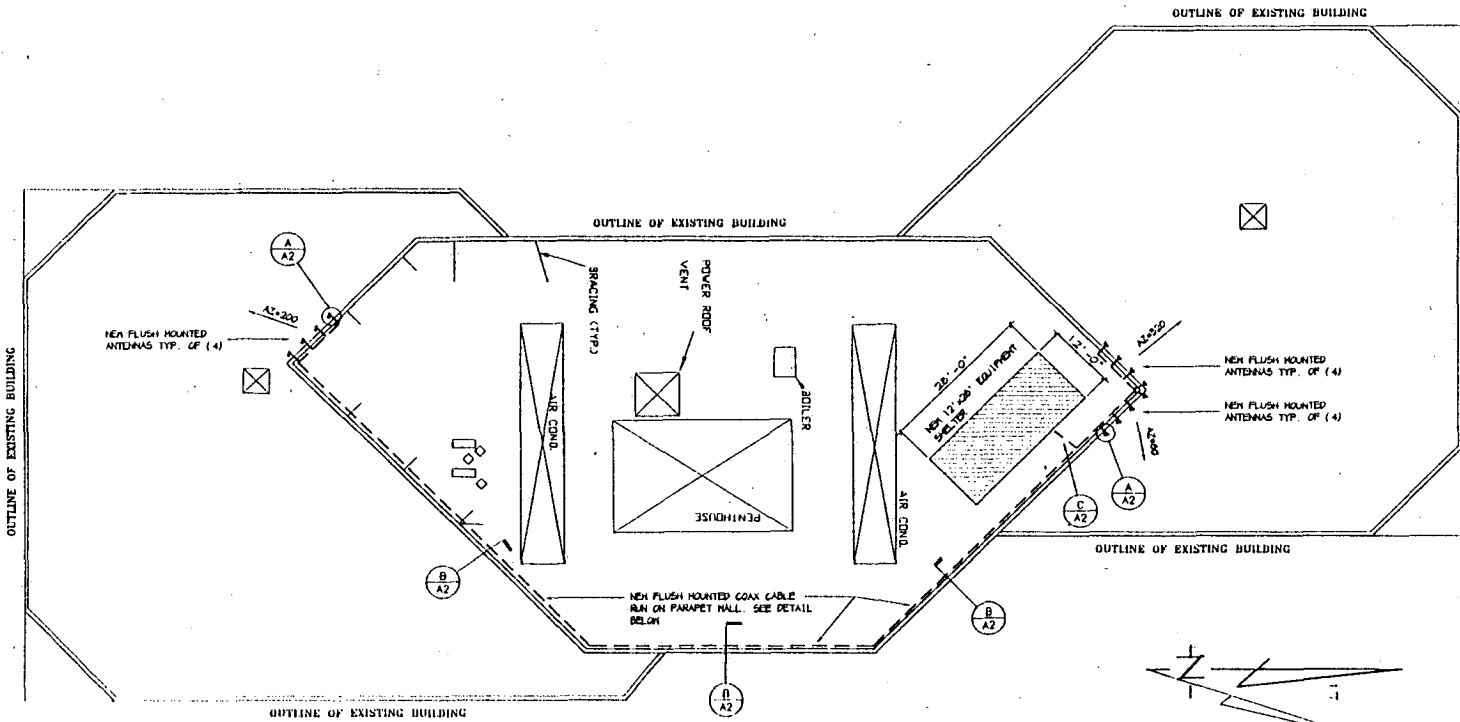
PROJECT NUMBER	96129.004
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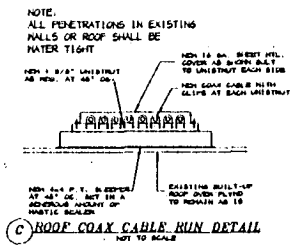
756-157

JANUARY 15, 1997

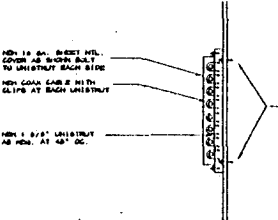
ITEM # 2



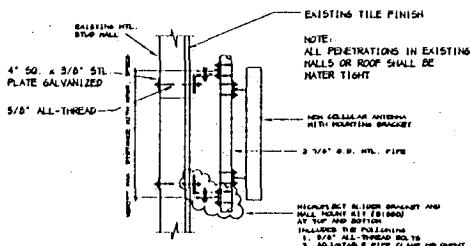
EXISTING ROOF PLAN
SCALE 3/32" = 1'-0"



C ROOF COAX CABLE RUN DETAIL
NOT TO SCALE



B WALL COAX CABLE RUN DETAIL
NOT TO SCALE



A TYP. ANTENNA INSTALLATION
NOT TO SCALE

NOTE:
ALL CUT METAL PARTS EXPOSED TO WEATHER
SHALL BE CASED PROCESSED GALVANIZED IN
FIELD TYP. (ULW)

PROJECT OWNER:

NAME: AT & T NORTHERN SERVICES
ADDRESS: 1600 ALTHEA ROAD
SACRAMENTO, CA 95821
CONTACT: BOB TAYLOR
PHONE #: (916) 847-7000

PROJECT DATA:

SITE NAME: GARDEN HWY SITE
ADDRESS: 2400 VANDER AVENUE
SACRAMENTO, CA
CITY/COUNTY: SACRAMENTO
APN #: 271-227-04

This drawing is not final and shall not be used for construction until it is signed by the Engineer.
This drawing contains information which is the property of AT & T Intellectual Property and is confidential or proprietary information of AT & T Intellectual Property. It shall be kept confidential and not disclosed to any third party without the written consent of AT & T Intellectual Property.

Fallon Engineering
CIVIL / STRUCTURAL / ENERGY
CALIFORNIA REGISTERED ENGINEER NO. 50629 (916) 880-2700
2800 BUCKINGHAM DR. SACRAMENTO, CA 95803

NO.	REVISION/DESCRIPTION	DATE

PROJECT: GARDEN HWY SITE

DRAWING TITLE: SHELTER PLAN

SCALE	DRAWN BY	PROJECT NO.
	I-PEEK	00
	CHECKED BY	0400 FAX NO.
		00
		DRAWING NO.

DATE: 11-29-96
SHEET: A-2 OF 2

REVISOR

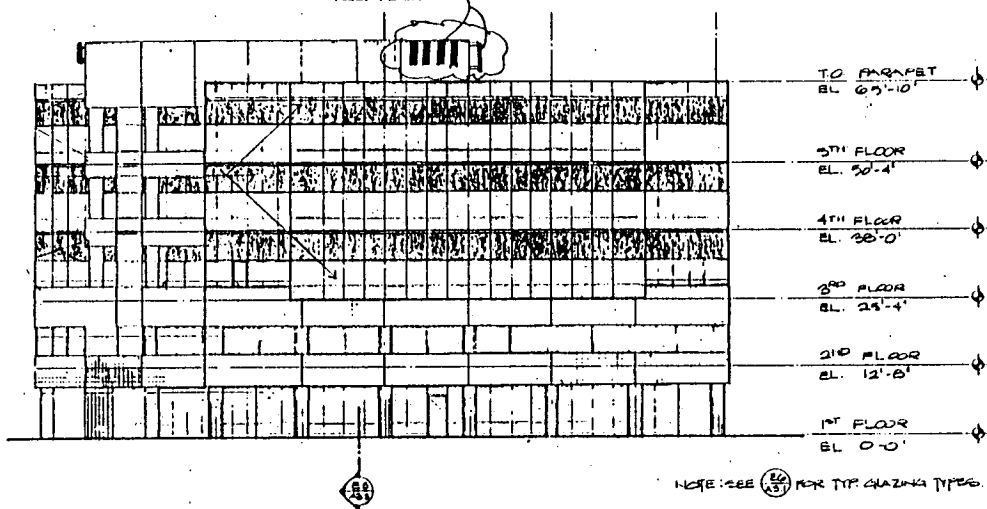
EXHIBIT D

296-157

JANUARY 15, 1997

ITEM #3

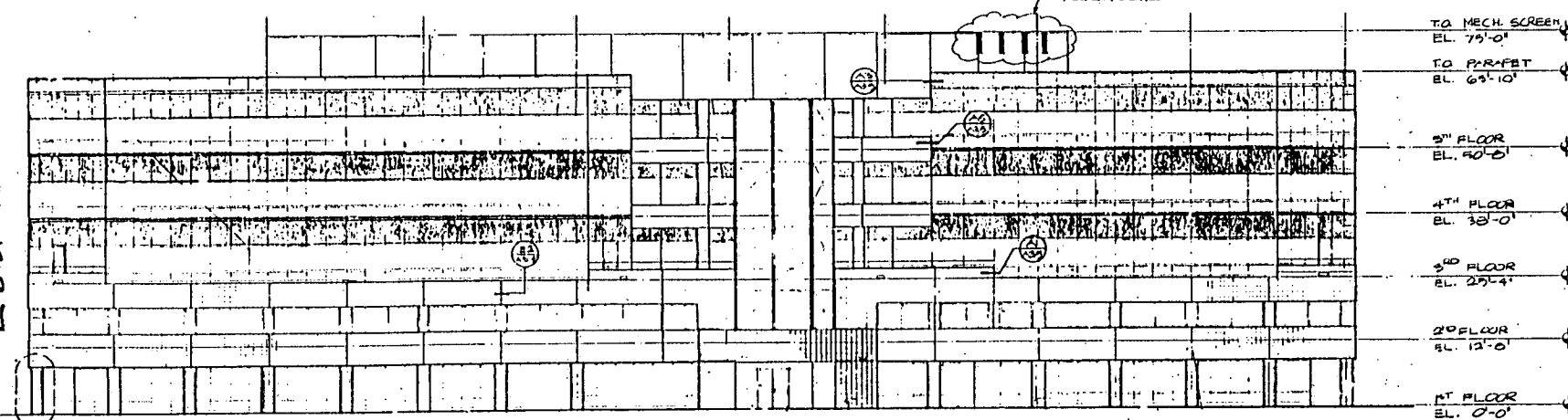
(4) NEW CELLULAR ANTENNAS
FLUSH MOUNTED.



NORTH ELEVATION

SCALE 3/32" = 1'-0"

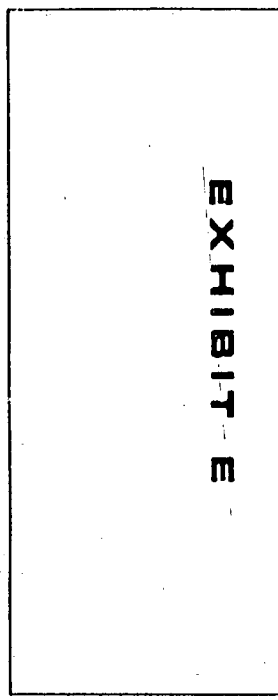
(4) NEW CELLULAR ANTENNAS
FLUSH MOUNTED.



EAST ELEVATION

SCALE 3/32" = 1'-0"

EXHIBIT E



1.8 DISCREPANCY / TYPE V-N CORRECTION

This drawing is not final neither is it to be used for construction until it is signed by the Engineer.

This drawing contains information made in the proprietary property of A.E.T. ENGINEERS, its subcontractors and/or suppliers. If these plans or any information contained herein, in whole or in part, is used by any other party, without the express written consent of A.E.T. ENGINEERS.

Fallon Engineering

CIVIL / STRUCTURAL / ENERGY

CA. REG. NO. C - 43675
2870 RICHMOND BL. SUITE 200, RICHMOND, CA 94803 (415) 485-2740

NO.	REVISION/SUBMISSION	DATE

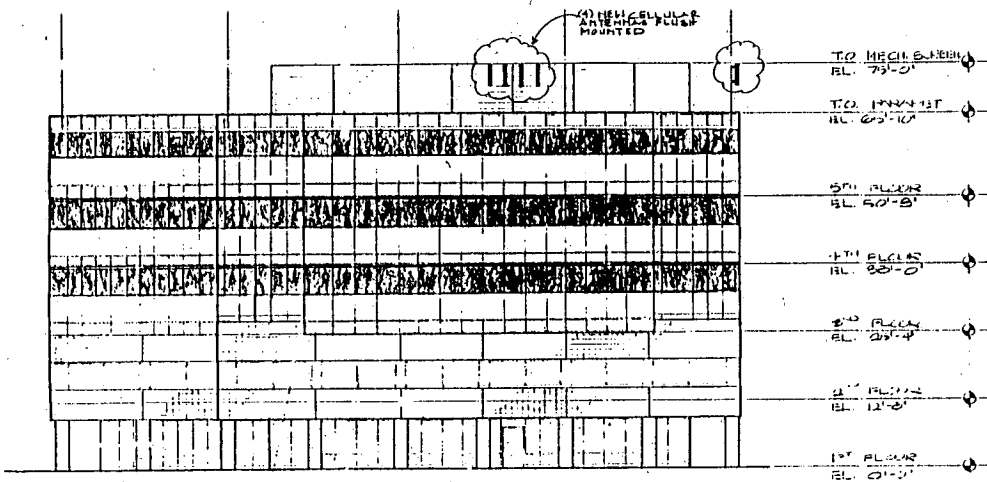
PROJECT: **GARDEN HWY SITE**

DRAWING TITLE: **EXT. ELEVATIONS**

SCALE: AS NOTED	PROJECT NO.:
DATE: 8-22-96	CADD FILE NO.:
PRINTED:	DRAWING NO.:
	A-3
	SHEET OF

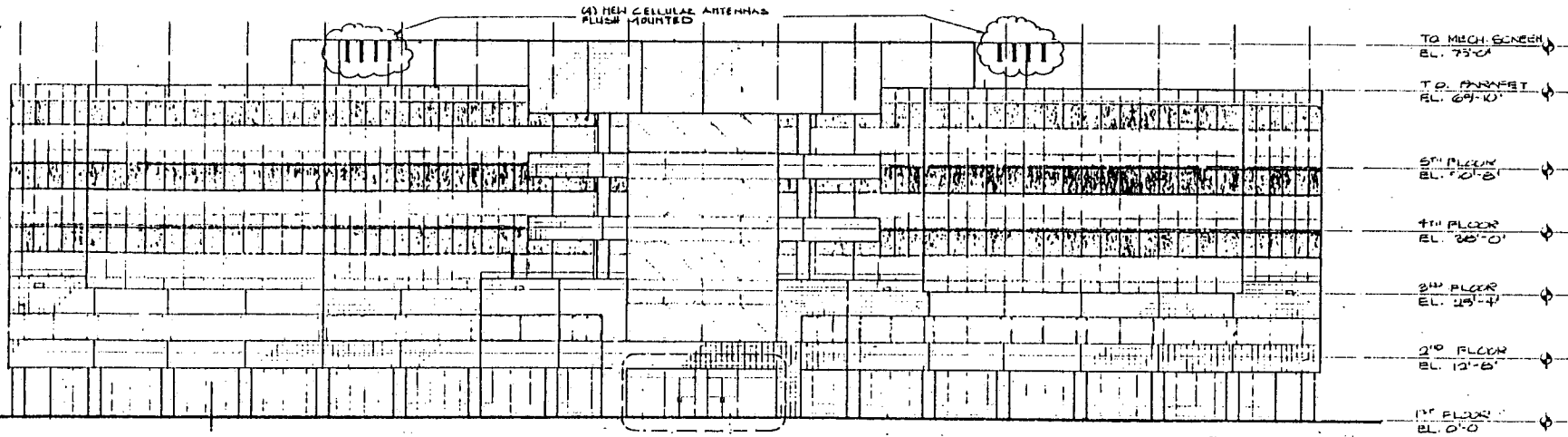
REVISED

296-157



SOUTH ELEVATION
SCALE 3/32" = 1'-0"

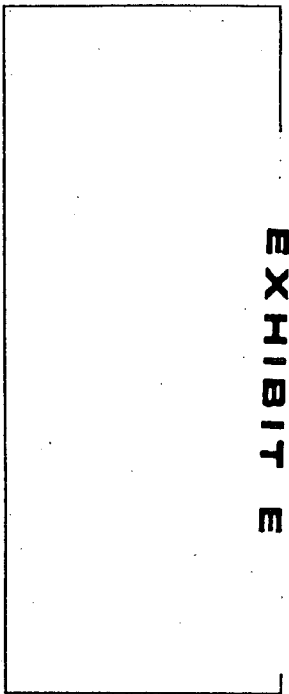
JANUARY 15, 1997



WEST ELEVATION
SCALE 3/32" = 1'-0"

ITEM #

EXHIBIT E



• 3 DIMENSION / TYPE V IN CONSTRUCTION

This drawing is not final neither is it to be used for construction until it is signed by the Engineer.

This drawing contains information which is the proprietary property of I.T.E. ENGINEERS, its manufacturers, users or application of these plans or any information contained herein, without the express written consent of I.T.E. ENGINEERS.

Fallon Engineering
 CIVIL / STRUCTURAL / ENERGY
 CA. REG. NO. C - 45678
 2090 BURNBURY BL. ANAHEIM, CA 92803 (714) 945-3746

NO.	REVISION/SUBMISSION	DATE

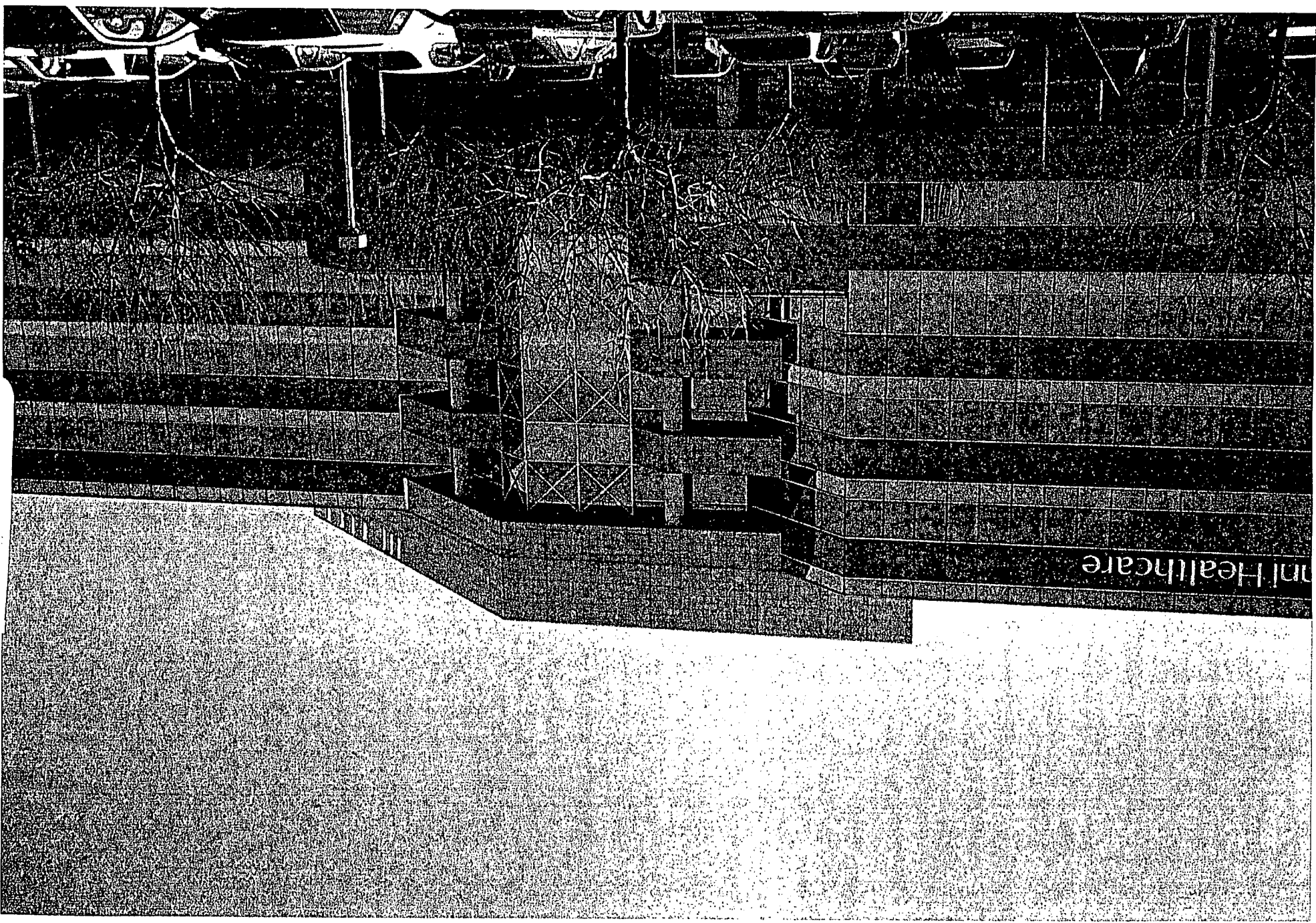
PROJECT: **GARDEN HWY SITE**

Drawing Title: **EXT. ELEVATIONS**

SEAL	DESIGNED BY T-PEEK	PROJECT NO.
	CHECKED BY	CADD FILE NO.
	SCALE AS NOTED	DRAWING NO.
	DATE 8-22-96	A-4
	PRINTED	SHEET OF

REVISED

EXHIBIT F



LSI-962/141-962

JANUARY 15, 1997

ITEMS 354