

**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 cellular antennas on an existing State communications tower on City property for the project known as Z97-099. 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 twelve wireless communications antenna panels mounted at 80 feet and two microwave dishes mounted at 70 feet on an existing 240 foot tower owned by the State of California on city property (water treatment facility) located on 40.78± developed acres in the Heavy Industrial, Special Planning District (M-2)(SPD) zone (non-city antennas on city property).

**Location:** 111 Bercut Drive (State Tower) (D1, Area 4)

**Assessor's Parcel Number:** 001-0210-023

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

**Property Owner:** City of Sacramento  
1023 J Street, Room 200  
Sacramento, CA 95814

**General Plan Designation:** Heavy Commercial or Warehouse  
Central City

**Community Plan:** Public Utilities

**Existing Land Use of Site:** State Communications Tower and City Water Treatment Plant

**Existing Zoning of Site:** Light Industrial (M-1)

**Surrounding Land Use and Zoning:**

North: M-2S (SPD); Commercial

South: M-2S (SPD); Industrial

East: M-2S (SPD); Commercial

West: M-2S (SPD); Interstate 5

Property Dimensions:	Irregular
Property Area:	40.78± 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 12 cellular antenna panels and two microwave dishes to an existing 240 foot State communications tower. The antenna panels will be mounted at 80 feet and the two microwave dishes will be mounted at 70 feet. The tower has numerous antennas and microwave dishes to facilitate area emergency services. The State leases the site from the City. The applicant will construct a 10 foot by 20 foot equipment building (200 square feet) at the base of the tower. Any cellular equipment (antennas) which both receives and transmits that is attached to existing structures on City owned land requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Capital City Station Group, CCAN, and the Richards Boulevard RAC neighborhood group areas. The proposed plans were submitted to the neighborhood associations and staff received no comments. The project has been noticed and staff has not received any calls.

The site is also located within the Richards Boulevard Design Review area. Design Review staff has reviewed the project and design comments are included in conditions of approval. No separate Design Review application will be required in that the existing tower already exists and no additional aesthetic impact will be created by additional panels and dishes.

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)}.

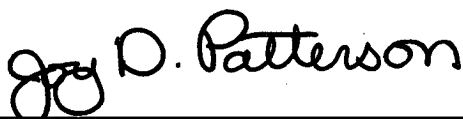
Conditions of Approval

1. Size and location of the panels shall conform to the plans submitted. The panels and dishes 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. {12 antenna panels and two microwave dishes 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 attached to the interior tower leg or existing cable run.

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 240 foot high communications tower with other communication/radio 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 cellular antenna panels will be attached to an existing 240 foot high State communications tower; and
  - b. the design and location of the antenna panels and microwave dishes will not significantly impact the surrounding commercial and industrial area.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Heavy Commercial or Warehouse and Public Utilities, respectively.



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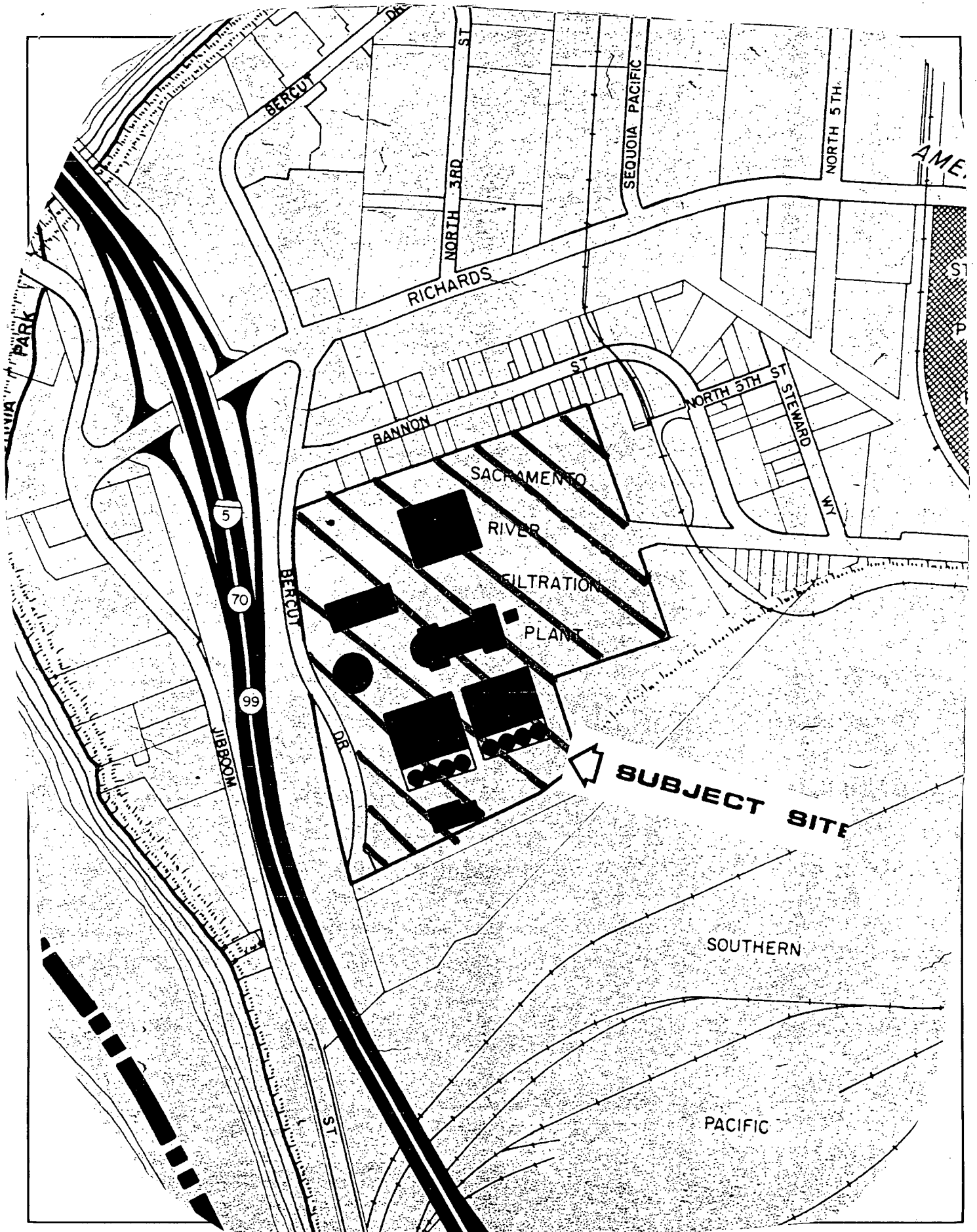
Joy D. Patterson  
Zoning Administrator

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.

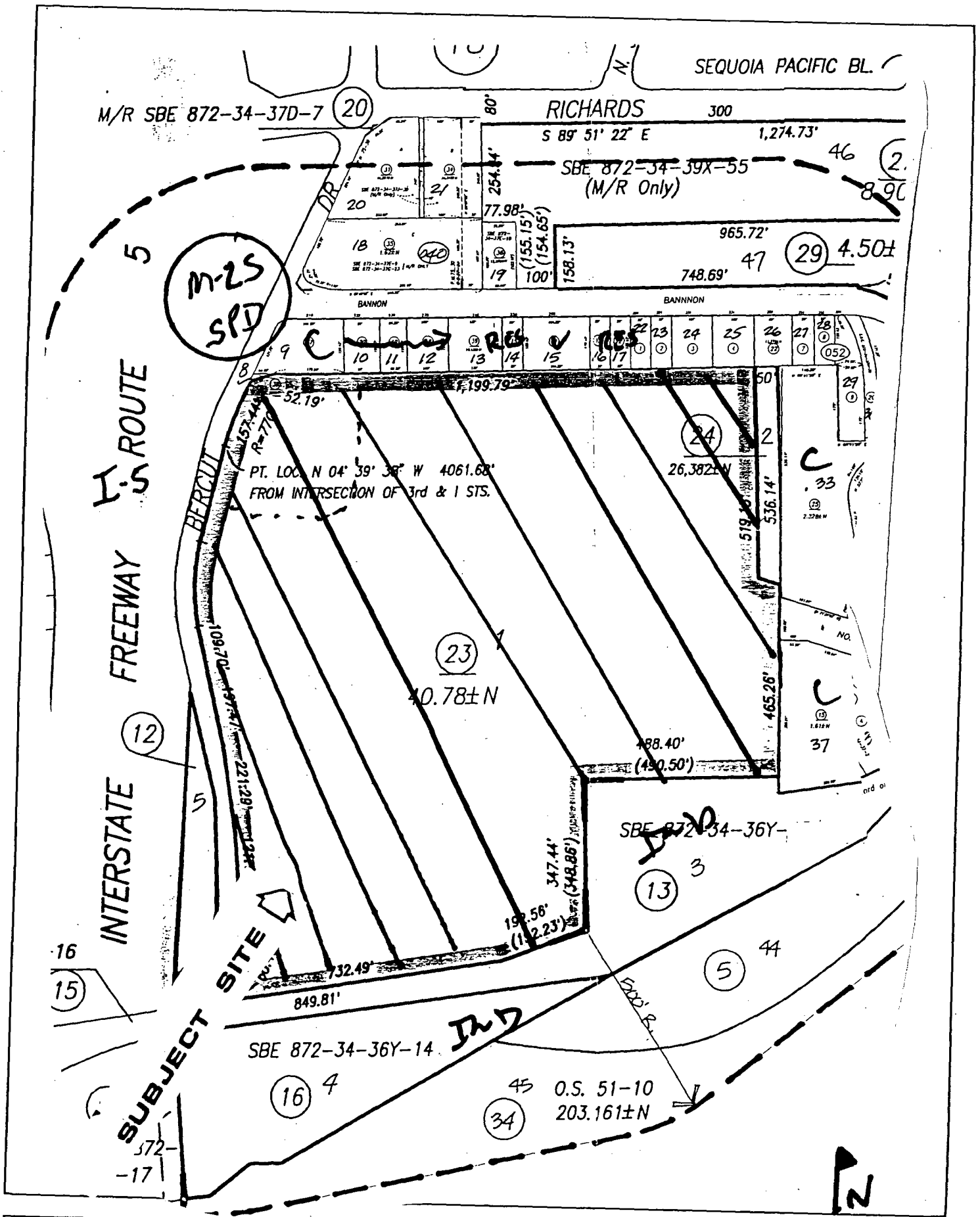
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant

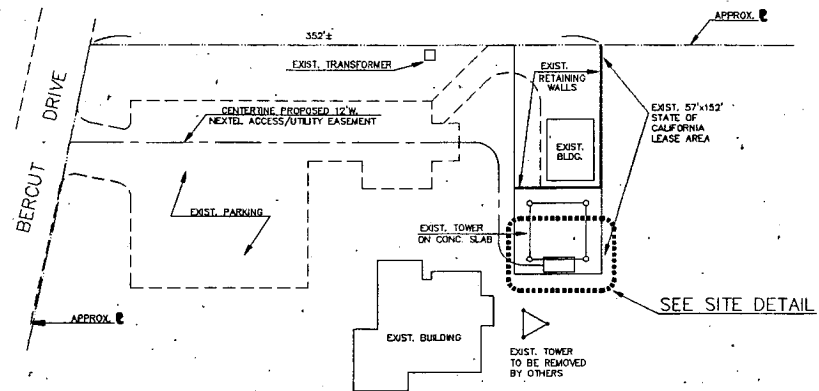
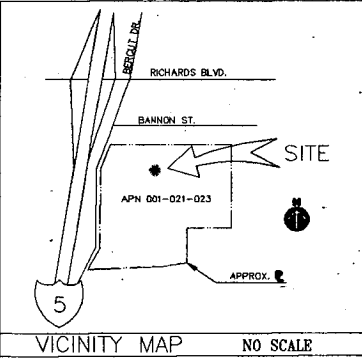
ZA Log Book



**VICINITY MAP**



LAND USE & ZONING MAP



**LEGAL DESCRIPTION**  
 LEGAL DESCRIPTION FOR PROPERTY  
 SEE PROJECT TITLE REPORT #205218-A, FIDELITY

**LEGAL DESCRIPTION FOR PROJECT AREA**  
 TO BE SUPPLIED PRIOR TO COMMENCEMENT

**SITE GENERAL NOTES**

SITE NAME: RICHARDS SITE  
 SITE NUMBER: CA-0457A  
 SITE ADDRESS: 110 BERGUT DRIVE, SACRAMENTO, CA 95814

A.P.N.: 001-021-023  
 CURRENT ZONING: M-2  
 APPLICANT: SMART SMR OF CALIFORNIA, dba NEXTEL COMMUNICATIONS, 2180 HARVARD ST., STE. 220, SACRAMENTO, CA 95816, PH: (916) 568-4466, CONTACT: SUE COPELAND

PROPERTY OWNER: CITY OF SACRAMENTO

NET AREA OF PARCEL:  
 TOTAL NUMBER OF MARKED/OPEN PARKING SPACES:  
 DATE OF SURVEY: XX  
 SURVEYED BY: WESTERN PLANNING AND ENGINEERING

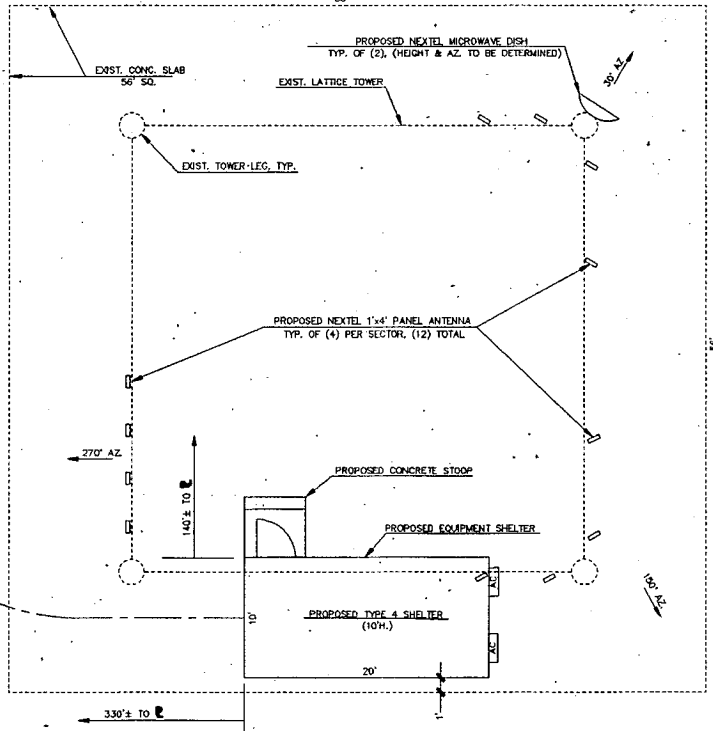
GROSS AREA OF LINES: XX  
 BASIS OF ELEVATIONS: USGS  
 BASIS OF BEARINGS: XX

GEODETIC COORDINATES OF CENTER OF PROJECT AREA:  
 LATITUDE (NAD 83): X LONGITUDE: X  
 LATITUDE (NAD 27): X LONGITUDE: X (SCALED FROM USGS "XX" QUAD)

GROUND ELEVATION: 27' ANSL  
 NATIONAL GEODETIC VERTICAL DATUM OF 1927

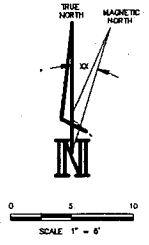
NOTES: THIS PROJECT LIES WITHIN FLOOD ZONE "X" WHICH IS OUTSIDE THE 100 YEAR FLOOD PLAIN

CENTERLINE PROPOSED 12' W. NEXTEL ACCESS/UTILITY EASEMENT



**BUILDING SETBACKS**

FRONT	= 0'
SIDE	= 0'
REAR	= 0'



**WESTERN PLANNING & ENGINEERING**  
 11860 KEMPER ROAD, #3 AUBURN, CA 95603

PHONE: (916) 823-6917  
 FAX: (916) 823-5518

**Smart SMR of California, Inc. dba NEXTEL COMMUNICATIONS**  
 2180 HARVARD ST., STE. 220 SACRAMENTO, CA 95816  
 OFFICE PH: (916) 568-4466  
 FAX PH: (916) 568-1540  
 CONTACT: SUE COPELAND

RICHARDS SITE  
 P.N. CA-0457A  
 111 BERGUT DRIVE  
 SACRAMENTO, CA

CITY OF SACRAMENTO

APN 001-021-023

**EXHIBIT A**  
 ZONING

**APPROVALS**  
 PROJECT MANAGER: DATE:

PROJECT NO	CA-0457A	
DRAWN BY	MEF	
CHECKED BY	MEF	
NO	DATE	ISSUE
△	9/30/97	ZONING
△		

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

SHEET NUMBER

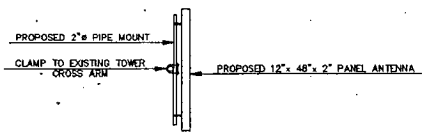
C-1

OCTOBER 29, 1997 ITEMS

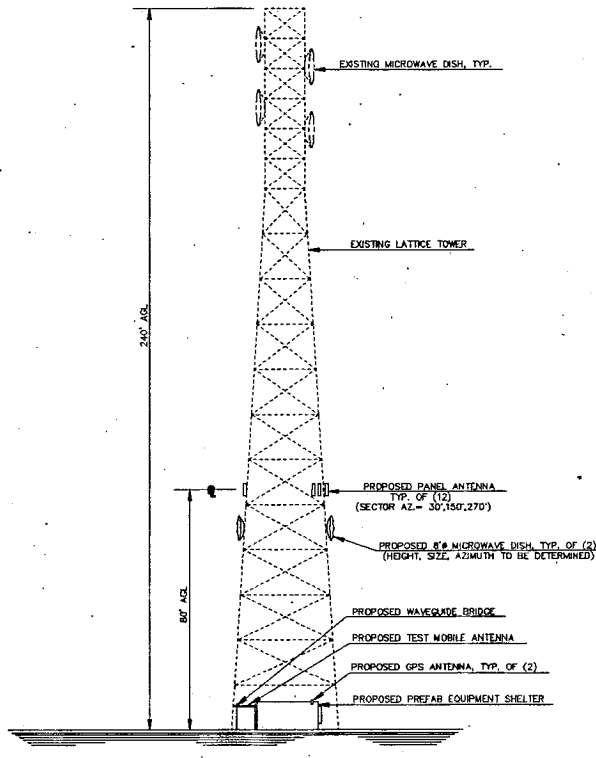
7. 97-099

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 DIAGRAMMATIC 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 MAY 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 RECEIVE IN WRITING, AUTHORIZATION 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. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWS, ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL ORDINANCES, APPLICABLE REGULATIONS, AND NEXTEL STANDARDS.
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, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE PROJECT MANAGER AND WITH LANDLORD'S 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 PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 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 FIRING, 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. MINOR 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 PROMISOS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, SANVAZED 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 DEPOSE OF ALL DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR STAINDES OF ANY NATURE.
16. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
17. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL, REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN.
18. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.



1 ANTENNA ATTACHMENT DETAIL  
A-1 NOT TO SCALE



2 SOUTH ELEVATION  
A-1 SCALE: 1" = 20'

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CITY OF SACRAMENTO  
APN 001-021-  
**ZONING**

**EXHIBIT B**

DATE PREPARED: SEPT 1997  
APPROVALS  
PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO CA-0457A		
DRAWN BY DMC/MEF		
CHECKED BY MEF		
NO	DATE	ISSUE
0	9/30/97	ZONING
1		

SHEET TITLE  
**EXTERIOR ELEVATIONS  
PROJECT GENERAL NOTES  
ANTENNA DETAIL**

SHEET NUMBER  
**A-2**

Z97-099

OCTOBER 29, 1997

ITEMS