

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Smart SMB of California, Inc, 3355 Vincent Rd, STE A, Pleasant Hill, CA 94523
OWNER Robert Maldonado, 3940 Marsalla Ct, Sacramento, CA 95820
PLANS BY Smart SMB of California, Inc, 3355 Vincent Rd, STE A, Pleasant Hill, CA 94523
FILING DATE February 11, 1993 ENVIR. DET. Negative Declaration REPORT BY SLY
ASSESSOR'S PCL. NO. 078-0202-012

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to construct a 150 foot cellular tower on 0.89± partially developed acres in the Heavy Industrial-Review (M-2S-R) zone.
 - C. Plan Review of a 200 square foot single story equipment building.

LOCATION: 8780 Jackson Road
(City Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 150 foot cellular tower and a 200 square foot single story equipment building on 0.89± partially developed acres in the (M-2S-R) zone.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-2S-R
Existing Land Use of Site:	Industrial

Surrounding Land Use and Zoning:

North:	Industrial, In the County
South:	Industrial Gravel Pit, M-2S
East:	Vacant, M-2S-R
West:	Office, M-2S-R

Property Dimensions:	Irregular
Property Area:	0.89± acres
Topography:	Flat
Height of Proposed Tower:	150 Feet
Height of Building:	11 feet
Square Footage of Building:	200 square feet
Street Improvements:	Existing and To be provided
Utilities:	Existing
Exterior Building Materials:	Fiberglass
Roof Material:	Fiberglass

APPLC. NO. P93-028

MEETING DATE May 13, 1993

ITEM NO. 13

01052

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of an irregular shaped parcel totaling 0.89± partially developed acres in the Heavy Industrial-Review (M-2S-R) zone. The site is developed with a single family residence that is being used as an office and storage area for a paint contracting company. The General Plan designates the subject site as Heavy Commercial or Warehouse. The surrounding land use and zoning for the subject site are industrial, located in the County to the north; an industrial gravel pit, zoned (M-2S) to the south; vacant, zoned (M-2S-R) to the east; and a single family residence used as an office, zoned (M-2S-R) to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 150 foot high cellular tower. The applicant also intends to construct a 200 square foot single story fiberglass equipment shelter on the subject site at the base of the tower (see Exhibits A and B). The applicant is proposing to locate the cellular tower and communications shelter on the subject site in order to provide a digital mobile radio system for the surrounding area. The applicant has been licensed by the FCC to construct and operate the first fully digital mobile radio system in the United States. The digital system will handle approximately six times the number of calls as the current analog system in use by the cellular companies. As a result of this new technology, fewer sites will need to be built than are needed by the cellular companies while providing a comparable or superior quality service to the customers. A special permit is required for a cellular tower in a non-residential zone if it exceeds the maximum height limit for the zone. The site also requires development review for any new structures due to the "R" zoning.

C. Staff Analysis

The proposed 150 foot communication tower will be located in the southeast corner of the site within a 40 feet by 50 feet fenced area. There is an existing single family residence located in the northwest corner that has been used for an office for an industrial use since 1970. The (M-2S-R) zone has a maximum height limit of 75 feet. The Zoning Ordinance allows for a cellular tower in the (M-2S-R) zone to exceed the 75 foot height limit with a special permit. The additional height is necessary in order to provide cellular telephone service to the surrounding area. The tower will house a new form of antenna/communications technology that uses a digital system. The applicant has conducted extensive engineering tests on existing towers that are less than 150 feet tall and the signal strength drops below the standards of the system. The additional tower height will allow the new technology to be implemented which has a much greater capability than existing analog cellular systems and fewer tower sites will be needed to serve the area. Additionally, the applicant looked into collocating on existing towers on other sites, but none of the towers were tall enough or located in an acceptable area.

The lattice tower will have various styles of antennas attached to it in phases. The first phase will consist of three to six omni antennas which are three inches in diameter by 14 feet in length. The antennas will be attached at the top of the tower and extend above the tower 6.5 feet. Additionally, there will be two ten foot microwave dishes located on the tower and three

antennas located on the equipment building. A second phase is anticipated as the system matures which would include up to 12 directional panel type antennas which are 1.5 feet wide by 4.5 feet long by five inches deep. All antennas will be made of non-reflective materials.

The 200 square foot equipment shelter is needed in order to house the communication equipment. The building will be a single story 10 foot by 20 foot fiberglass building. It will be an unmanned building. It will be painted in a neutral color. The submitted site plan indicates that a six foot high cyclone fence with three strands of barbed wire will be located around the area of the site designated for the cellular tower and shelter for security and safety. Additionally, a rolling gate will be at the entry of the facility. The site does not provide a turn around for vehicles. Staff recommends that a paved turn around area be provided that will accommodate emergency vehicles. Staff also recommends any area used outside of the building for storage be paved and screened.

Staff recommends approval of the special permit and plan review. The proposed tower and communication shelter/equipment room is compatible with the surrounding industrial uses in the area and cellular towers and antennas for cellular telephone companies are considered industrial uses.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, and the Fire Department. The following comments were received:

1. Traffic Engineering staff comments:

- a. The site design does not allow maintenance vehicles to turn around on site or within their access easement.
- b. The new gates along Jackson Highway shall conform to the City Driveway Ordinance (Gates must be set back 20 feet from right-of-way).

2. Engineering Development staff comments:

The tower should be compatible with future uses of the Granite Park site (immediately to the south).

3. Fire Department staff comments:

The new structure on the site is greater than 150 feet from a paved road. The access road shall be a minimum of 20 feet wide and paved the distance to the new structure and provide a turn around for emergency vehicles.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to construct a 150 foot cellular tower subject to the conditions and based upon the findings of fact which follow.
- C. Approve the Plan Review of a 200 square foot single story equipment building subject to the conditions and based upon the findings of fact which follow.

Conditions

- 1. All necessary building permits shall be obtained prior to construction of the tower and the communications shelter.
- 2. Any area used outside of the building for storage shall be paved and screened.
- 3. The access road shall be a minimum of 20 feet wide and paved the distance to the new structure and provide a turn around for emergency vehicles. The road and turn around shall be indicated on a revised site plan submitted for review and approval by the Fire Department prior to the issuance of building permits.
- 4. The new gates along Jackson Highway shall conform to the City Driveway Ordinance (Gates must be set back 20 feet from right-of-way).

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use in that the project is an industrial use which is compatible with the existing heavy industrial uses in the area.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the cellular tower will be setback at a distance to not encroach on adjacent properties;
 - b. a six foot high cyclone fence with barbed wire will be provide on the site for security and safety;
 - c. the tower will have a paved road to the site to provide adequate emergency access to the site; and
 - d. the equipment building and tower are compatible with other structures and powerline towers in the surrounding area.
- 3. The project is consistent with the General Plan which designates the site for Heavy Commercial or Warehouse.

P93-028

MAY 13, 1993

01003

ITEM 13

DESCRIPTION:

ALL THAT CERTAIN PROPERTY LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 3 EAST, MOUNT Diablo BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 0.46 ACRES (2002 SQ. FT.) MORE OR LESS.

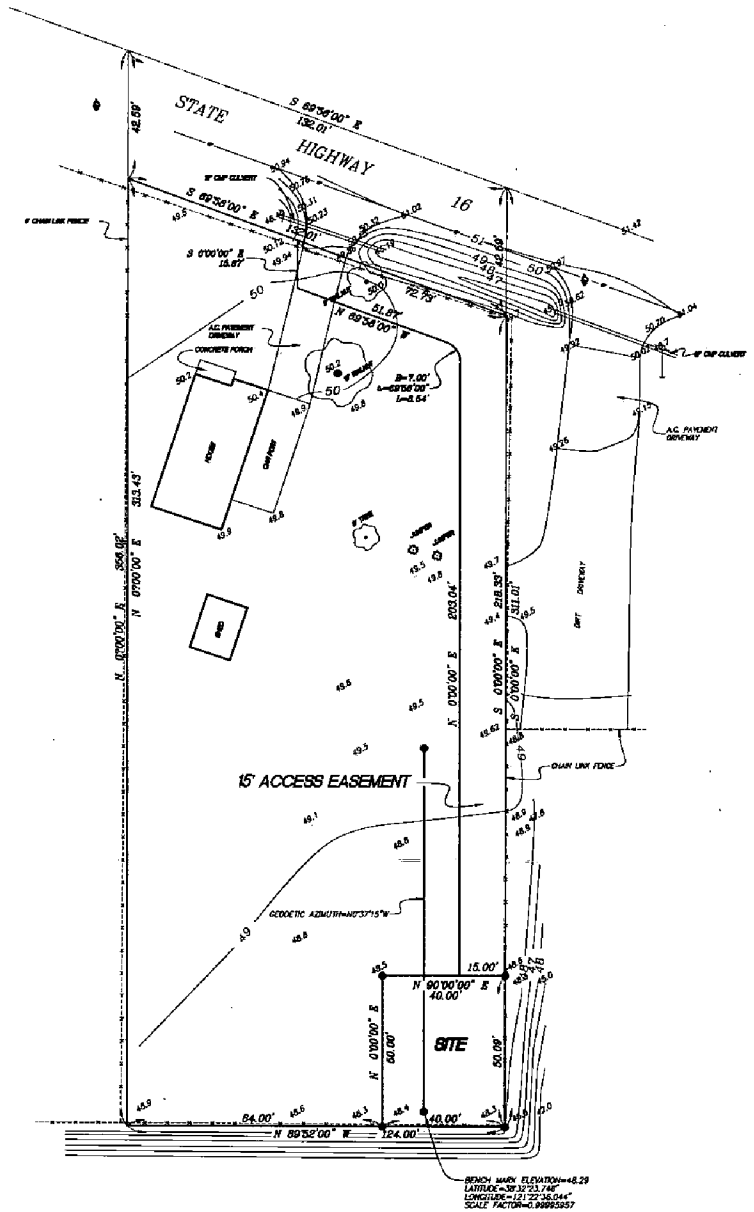
TOGETHER WITH A 15 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID MALDONADO PARCEL, DISTANT THEREON NORTH 50.00 FEET FROM THE SOUTHWEST CORNER OF SAID MALDONADO PARCEL, THENCE ALONG THE EASTERLY LINE OF SAID MALDONADO PARCEL, NORTH 21.81 FEET TO A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF STATE HIGHWAY 16, DISTANT THEREON SOUTH 12.50 FEET FROM THE NORTHEAST CORNER OF SAID MALDONADO PARCEL, THENCE ALONG THE SOUTHWESTERN RIGHT OF WAY LINE OF SAID STATE HIGHWAY 16, NORTH 85.50° WEST 72.73 FEET, THENCE PARALLEL WITH THE EASTERLY LINE OF SAID MALDONADO PARCEL, SOUTH 15.00 FEET, PARALLEL WITH THE SOUTHWESTERN RIGHT OF WAY LINE OF SAID STATE HIGHWAY 16, SOUTH 85.50° EAST 51.81 FEET, THENCE ALONG A TANGENT CURVE CONDAVE TO THE SOUTHWEST HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 85.50°, AND ARC LENGTH OF 8.54 FEET, THENCE PARALLEL WITH THE EASTERLY LINE OF SAID MALDONADO PARCEL, SOUTH 25.50 FEET, THENCE EAST 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.86 ACRES (1187 SQ. FT.) MORE OR LESS.

LEGEND

- SET 3/4" IRON PIPE ANCHOR
- POWER POLE
- SITE BOUNDARY LINE
- ACCESS EASEMENT LINE
- EASEMENT/ADJACENT LINE
- CENTERLINE
- PROPERTY BOUNDARY LINE
- CHAIN LINK FENCE
- TREE, SIZE AND VARIETY AS NOTED
- 48 --- CONTOUR LINE ELEVATION



REF. N 20 SITE SURVEY PLAN SCALE: 1"=20'-0"

DUANE C. KIMBALL
LICENSED LAND SURVEYOR

609 16th STREET
SUITE 200
MODESTO, CA 95354
(209) 526-9566

dck

SMARTSMR

PROJECT NO. P.O. # 130-9

DRAWN BY: D.C.K.

CHECKED BY: D.C.K.

NO.	DATE	REVISION
1	02/02/93	LEASE ISSUE
2	02/09/93	PERMIT ISSUE

APPROVALS

PROJECT MANAGER:	DATE:
MOTOBOLA REVIEW:	DATE:
SMART SMR:	DATE:

PERKINS SITE
8780 JACKSON RD.
SACRAMENTO, CA. 95820
SACRAMENTO COUNTY

SMART SMR OF CALIFORNIA, INC.
3555 VINCENT BOUL, SUITE A
PLACASANT HILL, CA 94523
OFFICE: (510)908-1485
FAX: (510)908-1492

PROJECT TITLE:
SITE SURVEY
LEGAL DESCRIPTION
130-9-130-9C1
ENERGY BUSINESS

C-1

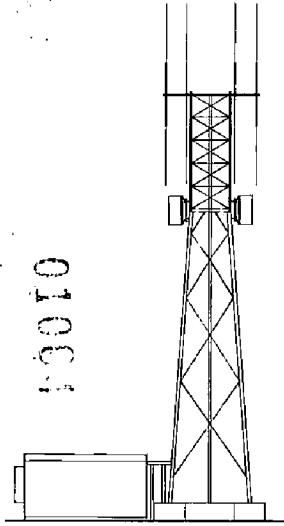
EXHIBIT A

P43-018

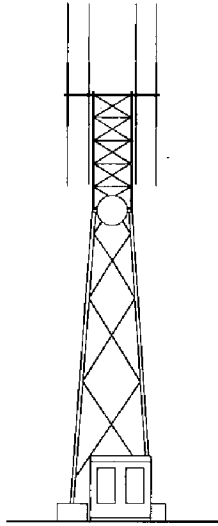
MAY 13, 1993

Item 13

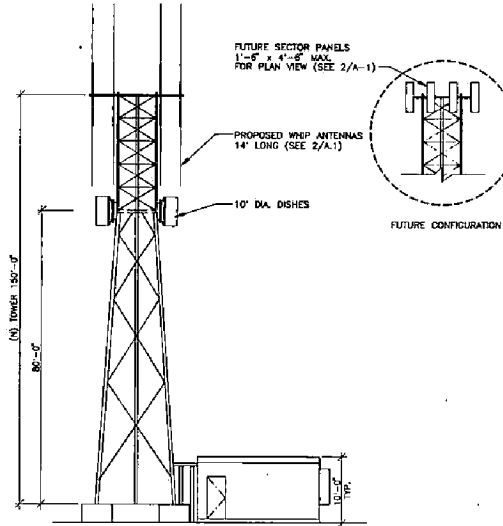
010001



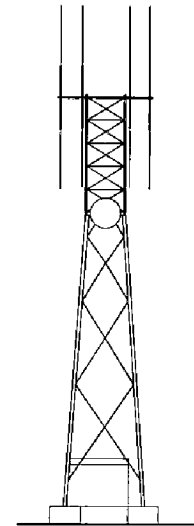
1 WEST ELEVATION
SCALE: 1"=10'-0"



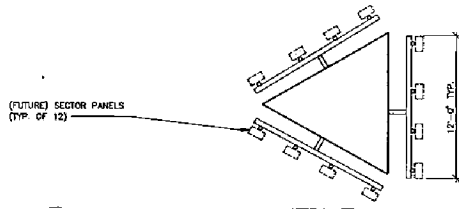
2 NORTH ELEVATION
SCALE: 1"=10'-0"



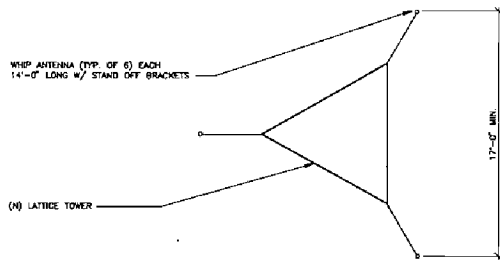
11 EAST ELEVATION
SCALE: 1"=10'-0"



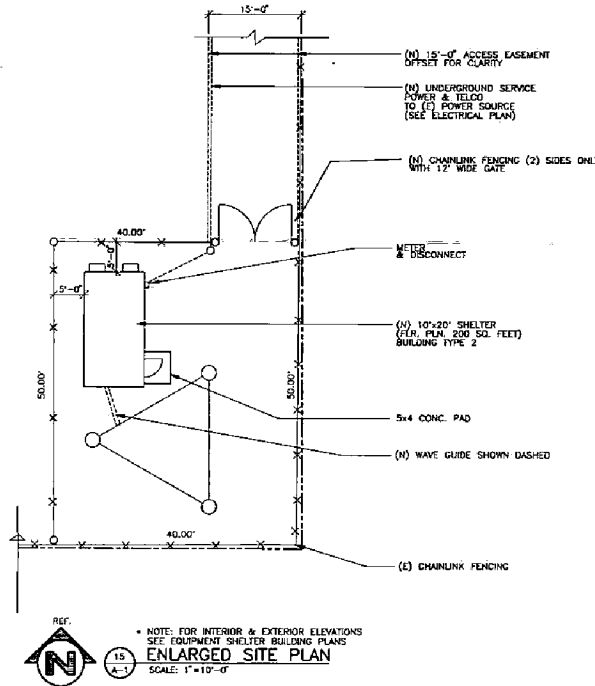
21 SOUTH ELEVATION
SCALE: 1"=10'-0"



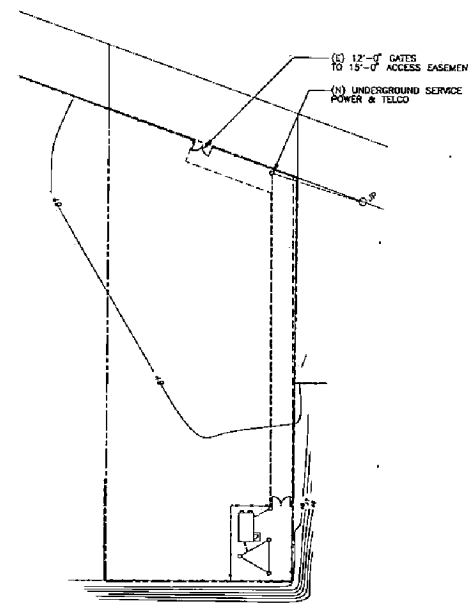
4 FUTURE CONFIGURATION SECTOR PANELS
SCALE: 1/4"=1'-0"



3 ENLARGED ANTENNA DETAIL 30', 150', 270° ELEVATION
SCALE: 1/4"=1'-0"



15 ENLARGED SITE PLAN
SCALE: 1"=10'-0"



25 PROJECT AREA SITE PLAN
SCALE: 1"=40'-0"



KAESTNER
ARCHITECTS AND PLANNERS

P.O. Box 0777
Empire, CA 95239
(209) 522-8500
FAX (209) 522-8868

SMARTSMR

PROJECT NO.

P.O. # 130-9

DRAWN BY

O.D.B.

CHECKED BY

K.J.K.

NO. DATE ISSUE

1 LEASE ISSUE 02/02/93

2 PERMIT ISSUE 02/09/93

APPROVALS

PROJECT MANAGER: DATE:
 MOTOROLA REVIEW: DATE:
 SMART-SMR: DATE:

PERKINS SITE
 8780 JACKSON RD.
 SACRAMENTO, CA. 95820
 SACRAMENTO COUNTY

SMART SMR OF CALIFORNIA, INC.
 3555 VINCENT ROAD, SUITE A
 PLEASANT HILL, CA 94523
 OFFICE: (510)900-1400
 FAX: (510)900-1492

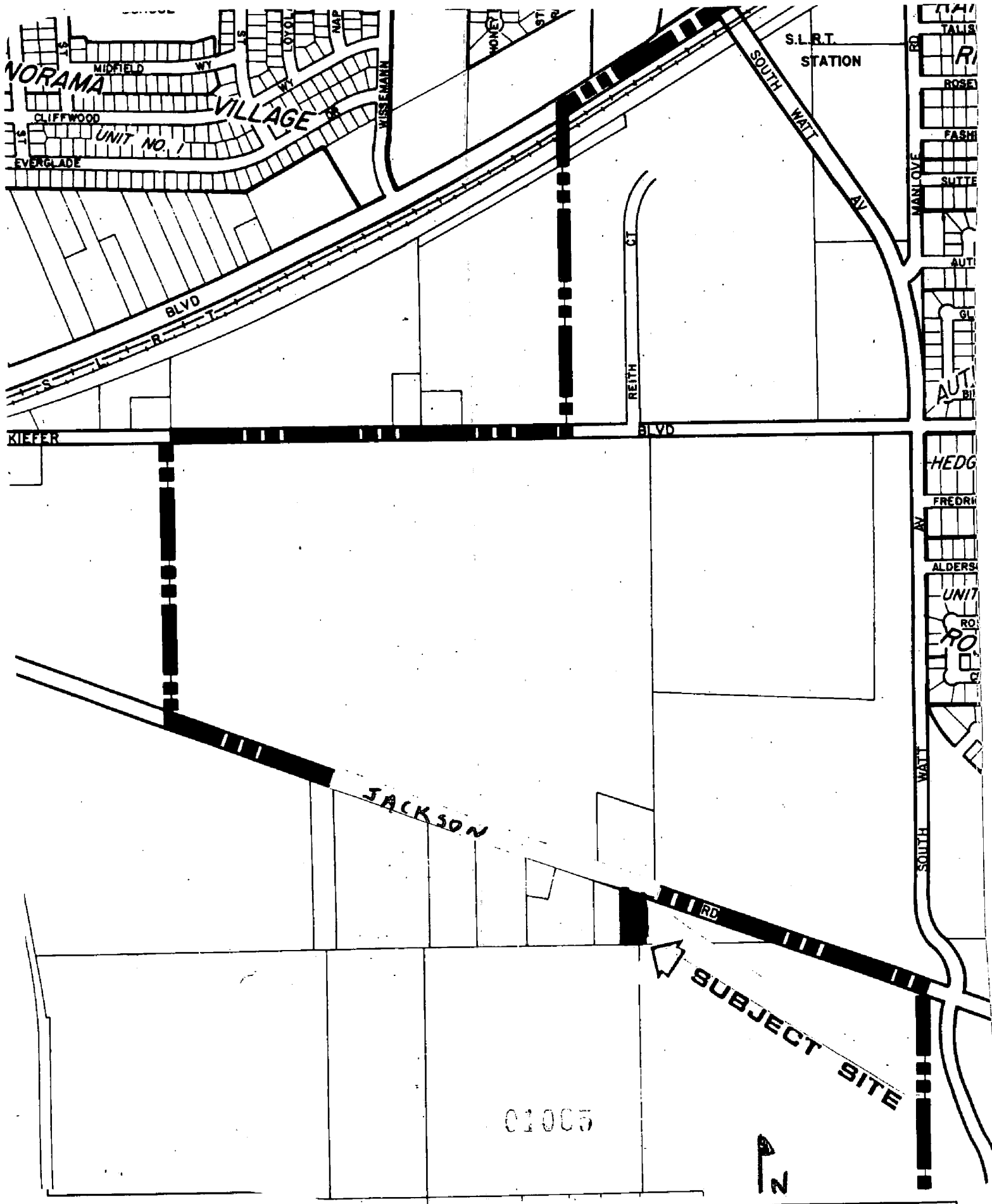
SHERRY TITUS
 SITE PLAN
 ENLARGED SITE PLAN
 ENLARGED TOWER PLAN
 EXTERIOR ELEVATIONS

130-9, 130-9A1

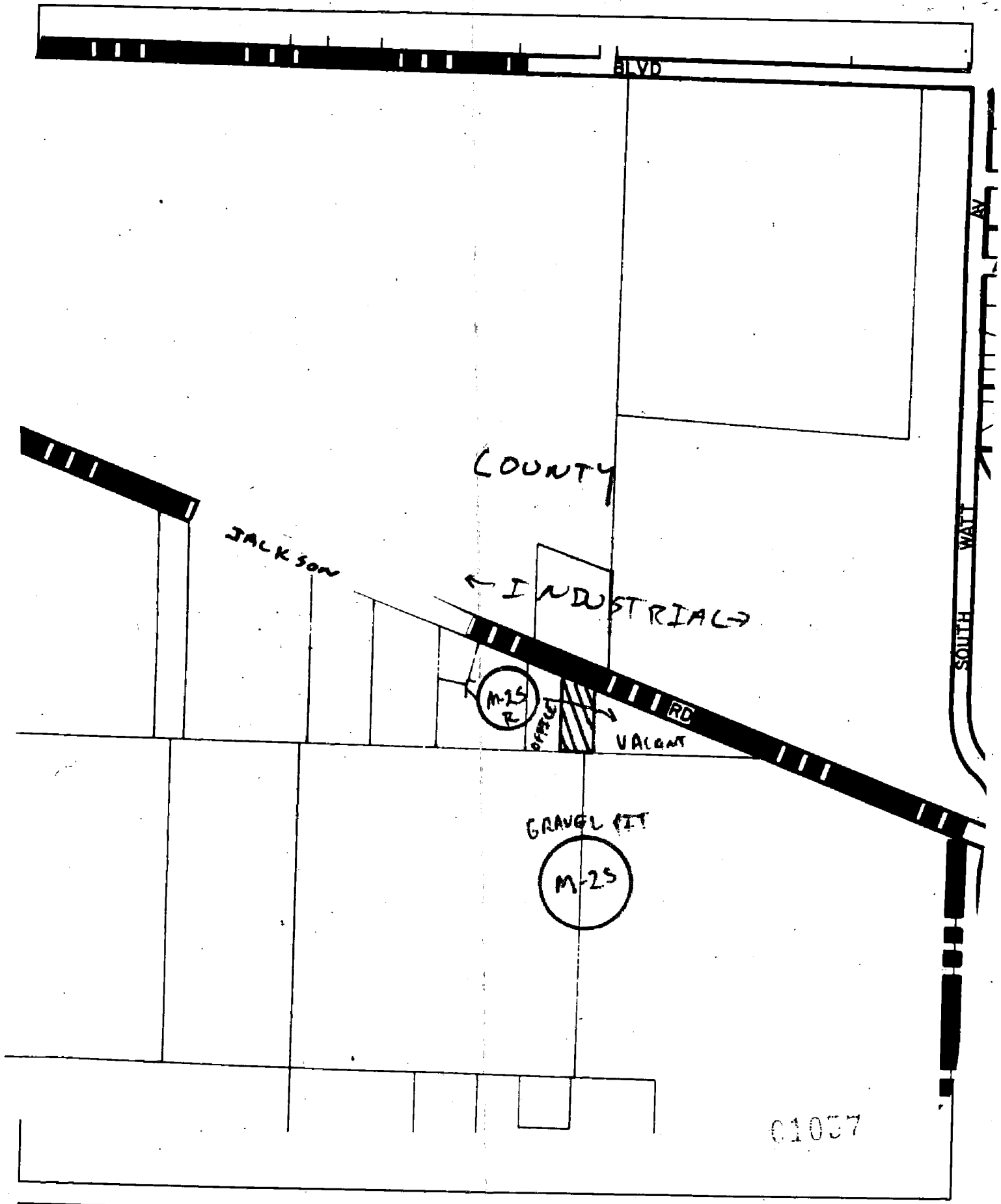
SHEET NUMBER

A-1

EXHIBIT B



VICINITY MAP



COUNTY

JACKSON

← INDUSTRIAL →

M-25
R

GRAVEL PIT

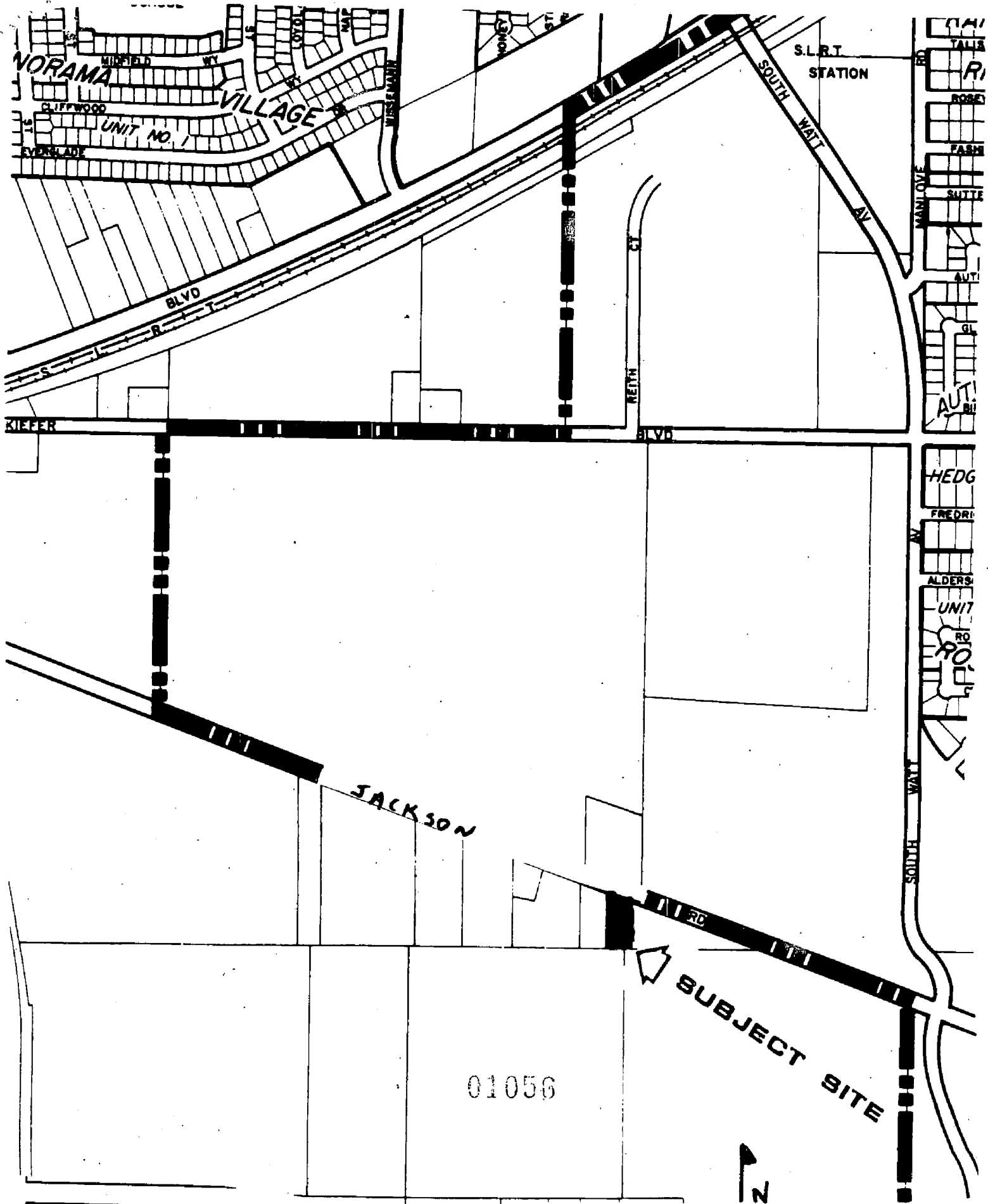
RD
VACANT

M-25

SOUTH WAY

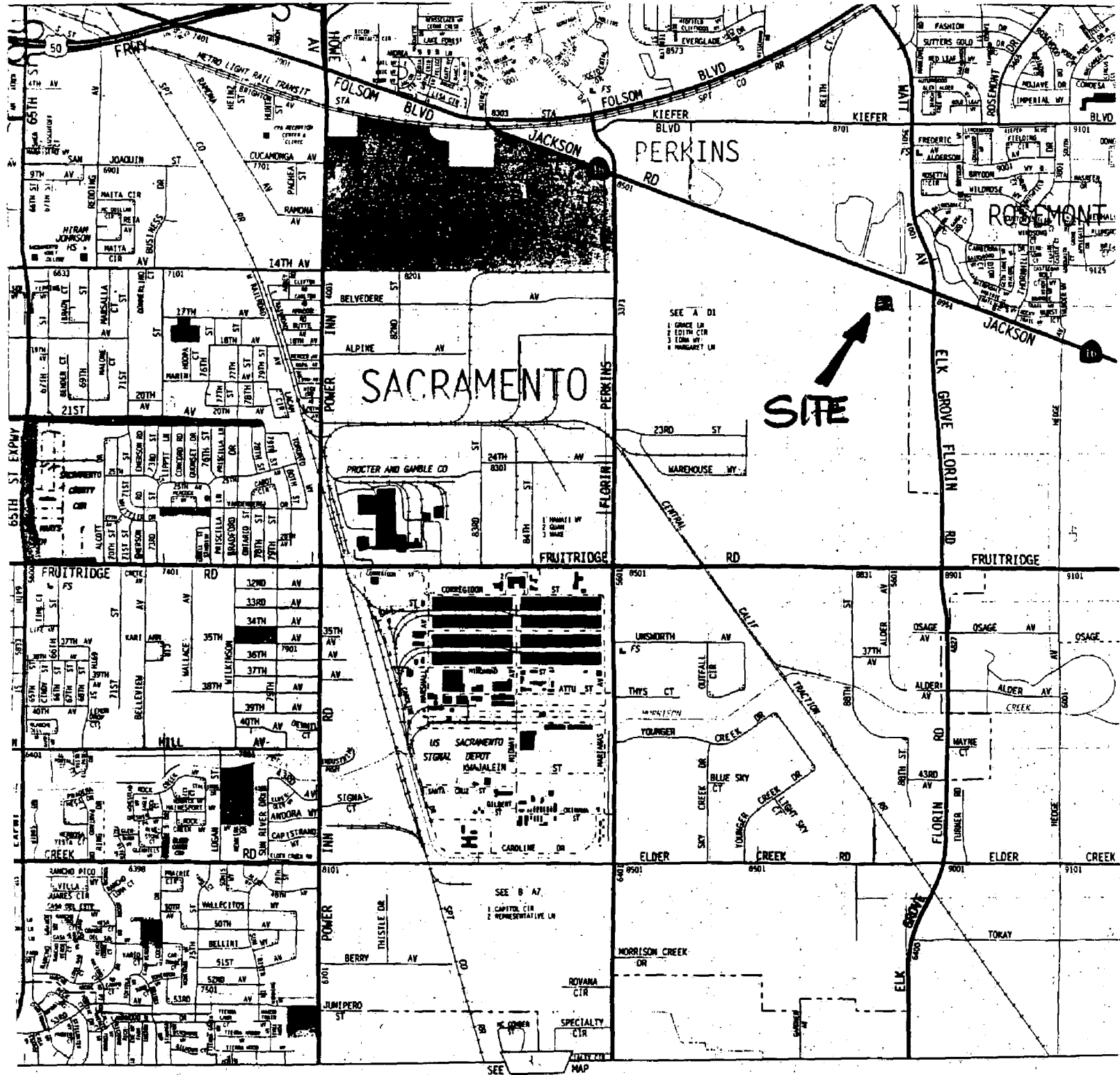
01037

LAND USE & ZONING MAP



VICINITY MAP

ATTACHMENT B LOCATOR MAP



DOCUMENT INVENTORY CERTIFICATE

APPLICATION CONTROL NO: 993-028

APPLICATION DATE: 8-31-93

HEARING DATE: 8-13-93

ITEM NO: _____

Document Name

- P Form
- Approved City Council Transmittal**
- _____ City Council Transmittal
- _____ Voting Record
- _____ Ordinance
- _____ Legal Description
- _____ Appeal Form
- _____ Resolution

Planning Commission Staff Report

- Voting Report
- _____ Staff Report
- Location Map/Vicinity Map

Exhibits:

- _____ Subdivision Map
- Site Plans
- _____ Floor Plans
- Elevations
- _____ Miscellaneous Documents
- Application Information Form
- _____ Letter Of Agency
- _____ Correspondence/Dept. Comments

- _____ Lot Line/Parcel Merger Resolution
- _____ Legal Description

Environmental Documents

- Negative Declaration or Notice of Exemption
- Initial Study
- _____ Discussion
- _____ Environmental Questionnaire
- Notice of Determination
- _____ Draft & Final EIR's
- _____ Miscellaneous Documents

Public Notice

- Proof of Service by Mail
- Public Notice
- _____ Property Ownership List & Map
- _____ Notice of Decision and Findings of Fact

Receipt

I certify that the above checked documents are enclosed in this file.

Denise Downey
Signature

Summer Youth
Title

7-10-96
Date

Cartridge

Frame #

156	01050
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LEGEND:

- = Found In File
- = Not Needed/Missed