

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 18, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to add wireless antennas to an existing water tower for the project known as Z96-135. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

- Request: 1. Negative Declaration
2. Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted to an existing water tank located on 1.32+ developed acres in the Standard Single Family (R-1) zone.

Location: 3581 23rd Street (D3, Area 1)

Assessor's Parcel Number: 013-0197-013

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 S Street
 Sacramento, CA 95814

General Plan Designation: Heavy Commercial or Warehouse
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 and M-1; Parking Lot and Single Family
South: R-1; City College
East: M-1; Parking Lot
West: R-2; Residential

Property Dimensions: 241.5 feet x 232.5 feet

Property Area: 1.32± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: None

Background Information: Sprint Spectrum, the applicant, has applied for the appropriate entitlements to install a new cellular system throughout the City and County. The applicant has filed 24 applications to date. The proposed system consists of installing Personal Communication Services (PCS) which is a micro-cell system that provides in-building and in-car wireless telecommunication service.

The water tank has existing AT&T wireless antenna panels that were installed prior to the Zoning Ordinance amendments requiring a special use permit.

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 96 feet. There will also be five equipment cabinets located on the ground adjacent to the water tower on the east side. Each antenna panel is six feet long and nine inches wide. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). 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 Sierra Curtis Neighborhood 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. 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 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 every discontinue using the antenna panels for wireless services then the applicant shall remove the panels within six months of termination.

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 cabinets 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 industrial area.
3. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.



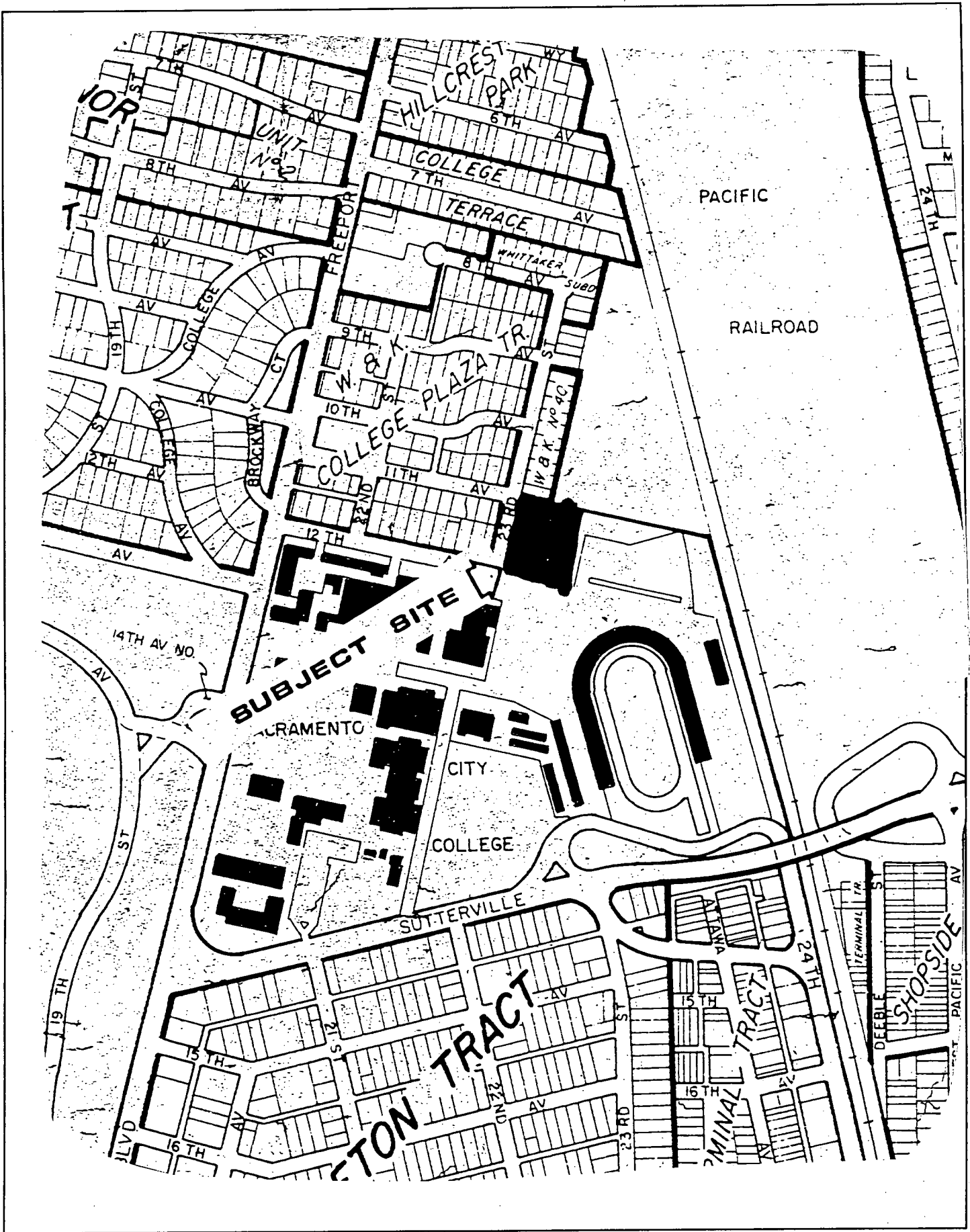
Joy D. Patterson
Zoning Administrator

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.

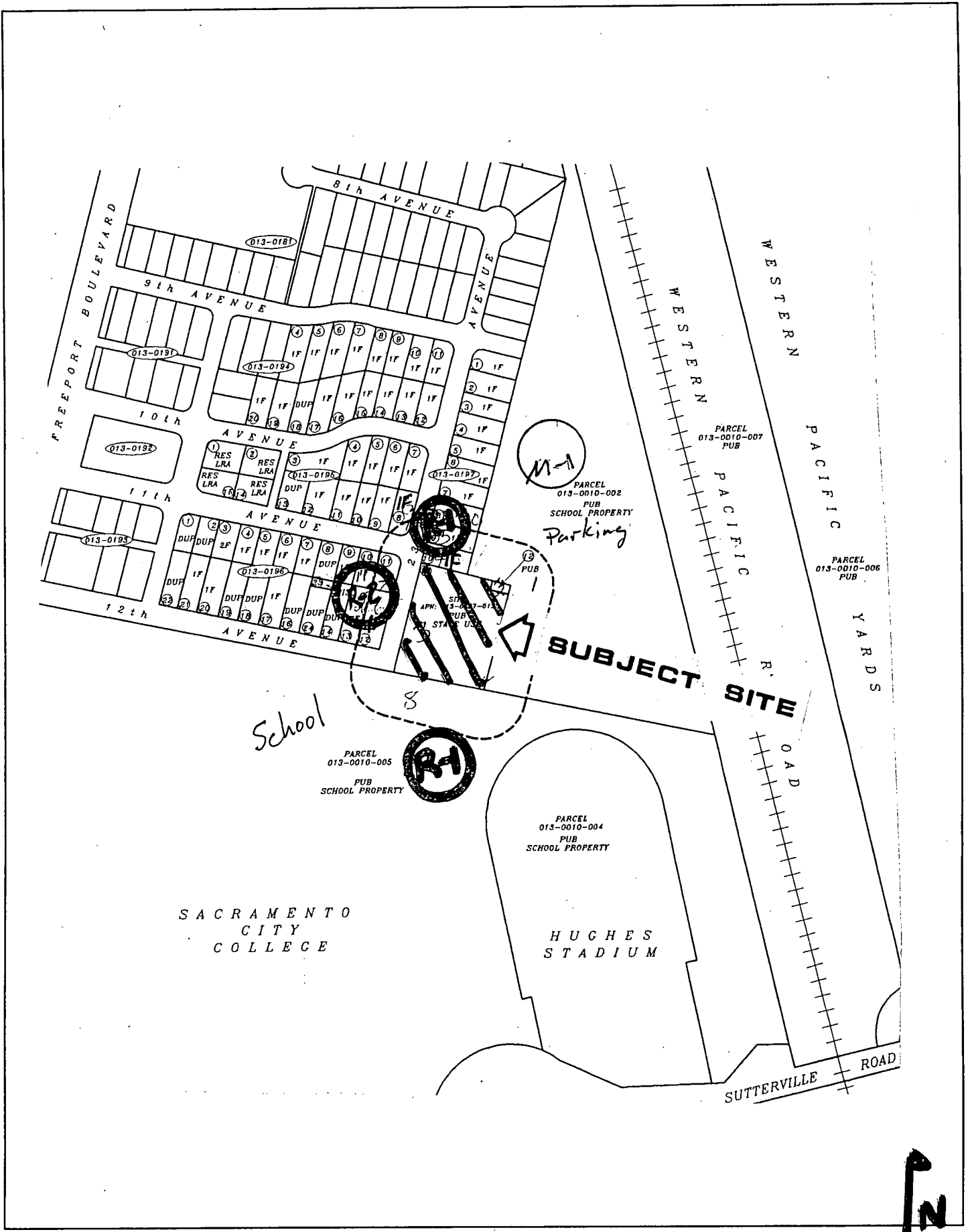
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ←

ZA Log Book ✓



VICINITY MAP

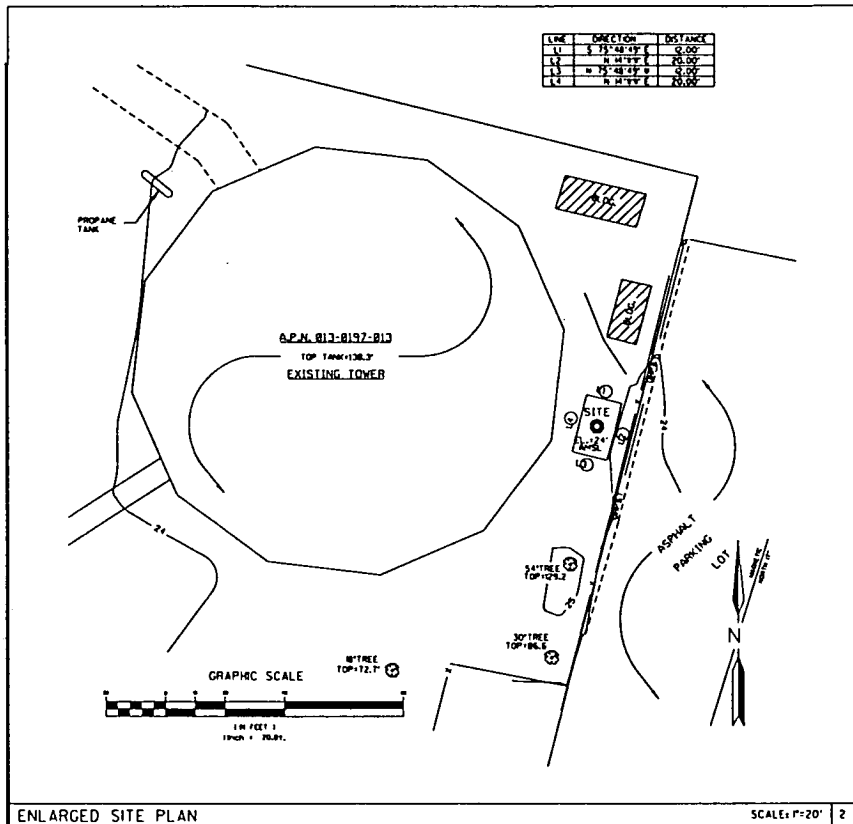
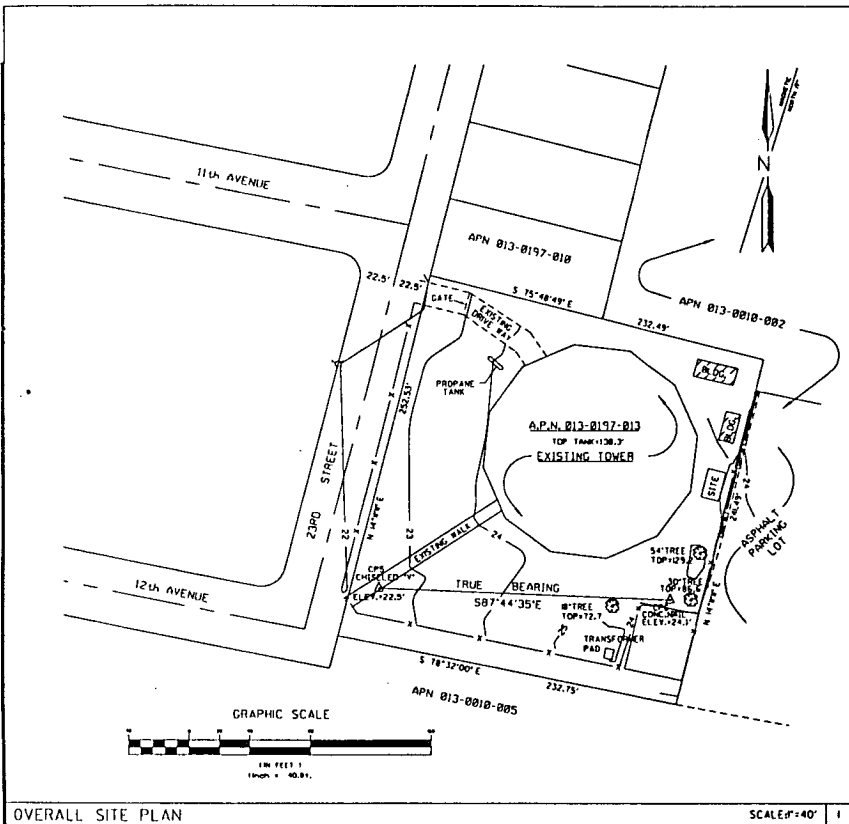


LAND USE & ZONING MAP

296-135

DECEMBER 18, 1996

ITEM #3



ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS: THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 IN TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE MONUMENT MARKING THE CENTER LINE INTERSECTION OF 12TH AVENUE AND 23RD STREET IN THE CITY OF SACRAMENTO, WHICH POINT IS FURTHER DESCRIBED AS BEING THE SOUTHWEST CORNER OF WRIGHT & KIMBROUGH COLLEGE PLAZA TRACT (AS THE SAME IS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY THENCE FROM THE POINT OF BEGINNING NORTH 41°49' EAST, 253.50 FEET ALONG THE EASTERLY LINE OF SAID WRIGHT & KIMBROUGH COLLEGE PLAZA TRACT, TO A POINT THENCE SOUTH 75°48'49" EAST, 254.99 FEET TO A POINT THENCE SOUTH 11°47' WEST, 242.44 FEET ALONG A LINE PARALLEL TO THE EASTERLY LINE OF WRIGHT & KIMBROUGH COLLEGE PLAZA TRACT TO A POINT ON THE NORTHERLY LINE OF THE SACRAMENTO STADIUM TRACT, THENCE NORTH 78°32' WEST, 255.26 FEET ALONG THE NORTHERLY LINE OF SAID SACRAMENTO STADIUM TRACT, TO THE POINT OF BEGINNING.

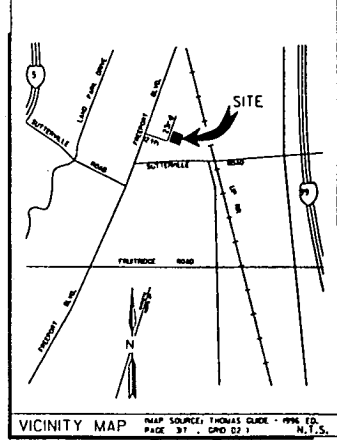
UNDERLYING PROPERTY LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF 12TH AVENUE AND 23RD STREET, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 5107 SURVEYS, AT PAGE 8, SACRAMENTO COUNTY RECORDS; THENCE NORTH 41°49' EAST ALONG THE CENTERLINE OF 23RD STREET A DISTANCE OF 253.50 FEET; THENCE SOUTH 75°48'49" EAST A DISTANCE OF 254.99 FEET; THENCE SOUTH 11°47' WEST, PARALLEL WITH THE CENTERLINE OF 23RD STREET, A DISTANCE OF 16.78 FEET; THENCE NORTH 75°48'49" WEST A DISTANCE OF 0.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°49' WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 75°48'49" WEST A DISTANCE OF 0.00 FEET; THENCE NORTH 41°49' EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 75°48'49" EAST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

PROJECT AREA LEGAL DESCRIPTION

PROJECT EASEMENT(S) LEGAL DESCRIPTION



SITE NAME: 3581 23RD STREET
SITE NUMBER: FN-07-54
SITE ADDRESS: 3581 23RD STREET, SACRAMENTO, CA 95808

OWNERS NAME: CITY OF SACRAMENTO
OWNERS ADDRESS: 1023 Z STREET, SACRAMENTO, CA 95808

ASSESSORS PARCEL NUMBER(S): 03-097-03

NET AREA OF UNDERLYING PARCEL(S): 1.32 AC
NET AREA OF PROJECT AREA: 240 SQ. FT.

LATITUDE: 38°32'33.7" **LONGITUDE:** 121°43'26.476"

GROUND ELEVATION: 24' AMSL
BASE OF ELEVATIONS: SACRAMENTO COUNTY DATUM MVD 1928
BASE OF BEARINGS: N 1/4" TIE ON CENTERLINE OF 33rd STREET, AS PER RECORD OF SURVEY, SURV 8

NOTES:
1. LATITUDE, LONGITUDE, AND GROUND ELEVATION TAKEN AT CENTER OF WATER TANK.
2. CONTOURS ARE AT ONE (1) FOOT INTERVALS.
3. BOUNDARY INFORMATION BASED ON DATA SHOWN IN TITLE REPORT BY NORTH AMERICAN TITLE CO., INC. NO. 540679

SITE DATA

LEGEND

- ⊙ TREE, AS NOTED
- BMSL ELEV.
- MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- - - OVERHEAD POWER AND TELEPHONE
- - - WATER LINE
- ⊙ ELEC. BOX
- ⊙ STREET LIGHT

LEGEND

DECLARATION REVIEW

OWNER: _____

CONSTRUCTION OPERATIONS: _____

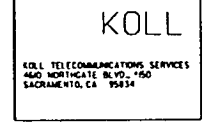
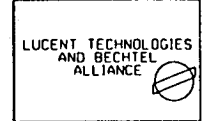
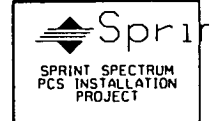
REAL ESTATE: _____

ENGINEER: _____

ENGINEER: _____

PROPERTY OWNER: _____

APPROVALS



REVISIONS

NO.	DATE	ISSUE	DESCRIPTION

SITE NAME: 3581 23RD STREET

SITE NUMBER: FN-07-54

SITE ADDRESS: 3581 23RD STREET, SACRAMENTO, CA 95808 U.S.A.

SHEET TITLE: SITE SURVEY GENERAL INFORMATION

SHEET NUMBER: C-1

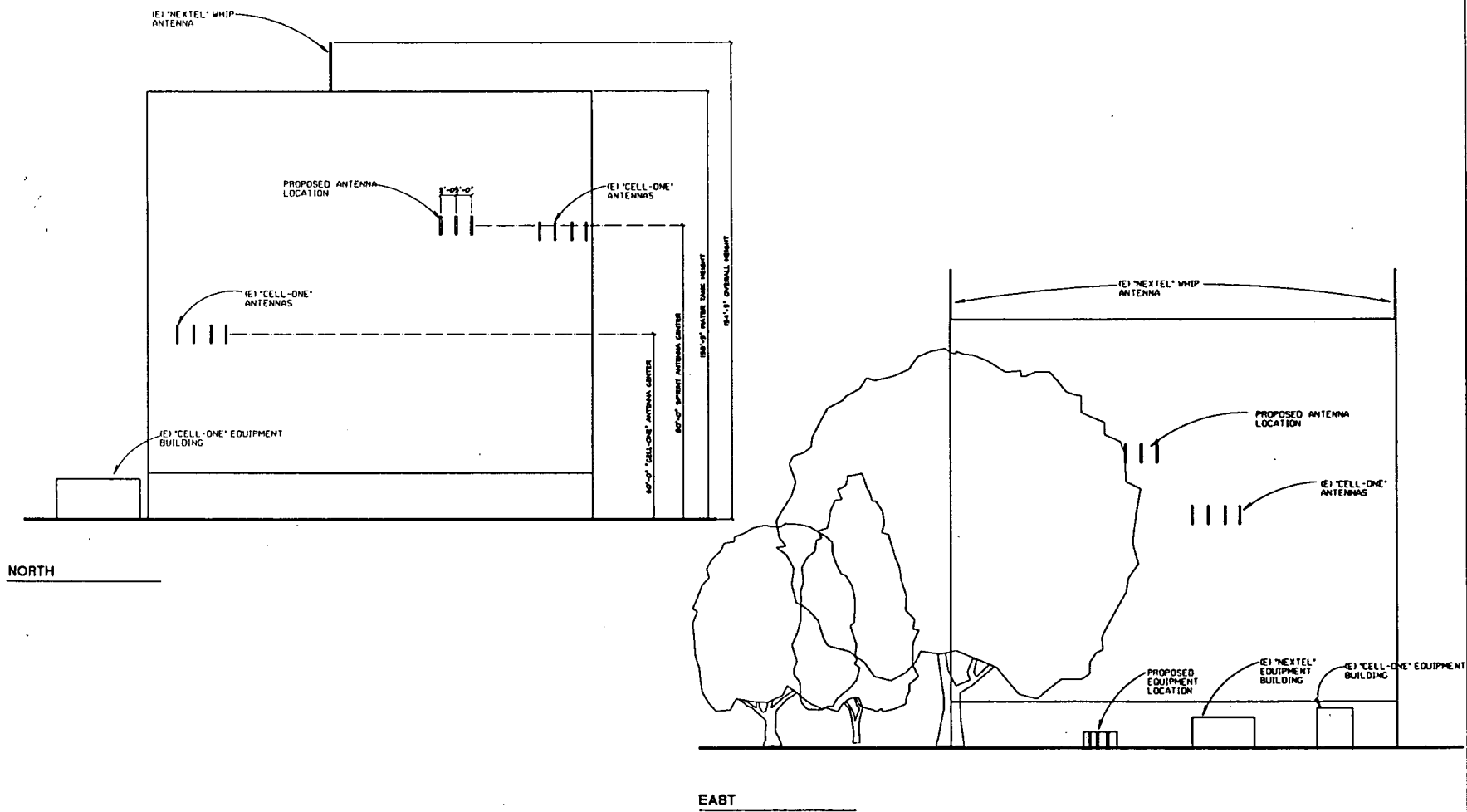
SCALE: AS NOTED
CBA FILE NO. 13004-34

EXHIBIT A

296-135

DATE: 10/18/06
BY: J. G. GIBSON
CHECKED BY: J. G. GIBSON
SCALE: AS SHOWN
PROJECT: PCS INSTALLATION PROJECT

ITEM 3



1 EXTERIOR ELEVATIONS
1/8" = 1'-0"

DATE	DESCRIPTION	BY	APP
10/18/06	CONCEPT ZONING DRAWING	JG	JG
10/18/06	INITIAL ZONING SUBMITTAL	JG	JG
10/18/06	RELEASE	JG	JG

**LIONAKIS-BEAUMONT
DESIGN GROUP**
100 8TH STREET - SACRAMENTO, CA 95811
TEL: 916-441-1000 FAX: 916-441-1001
ARCHITECTURE - ENGINEERING - PLANNING - ART

**GEARON &
COMPANY, INC.**
GEARON & COMPANY, INC.
3095 GOLD CAMP DRIVE
RANCHO CORDOVA, CA 95870

**LUCENT TECHNOLOGIES
AND BECHTEL
ALLIANCE**

**SPRINT
SPECTRUM**

**PCS INSTALLATION
PROJECT**

SITE INFORMATION

3581 23rd STREET
3581 23rd STREET
SACRAMENTO, CA 95818
FN-07-54

SHEET TITLE

**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER

A2

EXHIBIT C

296-135

DECEMBER 18, 1996

ITEM 3

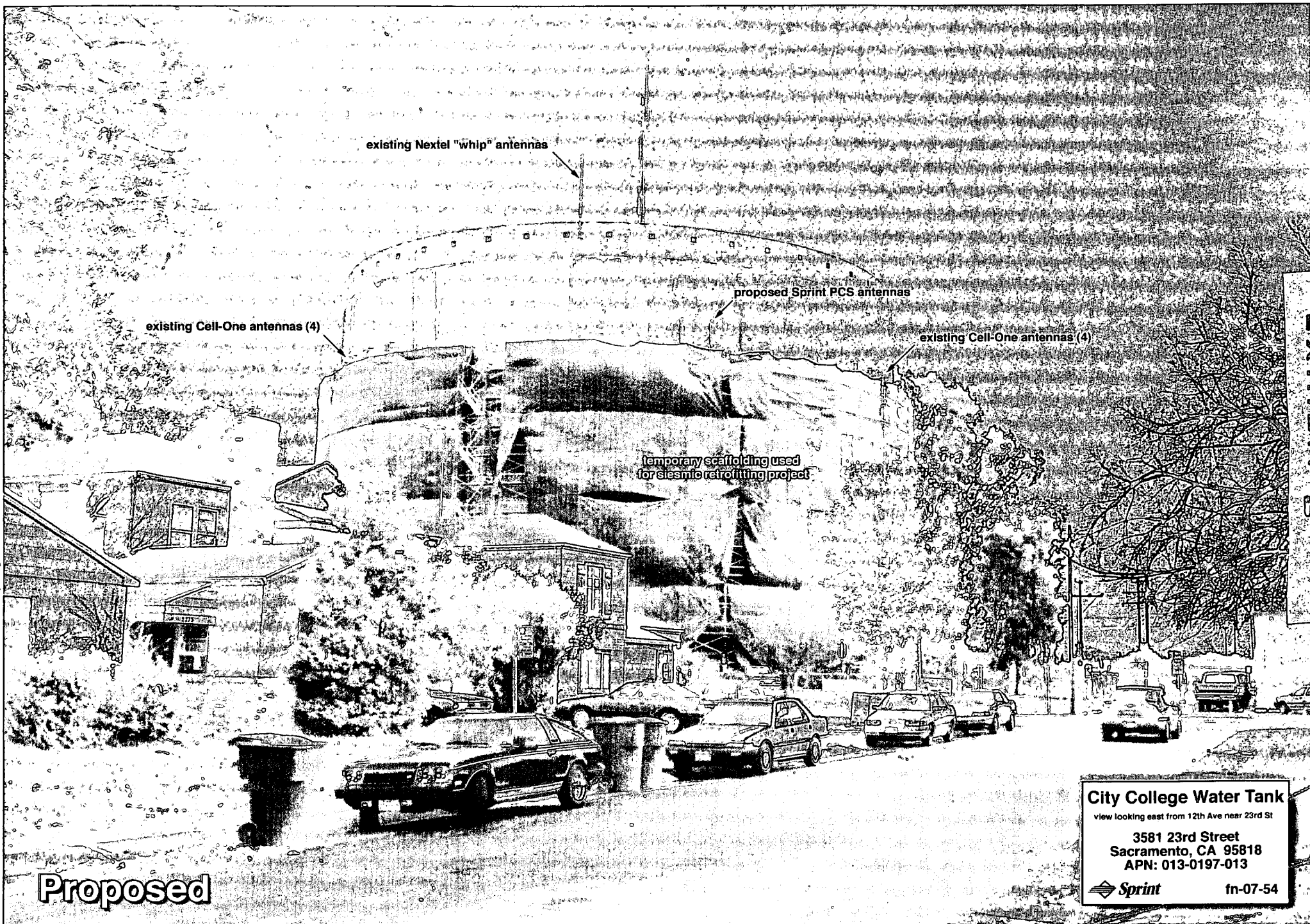


EXHIBIT E

Proposed

City College Water Tank
 view looking east from 12th Ave near 23rd St
 3581 23rd Street
 Sacramento, CA 95818
 APN: 013-0197-013

Sprint tn-07-54

296-135