

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 13, 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 Z96-105. 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 on the catwalk of an existing water tower located on 2.19± developed acres in the Light Industrial (M-1) zone.

Location: 3301 C Street (D3, Area 1)

Assessor's Parcel Number: 004-0010-001

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

Property Owner: Harry T. Holgerson, Jr. & Mary Holgerson Living Trust
 72 98th Avenue
 Oakland, CA 94607

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Industrial and Office complex
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: M-2; Vacant
South: R-1; Residential
East: M-1; Industrial
West: R-1; Residential

Property Dimensions: Irregular
Property Area: 2.19± acres

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P88-065, P92-093, P93-177 (All special permits for office)

Background Information: Sprint Spectrum, the applicant, has applied for the appropriate entitlements to install a new cellular system throughout the City and County. The City of Sacramento anticipates approximately 24 applications for various sites throughout the City and the applicant has filed 22 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.

Additional Information: The applicant proposes to attach nine antenna panels to the sides of the catwalk of an existing 110 foot high water tower. The catwalk is at a height of 96 feet. There will also be five equipment cabinets located on the ground adjacent to the water tower and enclosed with a six foot fence. 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 East Sacramento Improvement Association Neighborhood Association (ESIA) area. The project plans have been sent to the association and staff received a call and a letter from the association. They had no problems with the proposed project; however, they had design concerns such as the type of fencing used and would the equipment and panels be painted. 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 building.
5. No fencing shall be used and no crushed rock shall be used. The applicant shall delete the fencing and crushed rock from the plans submitted to the Building Division. The equipment cabinets shall also be painted tan or white.
6. 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 catwalk of an existing water tower; and
 - b. the design and location of the antennas will not significantly impact the surrounding 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.

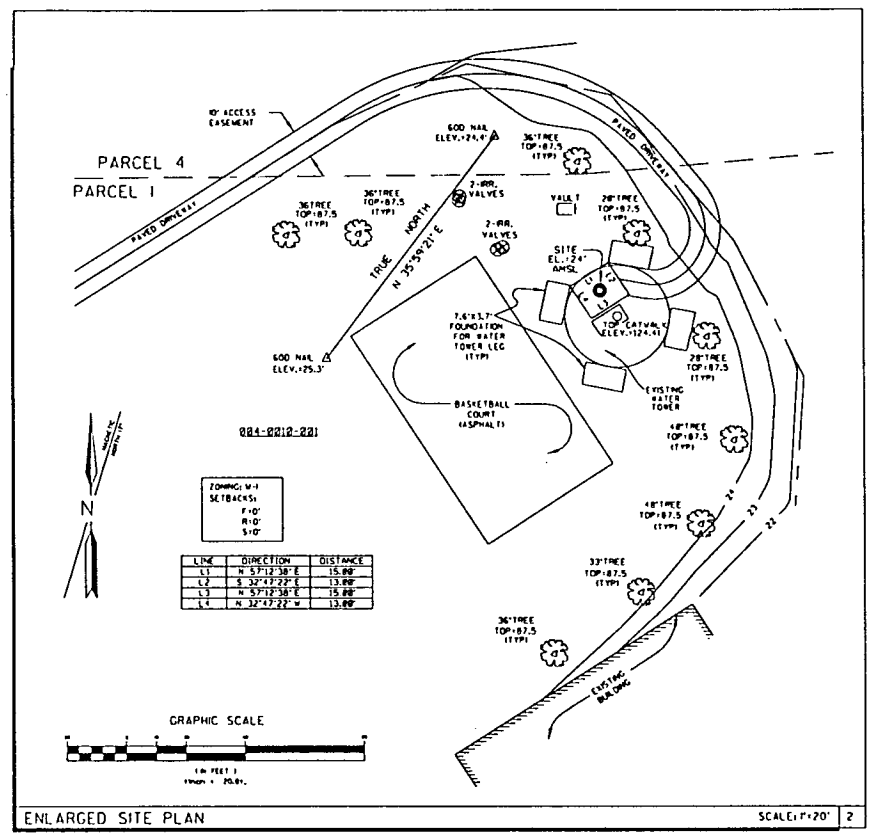
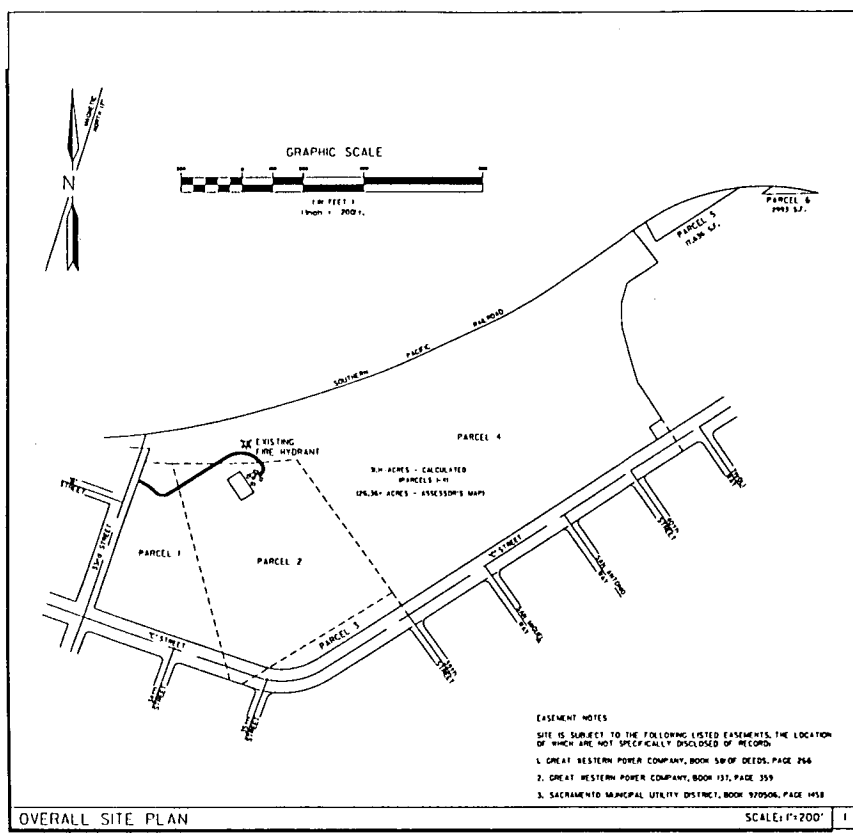
cc: File 
Applicant 

ZA Log Book 

296-105

NOVEMBER 13, 1996

ITEM 3



SEE EXHIBIT "A"

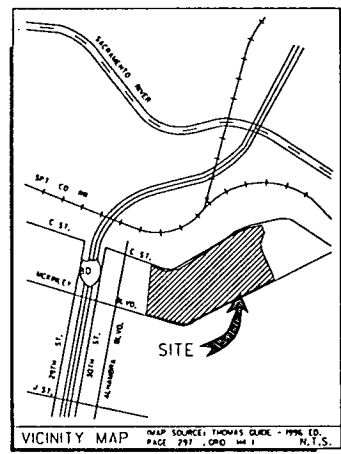
SEE EXHIBIT "A"

UNDERLYING PROPERTY LEGAL DESCRIPTION

PROJECT AREA LEGAL DESCRIPTION

SEE EXHIBIT "C"

PROJECT EASEMENT(S) LEGAL DESCRIPTION



SITE NAME: 330 C STREET
SITE NUMBER: FN-07-44
SITE ADDRESS: 330 C STREET SACRAMENTO, CA 9586

OWNERS NAME: HARRY S. MARY HOLGEMAN
OWNERS ADDRESS: 330 C STREET SACRAMENTO, CA 9586

ASSESSORS PARCEL NUMBER(S): 004-000-00, 004-000-025
004-000-026

NET AREA OF UNDERLYING PARCEL(S): 0.27 AC.
NET AREA OF PROJECT AREA: 0.27 AC.

LATITUDE: 38°13'56.1" N **LONGITUDE:** 121°27'13.1" W
GRID ID: 38LS608 **GRID ID:** 025M47

GROUND ELEVATION: 21' AMSL
BASES OF ELEVATIONS: SACRAMENTO COUNTY DATUM (NGVD2011)
BASES OF BEARINGS: N 19°28'30.4" ON 330-D STREET R/W AS PER DEED DESCRIPTIONS

NOTES: 1. LATITUDE, LONGITUDE, AND GROUND ELEVATION TAKEN AT CENTER OF SITE.
2. CONTOURS ARE AT ONE-FOOT INTERVALS.
3. PROPERTY DATA TAKEN FROM INFORMATION IN TITLE RECORD BY G.W. MEMPHIS TITLE COMPANY, NO. 7-305207-10

SITE DATA

LEGEND

- TREE, AS NOTED
- ⊙ ANSL ELEV.
- MANHOLE
- ⊕ FIRE HYDRANT
- ⊖ UTILITY POLE
- ⊖ CHIMNEY - OVERHEAD POWER AND TELEPHONE
- ⊖ IRRIGATION VALVE
- ELEC. BOX
- ⊖ FENCE
- ⊖ STREET LIGHT

LEGEND

DOCUMENT REVIEW

OWNER _____

CONSTRUCTION _____

OPERATIONS _____

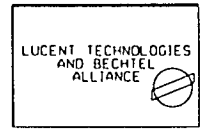
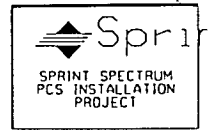
REAL ESTATE _____

MP ENGINEER _____

ZONING _____

PROPERTY OWNER _____

APPROVALS



GEARON & COMPANY INC.
Wireless Network Development
1160 The Exchange, N.E.
Suite 200
Atlanta, Georgia 30339

CBA
CELLA BARR ASSOCI/ 777 CAMPUS COMMONS RD., SACRAMENTO, CALIFORNIA 95
(916) 645-3137
FAX (916) 645-8797

NO.	DATE	ISSUE
1		DESCRIPTION
2		
3		
4		
5		

SITE NAME

3301 C STREET

SITE NUMBER

FN-07-44

SITE ADDRESS

330 C STREET
SACRAMENTO, CA 9586
U.S.A.

SHEET TITLE

SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER

C-1

SCALE: AS NOTED
CBA FILE NO. 530039-04

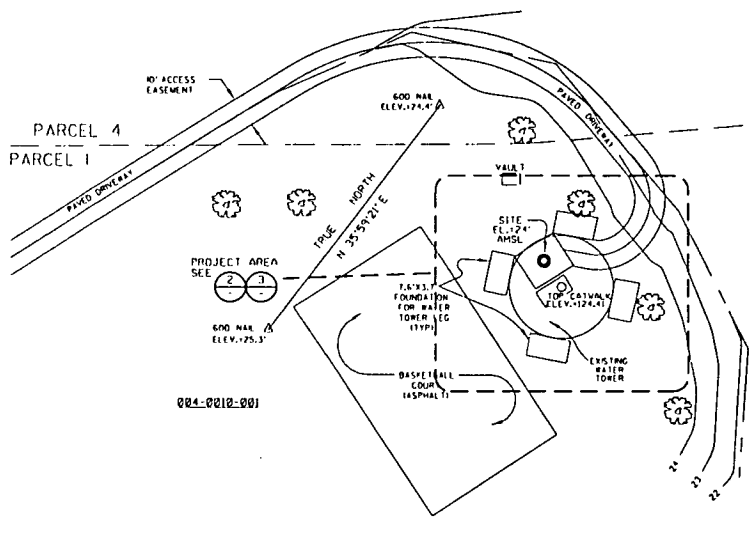
EXHIBIT A

296 105

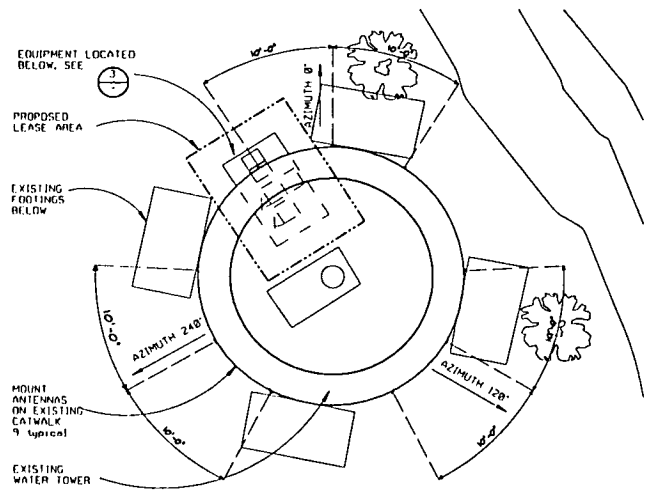
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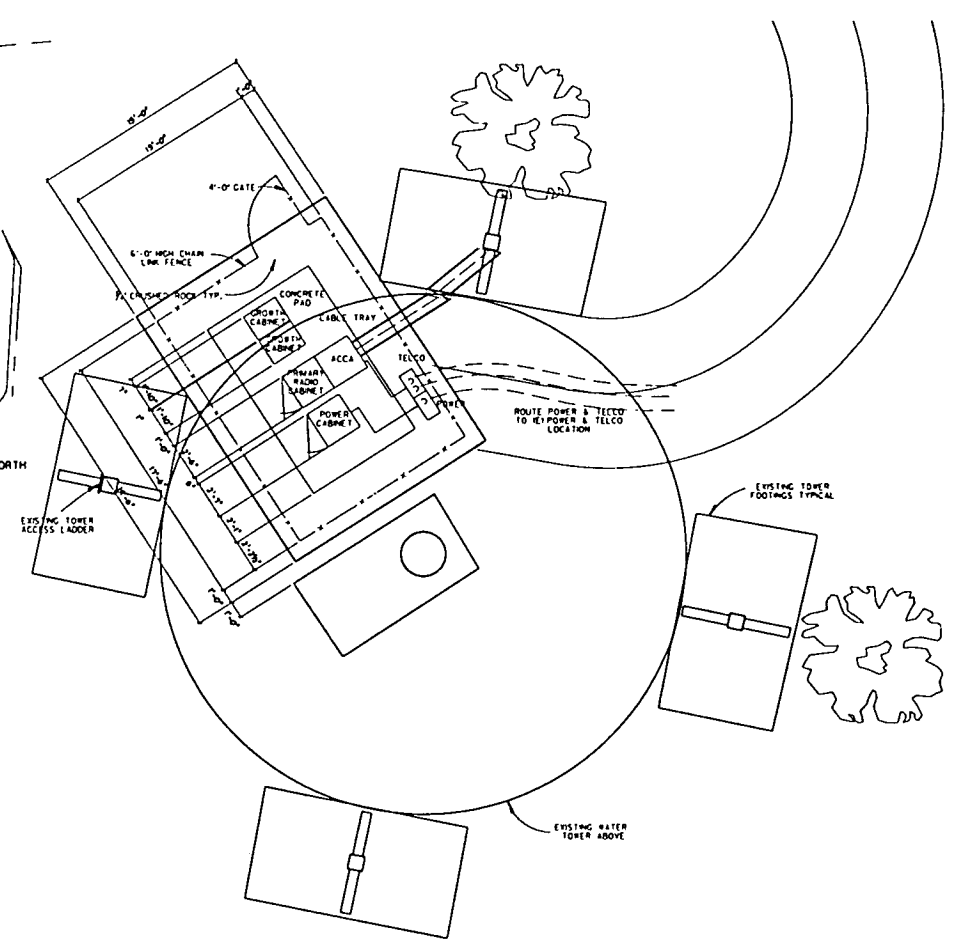
ITEM 3



1 ENLARGED SITE PLAN SEE SHEET C1 FOR OVERALL SITE PLAN
1" = 28'-0"



2 ENLARGED ANTENNA PLAN
1/4" = 1'-0"



3 ENLARGED EQUIPMENT PLAN
1/4" = 1'-0"

						DR	DR
						EL	EL
						CORRECTED ZONING DRAFTING	
						RELEASE	
						INITIAL ZONING SUBMITTAL	
						DATE	

LIONAKIS-BEAUMONT DESIGN GROUP
100 10TH STREET, SACRAMENTO, CA 95811
916 442 8000 FAX 916 442 8001
ARCHITECTURE ENGINEERING PLANNING INTERIORS

GEARON & COMPANY
GEARON & COMPANY, INC.
3005 GOLD CAMP DRIVE
RANCHO CORDOVA, CA 95670

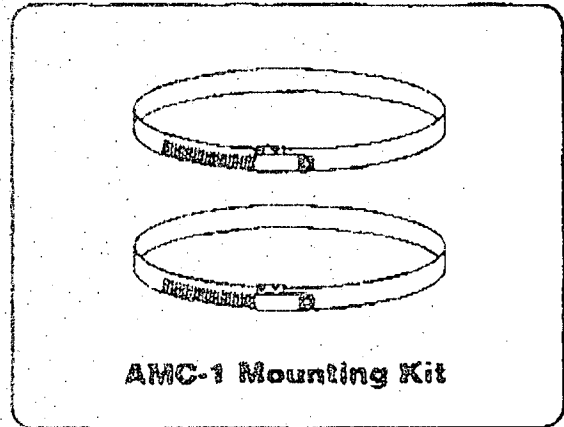
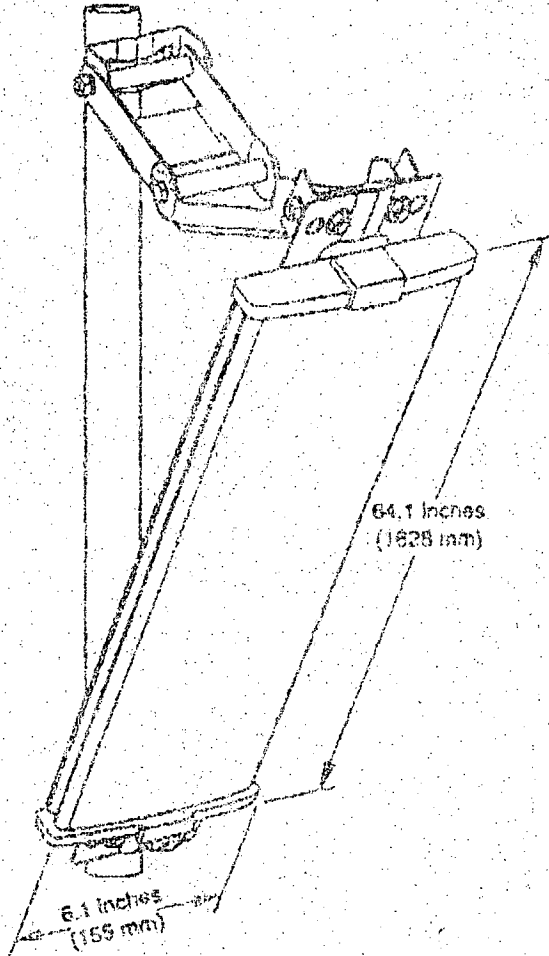
EXHIBIT B
LUCENT TECHNICAL AND BECHT ALLIANCE
SPRINT SPECTRUM
PCS INSTALLATION PROJECT

SITE INFORMATION
ELVAS TOWER
3301 C STREET
SACRAMENTO, CA 95816
FN-07-44
SHEET TITLE
SITE PLAN/ENLARGE EQUIPMENT PLAN
SHEET NUMBER | **R**
A1

296 105

SCALA

AP17-1900/090D
AP17-1900/090D/DT2
AP17-1900/090DU/DT2
90° PANEL ANTENNA
 17.5 dBi gain
 1850-1990 MHz (broadband)



AP17-1900/090D shown installed with AMC-1 Mounting Kit and TG-14 Tilt Kit.

Mounting Options:

Model	Description	Stock Code
AMC-1 (shown)	Mounting Kit for 1.2 to 2.125 inch (30 to 55 mm) OD mast.	67600-000
AMC-2	Mounting Kit for 2.125 to 3 inch (55 to 75 mm) OD mast.	67800-001
AMC-3	Mounting Kit for 3 to 3.75 inch (75 to 95 mm) OD mast.	67600-002
AMC-4	Mounting Kit for 3.75 to 4.5 inch (95 to 115 mm) OD mast.	67600-003
AMC-5	Mounting Kit for 4.5 to 5.3 inch (115 to 135 mm) OD mast.	67800-004
TG-14	Tilt Kit for use with the above mounting kits. 0-8.5 degrees downtilt angle.	01730-007

296-105

All specifications subject to change without notice

NOVEMBER 13, 1996

ITEM 3

EXHIBIT - E**EAST SACRAMENTO IMPROVEMENT ASSOCIATION**

Neighbors helping neighbors since 1958

October 24, 1996

Sandra Yope
 City of Sacramento
 Department of Planning & Development
 1231 I Street Suite 200
 Sacramento, California 95814

Re: Project Number: Z96-105

Dear Sandra,

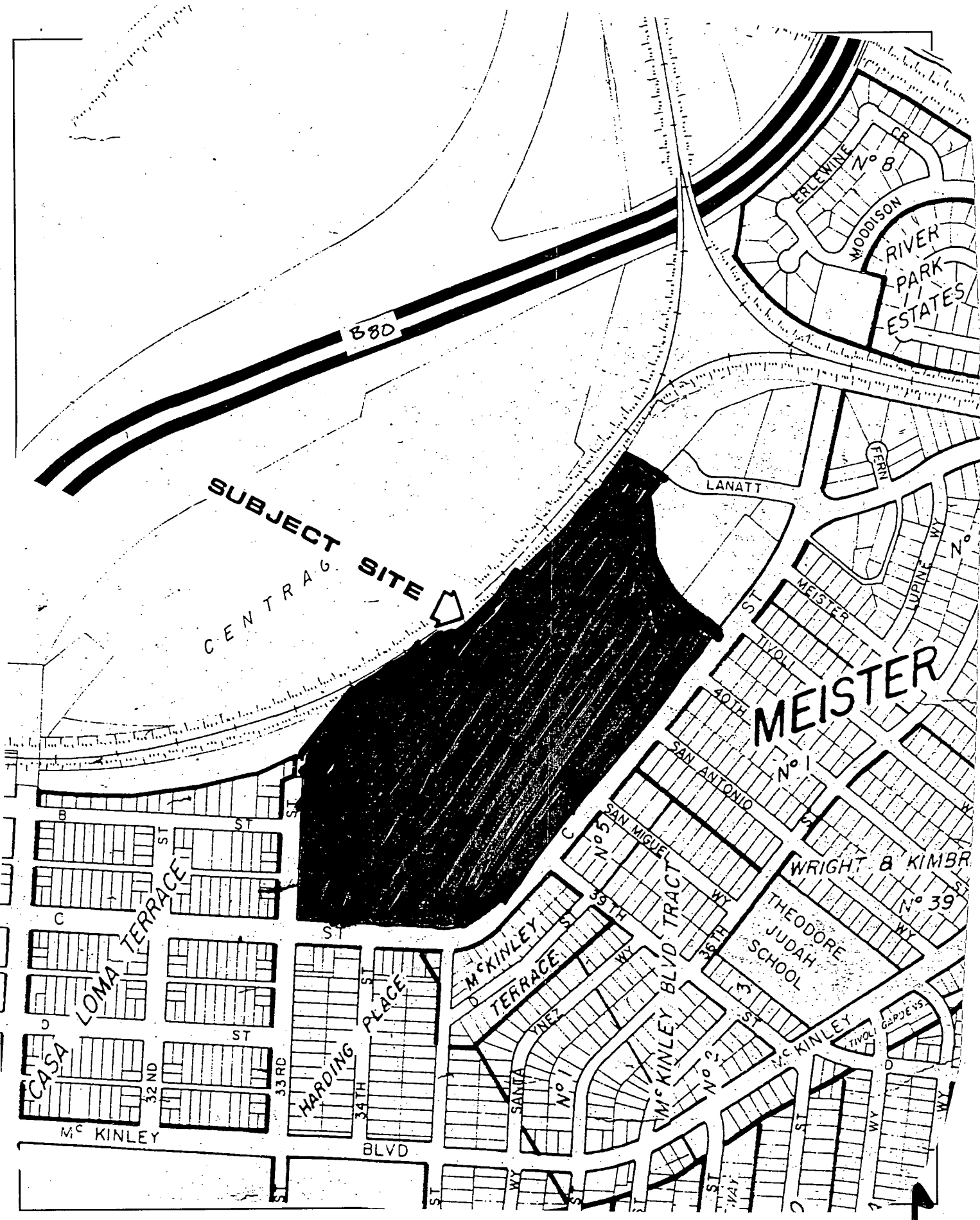
Thank you for the information on the project proposed on the water tower located at 3301 C Street. I will be attending the planning department's hearing on November 13, 1996 at 1:00 p.m. . This project notification has come between our ESIA board meeting times, but I will be getting feedback from the neighbors and from several of the board members prior to the 13th. Initially, there are a few concerns that I know are going to be issues with all parties:

1. That all equipment and materials are color matched with the water tower.
2. That care is taken in the layout of the antennas to insure equal placement.
3. Will the chain link have any fabric or wood slats to conceal the equipment (This is not a request just an inquiry)
4. The chainlink will need to be color coordinated as well.
5. Will there be nine antennas installed at once ? There is text that refers to (9) total and other text refers to up to (9). Concern is that once this is approved will it be too easy to just continue installing equipment.
6. The text referring to removal of all equipment within 6 months after non use is greatly appreciated.

After my discussions with the board and the neighbors, I may have additional questions and concerns for the hearing. If you have any questions please contact me at my office 916 442 0450. I will be on vacation between October 28, 1996 to November 5, 1996. Please leave a message on my recorder if you need to discuss anything prior to the hearing.

Thank You,

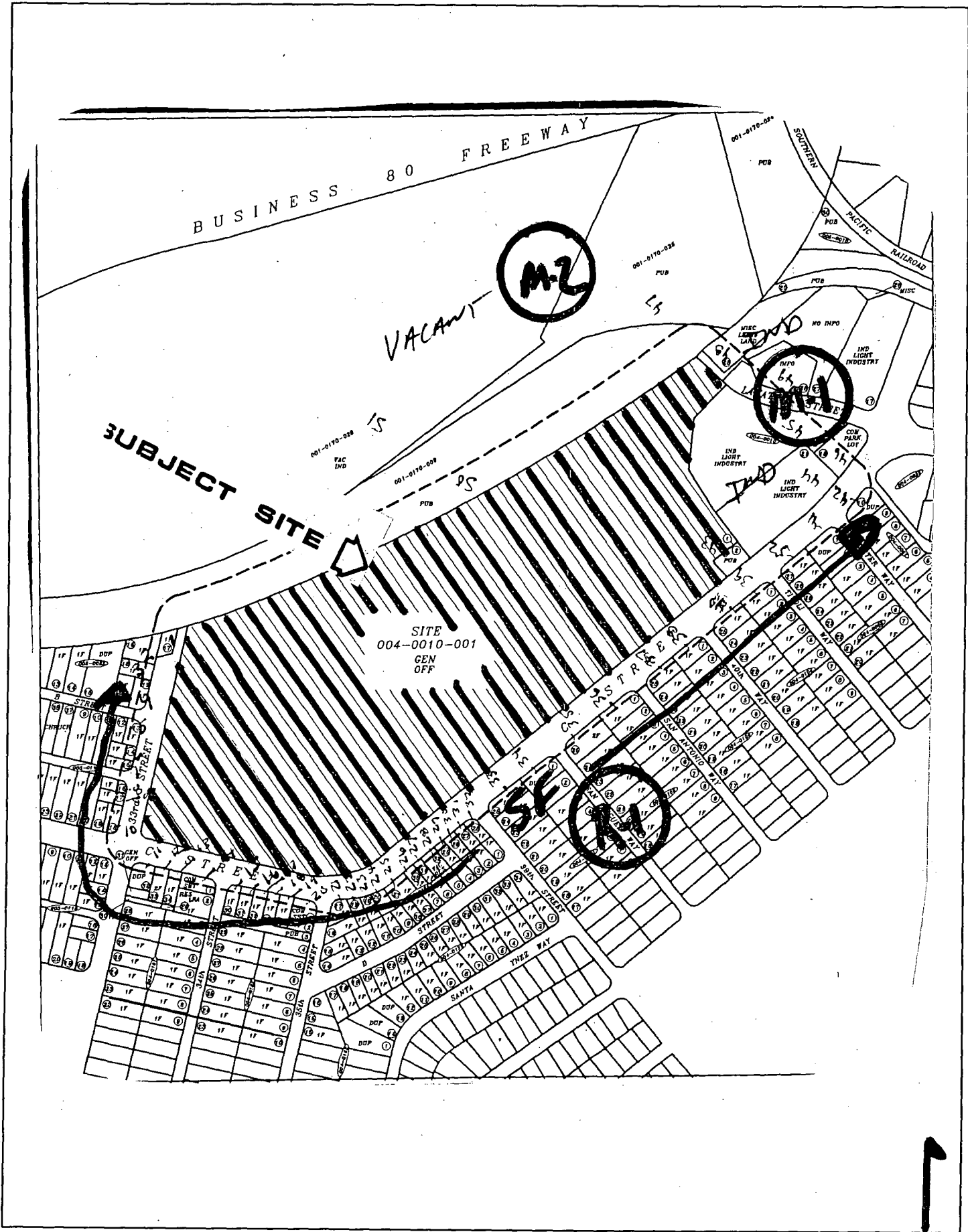

 Jeanine Fuller
 East Sacramento Improvement Association
 Area 1 Board Member



SUBJECT SITE
CENTRAG

MEISTER

VICINITY MAP



LAND USE & ZONING MAP