

**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