

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 18, 1997, the Zoning Administrator approved with conditions approved with conditions a special permit to add wireless antennas on an existing communications tower for the project known as Z96-165. Findings of Fact and conditions of approval for the project are listed on page 3-4.

Project Information

Request: Zoning Administrator Special Permit to add nine wireless communications antenna panels mounted at 70 feet on an existing 126 foot tower located on 36.34± developed acres in the Heavy Industrial (M-2) zone.

Location: 4th Street and I Street (Amtrak Station) (D1, Area 1)

Assessor's Parcel Number: 002-0010-034

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

Property Owner: Union Southern Pacific Railroad
No. 1 Market Plaza, Rm 1007
San Francisco, CA 94105

General Plan Designation: Transportation, Utilities
Central City
Community Plan Designation: Downtown Commercial Mixed District
Existing Land Use of Site: Amtrak Station (with a Communications Tower)
Existing Zoning of Site: Heavy Industrial (M-2)

Surrounding Land Use and Zoning:

North: M-2; Industrial
South: C-3; Interstate 5, Commercial and Industrial
East: Varied zones; Industrial and Residential
West: M-2; Sacramento River

Property Dimensions: Irregular
Property Area: 36.34± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: Many related to the Railyards and reuse

Additional Information: The applicant proposes to attach nine wireless antenna panels at a height of 70 feet to an existing 126 foot communications tower owned and operated by the Union Southern Pacific Railroad. The tower was constructed prior to Zoning Ordinance requirements for a Special Permit for a communications tower. Each antenna panel is six feet long and nine inches wide. There will be five equipment cabinets located adjacent to the tower within an existing enclosed fence area. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). Any wireless equipment (antennas) which both receives and transmits and added to an existing lattice tower requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

The site is located within the Central City Design Review area. Design Review staff has reviewed the project as an over the counter review and approved the project subject to the design conditions stated under conditions of approval. The project has been noticed and staff has received no calls.

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. The proposed antenna panels shall be located as shown on the submitted plans and painted to match the corresponding tower color at the height of mounting (including the mounting equipment). The applicant shall use non-reflective paint on the antenna panels to prevent glare.
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. Should the applicant every discontinue using the tower for wireless services then the

applicant shall remove the panels and equipment within six months of termination.

5. Size and location of the equipment cabinets shall conform to the plans submitted.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the antenna panels will be added inconspicuously to an existing 126 foot high communications tower with other cellular/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 126 foot high communications tower; and
 - b. the design and location of the antenna panels will not significantly impact the surrounding industrial area.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Transportation, Utilities and Downtown Commercial Mixed District respectively.



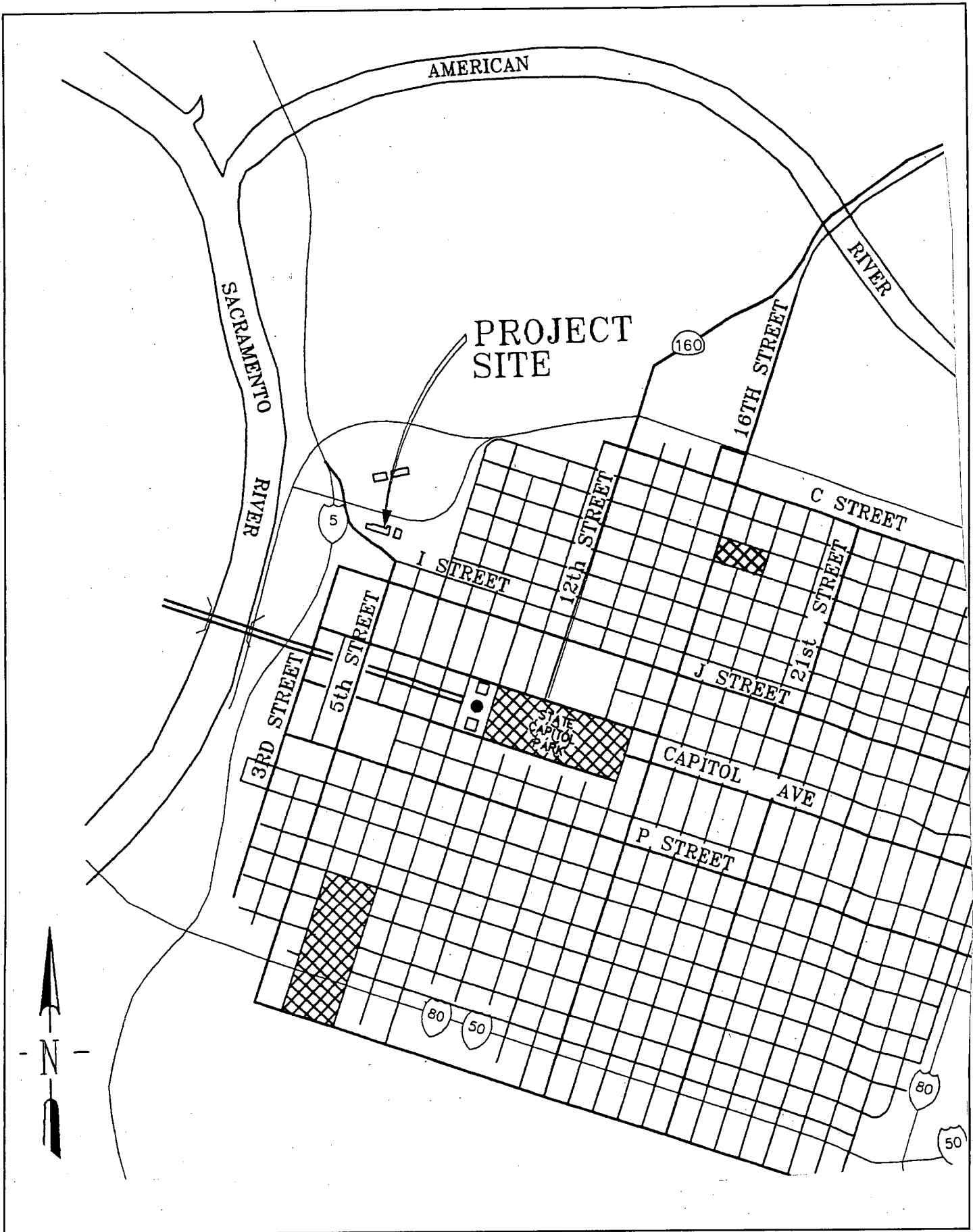
Joy D. Patterson
Zoning Administrator

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.

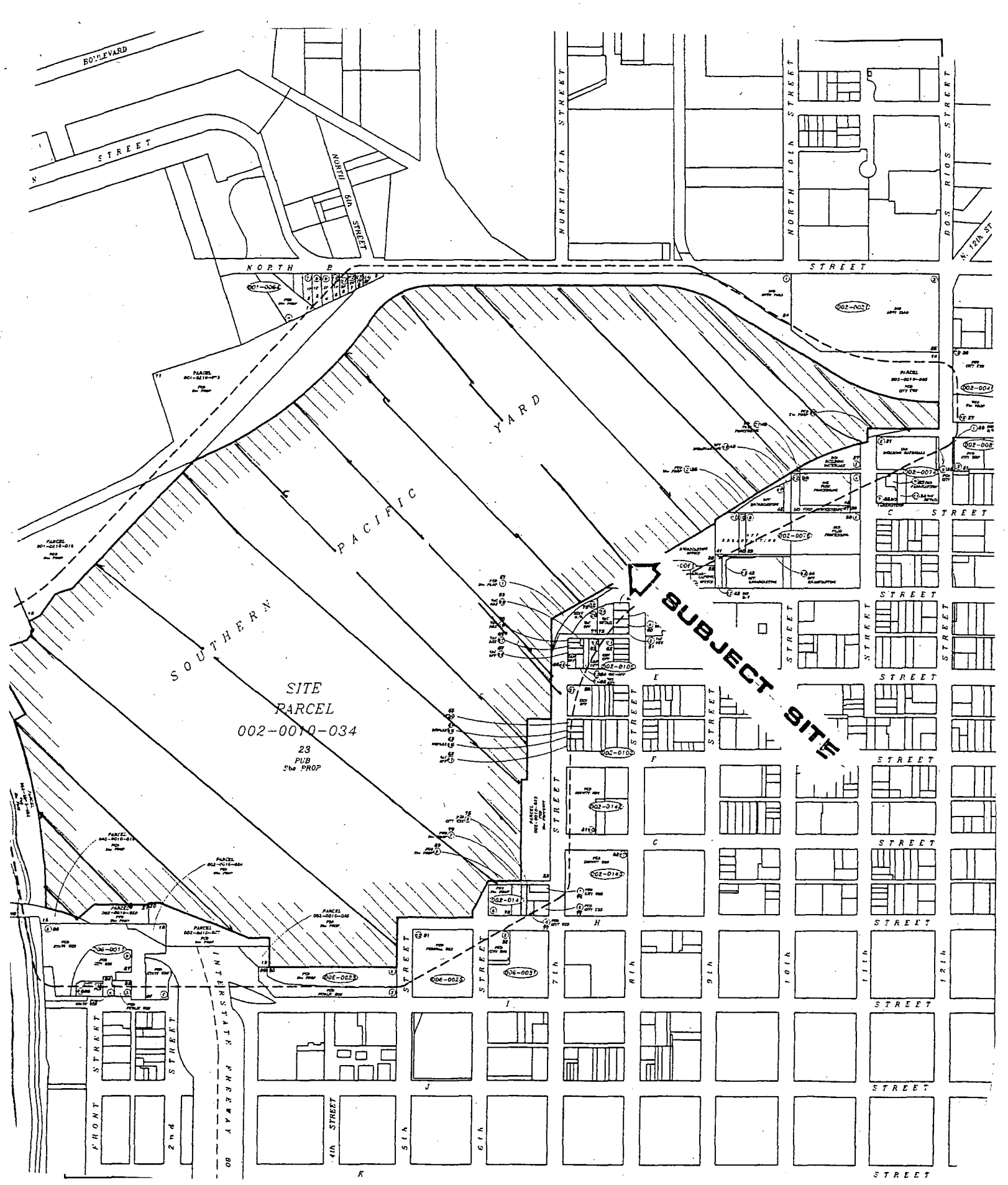
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File *L*
Applicant *L*

ZA Log Book *L*



VICINITY MAP



SUBJECT SITE

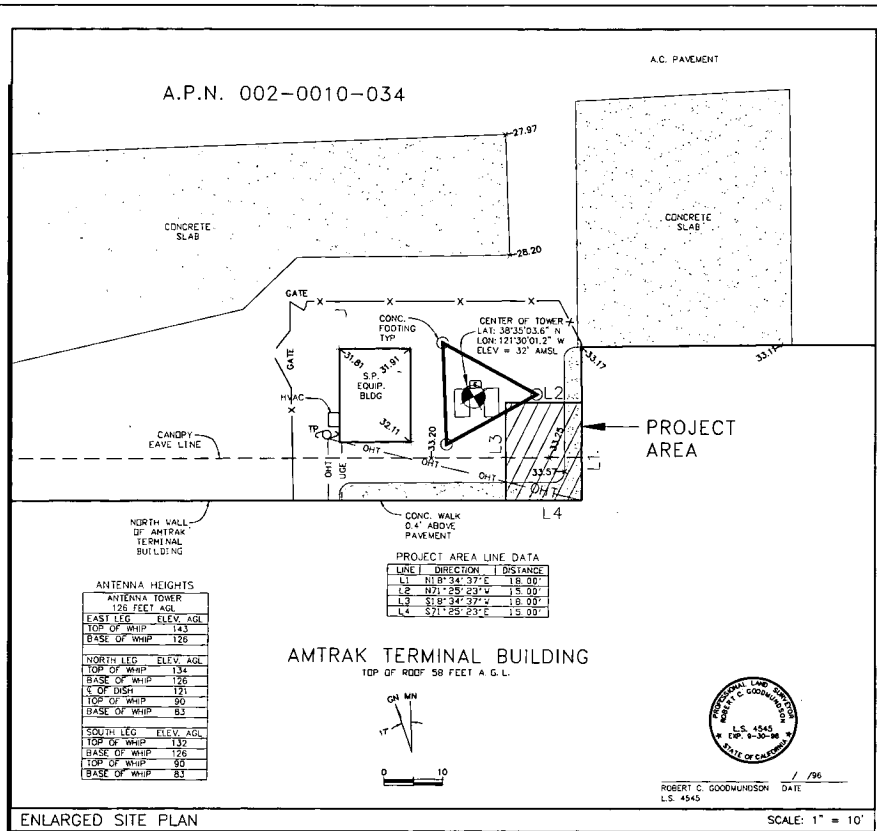
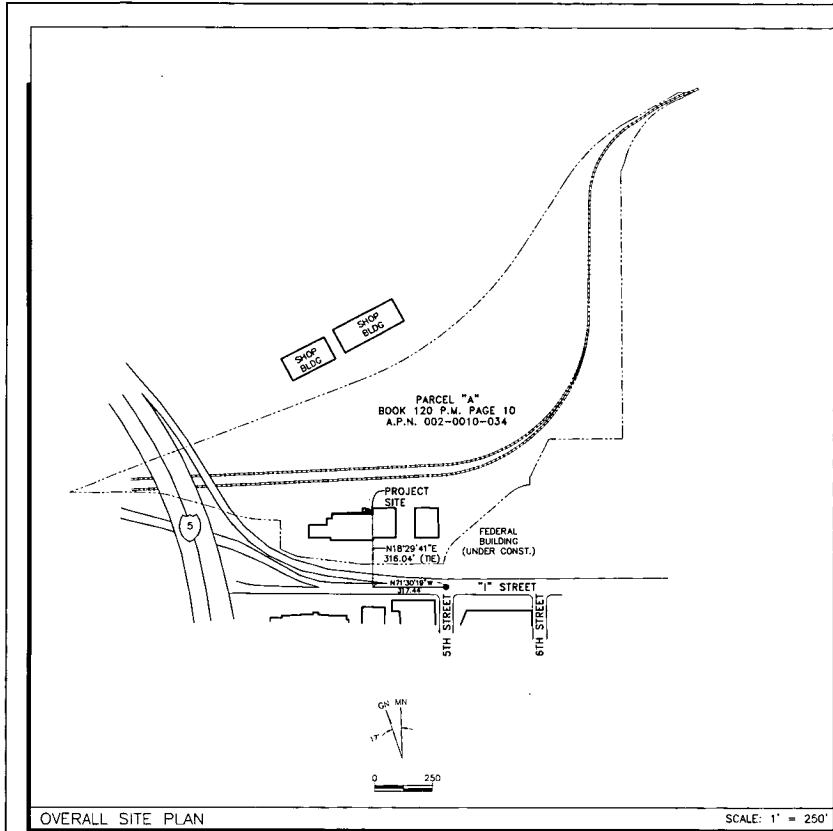
SITE
PARCEL
002-0010-034
23
PUB
Sbc PROP

LAND USE & ZONING MAP

296-165

JUNE 18, 1997

ITEM 3



ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER IN BOOK 120 OF PARCEL MAPS AT PAGE 10.

UNDERLYING PROPERTY LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

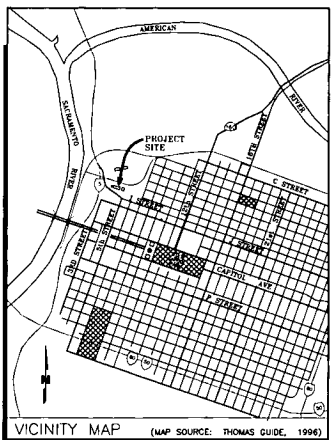
A PORTION OF PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER IN BOOK 120 OF PARCEL MAPS AT PAGE 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF "I" STREET AS SHOWN ON SAID MAP FROM WHICH THE INTERSECTION OF THE CENTERS OF "I" STREET AND 5TH STREET BEARS SOUTH 71°30'19" EAST 317.44 FEET; THENCE NORTH 18°25'41" EAST 318.04 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 18°34'37" EAST 15.00 FEET; THENCE NORTH 71°25'23" WEST 10.00 FEET; THENCE SOUTH 18°34'37" WEST 15.00 FEET; THENCE SOUTH 71°25'23" EAST 10.00 FEET TO SAID TRUE POINT OF BEGINNING, CONTAINING 130 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT OF UNSPECIFIED WIDTH FOR HORSES AND EXPRESS FROM THE ABOVE DESCRIBED PREMISES TO FIFTH STREET.

TOGETHER WITH AN EASEMENT OF UNSPECIFIED WIDTH FOR PUBLIC UTILITY PURPOSES FROM THE ABOVE DESCRIBED PREMISES TO EXISTING ELECTRIC AND TELEPHONIC FACILITIES.

PROJECT AREA LEGAL DESCRIPTION



SITE NAME: DOWNTOWN PLAZA

SITE NUMBER: FN-07-33E

SITE ADDRESS: 4TH & "I" STREETS
SACRAMENTO, CA 95814

FEE OWNERS NAME: UNION SOUTHERN PACIFIC RAILROAD

OWNERS ADDRESS: #1 MARKET PLAZA, ROOM 1007
SAN FRANCISCO, CA 94105

ASSESSORS PARCEL NUMBER(S): 002-0010-034

NET AREA OF UNDERLYING PARCEL(S): 36.54 ACRES

NET SURVEYED

NET AREA OF PROJECT AREA: 150 S.F. = 0.003 ACRES

LATITUDE: 38°35'03.6" N **LONGITUDE:** 121°30'01.2" W

DEC: 38.604° N **DEC:** 121.5006° W

GROUND ELEVATION: AMSL = 32.0'

BASIS OF ELEVATIONS: National Geodetic Survey Benchmark T-846

BASIS OF BEARINGS: THE CENTERLINE OF "I" STREET

BETWEEN 5TH AND 6TH STREETS BEARS NORTH 71°30'18" WEST PER BOOK 120 PARCEL MAPS, PAGE 10, SACRAMENTO COUNTY RECORDS.

NOTES: 1. LATITUDE, LONGITUDE AND GROUND ELEVATION TAKEN AT CENTERLINE OF EXISTING TOWER.

2. TITLE REPORT NOT FURNISHED, EASEMENTS OF RECORD NOT SHOWN ON SURVEY.

SITE DATA

LEGEND

- CENTER OF TOWER
- ⊙ TELEPHONE POLE
- OHT OVERHEAD TELEPHONE
- UGE UNDERGROUND ELECTRIC
- X-X- CHAIN LINK FENCE
- ⊞ ELECTRICAL BOX
- X-63.92 SPOT ELEVATION

DOCUMENT REVIEW

OWNER _____

CONSTRUCTION _____

OPERATIONS _____

REAL ESTATE _____

PE ENGINEER _____

ENGINEERING _____

PROPERTY OWNER _____

APPROVALS



GEARON & COMPANY
Wireless Network Development
1780 The Exchange Suite 200
Atlanta, Georgia 30339

Atlanta Office Sacramento Office
Tele (770)953-9400 (916)636-6500
Fax (770)952-4999 (916)636-6500

SUGNET & ASSOCIATES
ENVIRONMENTAL CONSULTANTS

2260 DOUGLAS BOULE
ROSELVILLE, CALIF
(916) 785
fax (916) 785

SH CONSULTING ENG & GEOLOGISTS
812 West Woodson
Lodi, CA 95201

480 Hamilton Drive
Reading, CA 95002

REVISIONS

NO	DATE	ISSUE
1	11-25-96	2006

SITE NAME
DOWNTOWN PLAZA

SITE NUMBER
FN-07-33E

SITE ADDRESS

**4TH AND I STREETS
SACRAMENTO CA
95814**

SHEET TITLE
**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER

C-1

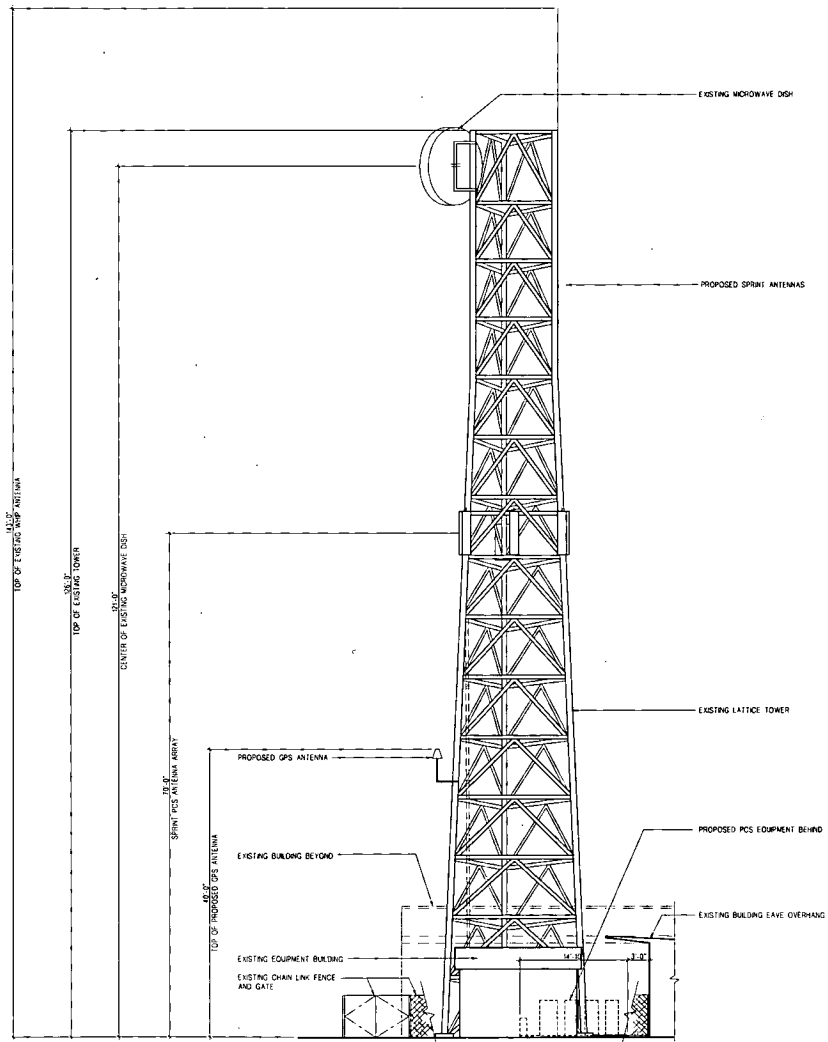
SCALE: AS NOTED

EXHIBIT - A

296-165

JUNE 18, 1997

ITEM 3



WEST ELEVATION

ELEVATIONS



CARRILLO
ARCHITECTURAL GROUP INC

1321 Howe Ave
Suite 202
Sacramento,
CA 95825
916 822-0550

J. Steven Carrillo A.I.A. C11222

ALL WORKS, EXCEPT WHERE SHOWN OTHERWISE, SHALL BE SUBJECT TO THE STANDARD AND SPECIFICATIONS OF THE PROFESSIONAL SOCIETY OF ARCHITECTS AND ENGINEERS OF CALIFORNIA. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE WORK IF THE WORK IS NOT DESIGNED OR CONSTRUCTED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE PROFESSIONAL SOCIETY OF ARCHITECTS AND ENGINEERS OF CALIFORNIA.

**SPRINT PCS
PCS INSTALLATION
PROJECT**

**LUCENT TECHNOLOGIES
AND BECHTEL
ALLIANCE**

GEARON & COMPANY

Wireless Network Development
1760 The Exchange Suite 200
Atlanta, Georgia 30339

Atlanta Office: (770) 953-8400
Tel: (770) 953-8400 Fax: (770) 952-4999
Sacramento Office: (916) 836-8500
(916) 836-8600

NO.	DATE	ISSUE
1	11-25-96	ZONING SUBMITTAL
2		
3		

SITE NAME/ADDRESS

DOWNTOWN PLAZA
AMTRACK STATION
4TH & 1 STREET
SACRAMENTO, CA

SITE NUMBER

FN-07-33E

SHEET TITLE

ELEVATIONS

SHEET NUMBER	REV
A-2	A

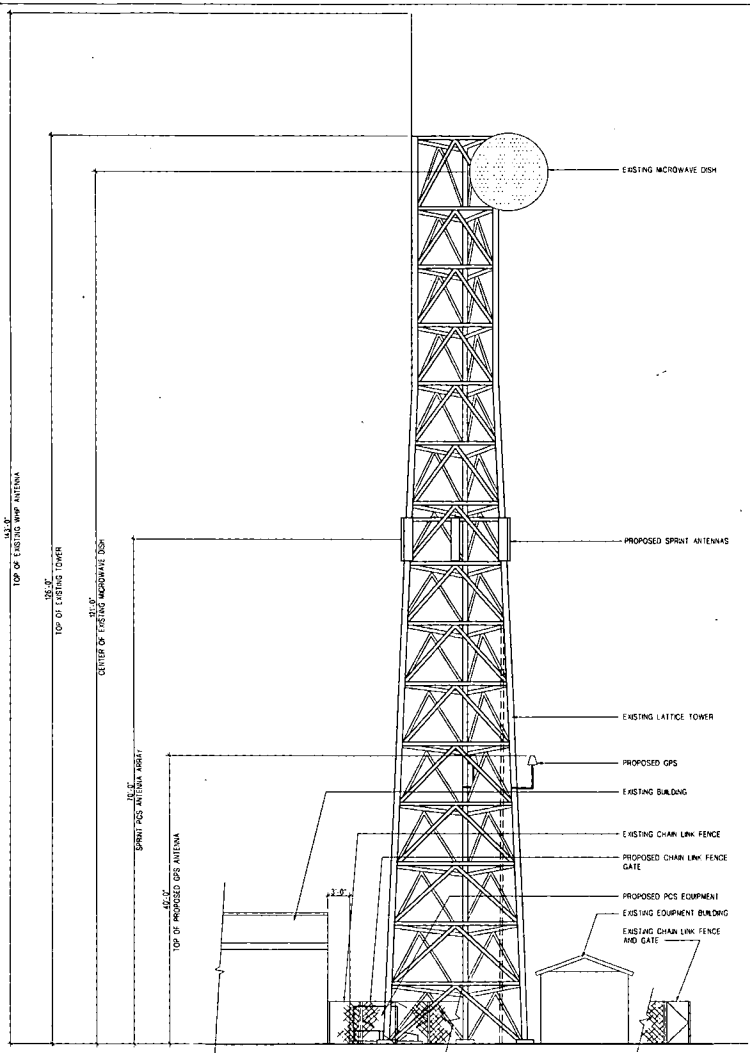
PROJECT NUMBER 96129.028

EXHIBIT - B

296-165

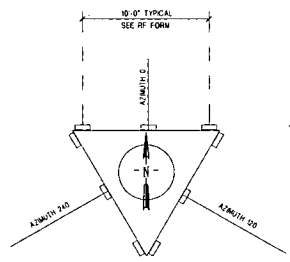
JUNE 18, 1997

ITEM #3

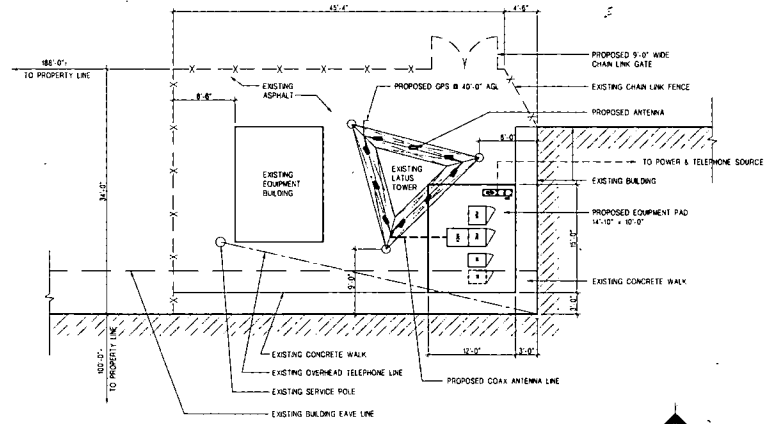


NORTH ELEVATION

ELEVATIONS



PLAN - ANTENNA ORIENTATION



SITE PLAN



CARRILLO
ARCHITECTURAL GROUPING

1321 Howe Ave
Suite 202
Sacramento,
CA 95825
916 922-0550

J. Steven Carrillo A.I.A. C11222

As a registered Civil Engineer, I am responsible for the design and construction of the tower and antennas shown on this plan. I am not responsible for the design of the antennas or the tower structure. I am not responsible for the design of the tower structure or the antennas. I am not responsible for the design of the tower structure or the antennas.

Sprint

SPRINT PCS
PCS INSTALLATION
PROJECT

EXHIBIT C

LUCENT TECHNOLOGIES
AND BECHTEL
ALLIANCE

BECHTEL

GEARON & COMPANY

Wireless Network Development
1700 The Exchange Suite 500
Atlanta, Georgia 30339

Atlanta Office: (770)853-9400
Sacramento Office: (916)636-8000
Fax: (770)652-4999 Fax: (916)636-8000

NO.	DATE	ISSUE
1	11-25-96	ZONING SUBMITAL

SITE NAME/ADDRESS

DOWNTOWN PLAZA
AMTRAK STATION
4TH & I STREET
SACRAMENTO, CA

SITE NUMBER

FN-07-33E

SHEET TITLE

**SITE PLAN
ELEVATION**

SHEET NUMBER

A-1

PROJECT NUMBER

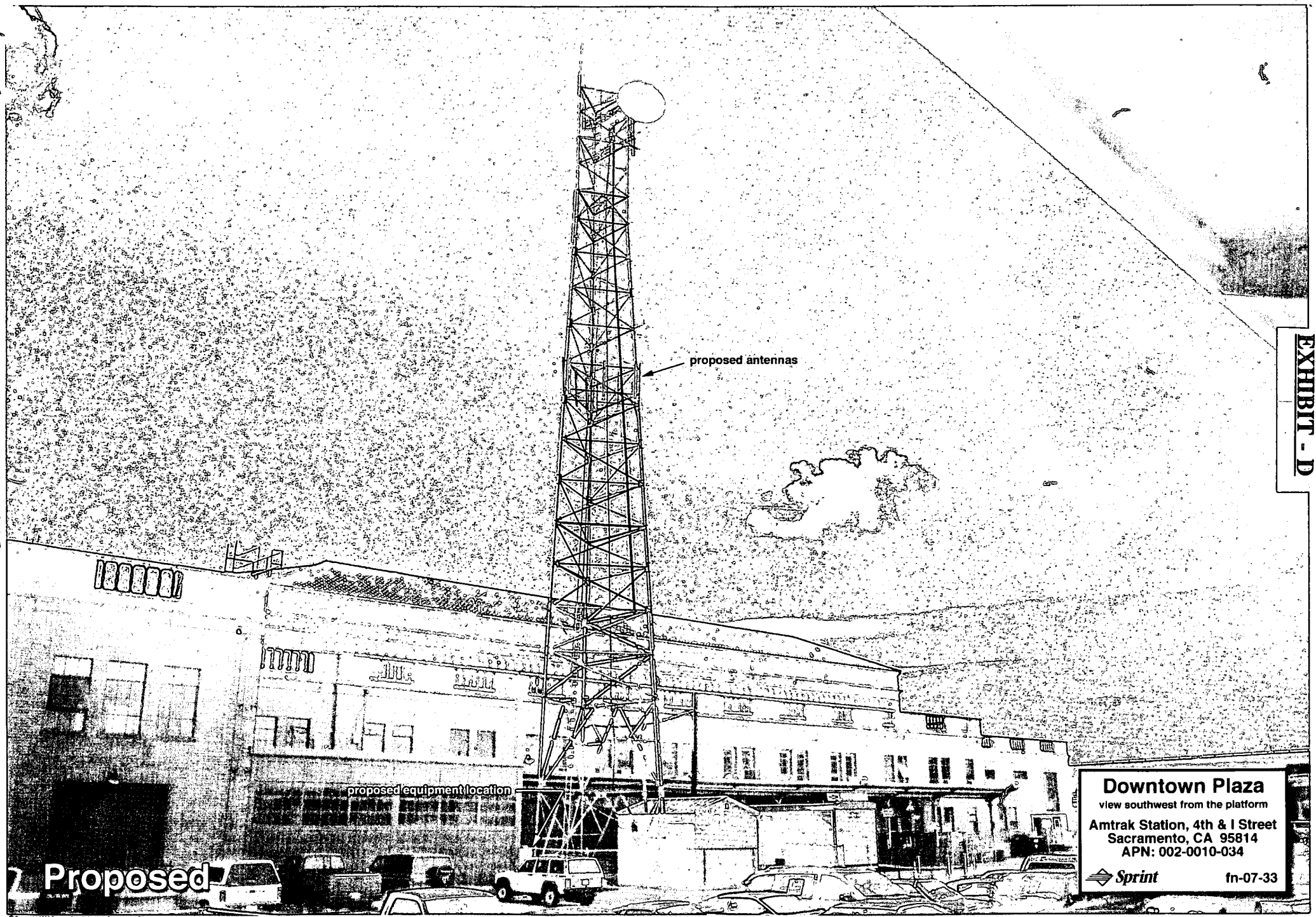
06120.028

296-165

JUNE 18, 1997

ITEM 3

EXHIBIT - D



Proposed

proposed antennas

proposed equipment location

Downtown Plaza
 view southwest from the platform
 Amtrak Station, 4th & I Street
 Sacramento, CA 95814
 APN: 002-0010-034

Sprint fn-07-33

296-165

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