

P99-113 - RCS Wireless Site

- REQUEST: A. Environmental Determination: Exempt: 15301; and
- B. Special Permit to collocate wireless communication antenna on an existing 165 foot high tower on a .3± acre site in Standard Single Family (R-1) zone.

LOCATION: 7850 Amherst Street
APN: 052-0170-043
South Sacramento Community Plan
Sacramento City Unified School District
Council District 8

APPLICANT:	Karen Levitt, RCS Wireless, LLC, 772-3048 224 Vernon Street, Roseville, CA 95678
OWNER:	Citizen's Communications P.O. Box 433 Harvert, La 70059
APPLICATION FILED:	September 27, 1999
STAFF CONTACT:	Don Smith, 916-264-8289

SUMMARY:

The applicant proposes to utilize an existing 165± foot high telecommunications tower for the placement of three antenna at the 90± foot level. The antennae will serve RCS Wireless telecommunications customers. The adjacent neighbors and community organizations have been notified of the proposal. No comments have been received, and no significant issues have been identified.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the request. As proposed, the antenna would be consistent with city policy to collocate telecommunications facilities on existing facilities.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 DU/NA)
 Airport-Meadowview
 Community Plan Designation: Residential (4-8 DU/NA)
 Existing Land Use of Site: 165 foot high telecommunications tower
 with existing antenna and supportive
 equipment buildings.
 Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Vacant; R-1
 East: Single Family Residential; R-1
 West: Single Family Residential; R-1

Setbacks:	Required	Provided
Front:	25'	20' (existing building)
Side(St):	12.5'	12.5' (existing building)
Side(Int):	0-5'	1' (new equipment cabinets - accessory buildings)
Rear:	15'	20±' (existing tower and building)

Property Dimensions: 105' X 130'
 Property Area: 0.3± acres
 Square Footage of Existing Building: 2,664 square feet, one story
 Height of Tower: 165± feet
 Exterior Building Materials: Concrete (existing building)
 Metal (proposed equipment cabinets)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

In 1982, a request was made to allow the 165± foot high telecommunications equipment tower on the site. A Planning Commission hearing was scheduled for December 9, 1982 to discuss the proposal. Records indicate that the item was withdrawn just before the meeting as it was determined that the proposal did not require a hearing. At that time, two 12' microwave dishes were placed on the tower. One at the 121 foot level, the other at the 152 foot level. Another narrow (whip-like) antenna extends above the tower to a height of 183 feet. Since the original approval of the tower, zoning regulations have changed requiring city approval of telecommunications facilities.

On October 10, 1996, the Planning Commission approved a Special Permit (P96-071) to locate six additional antenna panels at the 77 foot level (similar to those proposed with this application). Approval included a small 16 square foot equipment cabinet on the site to support the antenna.

The current request includes locating six panels 56 inch high, eight inch wide antenna at the 90 foot level. Two panels are placed on each leg of the triangular tower. Several small equipment cabinets (approximately 10 square feet each) are proposed on the site (see Exhibit 3A).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan: The proposal is consistent with the General Plan policy which promotes improving and providing communication and utility services to all areas of the city (Section 7-11).

Airport Meadowview Community Plan: The Residential (4-8 DU/NA) designation of the Airport Meadowview Community Plan is intended to accommodate single family residences. Discussion within the community plan is found concerning the causes and effects of visual blight in the community: "If the community is to evolve into an attractive, desirable place to live, the cycle of physical deterioration must be reversed" (page 70). The subject site is clean of litter, and the existing structures are maintained in good condition.

At the time of the staff site visit, there was graffiti on the south side of the existing wall. The existing chain link fence that is located on two sides of the site has lost many of the slats intended to screen the equipment area from street level view. Staff, therefore, is recommending that the graffiti be removed, and new slats be placed within the fence prior to issuance of any building permit for the antenna.

Overall, the proposal is consistent with city policy that promotes collocation of telecommunications antenna on existing facilities.

C. Site Plan Design/Zoning Requirements

1. Setbacks

When the existing tower was constructed, it was located out of the setback area. The existing building, that was constructed with the tower in 1982, appears to encroach on the front setback. It is setback approximately 20 feet behind the front property line instead of the required 25 feet. As such, the building is defined as existing and non-conforming. Since the proposal does not include any change to the location of existing structures, we need only to consider the location of the proposed structures. The proposed antenna will be located on the existing tower. Small equipment cabinets proposed will be located approximately one foot from the interior side property line. Within the cabinets will be various electronics that will connect the antenna to service power. Equipment inside the cabinets does not

produce any detectable noise. Staff finds the setbacks proposed for the new equipment to be consistent with the requirements of the Zoning Ordinance for residential accessory buildings.

2. Parking

There is room on the site for approximately six vehicles. Typically, only one space is needed when maintenance is conducted on the site.

3. Landscaping

There is no landscaping on the site, nor has any been proposed.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301A).

B. Public/Neighborhood/Business Association/ Agency Comments

Notices have been distributed to various city departments, community groups and other interested parties. Respondents have not had any comments regarding the proposal.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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


- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15301;and,
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to collocate wireless communication antenna on an existing 165 foot high tower on a .3± acre site in Standard Single Family (R-1) zone.

Report Prepared By,



Don Smith, Associate Planner

Report Reviewed By,



Barbara Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1	Vicinity Map
Exhibit 2	Land use and Zoning Map
Exhibit 3A	Overall Site Plan
Exhibit 3B	Enlarged Site Plan
Exhibit 3C	Tower Elevation and Antenna
Exhibit 3D	Existing and Proposed Photos of the Site
Exhibit 3E	Existing and Proposed Photos of Tower and Antenna

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
RCS Wireless Site, LOCATED AT 7850 Amherst Street SACRAMENTO, CALIFORNIA
IN THE ZONE. (P99-113)**

At the regular meeting of February 24, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Categorical Exemption section 15301.**
- B. Approved the Special Permit to collocate wireless communication antenna on an existing 165 foot high tower on a .3± acre site in Standard Single Family (R-1) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines.
- B. Special Permit to collocate wireless communication antenna on an existing 165 foot high tower on a .3± acre site in Standard Single Family (R-1) zone subject to the following findings of fact and conditions of approval:
 - 1. The project is based upon sound principles of land use in that:
 - a. the proposed antenna will be collocated on an existing tower which helps to reduce the number of telecommunications towers and other such facilities in the community; and,
 - b. the proposed antenna will be attached to an existing tower and will not adversely affect the peace and general welfare of the surrounding residential and commercial neighborhood.
 - 2. The project will not be detrimental to the public welfare and result in the creation of a public nuisance in that:
 - a. the structure is existing;
 - b. slats within the existing chain link fence shall be replaced to improve visual screening of the facility; and,

c. Property will be kept free of graffiti.

3. The project is consistent with General Plan policy which promote communications facilities in the city.

CONDITIONS OF APPROVAL

1. The applicant shall obtain all necessary building permits prior to locating the antenna on the structure.
2. All slats within the chain link fence shall be replaced to improve screening of the facility from surrounding properties prior to issuance of the final building permit.
3. Property shall be kept free of graffiti. Existing graffiti shall be removed prior to issuance of the final building permit.


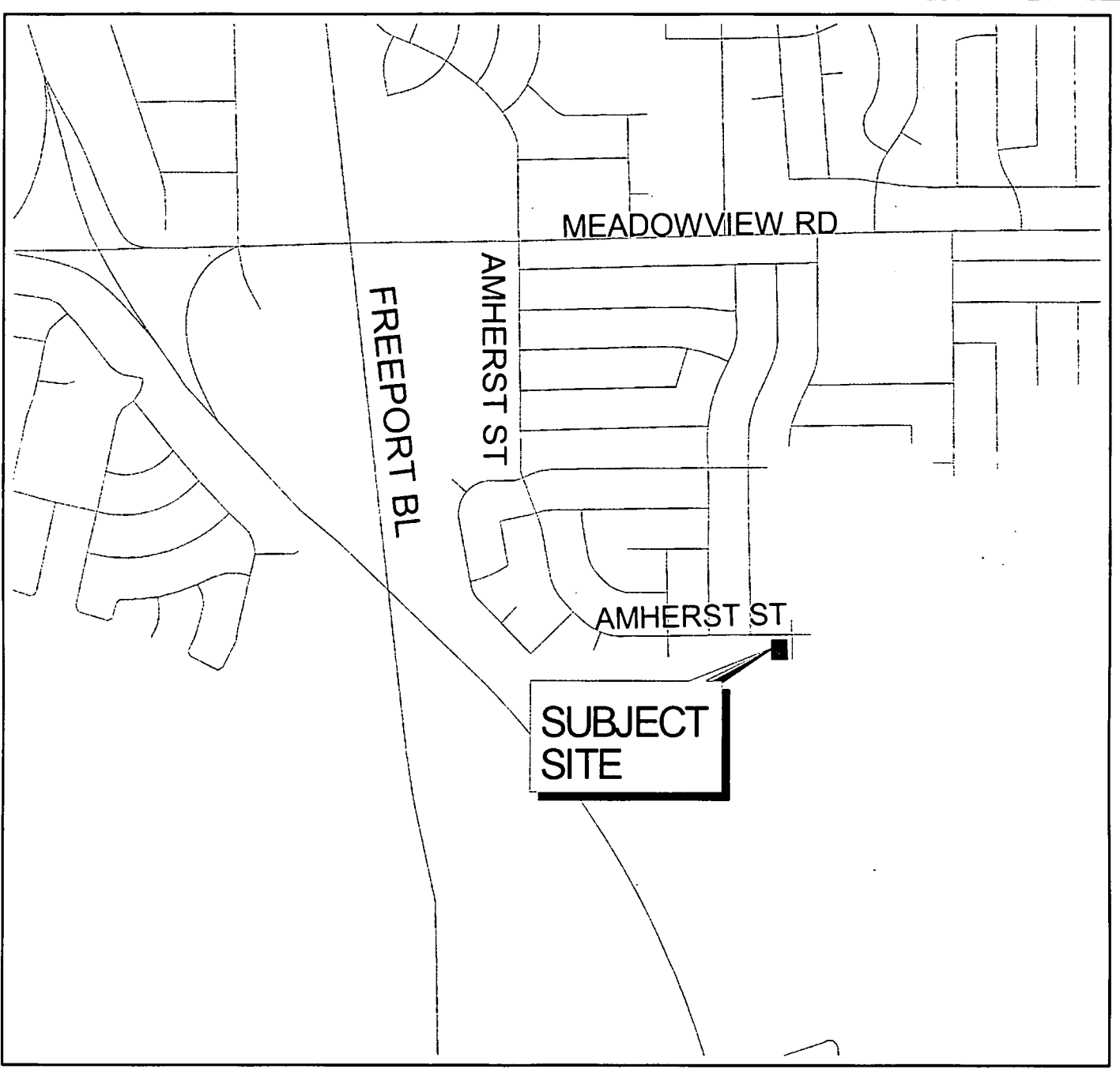
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

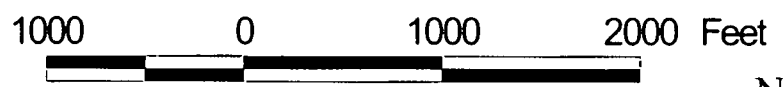
DATE (P99-113)

- Exhibit 1 Vicinity Map
- Exhibit 2 Land use and Zoning Map
- Exhibit 3A Overall Site Plan
- Exhibit 3B Enlarged Site Plan
- Exhibit 3C Tower Elevation and Antenna
- Exhibit 3D Existing and Proposed Photos of the Site
- Exhibit 3E Existing and Proposed Photos of Tower and Antenna



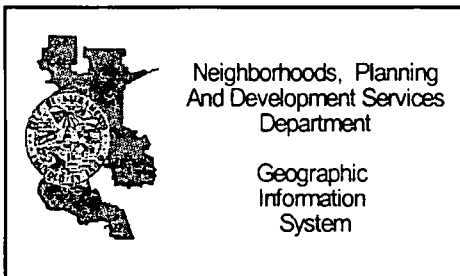
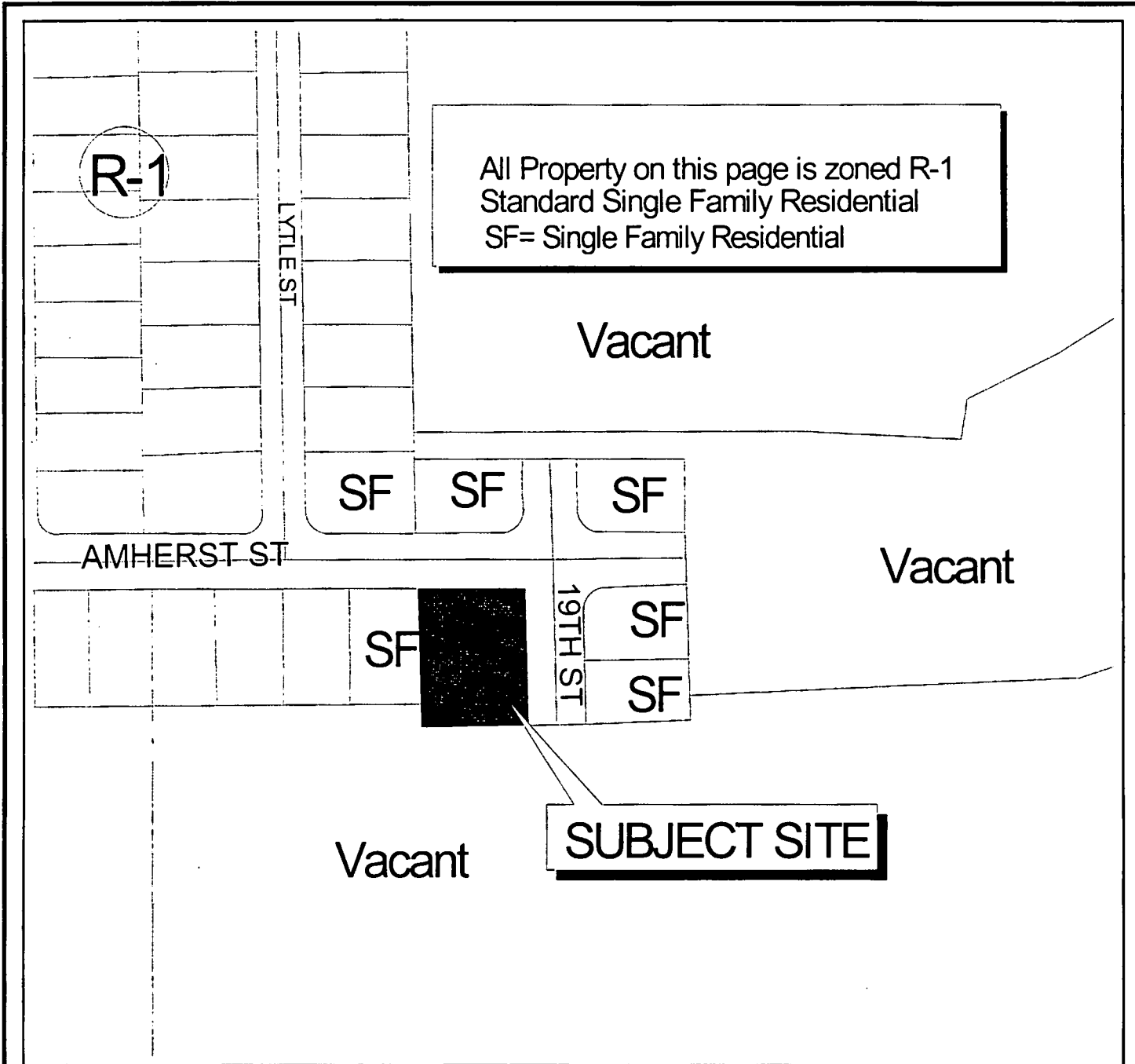
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



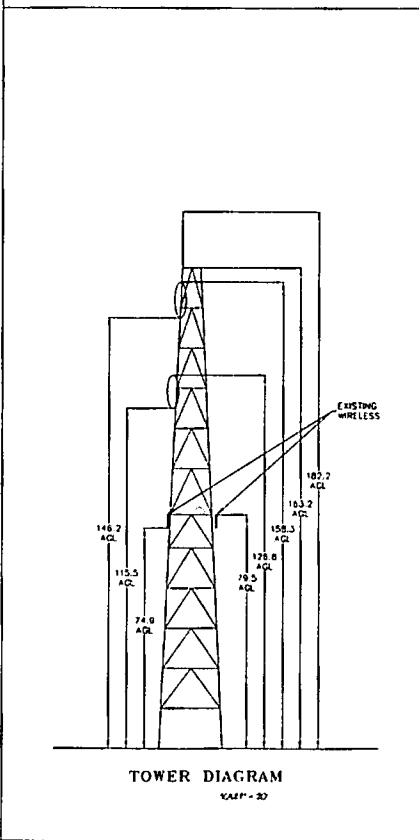
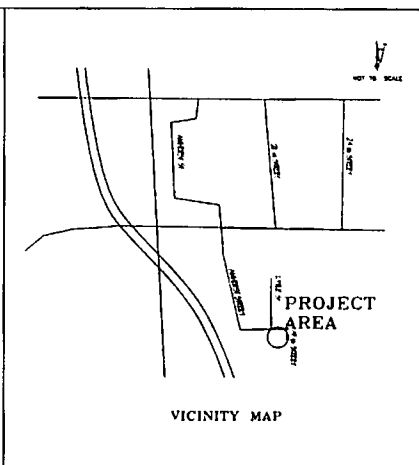
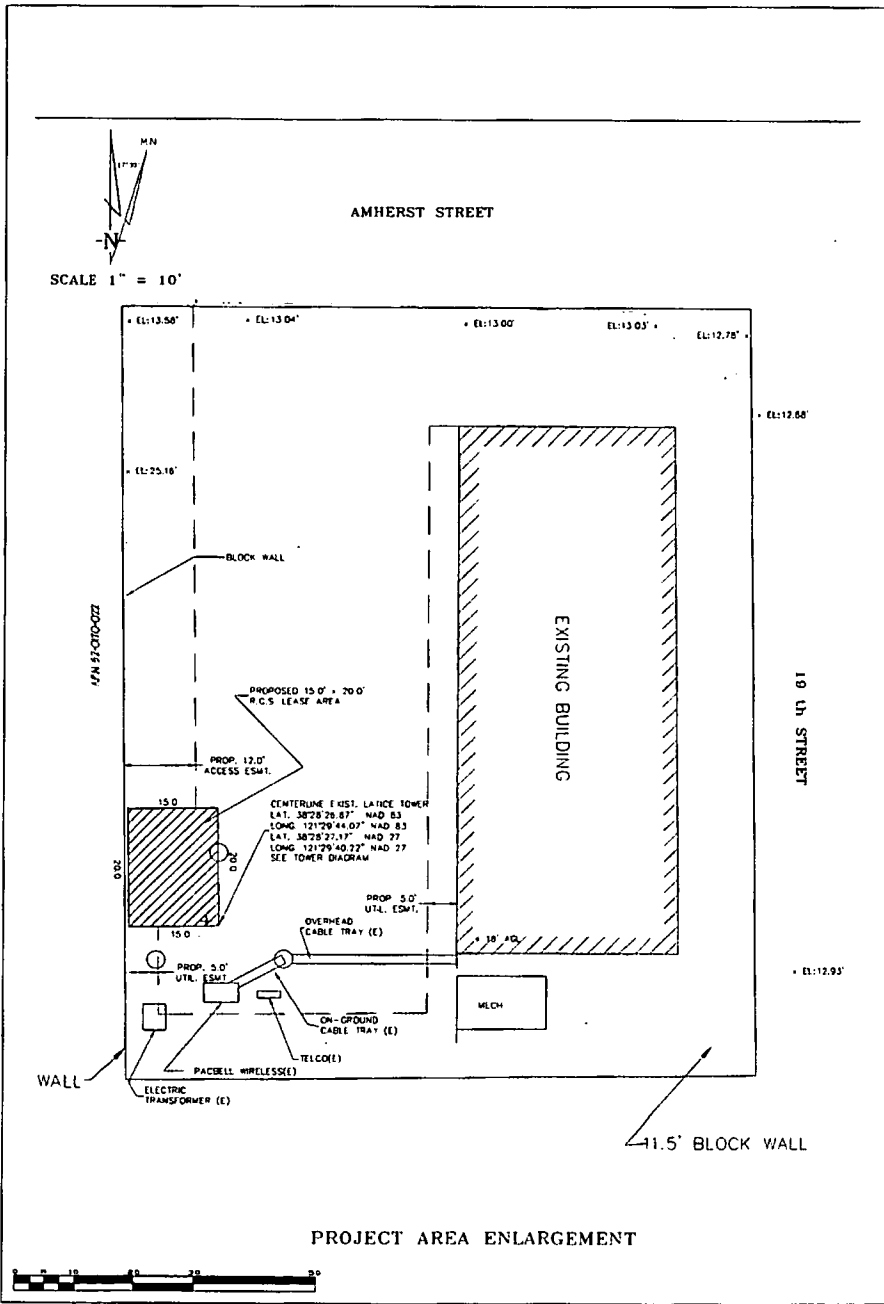
VICINITY MAP





LAND USE AND ZONING





DATE OF SURVEY: 5-03-99

SURVEYED BY DR LAUDER DIRECTION OF: KENNETH D GEIL, P.C.E. 14803

LOCATED IN THE CITY OF SACRAMENTO, SACRAMENTO COUNTY, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.G.V.D. 29 DATUM

N.A.V.D. 1988 CORRECTION ADD 2.49' TO ELEVATIONS SHOWN

CONCLOID INTERVAL: N/A

THE LATITUDE AND LONGITUDE WERE DETERMINED USING TRIPLE PATHFINDER PRO XL GPS AND UTILIZING PYNTER DIFFERENTIAL CORRECTION SOFTWARE AT THE CENTERLINE EAST LATTICE TOWER

LAT. 38°28'26.87" NAD 83
 LONG. 121°29'44.07" NAD 83

LAT. 38°28'27.17" NAD 27
 LONG. 121°29'40.27" NAD 27

HIGHEST POINT ON STRUCTURE:

THIS SURVEY MEETS OR EXCEEDS FAA IN ACCURACY TOLERANCES

SITE NAME & NUMBER: CITIZENS COMMUNICATIONS / 065 D

SITE ADDRESS: 7820 AMHERST STREET
 SACRAMENTO, CA 95832
 SACRAMENTO COUNTY

ASSESSOR'S PARCEL NUMBER: APN 52-0170-043

CURRENT ZONING:

OWNER(S): CITIZENS COMMUNICATION
 7820 AMHERST STREET
 SACRAMENTO, CA 95832

SITE CONTACTS: DAVID MCCALLAN
 8800 NORTH CENTRAL EXPRESSWAY
 DALLAS, TX 75231
 (214) 365-2514

LEASE AREA: 300 square feet, 0.0069 Acres ±

PARCEL AREA: 13707 square feet ±, .31 Acres ±

LEGAL DESCRIPTION per Order Number 14152026-RC

The land referred to in this Report is situated in the unincorporated area, County of Sacramento, State of California, and is described as follows:

A portion of the Northeast, one-quarter of Section 12, Township 7 North, Range 4 East M.D.B. & M., describe as follows:

BEGINNING at a point from which the Southwest corner of Lot 74, as shown and so designated on the Official "Plot of Carelia Gardens Unit No. 10" recorded in the office of the Recorder of Sacramento County, December 12, 1958 in Book 52 of Maps, Map No. 2, bears North 00°31'15", West, 30.00 feet; and thence North 89°55'30" West, 366.12 feet to a point in the East boundary of the lands shown on that certain Record of Survey entitled, "Portion of Sections 11 and 12, Township 7 North, Range 4 East, M.D.B. & M., recorded in the office of the Recorder of Sacramento County in Book 11 of Surveys, Map No. 25; and thence along said East boundary North 00°19'15" West 1174.03 feet to said Southwest corner of Lot 74; thence from said Point of Beginning, South 00°31'15" East, 130.00 feet; thence South 89°28'45" West, 105.00 feet; thence North 00°31'15" West, 131.09 feet; thence South 89°55'30" East 105.01 feet to the Point of beginning.

EXCEPTING THEREFROM all oil, gas, mineral and other hydrocarbon substances lying below a depth of 300 feet, as Deeded to Aldgate Land Co. Inc., a corporation by instrument recorded June 27, 1950 in Book 4076 of Official Records at Page 85, Sacramento County Records.

LEASE AREA DESCRIPTION
 065-D Amherst

A portion of the Northeast one-quarter of Section 12, Township 7 North, Range 4 East M.D.B. & M., situated in the unincorporated area of the County of Sacramento, State of California more particularly as follows:

The South 46.00 feet of the West 20.00 feet excepting therefrom the South 26.00 feet of the "Delta Telephone" parcel as shown on the map entitled "Plot of Freepot Meadows Unit No. 2" filed in Book 87 of Maps at Page 6 Official Records of Sacramento County.

Together with an easement for access purposes over and across the West 12.0 feet of the above described "Delta Telephone" parcel excepting therefrom the South 46.00 feet.

Also together with an easement for utility purposes five (5) feet in width the centerline of which begins at a point on the South line of the above described lease area which bears 7.5 feet East of the Southwest corner of said lease area, thence South parallel to the West line of said "Delta Telephone" parcel 17.5 feet; thence East and parallel to the South line of said "Delta Telephone" parcel 52.50 feet; thence North and parallel to an existing building 102.0 feet.

REVISIONS

NO	DESCRIPTION	DATE	BY
1	90% ZONING DEC'S	5-14-99	DG
2	100% COMPLETE	5-26-99	DG
3	REV PER SITE ACQ	6-14-99	DG
4	MINOR CORRECTIONS	6-23-99	DG

PROJECT

CITIZENS COMMUNICATIONS
 065-D

7820 AMHERST STREET
 SACRAMENTO, CA 95832
 SACRAMENTO COUNTY

CONTACTS

RCS WIRELESS
 P.O. BOX 989
 224 VERNON STREET
 ROSEVILLE, CA 95678

CONTACT: GARY LEON
 PH: (916) 565-2264
 FAX: (916) 565-2263

GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING

1228 HIGH STREET
 AUBURN, CALIFORNIA 95603
 phone: (530) 885-0428
 fax: (530) 823-1309

SEAL

APPROVALS

DATE	BY:

DRAWN BY: D. GEIL

CHECKED BY: K. GEIL

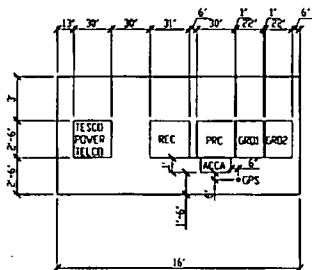
SHEET TITLE

PLOT PLAN AND
 SITE TOPOGRAPHY

SHEET NUMBER

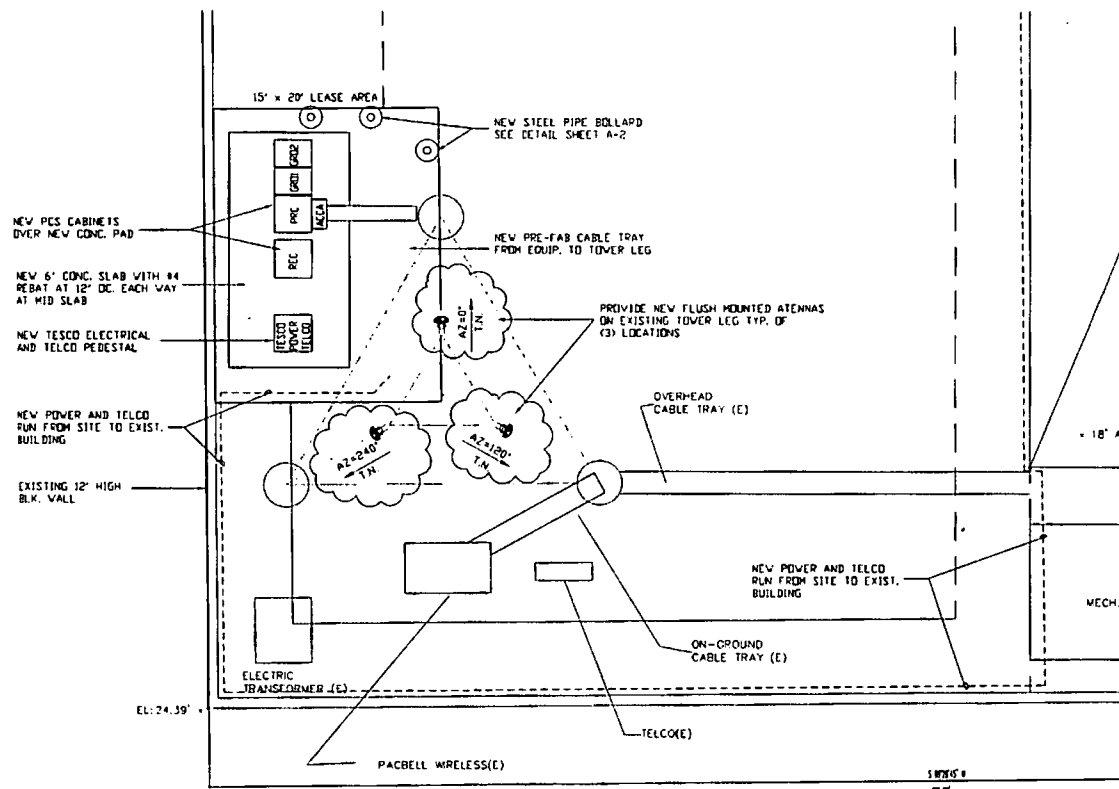
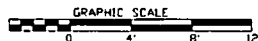
C-1

P44-113
 FEB. 24, 2000
 EXHIBIT 3A
 ITEM # PAGE #



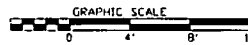
EQUIPMENT PAD DETAIL

SCALE: 1/4" = 1'-0"



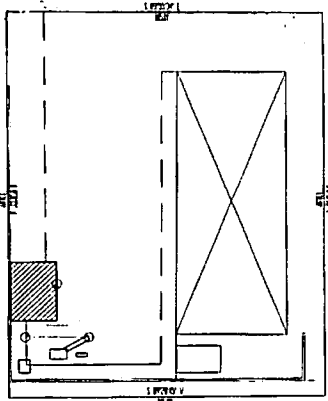
SITE PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES:

- A. IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LEASED AREA SHOULD CONSIDER SUCH ITEMS AS: MAINTENANCE, CRANE ACCESS AND LANDSCAPING.
- B. ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS.
- C. CONTRACTOR SHALL PATCH ALL AREAS OF SITE WITH CONC OR ASPHALT TO MATCH EXISTING EXISTING CONC OR ASPHALT SHALL BE SAW CUT STRAIGHT AND UNIFORM. PRIOR TO ADDING RESTORATION MATERIAL.



OVERALL SITE PLAN

NOT TO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	98Z ZONING DEC'S	6-3-99	TAP
2	102Z ZONING DEC'S	6-14-99	TAP
3	90Z CDS	6-20-99	TAP

PROJECT
CITIZENS COMMUNICATIONS
 065-D
 7850 AMHERST WAY
 SACRAMENTO, CA 95832

CONTACTS
RCS WIRELESS
 P.O. BOX 969
 224 VERNON STREET
 ROSEVILLE, CA 95678
 CONTACT: GARY LEON
 PH: (916) 565-2264
 FAX: (916) 565-2263

J. Lee buckingham
architect
 755 HOLLYWOOD COURT
 OUBURN COLLEGE AVENUE
 OUBURN, CA 95602
 CONTACT: TODD REED
 PH: (916) 612-3125
 FAX: (530) 887-9243

SEAL

APPROVALS

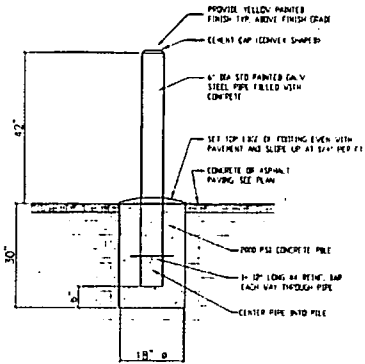
DATE	BY:

DRAWN BY: T-PECK

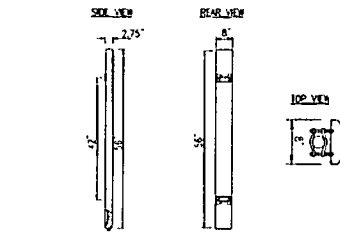
CHECKED BY:

SHEET TITLE
SITE PLAN

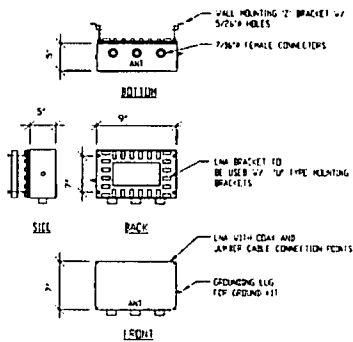
SHEET NUMBER
A-1



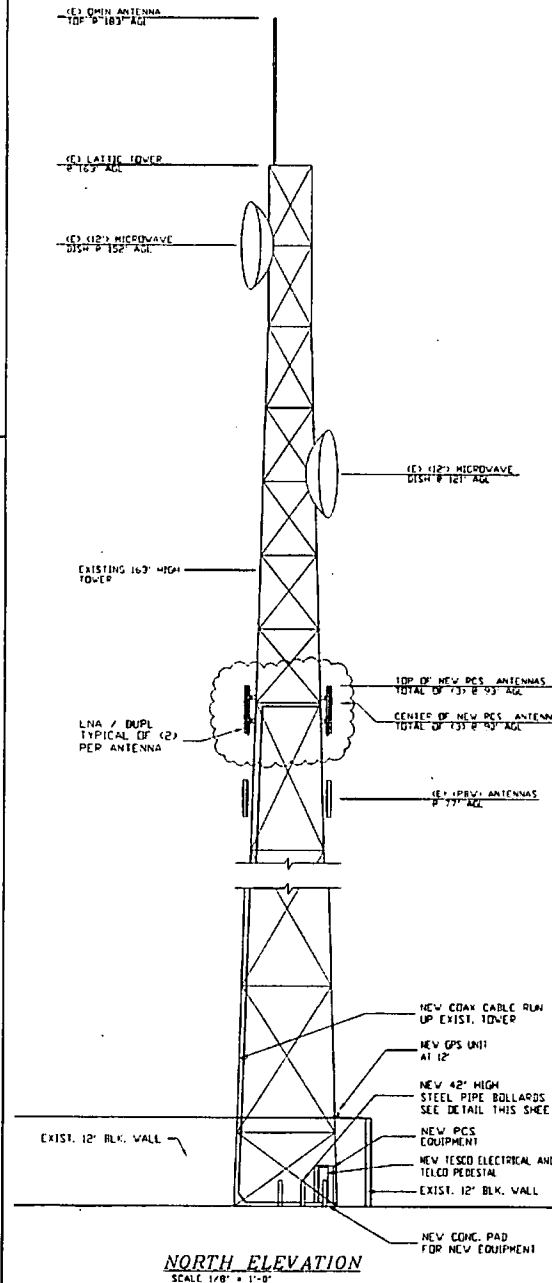
STEEL PIPE BOLLARD
SCALE: N.T.S.



MODEL RR90-17-XXDP PCS PANEL
SCALE: N.T.S.



LINEAR AMPLIFIER ASSEMBLY (LNA) UNIT WITH MOUNTING BRACKET
SCALE: N.T.S.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC'S	6-3-99	TAP
2	100% ZONING DOC'S	6-14-99	TAP
3	90% CD'S	6-20-99	TAP

PROJECT
CITIZENS COMMUNICATIONS
065-D
7850 AMHERST WAY
SACRAMENTO, CA 95832

CONTACTS
PCS WIRELESS
P.O. BOX 989
224 VERNON STREET
ROSEVILLE, CA 95678
CONTACT: GARY LEON
PH: (916) 565-2264
FAX: (916) 565-2263

 J. Lee Buckingham
architect
 755 HOLMES COURT
 OAKLAND, CA 94612-9562
 CONTACT: TODD PEEK
 PH: (916) 612-3125
 FAX: (530) 887-9243

SEAL

APPROVALS	
DATE	BY

DRAWN BY: I-PEEK
CHECKED BY:

SHEET TITLE
ELEVATION, DETAILS AND NOTES

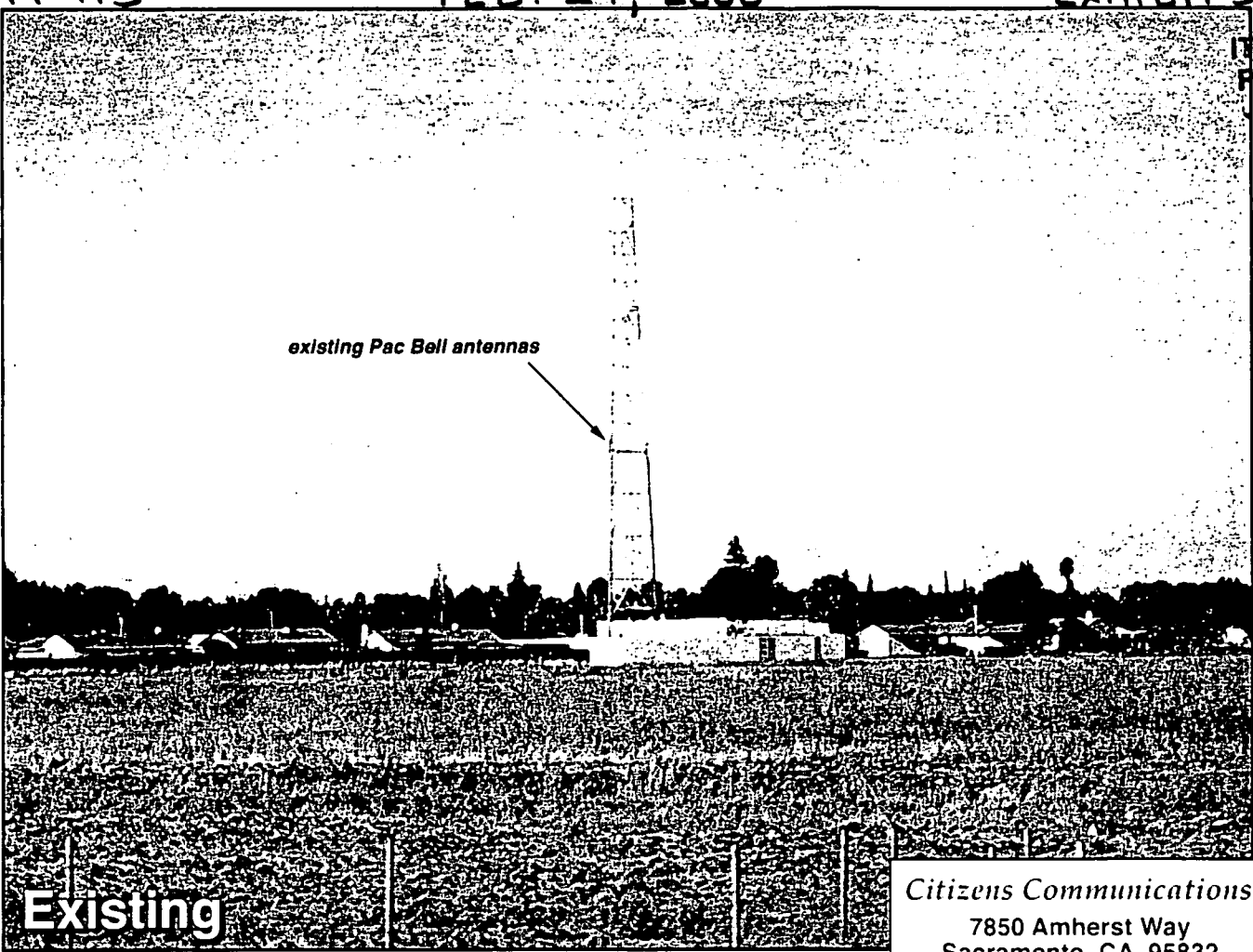
SHEET NUMBER
A-2

P99-113

FEB. 24, 2000

EXHIBIT 3C
ITEM # 1
PAGE 1

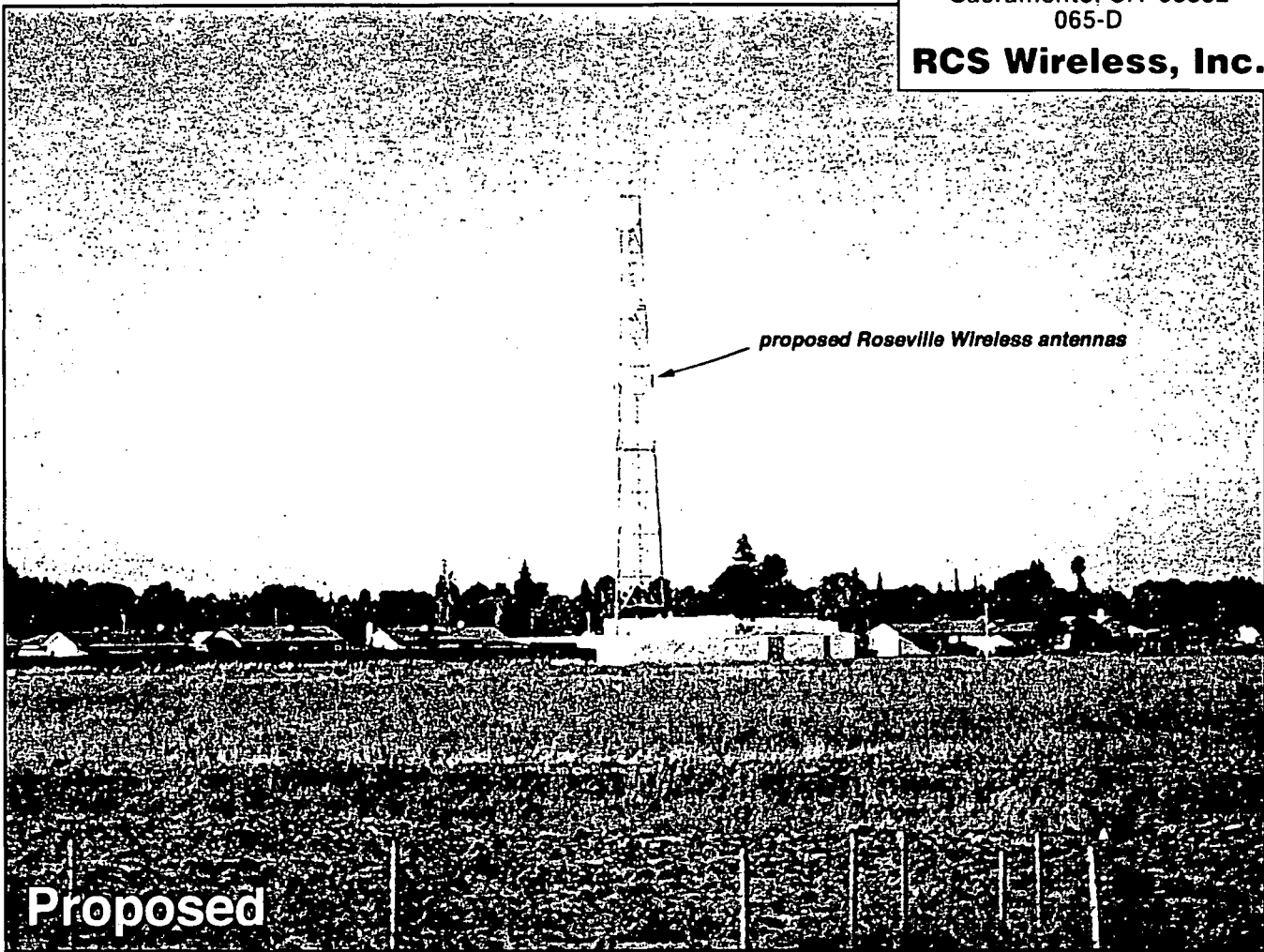
View looking northeast from the northbound lanes of Interstate-5.



existing Pac Bell antennas

Existing

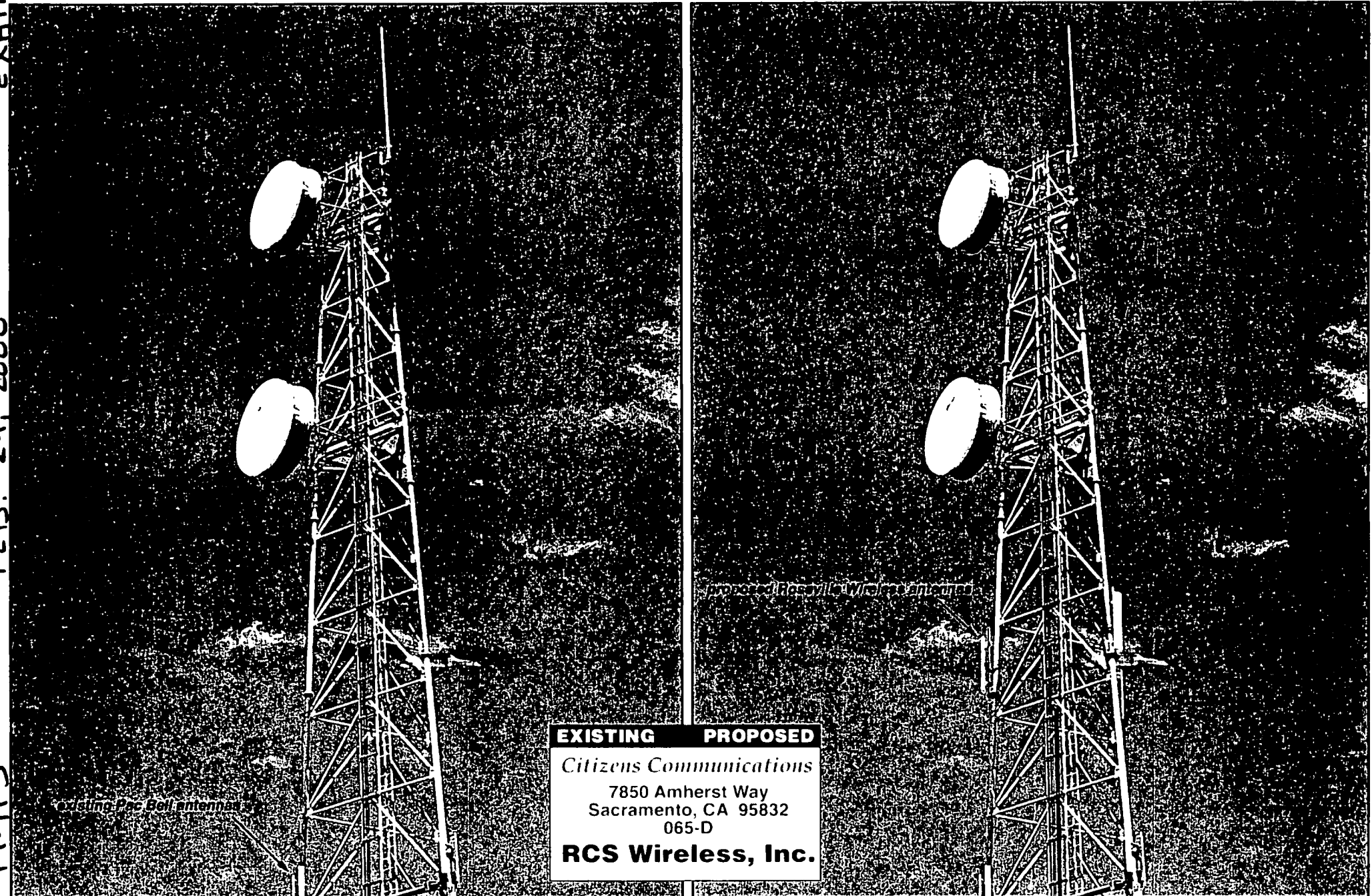
Citizens Communications
7850 Amherst Way
Sacramento, CA 95832
065-D
RCS Wireless, Inc.



proposed Roseville Wireless antennas

Proposed

View looking northward at the base of the tower.



EXISTING PROPOSED

Citizens Communications
7850 Amherst Way
Sacramento, CA 95832
065-D

RCS Wireless, Inc.