

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 25, 1996, the Zoning Administrator ratified the Negative Declaration and approved with conditions a special permit to construct a monopole with wireless antennas for the project known as Z96-067. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. Negative Declaration
2. Zoning Administrator Special Permit to construct a cellular communications 65 foot high monopole for nine antenna panels and five 6.5 square foot equipment cabinets on 1.02± partially developed acres in the Heavy Industrial (M-2S) zone.

Location: 8150 37th Avenue (D6, Area 3)

Assessor's Parcel Number: 027-0360-008

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

Property Owner: Stephan and Mary Biondi
8150 37th Avenue
Sacramento, CA 95824

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento
Community Plan Designation: Industrial
Existing Land Use of Site: Industrial
Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:
North: M-2S; Industrial
South: M-2S; Industrial
East: M-2S; Southern Pacific Railroad
West: M-2S; Industrial

Property Dimensions: Irregular
Property Area: 3.8± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

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 City of Sacramento anticipates approximately 24 applications for various sites throughout the City and has filed ten applications to date. The proposed system consists of installing Personal Communication Services (PCS) which is a micro-cell digital system that provides in-building and in-car wireless telecommunication service.

Additional Information: The applicant proposes to construct a 65 foot tall monopole, a 10 foot x 11 foot "top hat" assembly mounted at 60 feet, and a five foot lightening rod at the top of the pole. The "top hat" antennae array will consist of three sectors with three antenna panels on each sector. Each antenna panel is six feet long and nine inches wide. There will be three equipment cabinets initially and two additional cabinets will be added in the future. Each cabinet is 2.5 feet wide by five feet tall by 2.5 five feet deep (6.25 square feet). The leased area for the monopole and equipment cabinets is located in the southeast corner of the lot (see Exhibit A). The pole and shelter will be surrounded by a six-foot tall chain-link fence with three-strand barbed-wire at the top. Any cellular equipment (antennas) which both receives and transmits requires a Zoning Administrator's Special Permit according to the Zoning Ordinance.

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 equipment cabinets and monopole shall conform to the plans submitted. The applicant shall use non-reflective paint on the antenna panels to prevent glare. The pole and equipment shall be painted a matte gray unless the applicant submits an actual pole/antenna panel material sample that is an acceptable color (reviewed and approved by the Zoning Administrator).

2. Any additional panels shall require a modification of the Special Permit. {Nine panels are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Should the applicant every discontinue using the pole for cellular services then the applicant shall remove the pole within six months of termination.
5. The access area to the monopole shall be paved.
6. The applicant shall cooperate and provide a good faith effort towards allowing a second carrier to collocate an antenna array at this site. The foundation for the pole shall be sized to accommodate a larger pole capable of serving two sets of antennae.
7. The applicant shall remove the existing pole on the adjacent property to the west of the site prior to final inspection of new site.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the monopole with antenna panels will be located on a portion of a heavy industrial site adjacent to railroad right-of-way.
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 equipment and monopole will be located in a corner of a industrial site adjacent to an railroad right-of-way;
 - b. the design and location of the monopole with antenna panels will not significantly impact the surrounding industrial area; and
 - c. will have a foundation designed to allow collocation of additional wireless facilities on the pole.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Heavy Commercial or Warehouse and Industrial 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 ✓
ZA Log Book ✓
Applicant ✓
Air Touch Cellular (Lisa Burke); 2150 River Plaza Drive, Suite 400; Sacramento, CA 95814 ✓

EXHIBIT B

| NO. | REVISIONS |
|-----|----------------------|
| 1 | AS SHOWN |
| 2 | REVISED PER COMMENTS |
| 3 | REVISED PER COMMENTS |
| 4 | REVISED PER COMMENTS |
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Lucient-Bechtel
Design Group
1000 R STREET, SUITE 100
SACRAMENTO, CA 95834

KOLL

KOLL TELECOMMUNICATIONS SERVICES
8150 37th AVENUE
SACRAMENTO, CA 95824

LUCIENT TECHNOLOGIES
AND BECHTEL
ALLIANCE
SPRINT
SPECTRUM
PCS INSTALLATION
PROJECT

SITE INFORMATION

37th AVENUE
8150 37th AVENUE
SACRAMENTO, CA 95824
FN-07-02

SHEET TITLE

SITE PLAN
PROJECT AREA
SITE PLAN

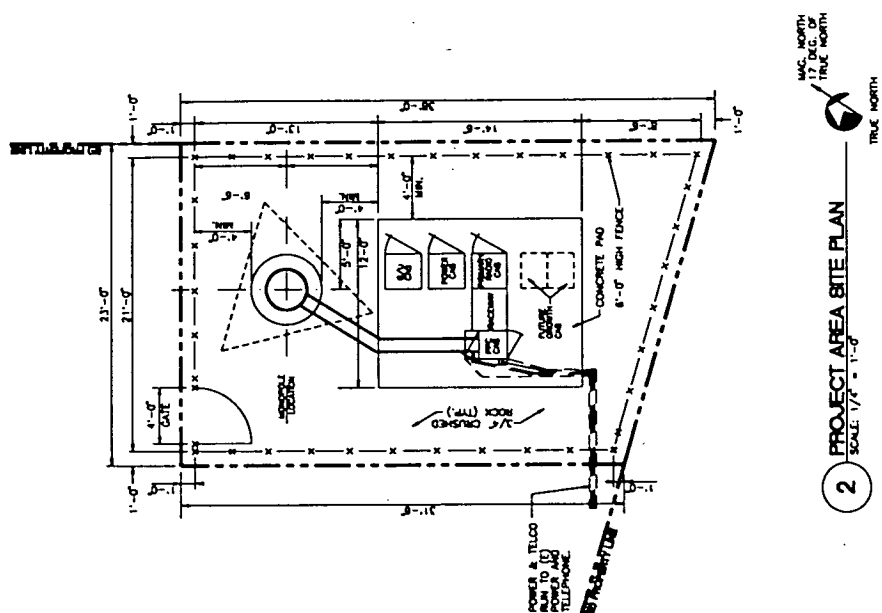
SHEET NUMBER

A1

REV.

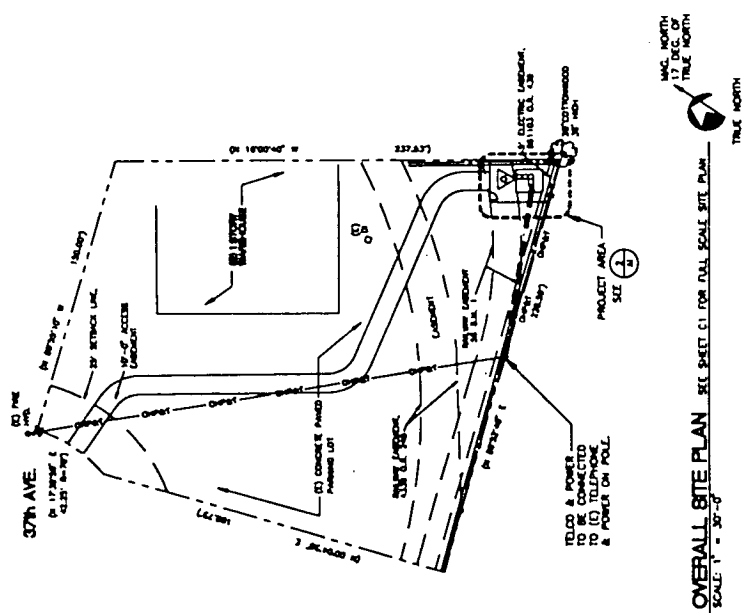
B

DATE: 08.13.96



TRUE NORTH
17 DEC. OF
1996

2 PROJECT AREA SITE PLAN
SCALE: 1/4" = 1'-0"



TRUE NORTH
17 DEC. OF
1996

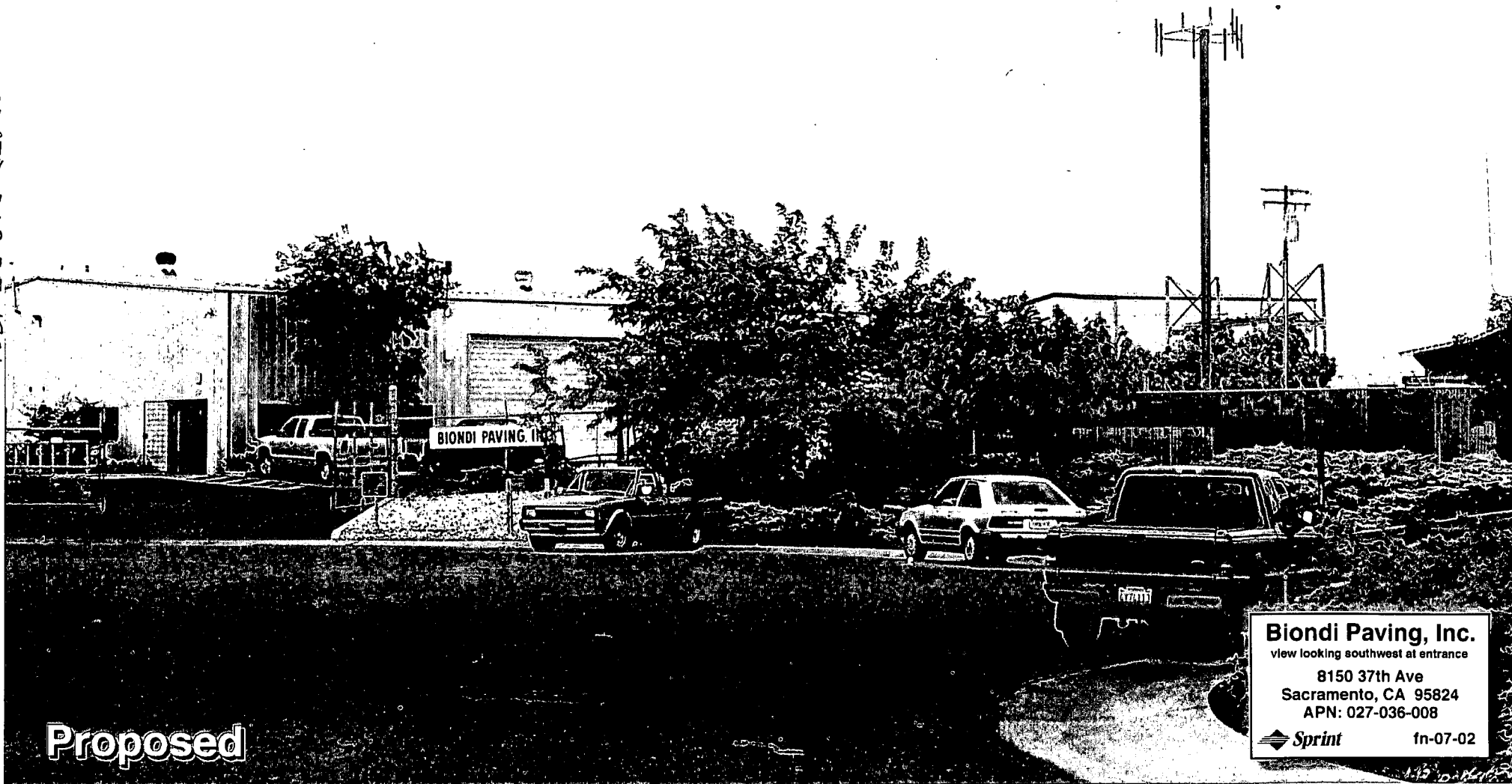
1 OVERALL SITE PLAN - SEE SHEET C1 FOR FULL SCALE SITE PLAN
SCALE: 1" = 30'-0"

296-067

SEPTEMBER 25, 1996

Item 6

EXHIBIT D



Proposed

Biondi Paving, Inc.
view looking southwest at entrance
8150 37th Ave
Sacramento, CA 95824
APN: 027-036-008
 Sprint fn-07-02