

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, August 25, 2004, the Zoning Administrator approved with conditions a special permit to add wireless whip antennas on an existing monopole for the project known as Z04-227. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit** to install three antenna panels mounted at 60 feet on an existing 70 monopole on 1.29 $\pm$  developed acres in the Heavy Industrial (M-2S) zone.

Location: 5294 83<sup>rd</sup> Street (D6, Area 3)

Assessor's Parcel Number: 061-0171-008

Applicant: Metro PCS (John Yu)  
785 Orchard Street #200  
Folsom, CA 95630

Property Owner: Redding Roofing Supply  
P.O Box 861  
Sacramento, CA 95826

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse  
Existing Land Use of Site: Monopole and 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; Industrial  
West: M-2S; Industrial

Property Dimensions: Irregular  
Property Area: 1.29 $\pm$  acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Background Information: There is an existing 70 foot high monopole with wireless antennas located on the site. The pole was installed prior to the Zoning Code change requiring a special permit for any wireless facilities. Therefore any new antennas placed on the pole must have a Special Permit.

Additional Information: The applicant proposes to attach a total of six antenna panels to an existing 70 foot monopole. The antennas will be mounted at 60 feet. There will be four equipment cabinets located near the base of the monopole. Any wireless equipment (antennas) that both receives and transmits and attached to an existing monopole requires a special permit according to the Zoning Code.

The project was noticed and staff received no calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301(e)}.

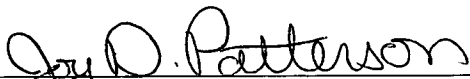
Conditions of Approval

1. Size and location of the antennas shall conform to the plans submitted. The antennas shall be painted to match the monopole. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare. Everything new item on the tower including cables, brackets, supports, etc. shall be painted to match the monopole.
2. Any additional antennas shall require a modification of the Special Permit. {6 panel antennas are approved}
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Should the applicant ever discontinue using the tower for wireless services then the applicant shall remove all equipment on the tower and the equipment cabinets within six months of termination.
5. The proposed cable run from the monopole tower to the equipment cabinets shall be at ground level.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the wireless equipment will be added to an existing 70 foot high monopole with other equipment; and
  - b. the proposed site is consistent with wireless facility siting and design guidelines and policy.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:

- a. the proposed antenna panels will be attached to an existing 70 foot monopole; 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 which designates the subject site as Heavy Commercial or Warehouse.

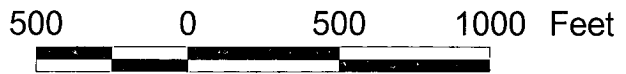
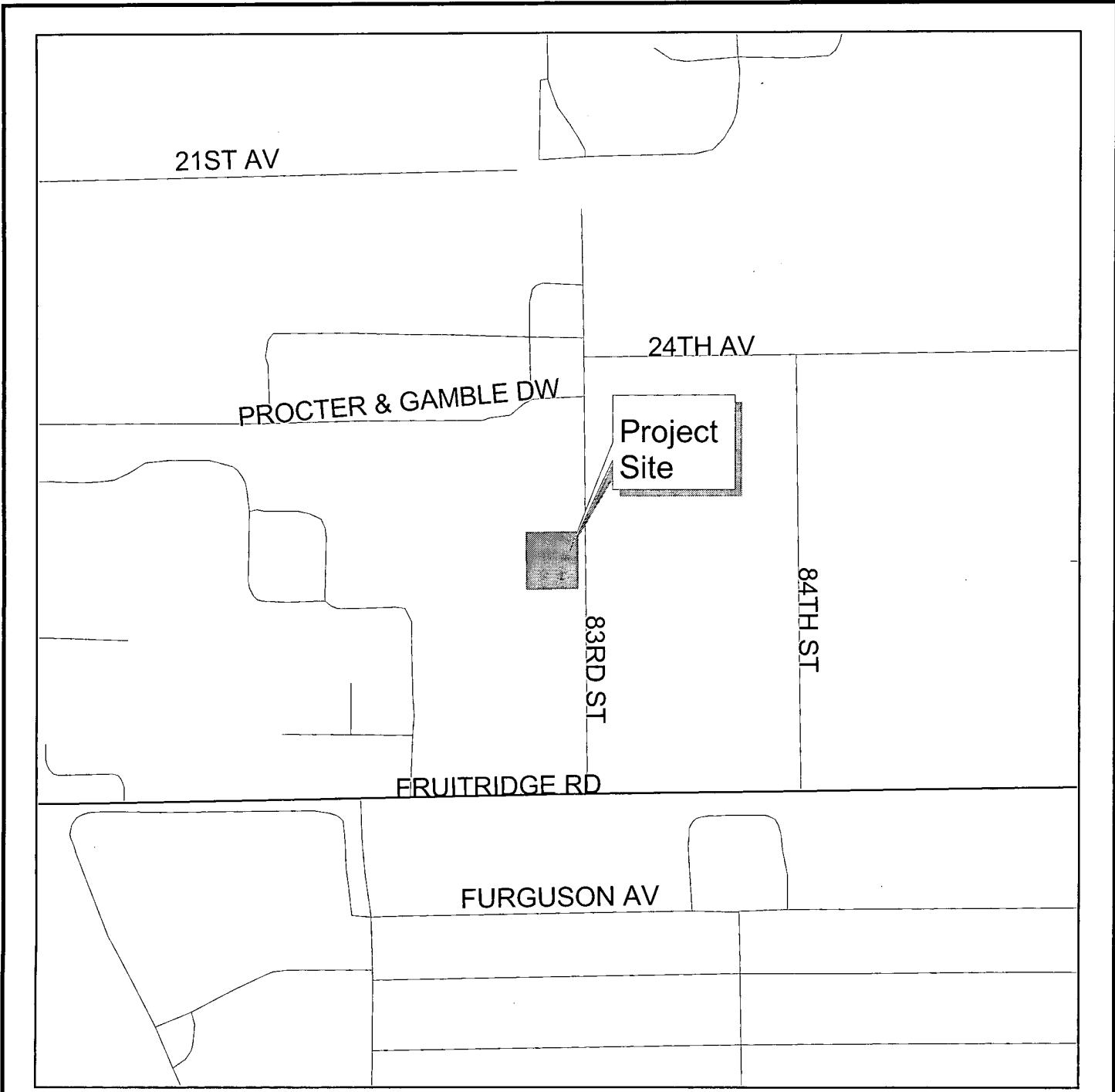


Joy D. Patterson  
Zoning Administrator

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 that 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

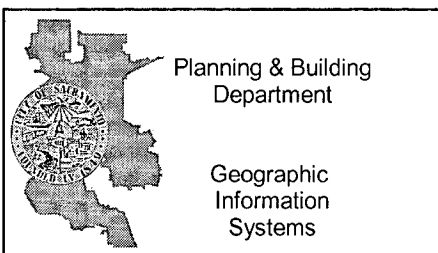


Planning & Building  
Department

Geographic  
Information  
Systems

# Vicinity Map





Planning & Building  
Department

Geographic  
Information  
Systems

## Land Use & Zoning



**GENERAL CONSTRUCTION NOTES**

- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGNOSTIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER, AND PROJECT MANAGER (G.C.)
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/ CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. PERMITTED, STAMPED ORIGINALS SHALL NOT BE USED FOR REDLINE PURPOSES.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/B/C WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, BASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL ENSURE THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND EXCESSIVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. TRUCKS SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPILLS, DRAINING BRIDGES OF ANY NATURE, SITE SHALL BE SECURED, SAFE AND CLEAN UPON COMPLETION OF WORK EACH DAY.
- THE ARCHITECT/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
- THE CONTRACTOR SHALL FURNISH SANITARY FACILITIES PRIOR TO START OF WORK.
- ALL SITE CONSTRUCTION, AND SITE CONDITIONS FROM MOBILIZATION TO DEMOBILIZATION SHALL BE IN STRICT ACCORDANCE WITH CAL-OSHA, 24 HOURS EACH DAY.

# metro PCS

SITE NAME:  
**POWER INN NORTH**  
 Site No. **SAC-178-D**

SITE ADDRESS:  
**5294 83RD STREET**  
**SACRAMENTO, CA 95826**

PROJECT: **POWER INN NORTH SAC-178-D**  
 SITE ADDRESS:  
**5294 83RD STREET**  
**SACRAMENTO, CA 95826**

REVISIONS			
NO.	DESCRIPTION	DATE	BY:
1	90% ZONING DOC'S	6-7-04	VRT
2	100% ZONING DOC'S	6-11-04	JFR
3	REV. 100% ZONING DOC'S	7-8-04	VRT

PREPARED FOR:  
**metro PCS**  
 785 ORCHARD DR. ste. 135  
 FOLSOM, CA. 95630

APPROVALS	
DATE:	BY:

NOTES:  
 August 25, 2004

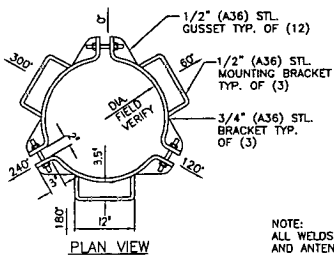
VICINITY MAP	PROJECT SUMMARY	CONTACTS	SHEET INDEX
	SITE NAME: <b>POWER INN NORTH</b>	<b>CONSTRUCTION MANAGER</b> RUSSELL ODEGARD 785 ORCHARD DR. ste. 200 FOLSOM, CA. 95630 (916) 984-2594	T TITLE SHEET
	SITE NUMBER: <b>SAC-178-D</b>		<b>ZONING MANAGER</b> KAREN LIENERT METRO PCS 785 ORCHARD DR. ste. 200 FOLSOM, CA. 95630 (916) 984-2594
	SITE ADDRESS: <b>5294 83RD STREET</b> <b>SACRAMENTO, CA 95826</b>	A-1 OVERALL SITE PLAN	
	SITE CONTACT: <b>KEN TAYLOR</b> <b>916-847-7566</b>	A-2 ELEVATIONS	
OWNER: <b>REDDING ROOFING SUPPLY</b> <b>P.O. BOX 861</b> <b>REDDING, CA 96093</b>	<b>PROJECT DESCRIPTION</b> METRO PCS WIRELESS PROPOSES TO CONSTRUCT AND OPERATE A COMMUNICATION SERVICE (PCS) SYSTEM FACILITY AT THIS PROPERTY. THE WIRELESS COMMUNICATION SITE ON THIS PROPERTY IS CURRENTLY OCCUPIED BY MULTIPLE WIRELESS COMPANIES. METRO PCS WILL CONSTRUCT THEIR PORTION OF THE FACILITY TO BE COMPRISED OF (4) ANTENNAS MOUNTED ON THE LATTICE TOWER WITH UP TO (4) ADJACENT EQUIPMENT CABINETS, AN ELECTRICAL DISTRIBUTION CABINET, & A TIELO cabinet, SET ON A NEW CONCRETE PAD. THE FACILITY WILL NOT BE LIT, NOR EMIT NOISE OR GLARE, AND WILL NOT INTERFERE WITH TELEVISION OR RADIO RECEPTION.		
APPLICANT: <b>METRO PCS</b>			
APPLICANTS ADDRESS: <b>785 ORCHARD DR., STE. 200</b> <b>FOLSOM, CA. 95630</b>			
ASSESSORS PARCEL NUMBER(S): <b>061-0171-012</b>			

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Peek Site-Com  
 853 Lincoln Way, Suite 106  
 Auburn, California 95603  
 Phone (530) 885-6160  
 E-Mail info@peeksitcom.com

DRAWING TITLE			
TITLE SHEET			
SCALE	DRAWN BY: <b>VRT</b>	PROJECT NO: <b>SAC-178-D</b>	SHEET <b>1</b> OF <b>1</b>
	CHECKED BY: <b>CAO</b>	CADD FILE NO.:	
NO. C 33447 STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER	SCALE: <b>AS NOTED</b>	DRAWING NO.:	DATE: <b>6-7-04</b> PRINTED:

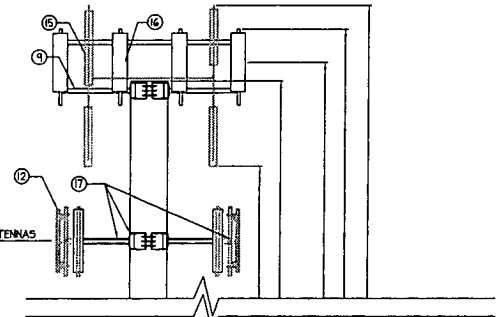
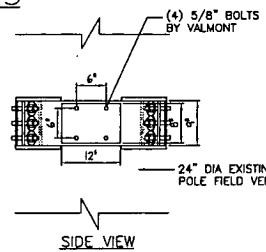
**EXHIBIT B**



**MICROFLECT TRI-BRACKET MODEL #15**

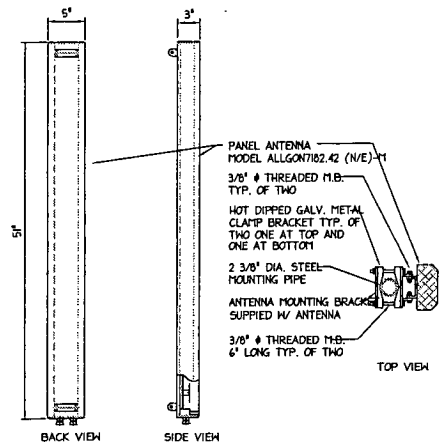
POLE DIAMETER		FOR POLYGON POLE	FOR ROUND POLE
MINIMUM	MAXIMUM		
12"	16.5"	B1828	B1828
16.5"	21"	B1829	B1829
20"	24.5"	B1830	B1830
24.5"	29"	B1831	B1831
29"	34"	B1878	-
34"	39"	B1879	-
39"	44"	B1880	B1952
44"	49"	B1881	-
49"	54"	B1882	-
54"	62"	B2097	-

NOTE:  
ALL WELDS FROM GUSSET TO BRACKET AND ANTENNA ARM MOUNT TO BRACKET SHALL BE CONT. 1/4" FILET WELDS TYP.

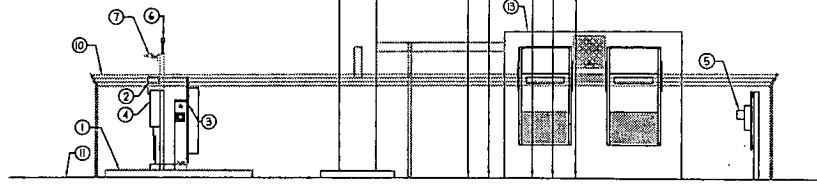


**KEY NOTES**

- NEW 6" THICK CONC. EQUIP SLAB W/ #4 REBAR 12" O.C. EACH WAY @ MID SLAB
- NEW METRO PCS MOD-CELL CABINETS
- NEW 200 AMP PRE-FAB ELEC. PANEL WITH GENERATOR RECEPTACLE.
- NEW TELCO PANEL ON DBL. UNISTRUT SUPPORT
- NEW 200A METER MAIN SET IN (E) & MULTI METER RACK
- NEW GPS AT 10' AGL
- NEW SITE LIGHT, 300 WATT FLOODLIGHT MOUNTED AT 8' AGL
- NEW COAX CABLE ICE BRIDGE
- (E) ANTENNAS TO REMAIN
- (E) 6' TALL CHAIN LINK FENCE
- (E) FINISH GRADE
- NEW METRO PCS PANEL ANTENNAS TYP. OF (2) PER SECTOR FOR A TOTAL OF (6)
- (P) SHELTER BY OTHERS
- (E) MONOPOLE
- (E) AT&T ANTENNAS TO BE REPLACED TYP. OF (12)
- NEW AT&T ANTENNAS TO REPLACE (E) TYP. (4) PER SECTOR TOTAL OF (12)
- NEW CLAMP-ON ANTENNA MOUNTING BRACKET, STAND-OFF ARMS, & CROSS ARM PIPES FOR NEW METRO PCS ANTENNAS



ALLGON 7182-42 ANTENNA DETAIL  
NOT TO SCALE.



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

PROJECT: POWER INN NORTH SAC-178-D  
SITE ADDRESS:  
5294 83RD STREET  
SACRAMENTO, CA 95826

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	NOI ZONING DOC'S	6-1-04	VRT
2	100X ZONING DOC'S	6-1-04	JFR
3	REV. 100X ZONING DOC'S	7-1-04	VRT

PREPARED FOR:  
**metro PCS**  
785 ORCHARD DR. ste. 135  
FOLSOM, CA. 95630

**APPROVALS**

DATE:	BY:

NOTES:

**August 25, 2004**

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Peek Site-Com  
853 Lincoln Way, Suite 106  
Auburn, California 95603  
Phone (530) 885-6160  
E-Mail info@peeksitacom.com

**DRAWING TITLE**  
ELEVATIONS

227

SEAL NO. 6 54447 DATE EXP. 02/2005 STATE OF CALIFORNIA CIVIL	DRAWN BY VRT CHECKED BY DATE 6-7-04 PRINTED	PROJECT NO. SAC-178-D DRAWING NO. A-2 SHEET OF
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**Z04-227**  
REC'D 07-29-2004



PROJECT: POWER INN NORTH SAC-178-D  
 SITE ADDRESS: 5294 83RD STREET SACRAMENTO, CA 95826

REVISIONS		
NO.	DESCRIPTION	DATE
1	REV ZONING DOC'S	5-24-04 VRT
2	REV ZONING DOC'S	6-24-04 JFR
3	REV UIC ZONING DOC'S	7-24-04 VRT

PREPARED FOR:  
**metro PCS**  
 785 ORCHARD DR. ste. 135  
 FOLSOM, CA. 95630

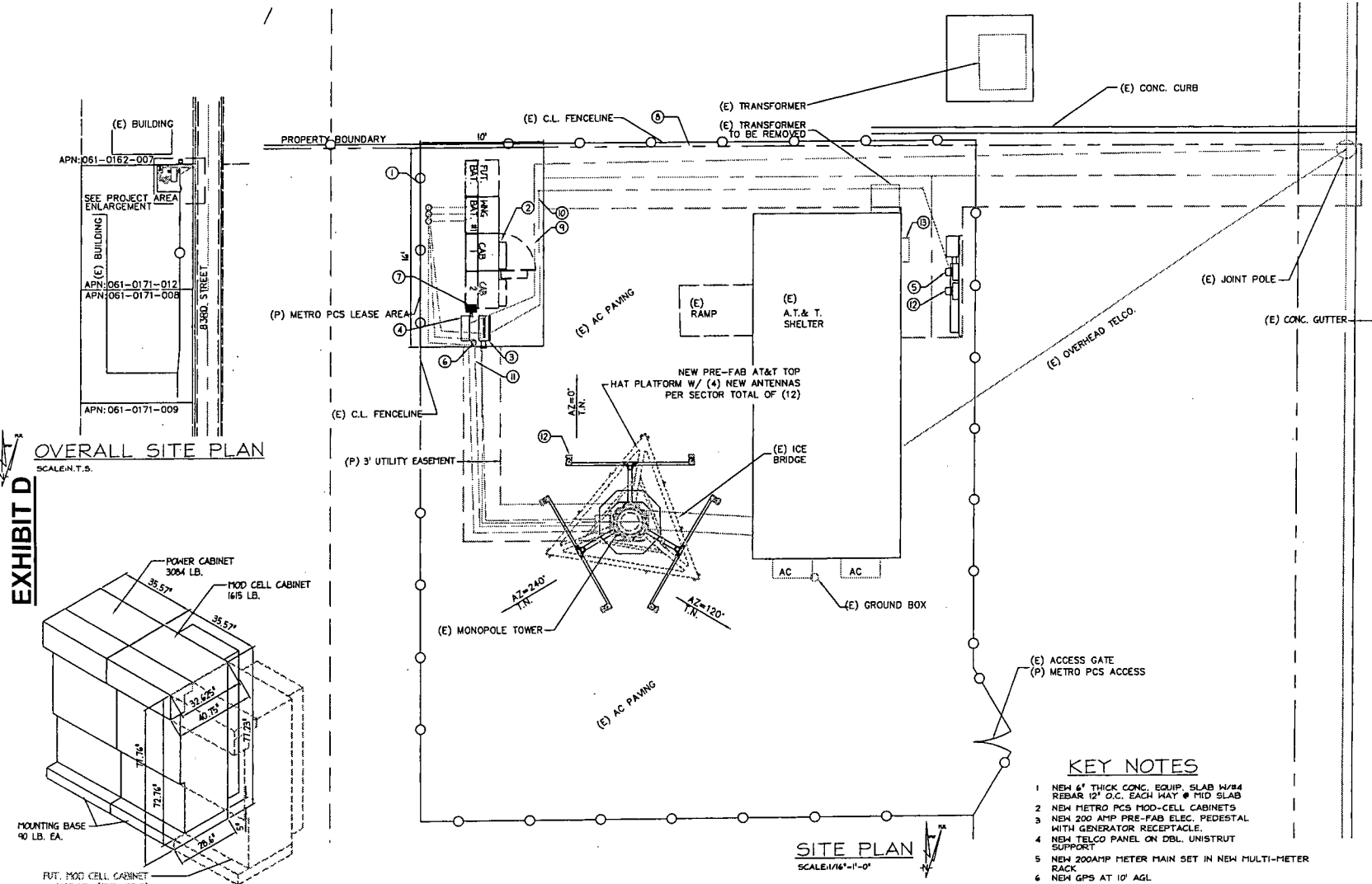
APPROVALS	
DATE:	BY:

NOTES:  
 August 25, 2004

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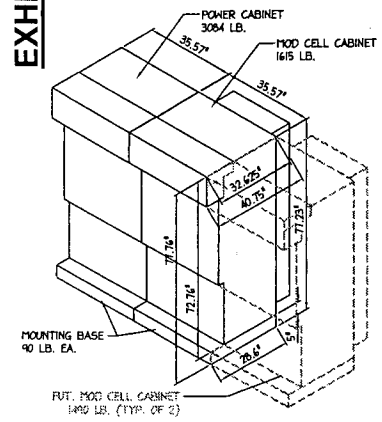
Peek Site-Com  
 853 Lincoln Way, Suite 106  
 Auburn, California 95603  
 Phone (530) 885-6160  
 E-Mail info@peeksitecom.com

DRAWING TITLE <b>SITE PLAN</b>		PROJECT NO. Z04-227
SCALE AS NOTED	DRAWN BY VRT	PROJECT NO. SAC-178-D
DATE 6-7-04	CHECKED BY 	DRAWING NO. A-1
PRINTED	SCALE NOTED	SHEET OF



**OVERALL SITE PLAN**  
 SCALE: 1/4" = 1'-0"

**EXHIBIT D**



**EQUIPMENT DETAIL**  
 SCALE: N.T.S.

- GENERAL NOTES:**
- ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS
  - IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LEASED AREA SHOULD CONSIDER SUCH ITEMS AS, MAINTENANCE, CRANE ACCESS AND LANDSCAPING
  - ALL GROUND WORK TO BE HAND DUG INSIDE (E) AT&T LEASE AREA.

- KEY NOTES**
- NEW 6" THICK CONC. EQUIP. SLAB W/8 REBAR 12" O.C. EACH WAY @ MID SLAB
  - NEW METRO PCS MOD-CELL CABINETS
  - NEW 200 AMP PRE-FAB ELEC. PEDESTAL WITH GENERATOR RECEPTACLE
  - NEW TELCO PANEL ON DBL. UNISTRUT SUPPORT
  - NEW 200AMP METER MAIN SET IN NEW MULTI-METER RACK
  - NEW GPS AT 10' AGL
  - NEW SITE LIGHT, 300 WATT FLOODLIGHT MOUNTED AT 8' AGL
  - PROPOSED UTILITY EASEMENT
  - NEW U/G ELECT. CONDUIT RUN
  - NEW U/G TELCO CONDUIT RUN
  - NEW U/G COAX CABLE RUN IN (3) 6" CONDUITS
  - NEW METRO PCS PANEL ANTENNAS TYP. (2) PER FOR A TOTAL OF (4).
  - (E) AT&T METER MAIN TO BE REPLACE (E) W/ NEW 200AMP METER MAIN ON NEW SITE MULTI METER RACK, & REFEED (E) SHELTER AS REQ.
  - (E) 480V METER MAIN TO BE REMOVED AND REPLACED W/ NEW 200A 120/240V METER MAIN

**Z04-227**  
 REC'D 07-29-2004