



DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

Real Estate Services
5730 24th Street, Building 4
Sacramento, CA 95822

FACILITIES & REAL PROPERTY
MANAGEMENT DIVISION

PH 916-808-8251
FAX 916-808-8250

May 23, 2005

Mayor and City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AUTHORIZE EXECUTION OF AGREEMENT FOR ISSUANCE OF REVOCABLE PERMIT WITH SPRINT PCS FOR ROBLA RESERVOIR SITE.

LOCATION AND COUNCIL DISTRICT:

Robla Reservoir at the north west corner of Rio Linda Boulevard and Bell Avenue in Council District 2 (Attachment A).

RECOMMENDATION:

This report recommends that the Mayor and City Council:

Authorize the City Manager to execute an Agreement for Issuance of a Revocable Permit with Sprint PCS for installation and maintenance of communications equipment and antennas on an existing Pacific Gas and Electric (PG&E) tower at the Robla Reservoir site. This agreement is on file in the City Clerks' Office.

**CONTACT PERSONS: Blandon Granger, Real Property Agent II, 808-5629
Mike Yee, Plant Services Manager, 808-5583**

FOR COUNCIL MEETING OF: June 14, 2005

SUMMARY:

A ten (10) year Agreement with a ten (10) year renewal option for Issuance of a Revocable Permit has been negotiated with Sprint PCS for installation of communication equipment and antennae on an existing PG&E tower at the Robla Reservoir site. Permit fees begin at \$18,000 per year with annual increases of 5% per year. All costs of installation and maintenance of equipment are the responsibility of the permittee.

Mayor and City Council

Agreement for Issuance of Revocable Permit with Sprint PCS for Robla Reservoir Site
May 23, 2005

COMMITTEE/COMMISSION ACTION:

On December 9, 2004, the City Planning Commission heard and approved, with conditions, a request for a special permit (P04-182) to allow cellular antenna panels and related equipment on an existing PG&E power transmission tower. The proposed telecommunication facility consists of six antennas that will be mounted on the tower. In addition, the requisite cabinets will be mounted on a concrete slab within a 225 square foot area at grade within the vertical supports of the tower. Electrical and telephone connections will be supplied to the equipment from existing utility systems on the subject parcel.

BACKGROUND INFORMATION:

The Robla Reservoir site consists of approximately 10.25 acres. On April 27, 2004, Mayor and City Council approved Resolution 2004-372 authorizing the City Manager to surplus excess property at the Robla site. The tower, on which, the Sprint facilities will be installed, is situated within the area of the parcel deemed to be excess. The Robla yard will not be sold until the North Area Corporation Yard is ready for occupancy. Staff has determined that the proposed telecommunications facility will not negatively affect the sale or value of the site and as Staff moves forward with the planned sale of the property, every effort will be made to retain a city interest in the lease area. If the city could not retain the lease area, the value of the portion being sold, and proceeds of the sale would increase due to the expected revenue at the site.

Sprint PCS is interested in improving its cellular phone network and approached City staff with their request to locate their facilities on the PG&E transmission tower located on the parcel. Sprint PCS entered into a separate agreement with PG&E, the owner of the tower, to locate their equipment on this structure. The installation and location at Robla Reservoir will improve reception in the area. The size and location of the site was approved by the Planning Department. An Agreement for Issuance of a Revocable Permit was negotiated and approved as to form by the Office of the City Attorney. A vicinity map, site surveys and elevation drawings are attached as Attachments "A, B and C".

Sprint PCS proposes to add 6 antennas to the existing tower. The antennas will be painted to match the color of the existing tower.

The proposed 225 square foot cabinet space area at the base and under the tower will be enclosed with a six (6) foot wood screened fence.

Mayor and City Council
Agreement for Issuance of Revocable Permit with Sprint PCS for Robla Reservoir Site
May 23, 2005

FINANCIAL CONSIDERATIONS:

A complete breakdown of the terms are listed below:

- Annual permit fees of \$18,000.
- Annual increases of 5% per year.
- Ten (10) year initial term.
- One ten (10) year renewal period.
- Sprint PCS will pay for all costs of installation, maintenance of its facility and any damage to City property as a result of the installation.
- Upon termination of the final term, Sprint PCS will remove all facilities and make all necessary repairs.
- Sprint PCS has purchased and deposited a Removal Permit Bond for the sum of \$30,000 with the City to insure removal of telecommunications equipment at the end of the final term.
- 25% of the total proceeds collected will be allocated to the Department of Utilities Water Fund and 75% will be allocated to the Neighborhood Enhancement Program/Project account for Council District 2.

ENVIRONMENTAL CONSIDERATIONS:

The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section # 15301(e) (minor alteration of existing structure) and #15303 of the California Environmental Quality Act (CEQA) Guidelines.

POLICY CONSIDERATIONS:

Sacramento City Code Section 3.76.050 states "Council may, by resolution grant permits revocable at its will for minor or temporary purposes or privileges on public property subject to such terms and conditions as it deems necessary for the public interest." Approving this contract is consistent with City Policy, which recognizes the dramatic growth in the telecommunications industry and the value of the increased services gained by the City's business community and private citizens.

Mayor and City Council
Agreement for Issuance of Revocable Permit with Sprint PCS for Robla Reservoir Site
May 23, 2005

ESBD CONSIDERATIONS:


None.

Respectfully submitted,




Cynthia Kranc
Facilities Manager

Approved:

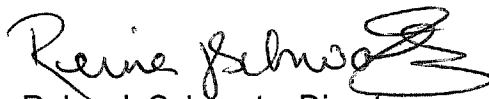


Gary Reents, Director
Department of Utilities

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

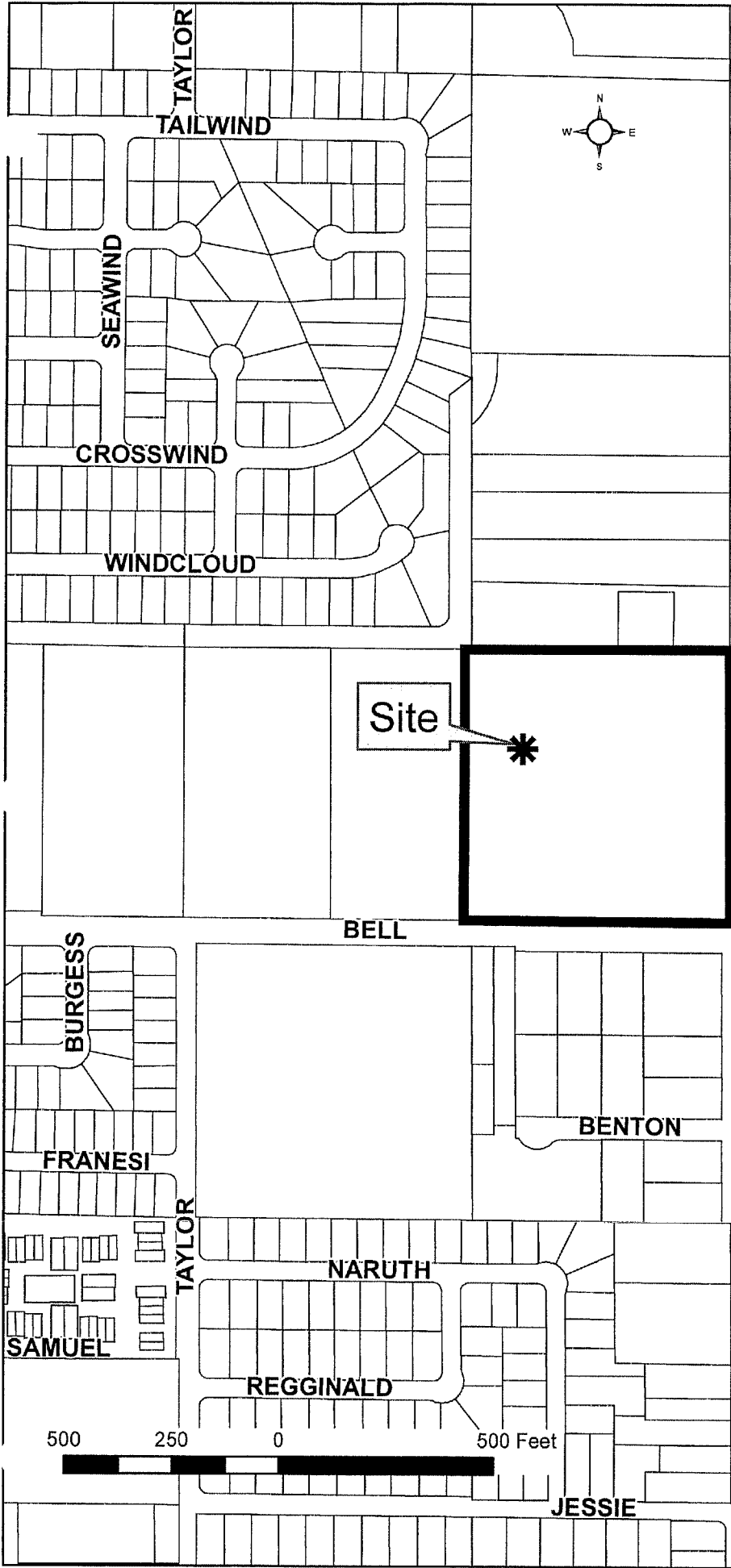


Reina J. Schwartz, Director
Department of General Services

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Attachment 'A'
Vicinity Map

City of Sacramento
INFORMATION TECHNOLOGY DEPARTMENT
Central GIS Unit
05-13-05 DW

**ATTACHMENT B
THREE (3)
SITE SURVEYS**



PROJECT INFORMATION:
 BELL
 SF60XC514C
 BELL AVENUE
 SACRAMENTO, CALIFORNIA 95838
 SACRAMENTO COUNTY

CURRENT ISSUE DATE:
 6/29/04

ISSUED FOR:
 CONSTRUCTION

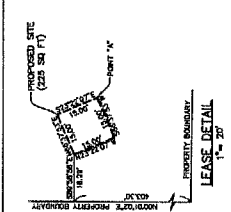
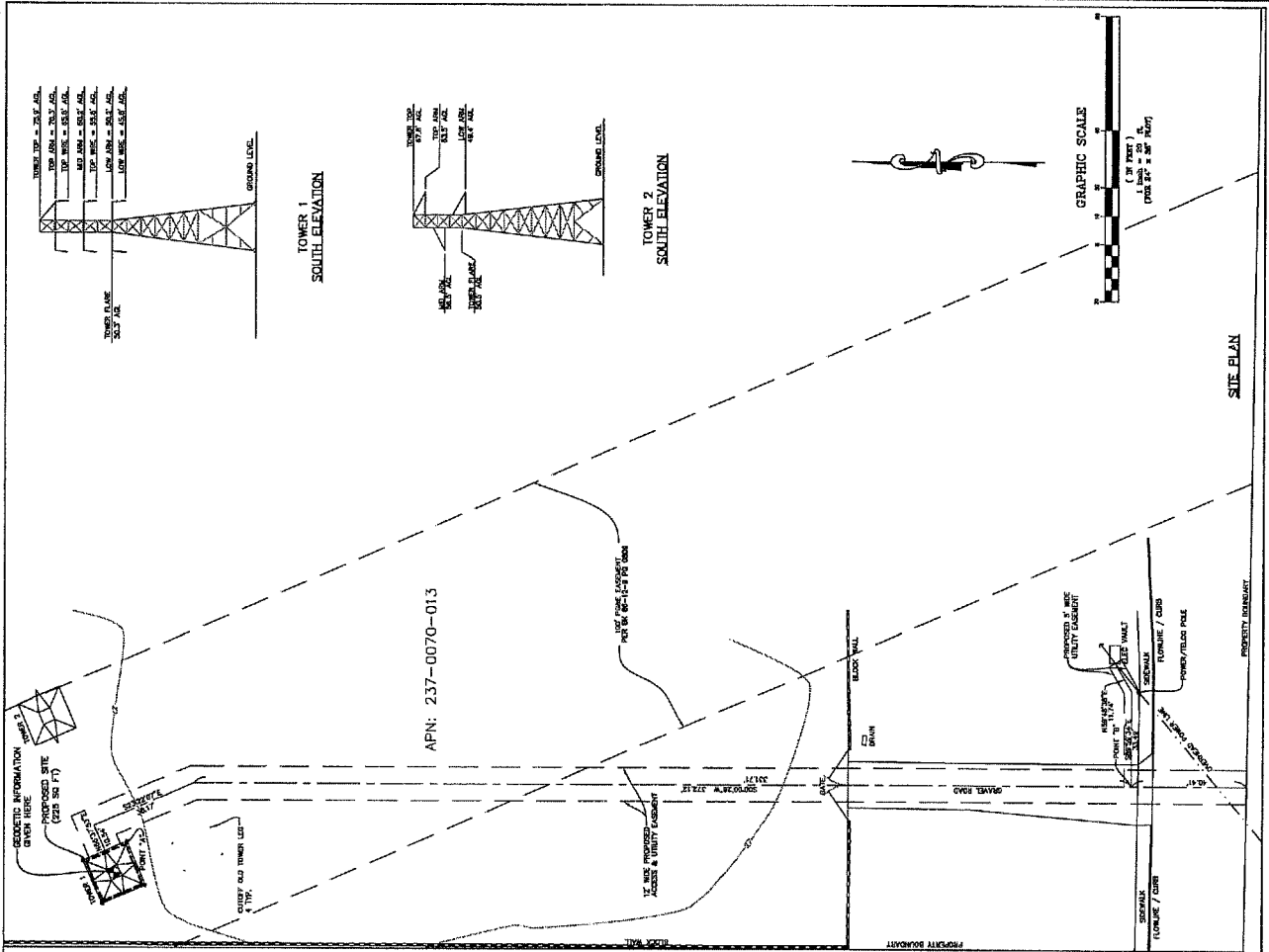
REV.	DATE	ISSUED FOR:	BY:
0	5/26/04	PRELIMINARY	DL
1	6/29/04	CONSTRUCTION	PWC

PLANS PREPARED BY:
 ALCOA Wireless Services, Inc.
 ALCOA
 1455 FRANCE ROAD, SUITE 805
 SAN DIEGO CALIFORNIA 92108
 Office (619) 542-1717
 Fax (619) 574-2500

CONSULTANT:
 SMITH COMPANY
 P.O. BOX 688
 BALDWINVILLE, CA 95880
 PHONE (916) 388-1217
 FAX (916) 388-1218
 DRAWN BY: CHICK'D BY: APY/D BY:
 DL XX XX XX

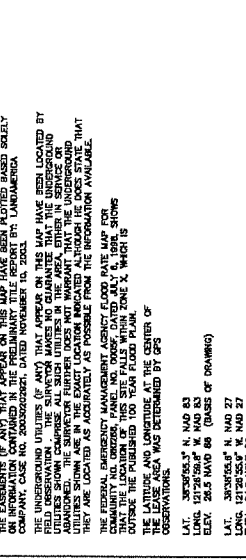
LICENSURE:
 SHEET TITLE:
 SITE SURVEY

SHEET NUMBER:
 LS-1
 REVISION:
 SF-514



LEGEND:
 UNDERGROUND UTILITIES
 FLOOD LIGHT
 THE PREMIT
 WATER METER
 ELEVATION AT TOP OF CONCRETE
 ELEVATION AT FINISH
 ELEVATION AT EDGE OF PAVEMENT
 ELEVATION AT NATURAL GROUND
 CENTERLINE OF STREET

NOTES:
 OWNER: CITY OF SACRAMENTO
 APR. 237-0070-013
 THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILED AVAILABLE RECORD AND TITLE INFORMATION. UNLESS NOTED OTHERWISE, PROPERTY OWNERS AND ADJACENT PROPERTY OWNERS HAVE BEEN ADVISED BY THE SURVEYOR OF THE INFORMATION CONTAINED IN THIS MAP HAVE BEEN OBTAINED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY LANDAMERND COMPANY, CASE NO. 000000020, DATED NOVEMBER 10, 2003.
 FIELD OBSERVATION: THE SURVEYOR HAS NO COGNATE TITLE AND HAS BEEN ADVISED BY UTILITIES SHOWN CHANGE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR LOCATION. UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE DEEDS STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
 CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND LOCATED UTILITIES FOR CONFORMANCE WITH THE CITY OF SACRAMENTO'S UTILITIES MAP FOR THE CITY OF SACRAMENTO. THE SURVEYOR HAS BEEN ADVISED THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE DEEDS STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
 THE LATITUDE AND LONGITUDE AT THE CENTER OF THE LEASE AREA WAS DETERMINED BY GPS OBSERVATIONS.
 LAT. 39°36'55.3" N, MAG 83
 ELEV. 245.5 NAVD 83 (BASE OF DRAWING)
 LAT. 39°36'54.8" N, MAG 83
 ELEV. 245.5 NAVD 83
 LONG. 121°26'55.9" W, MAG 27
 ELEV. 243.0 NAVD 28
 The information shown above is intended to be used for planning purposes only. It is not intended to be used for construction purposes. A horizontal datum (coordinate) are indicated on drawings. The vertical datum (height) are expressed in feet and feet. The vertical datum and are determined to the nearest 0.1 foot.



GROUND ELEV. = 245.5 AMSLL (NAVD 83)
 TOP OF STRUCTURE ELEV. = 102.4' AMSLL (NAVD 83)
 STRUCTURE HEIGHT = 76.9' A.C.L.



8500 SPRINT PARKWAY
OAKLAND PARK, FL 32821

PROJECT INFORMATION:

BELL
SF60XC514C
BELL AVENUE
SACRAMENTO, CALIFORNIA 95838
SACRAMENTO COUNTY

CURRENT ISSUE DATE:
6/29/04

ISSUED FOR:
CONSTRUCTION

REV.	DATE	ISSUED FOR	BY
0	5/28/04	PRELIMINARY	DL
1	6/29/04	CONSTRUCTION	PKC

PLANS PREPARED BY:

ALCOA
ALCOA Wireless
Services, Inc.
1455 FRAZEE ROAD, SUITE 805
SAN DIEGO CALIFORNIA 92108
OFFICE (619) 542-5717
FAX (619) 574-2500

CONSULTANT:

SMITH COMPANY
P.O. BOX 8089
PACIFIC HEIGHTS, CA 95860
TEL: (916) 486-3337
FAX: (916) 486-2321

DRAWN BY: CHK'D BY: APP'D BY:

DL XX XX

LICENSE:

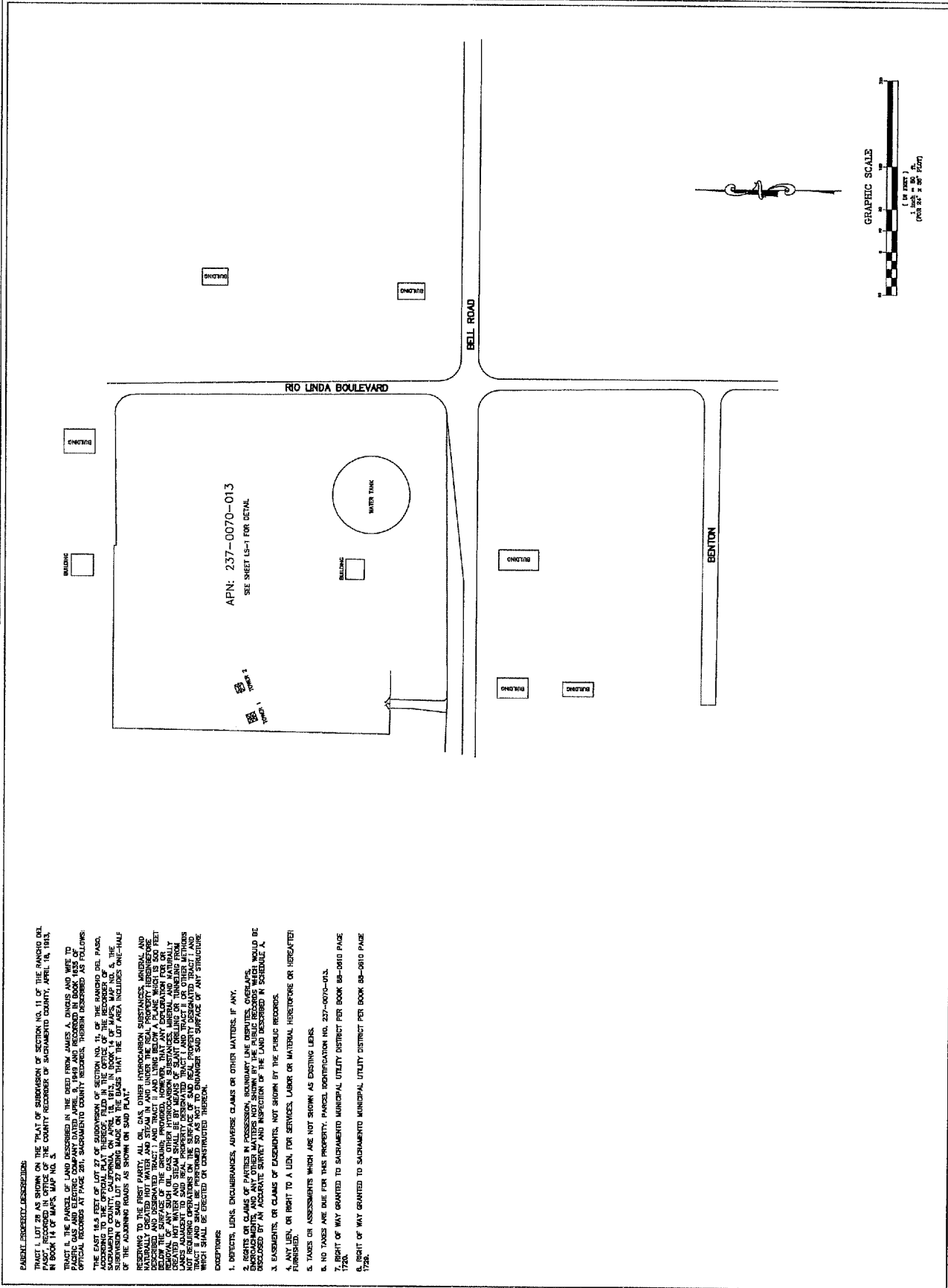
DL XX XX

SHEET TITLE:

SITE SURVEY

SHEET NUMBER: REVISION:

LS-2 1
SF-514



PANEL CORRECTED DESCRIPTION:

TRACT I, LOT 28 AS SHOWN ON THE PLAT OF SUBDIVISION OF SECTION NO. 11 OF THE RANCHO DEL PASO, SACRAMENTO COUNTY, CALIFORNIA, AS SHOWN IN BOOK 14 OF MAPS, MAP NO. 5, AND RECORDED IN BOOK 183 OF OFFICIAL RECORDS AT PAGE 251, SACRAMENTO COUNTY RECORDS, HEREIN RECORDED AS FOLLOWS:

TRACT I, THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JAMES A. DINGUS AND WIFE TO PATRICIA DINGUS AND ELECTRIC COMPANY DATED APRIL 9, 1940 AND RECORDED IN BOOK 183 OF OFFICIAL RECORDS AT PAGE 251, SACRAMENTO COUNTY RECORDS, HEREIN RECORDED AS FOLLOWS: ACCORDING TO THE OFFICIAL PLAT OF SUBDIVISION OF SECTION NO. 11 OF THE RANCHO DEL PASO, SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 11, 1912, IN BOOK 14 OF MAPS, MAP NO. 5, THE SAID PARCEL OF LAND WAS DIVIDED INTO TWO LOTS, TO-WIT: LOT 28 AND LOT 29, EACH ONE-HALF OF THE SAID PARCEL OF LAND. THE SAID LOTS INCLUDES ONE-HALF OF THE ADJOINING RANCHO AS SHOWN ON SAID PLAT.

RESERVING TO THE FIRST PARTY, ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, MINERAL AND NATURALLY CREATED HOT WATER AND STEAM IN AND UNDER THE REAL PROPERTY HEREBY DESCRIBED, AND THE RIGHT OF MINING THEREON, AND THE RIGHT OF EXPLORATION AND DEVELOPMENT THEREON, AND THE RIGHT OF EXPLORATION AND DEVELOPMENT OF OIL, GAS, OTHER HYDROCARBON SUBSTANCES, MINERAL AND NATURALLY CREATED HOT WATER AND STEAM IN AND UNDER THE REAL PROPERTY HEREBY DESCRIBED, AND THE RIGHT OF MINING THEREON, IN TRACT I AND TRACT II OR OTHER METHODS OF EXPLORATION AND DEVELOPMENT, AND THE RIGHT OF EXPLORATION AND DEVELOPMENT OF OIL, GAS, OTHER HYDROCARBON SUBSTANCES, MINERAL AND NATURALLY CREATED HOT WATER AND STEAM IN AND UNDER THE REAL PROPERTY HEREBY DESCRIBED, AND THE RIGHT OF MINING THEREON, WHICH SHALL BE EXERCISED OR CONSTRUCTED THEREON.

EXCEPTORS:

1. EJECTA, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, BOUNDARY LINE DISPUTES, OVERLAPS, ENCUMBRANCES, AND ANY OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCOVERED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND DESCRIBED IN SCHEDULE A.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HEREBY OR HEREAFTER FURNISHED.
5. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS.
6. NO TAXES ARE DUE FOR THIS PROPERTY. PARCEL IDENTIFICATION NO. 237-0070-013.
7. RIGHT OF WAY GRANTED TO SACRAMENTO MUNICIPAL UTILITY DISTRICT PER BOOK 88-0910 PAGE 1720.
8. RIGHT OF WAY GRANTED TO SACRAMENTO MUNICIPAL UTILITY DISTRICT PER BOOK 88-0910 PAGE 1720.



8580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66261

4GROUND
DESIGN GROUP INC.

1652 West Town St.
Fairfield CA 94533
tel: 707.421.0800
fax: 707.421.0808
code@4ground.com

PROJECT NO: SF60XCS14-C
DRAWN BY: RB
CHECKED BY: JG

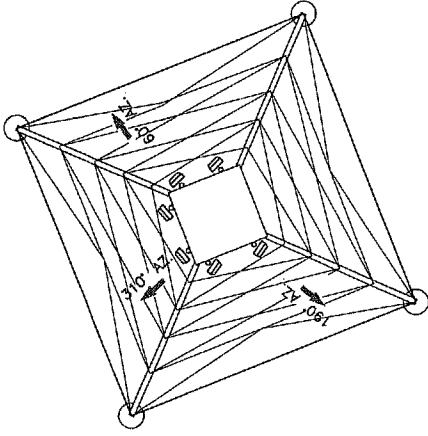
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6	10/23/04	ZONING DRAWINGS
7	10/23/04	ZONING DRAWINGS
8	10/23/04	ZONING DRAWINGS
9	10/23/04	ZONING DRAWINGS
10	10/23/04	ZONING DRAWINGS

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT, OR SURVEYOR, TO ALTER THIS DOCUMENT.

SF60XCS14-C
BELL
BELL AVENUE
SACRAMENTO, CA 95838
COLLOCATION

SHEET TITLE
OVERALL LEASE AREA, ANT.
PLAN, LEASE AREA DETAIL

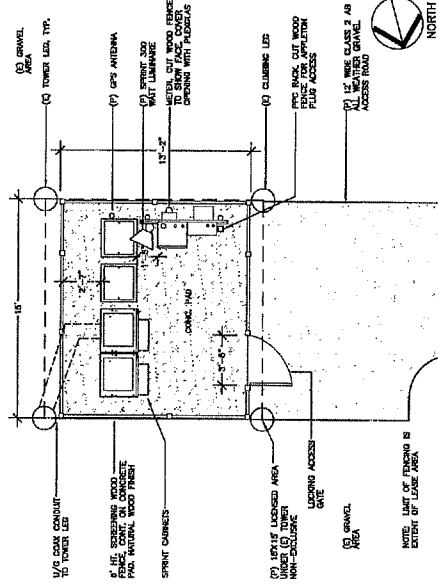
SHEET NUMBER
A-1



ANTENNA PLAN

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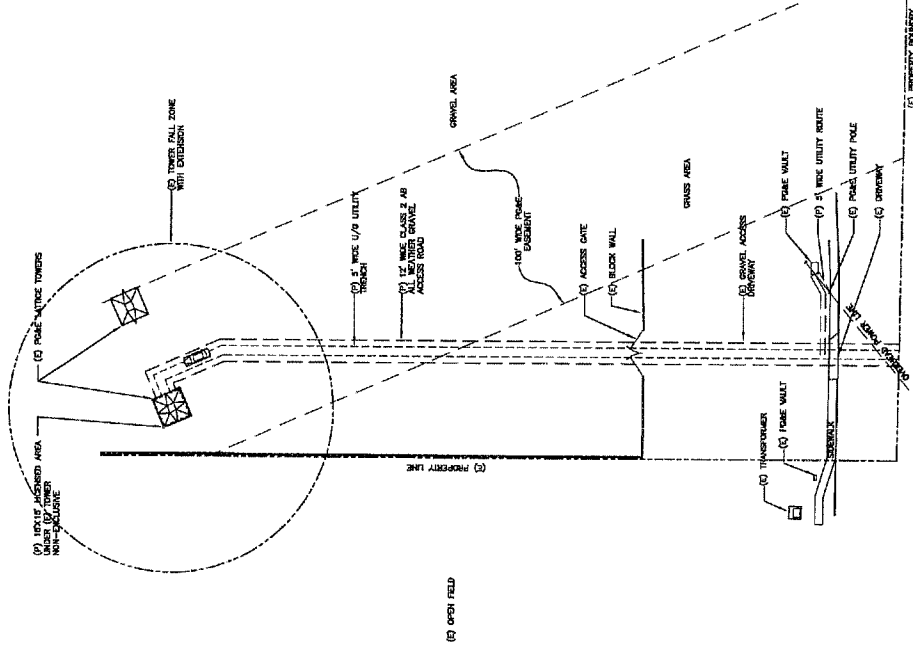
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LEASE AREA DETAIL

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

3



OVERALL LEASE AREA

SCALE: 1/2"=1'-0"

1

**ATTACHMENT C
ELEVATION DRAWING**



4GROUNd
 BESTER GROUP INC
 1652 West Texas St.
 Suite 248
 Fairfield CA 94533
 tel: 707.421.0600
 Fax: 707.421.0605
 info@4ground.com

PROJECT NO: SF60X0514-C
 DRAWN BY: RB
 CHECKED BY: JG

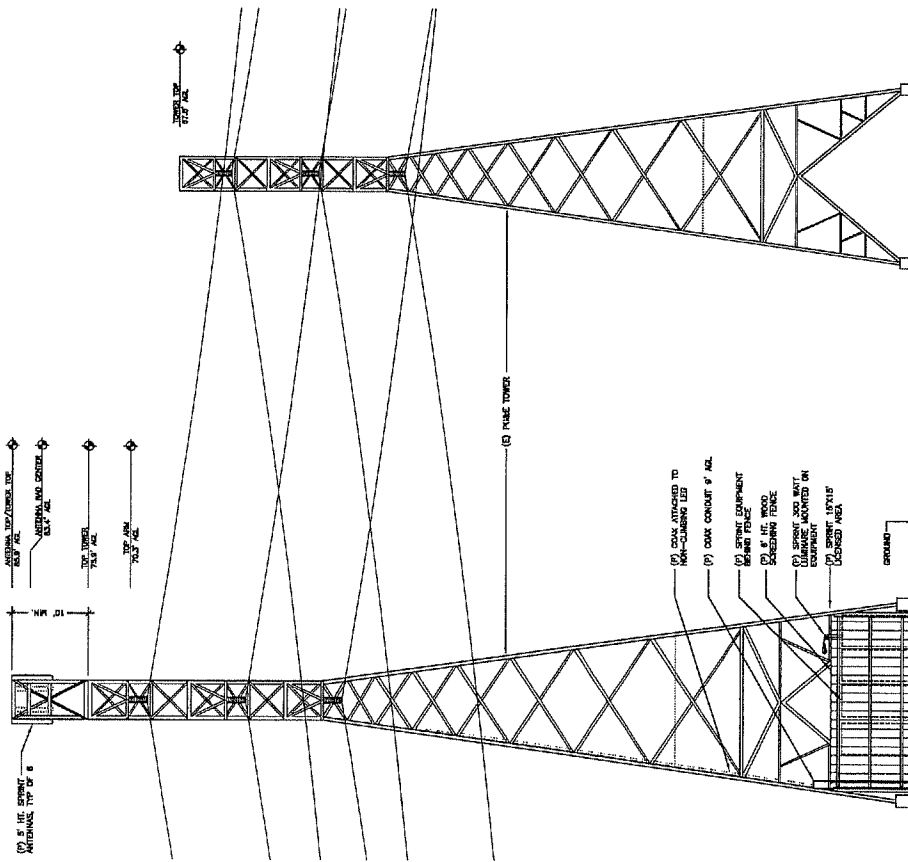
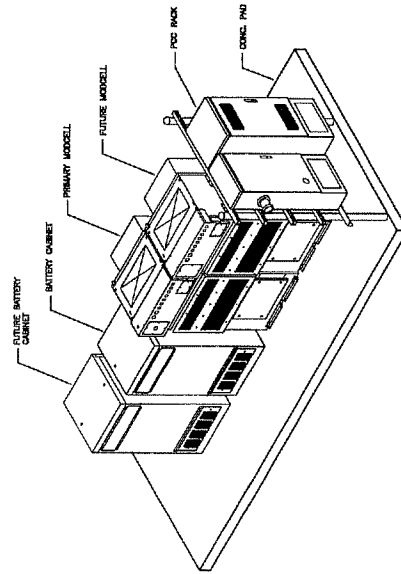
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2	06/03/04	ZONING DRAWINGS
1	07/29/04	ZONING DRAWINGS
0	07/29/04	ZONING DRAWINGS

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 TO ALTER THIS DOCUMENT.

SF60X0514-C
 BELL
 BELL AVENUE
 SACRAMENTO CA 95838
 COLLOCATION

SHEET TITLE
 LEASE AREA ELEVATION
 EQUIPMENT ELEVATION

SHEET NUMBER
A-2



SCALE 3/16" = 1'-0"	1	EQUIPMENT ELEVATION	SCALE NTS	2
LEASE AREA ELEVATION				

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR
ISSUANCE OF A REVOCABLE PERMIT WITH SPRINT PCS FOR ROBLA
RESERVIOR SITE.**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
SACRAMENTO:**

- 1. That the City Manager is hereby authorized to execute the Agreement for Issuance of a Revocable Permit with Sprint PCS for installation and maintenance of communications equipment at Robla Reservoir.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____