



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
April 21, 2009

**Honorable Mayor and
Members of the City Council**

Title: Agreement: Issuance of Revocable Permit at Alhambra Reservoir

Location/Council District: Alhambra Reservoir, 3230 J Street, Council District 3

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager or the City Manager's designee to execute a ten-year Agreement for Issuance of a Revocable Permit with one ten-year renewal option with MetroPCS for installation and maintenance of communications equipment and antennas at Alhambra Reservoir; and 2) authorizing the City Manager or the City Manager's designee to establish the necessary financial accounts needed for the administration of the Neighborhood Enhancement Program/Project that will be funded from the proceeds of this agreement.

Contacts: Bill Sinclair, Program Manager, 808-1905; Ron Adams, Water & Sewer Superintendent (Plant), 808-7830

Presenters: Not applicable

Department: General Services, and Utilities

Division: Facilities and Real Property Management

Organization No: 13001551

Description/Analysis

Issue: MetroPCS desires to improve its cellular phone network and submitted a request to locate wireless telecommunication facilities at the Alhambra Reservoir site. Subject to City Council approval, a ten-year agreement with one ten-year renewal option for Issuance of a Revocable Permit has been negotiated with MetroPCS. The installation will improve cellular reception in the area.

Policy Considerations: The recommendations included in this report are consistent with Sacramento City Code, Section 3.76. Approving this permit is consistent with City policy which recognizes dramatic growth in the telecommunications industry and the value of increased services to the City's

business community and residents.

Environmental Considerations:

California Environmental Quality Act (CEQA):

The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA under Class 1, Section 15301. Projects exempted under Class 1, Section 15301 consist of the repair, operation or minor alteration to existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Sustainability Considerations: Not applicable

Committee/Commission Action: Not applicable

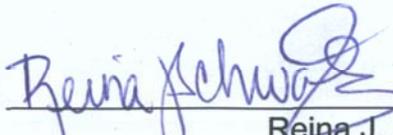
Rationale for Recommendation: The recommendations in this report will improve cellular service for the City's business community and residents. The applicant has met all requirements of Sacramento City Code, Section 3.76, for telecommunication facilities located on City owned property. This installation would be consistent with other telecommunication facilities located on the same structure.

Financial Considerations: The primary financial and business terms of the permit are as follows:

- One-time fee of \$15,000 for installation of wireless telecommunication equipment.
- First year permit fee of \$15,000.
- Annual fee adjustment of three percent.
- Seventy five percent of the proceeds collected from MetroPCS for the permit shall be allocated to a Neighborhood Enhancement Program/Project for Council District 3.
- Twenty five percent of the proceeds collected from MetroPCS for the permit shall be allocated to the Department of Utilities (Water Fund, Fund 6005) which manages and operates the Alhambra Reservoir.
- Ten-year initial term.
- One ten-year renewal option.
- MetroPCS will pay for all costs of installation, maintenance of its facility and for damage, if any, to City property resulting from the installation.
- Upon termination of the final term, MetroPCS will remove all facilities and make all necessary repairs.
- MetroPCS has purchased and deposited with the City a Removal Permit Bond for the sum of \$30,000 to insure removal of telecommunications equipment at the end of the final term.

Emerging Small Business Development (ESBD): No goods or services are being purchased as a result of this report.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

Approved by: 
Reina J. Schwartz
Director, Department of General Services

Approved by: 
Marty Hanneman
Assistant City Manager/
Director, Department of Utilities

Recommendation Approved:


Ray Kerridge
City Manager

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2 Resolution	Pg 5
3 Exhibit A - Location Map	Pg 6
4 Exhibit B – Construction Drawings & Photo Simulations	Pg 7

Attachment 1

Background Information:

MetroPCS desires to improve its cellular phone network and approached City staff with a request to locate facilities on the Alhambra Reservoir site located at 3230 "J" Street. The site consists of approximately 2.18 acres, bounded by J Street, Alhambra Boulevard, Granada Way, and 33rd Street in East Sacramento. The proposed installation will improve signal reception for cell phone users in the area.

The telecommunication improvements consist of three panel antennas and related equipment. This installation is considered exempt from Planning Review under Sacramento City Code Section 17.24.050 (A): Façade Mounted Panel Antennas. An antenna which is mounted on the facade of a building or structure is exempt, provided that the building or structure is not located within a preservation district and is not listed on the City's Register, the California Register, or the National Register of Historic Places; and provided further that the antenna and any related equipment and any related equipment shelter, building or cabinet meet certain requirements stated within this City Code Section. All proposed equipment meets the requirements as stated within this City Code Section.

RESOLUTION NO. 2008-XXXX

Adopted by the Sacramento City Council

April 21, 2009

AUTHORIZING AN AGREEMENT FOR ISSUANCE OF A REVOCABLE PERMIT WITH METROPCS FOR A CELL TOWER AT ALHAMBRA RESERVOIR.

BACKGROUND

- A. MetroPCS desires to improve its cellular phone network to benefit the City's business community and residents in the vicinity of J Street and Alhambra Boulevard.
- B. An Agreement for Issuance of a Revocable Permit has been negotiated with MetroPCS for installation of communication equipment and antennae at the Alhambra Reservoir. The initial term of the agreement is ten years, with one ten-year renewal option. Permit fees begin at \$15,000 per year with annual increases of three percent. All costs of installation and maintenance of equipment are the responsibility of the MetroPCS.
- C. Seventy five percent of the proceeds collected from the permit with MetroPCS shall be allocated to a Neighborhood Enhancement Program/Project for Council District 3.
- D. Twenty five percent of the proceeds collected from the permit with MetroPCS shall be allocated to the Department of Utilities (Water Fund, Fund 6005), which manages and operates the Alhambra Reservoir.

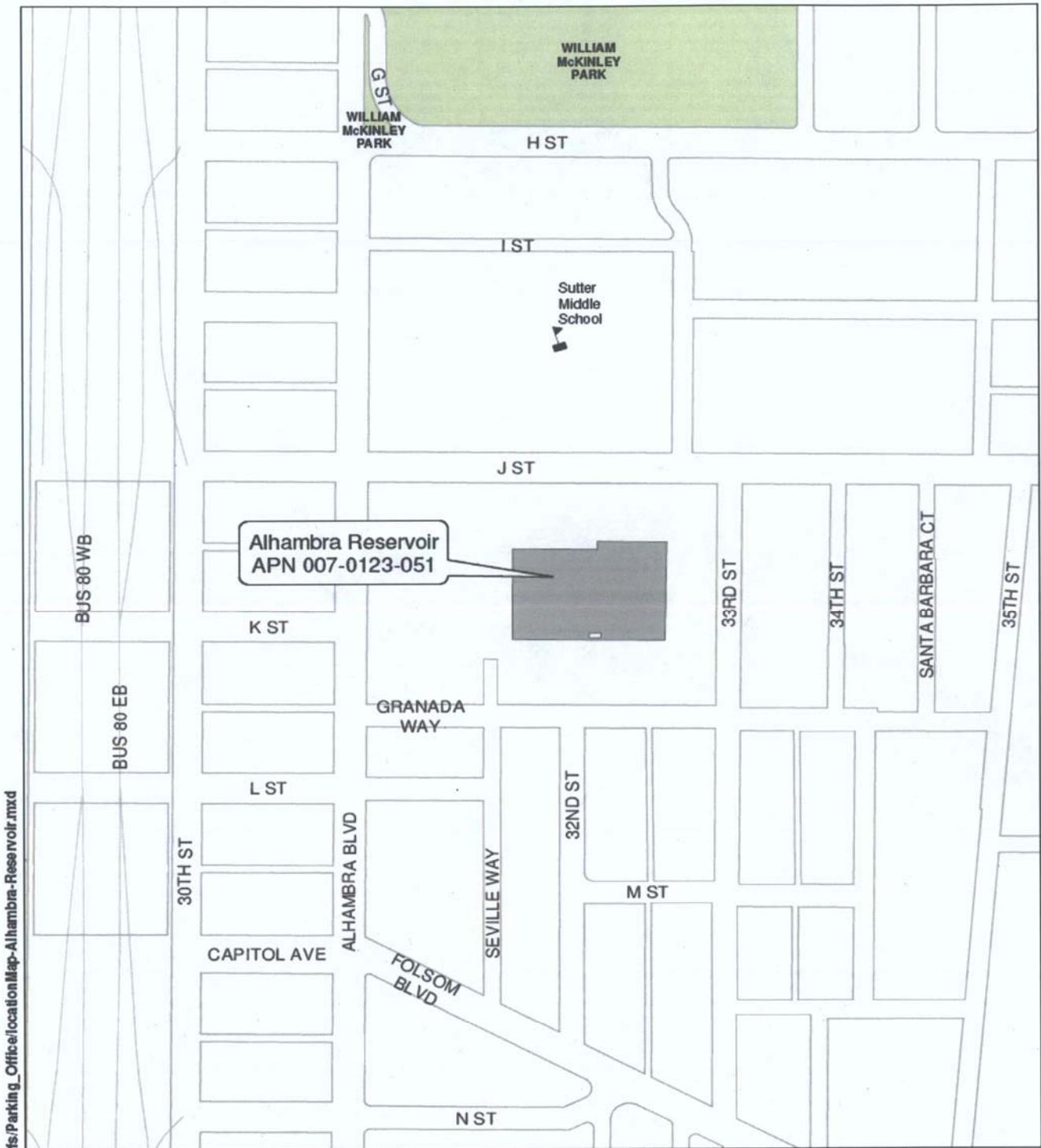
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager or the City Manager's designee is hereby authorized to execute a ten-year Agreement for Issuance of a Revocable Permit with one ten-year renewal option with MetroPCS for installation and maintenance of communications equipment at the Alhambra Reservoir.
- Section 2. The City Manager or the City Manager's designee is authorized to establish the necessary financial accounts needed for the administration of the Neighborhood Enhancement Program/Project that will be funded from the proceeds of this agreement.

Table of Contents:

- Exhibit A: Vicinity Map of subject parcel
- Exhibit B: Construction Drawings and Photo Simulations

Exhibit A



Map Contact: D. Wilcox
ITD/Central GIS Unit



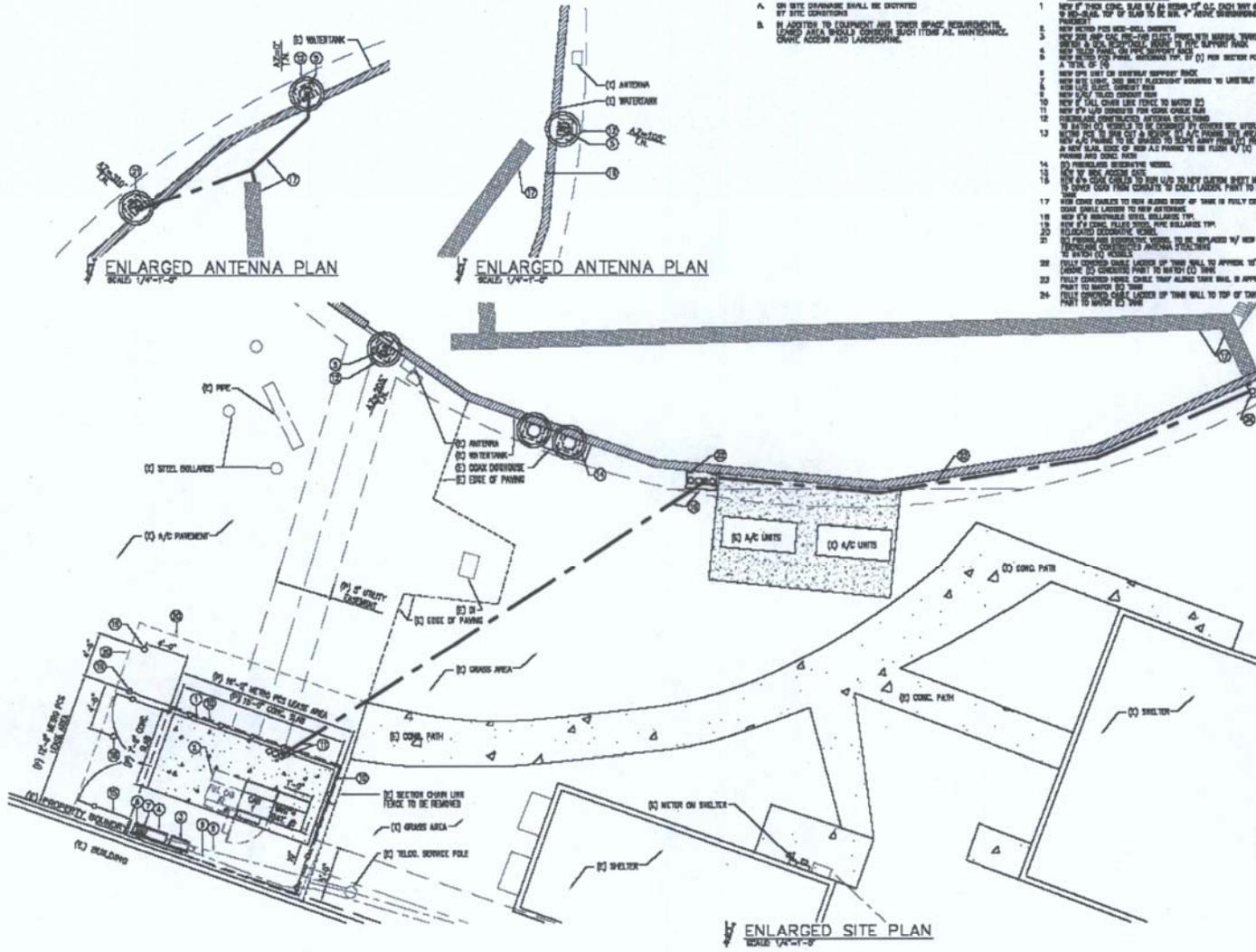
Location Map
Alhambra Reservoir, 3230 J Street



Date: April, 2007

EXHIBIT "B"

Construction Drawings and Photo Simulations

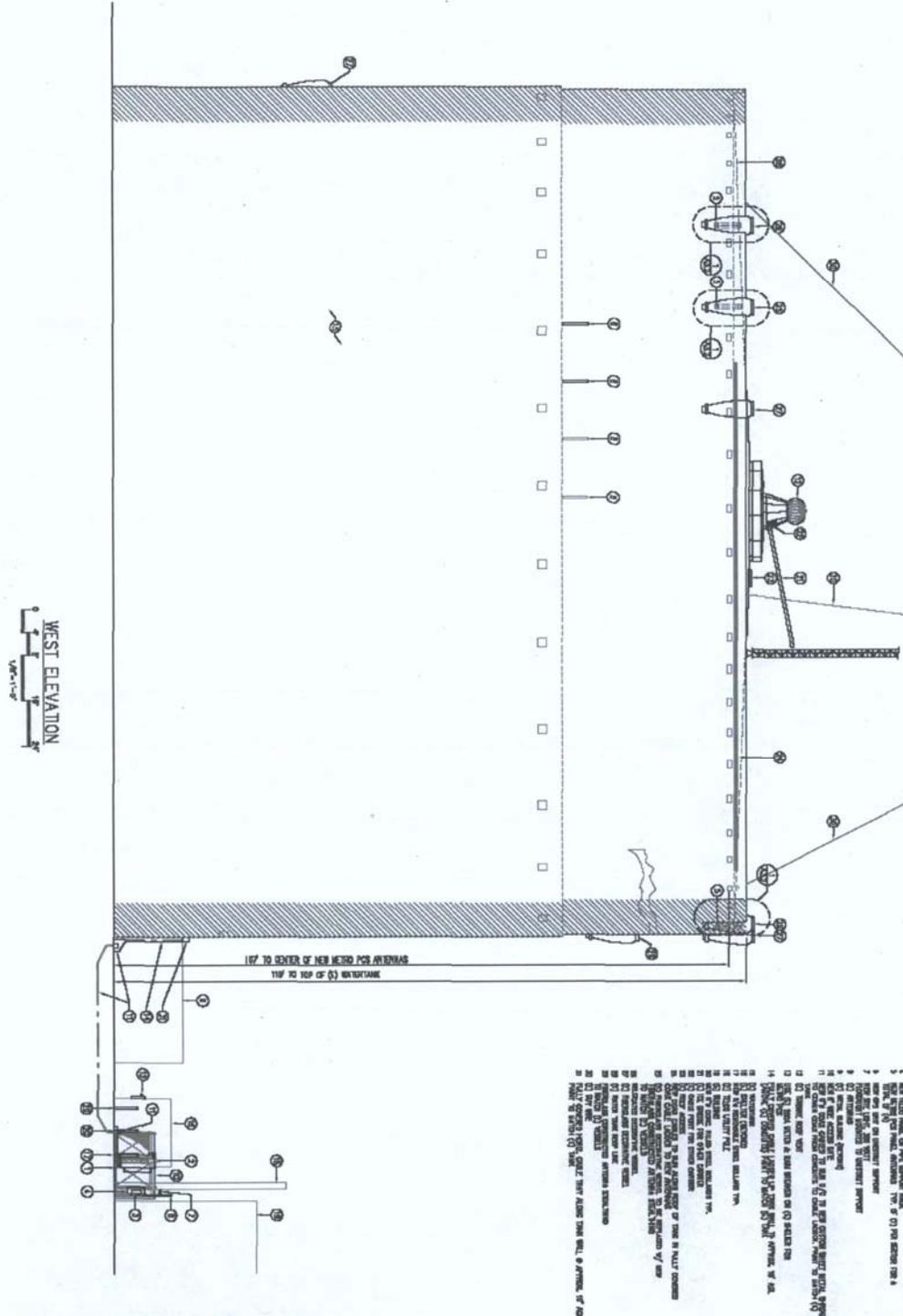


GENERAL NOTES:

- A. ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS
- B. IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LOADS SHALL CONSIDER SUCH ITEMS AS: MAINTENANCE, CABLE ACCESS AND LANDSCAPING.

KEY NOTES

1. MIN. 1" THICK CONCRETE SLAB TO BE MIN. 4" ABOVE FINISHED GRADE
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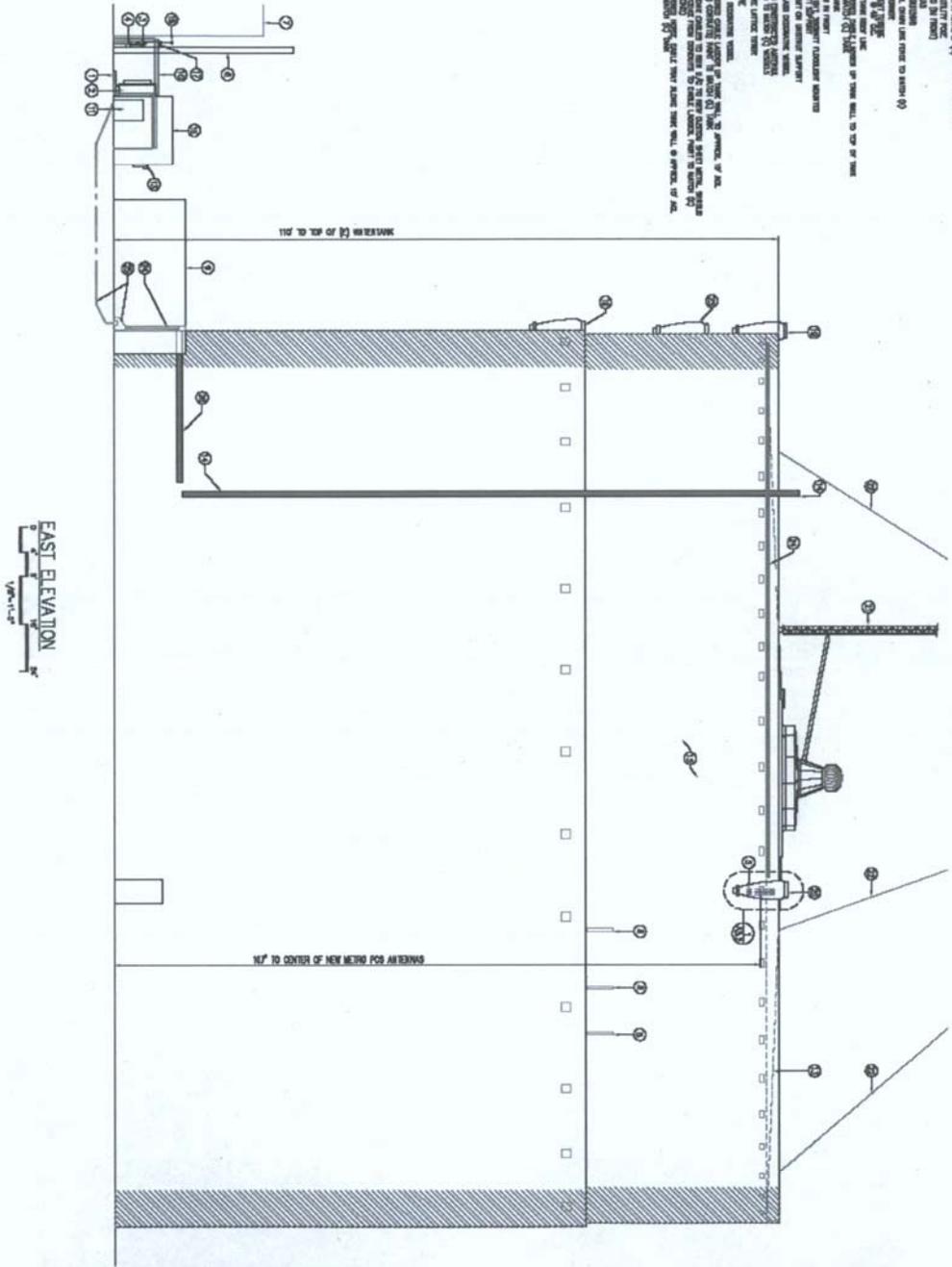


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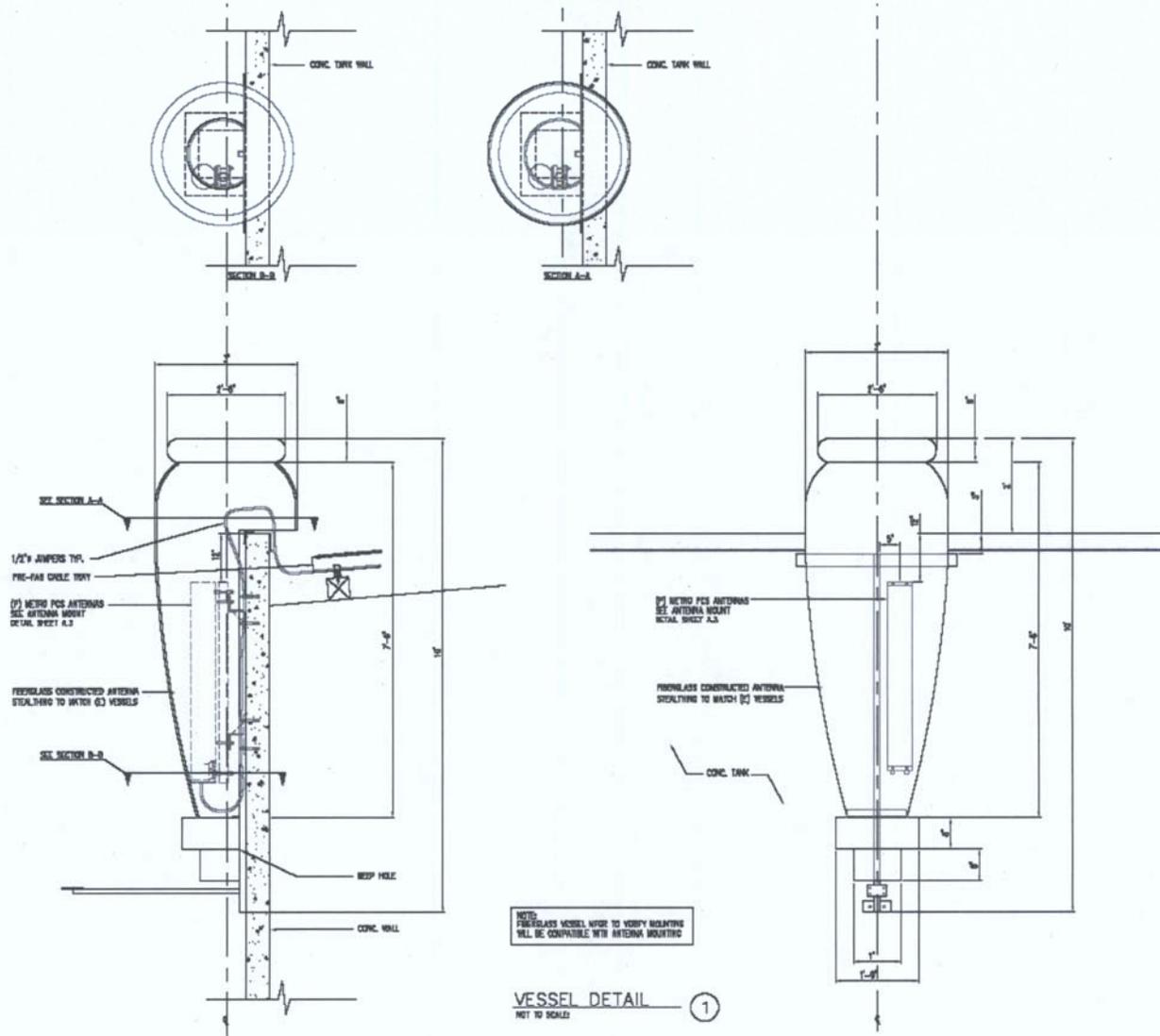
KEY NOTES

1. SEE PLAN AND V.P. FOR NOTES TO DC.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA COMMUNITY DEVELOPMENT CODE (CBCD).
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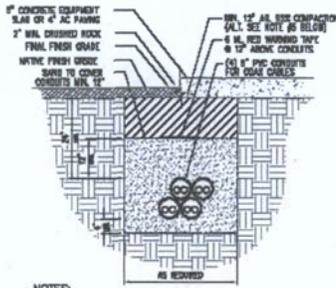


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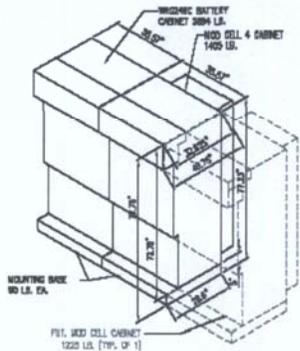


CONCRETE PAD SPECS.
 CONCRETE MIX DESIGNS SHALL CONFORM TO UBC SECTION 1908
 PORTLAND CEMENT SHALL BE TYPE I AND CONFORM TO ASTM C150
 CONCRETE SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF
 2500 PSI. #4 REBAR AT 12" O.C. REINFORCEMENT FOR SLAB ON
 GRADE.

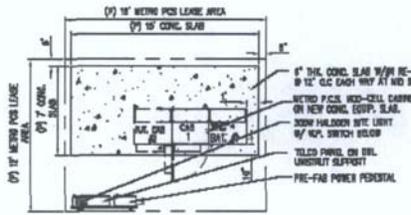


- NOTES:**
1. ENGRAVE TO REQUIRED DEPTH
 2. VERIFY ALL TRENCHING REQUIREMENTS WITH CLIENT & LABELLED
 3. CALL BEFORE YOU DIG - CONTACT NEAREST UTILITIES
 4. RESTORE GRADE TO ORIGINAL CONDITION OR BETTER
 5. ALTERNATE FOR LANDSCAPED AREAS: 2" FINISH OR 2" SAND BED ABOVE EXISTING ORIGINAL MATERIAL. TO TRENCH, TOP 12" TO 20" DEEP TO FULL COMPACT TO SOIL OF MINIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.

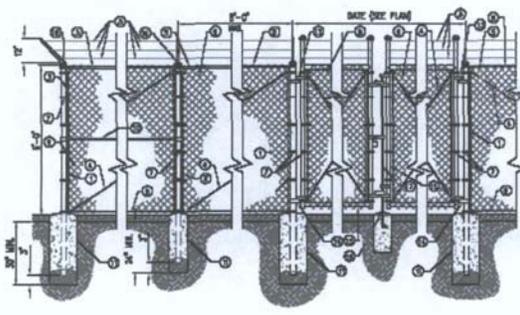
TYP. U.G. COAX CABLE CONDUIT DETAIL
 NOT TO SCALE



TYP. CABINET DETAIL
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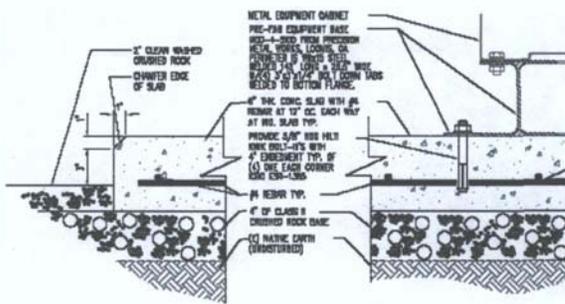


EQUIPMENT PAD LAYOUT
 SCALE: 1/4" = 1'-0"

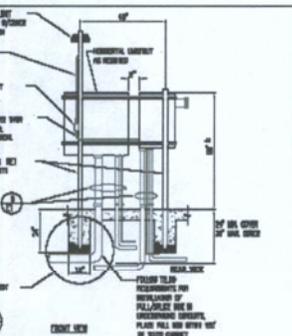
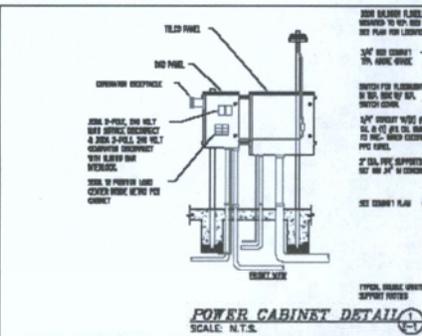
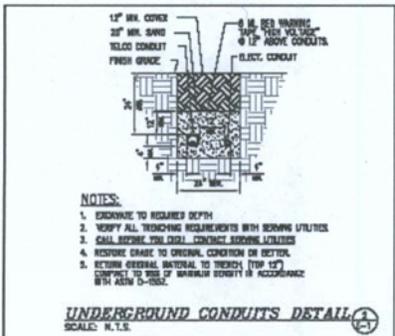


- CONSTRUCTION NOTES:**
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TYP. FENCE CONSTRUCTION DETAIL
 NOT TO SCALE

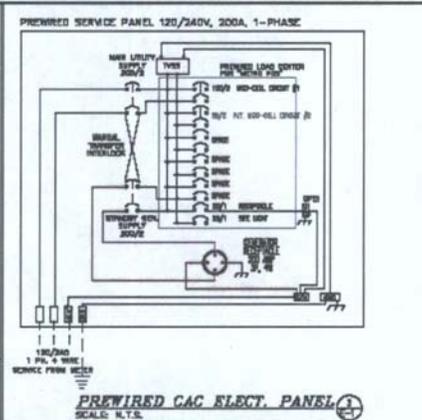
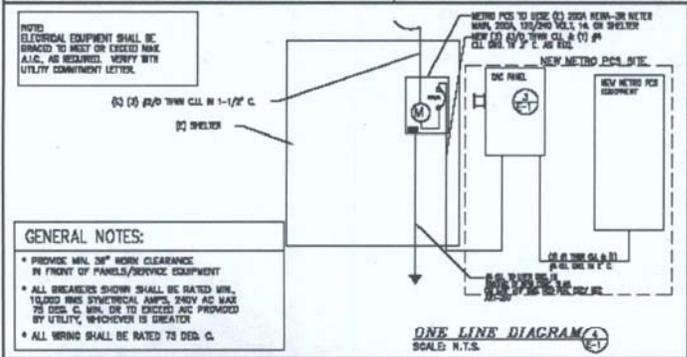


TYP. EQUIP. BOLT DOWN DETAIL
 NOT TO SCALE



ELECTRICAL LEGEND

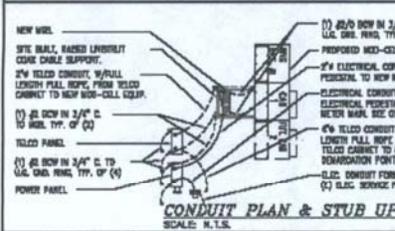
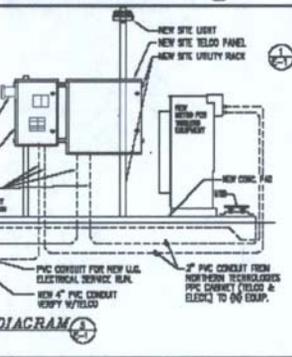
NEW	EXISTING	PANEL BOARD, SURFACE MOUNTED
DRY TYPE TRANSFORMER		
METER		
CIRCUIT BREAKER		
NON-FUSIBLE DISCONNECT		
FUSIBLE DISCONNECT SWITCH, MOUNTED 54" AFF.		
TRANSIENT VOLTAGE SUPPRESSOR WITH BUILT-IN FUSES, SURFACE MOUNTED		
DIFFERENTIAL OUTLET, SURFACE MOUNTED		
20 AMP, 120 VOLTS, SINGLE PHASE		
JUNCTION BOX, SURFACE MOUNTED 18" AFF.		
KEYED SWITCH, SURFACE MOUNTED		
UNLESS OTHERWISE NOTED		
100 WATT LAMP MOUNT 72" AFF.		
DISPOSED WIRING		
100% RATED WIRING 1250 + 1500 IN 3/4" CONDUIT U.S.A.		
ABOVE FINISHED FLOOR		
UNLESS OTHERWISE NOTED		
SEALED/PROOF		
GROUND FAULT INTERRUPTER		



- ELECTRICAL NOTES**
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE CALIFORNIA ELECTRICAL CODE (CEC) AS WELL AS ALL OTHER APPLICABLE STATE, COUNTY AND MUNICIPAL ORDINANCES.
 - ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ELECTRICAL INSPECTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ELECTRICAL INSPECTOR.
 - CONTRACTOR SHALL PAY FEES FOR PERMITS AND BE RESPONSIBLE FOR OBTAINING SAID PERMITS AND INSPECTIONS OF WORK.
 - ELECTRICAL AND TELEPHONE WORK SHALL BE PERFORMED AND EXPANDED TO MEET THE REQUIREMENTS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS ALL OTHER APPLICABLE STATE, COUNTY AND MUNICIPAL ORDINANCES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ELECTRICAL INSPECTOR.
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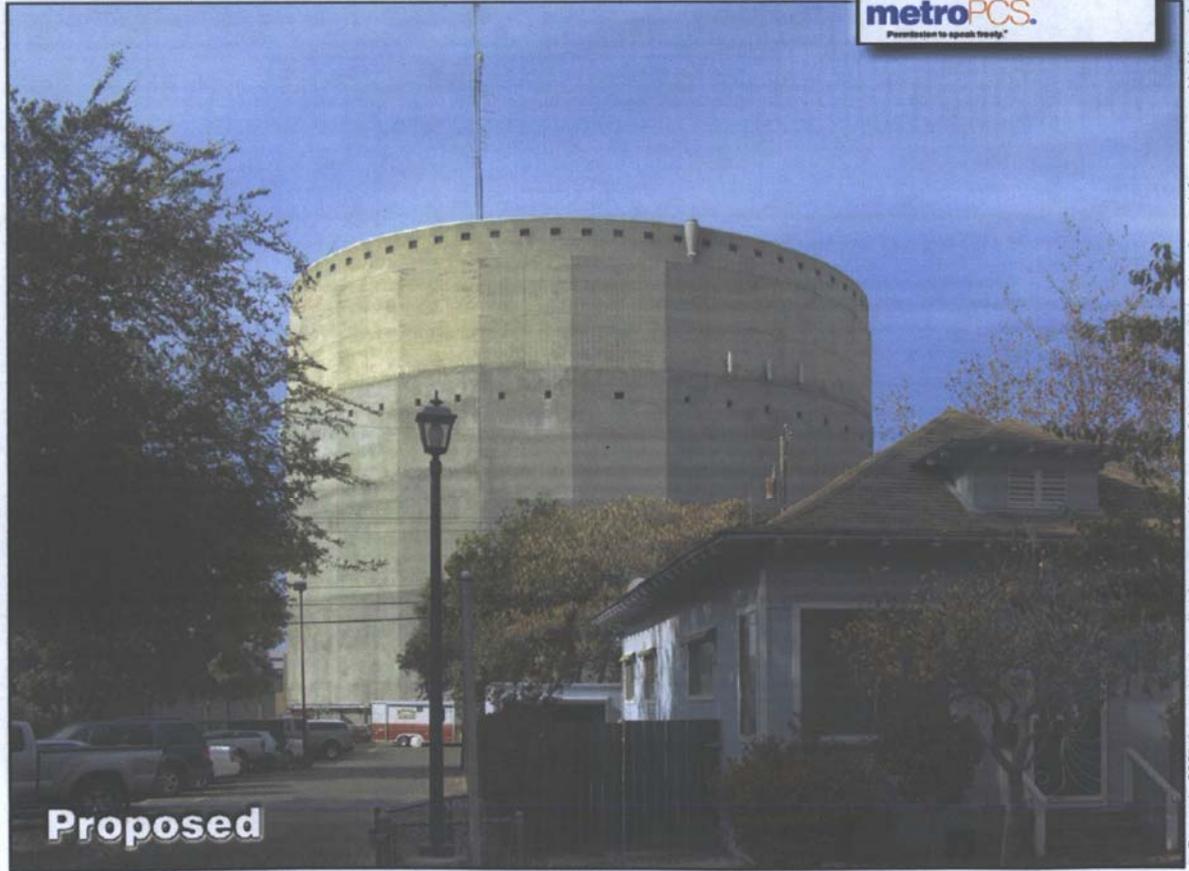
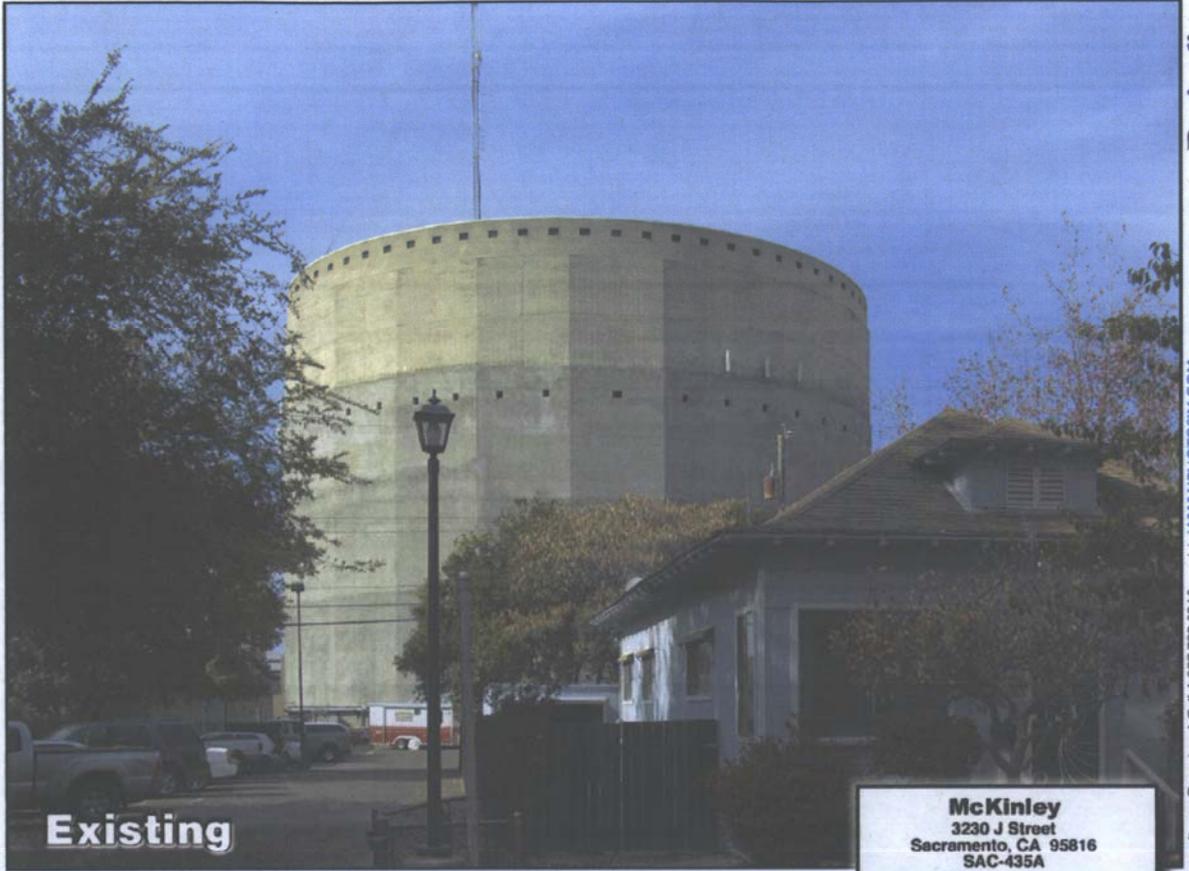
LOAD CENTER 'METRO PCS' PANEL SCHEDULE

| WIRE SIZE | TYPE | TERMINAL |
|-----------|------|----------|-----------|------|----------|-----------|------|----------|-----------|------|----------|
| 12 | AL | 1 |
| 10 | AL | 2 |
| 8 | AL | 3 |
| 6 | AL | 4 |
| 4 | AL | 5 |
| 3 | AL | 6 |
| 2 | AL | 7 |
| 1 | AL | 8 |



December 26, 2008

Photosimulation of view looking west from 33rd Street, half a block south of J Street.



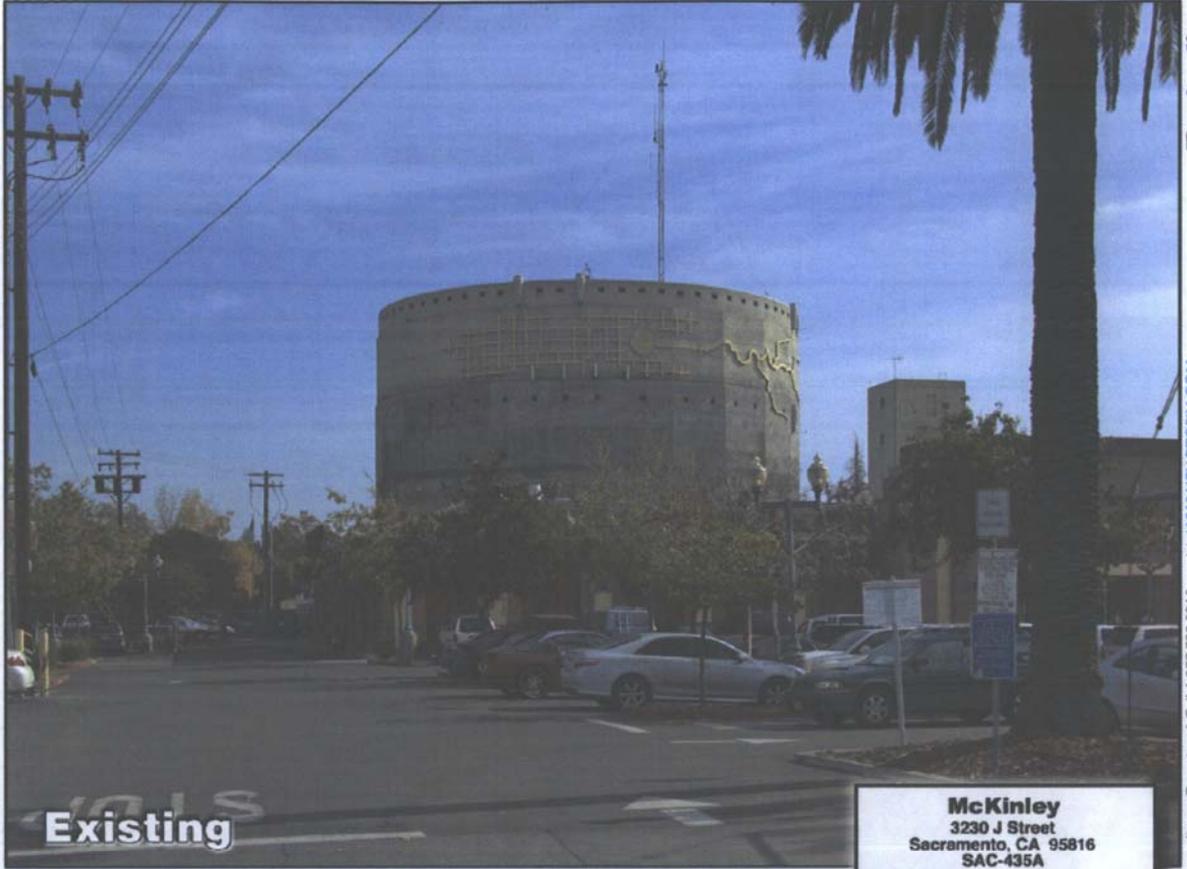
McKinley
3230 J Street
Sacramento, CA 95816
SAC-435A
metroPCS.
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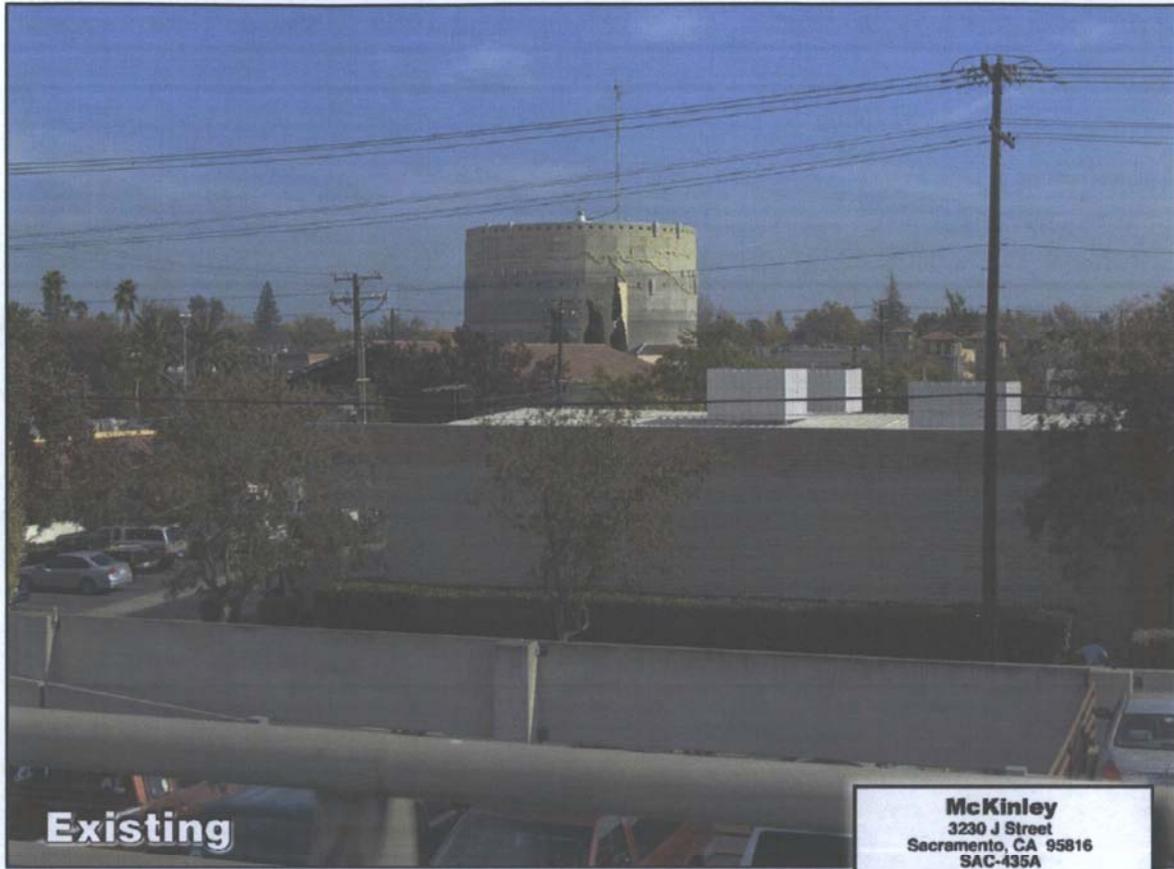
December 26, 2008

Photosimulation of view looking east from Alhambra, in front of Safeway.

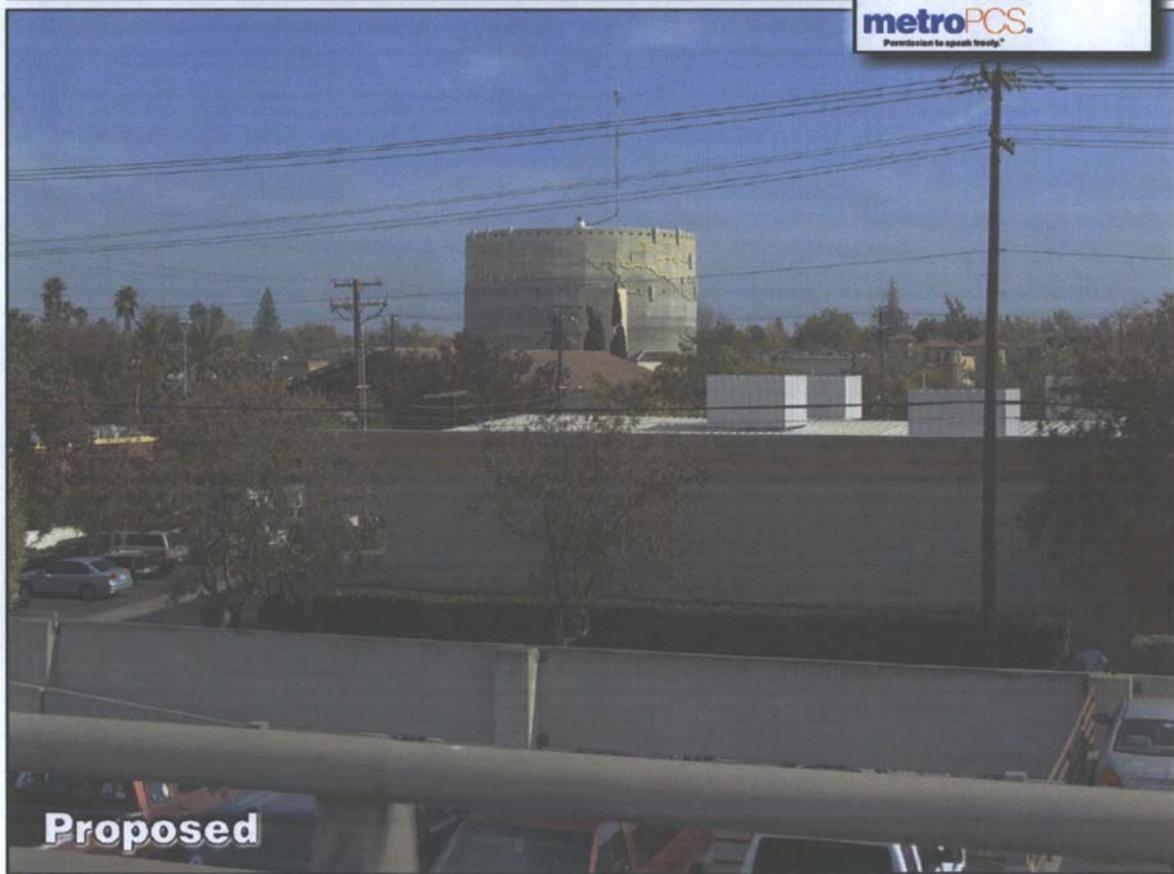


December 26, 2008

Photosimulation of view looking east from the 29-30th Freeway.



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3230 J Street
Sacramento, CA 95816
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metroPCS.
Permission to speak freely.™



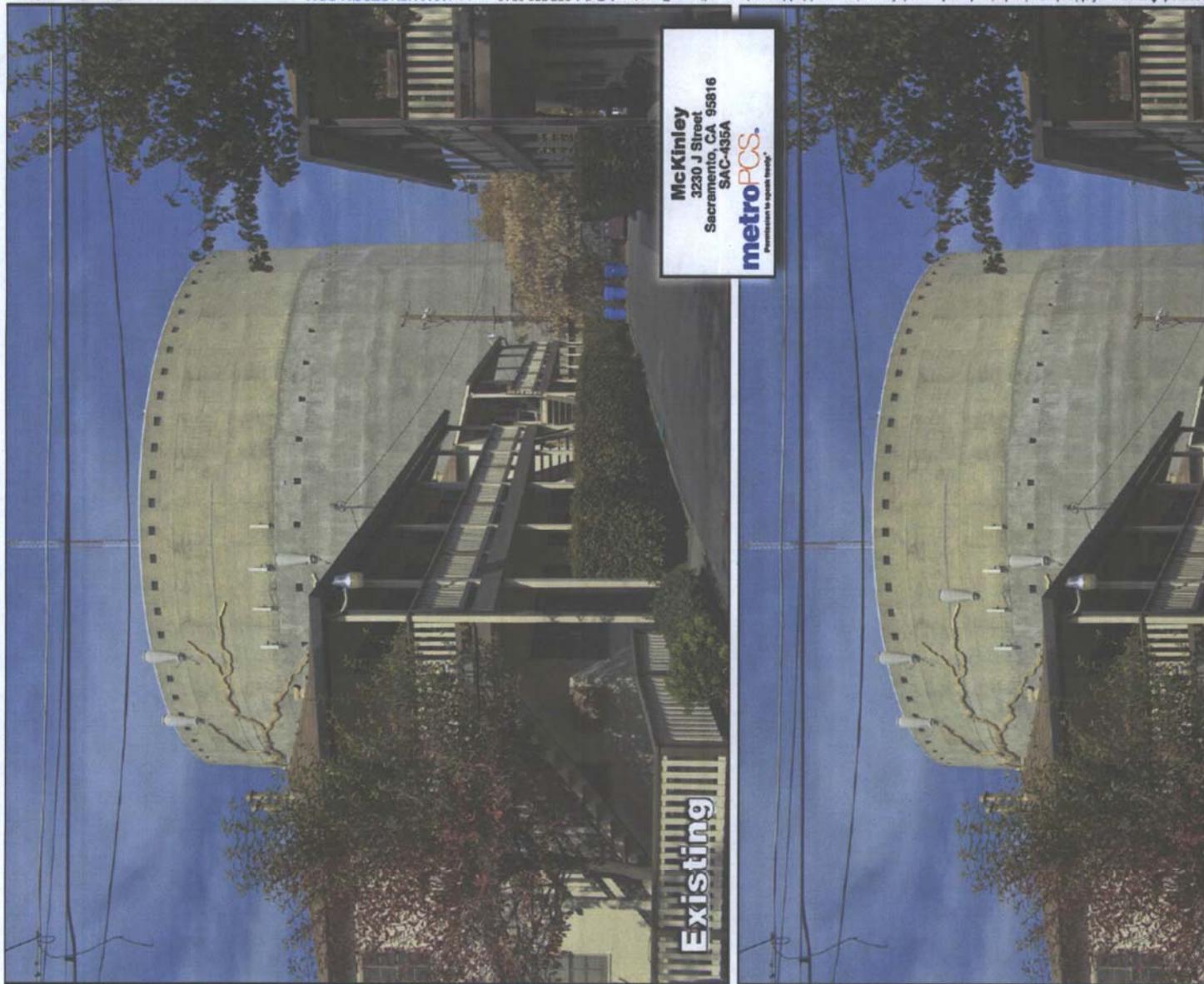
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Agreement: Issuance of Revocable Permit with MetroPCS

April 21, 2009

October 19, 2008

Photosimulation of view looking north from L Street.



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Sacramento, CA 95816
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