



# REPORT TO COUNCIL

## City of Sacramento

8

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

**CONSENT**  
**November 9, 2010**

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

**Title: Agreement: Issuance of Revocable Permit at Samuel C. Pannell  
Meadowview Community Center**

**Location/Council District: 2450 Meadowview Road / Council District 8**

**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 Clear Wireless LLC for installation and maintenance of communications equipment at the Samuel C. Pannell Meadowview Community Center; 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; Mary de Beauvieres, Principal Planner, 808-8722

**Presenters:** Not applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 13001551

### **Description/Analysis**

**Issue:** Clear Wireless LLC desires to improve its cellular phone network and has submitted a request to locate wireless telecommunication facilities at the Samuel C. Pannell Meadowview Community Center 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 Clear Wireless LLC. The installation will improve cellular reception in the area. The telecommunication improvements consist of three panel antennae, three parabolic dishes and one GPS antenna mounted on an existing monopole and related equipment.

**Policy Considerations:** The recommendations included in this report are consistent with City Code, Section 3.76 and the City Strategic Plan goals of Public Safety, Economic Development, and Sustainability and Livability.

**Committee/Commission Action:** Not applicable. The Parks and Recreation Commission did not consider this item as it consists of a minor modification to an existing facility. No Planning Commission action was required.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Community Development 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

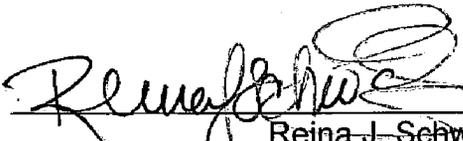
**Rationale for Recommendation:** The recommendations in this report will improve cellular service for the City's business community, residents and visitors. The applicant has met all requirements of City Code, Section 3.76, for telecommunication facilities located on City owned property. This installation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

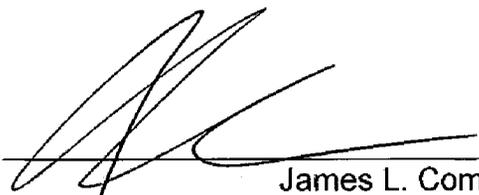
**Financial Considerations:** One hundred percent of the proceeds collected from Clear Wireless LLC for the permit at the Samuel C. Pannell Meadowview Community Center shall be allocated to the Neighborhood Enhancement Program. The primary business terms of the permit are as follows:

- One-time fee of \$18,000 for installation of wireless telecommunication equipment.
- First year permit fee of \$18,000.
- Annual permit fee adjustment of four percent.
- Ten-year initial term.
- One ten-year renewal option.
- Clear Wireless LLC 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, Clear Wireless LLC will remove all facilities and make all necessary repairs.
- Clear Wireless LLC 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.

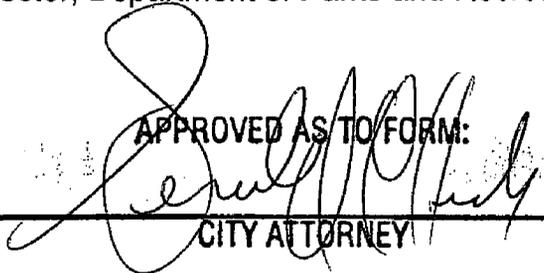
Respectfully Submitted by:   
Rhonda Lake  
Facilities & Real Property Superintendent

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

Approved by:   
James L. Combs  
Director, Department of Parks and Recreation

Recommendation Approved:

  
Gus Vina  
Interim City Manager

**APPROVED AS TO FORM:**  
  
CITY ATTORNEY

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**RESOLUTION NO. 2010-XXXX**

Adopted by the Sacramento City Council

**November 9, 2010**

**AUTHORIZING AN AGREEMENT FOR ISSUANCE OF A REVOCABLE PERMIT WITH CLEAR WIRELESS LLC FOR WIRELESS FACILITIES AT SAMUEL C. PANNELL MEADOWVIEW COMMUNITY CENTER**

**BACKGROUND**

- A. Clear Wireless LLC desires to improve its cellular phone network and has submitted a request to locate wireless telecommunication facilities at the Samuel C. Pannell Meadowview Community Center site.
- B. An Agreement for Issuance of a Revocable Permit has been negotiated with Clear Wireless LLC for installation of communication equipment at the Samuel C. Pannell Meadowview Community Center. The initial term of the agreement is ten years, with one ten-year renewal option. Permit fees begin at \$18,000 per year with annual increases of four percent. All costs of installation and maintenance of equipment are the responsibility of Clear Wireless LLC.
- C. One hundred percent of the proceeds collected from the permit with Clear Wireless LLC shall be allocated to the Neighborhood Enhancement Program.

**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 Clear Wireless LLC for installation and maintenance of communications equipment at the Samuel C. Pannell Meadowview Center.

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.

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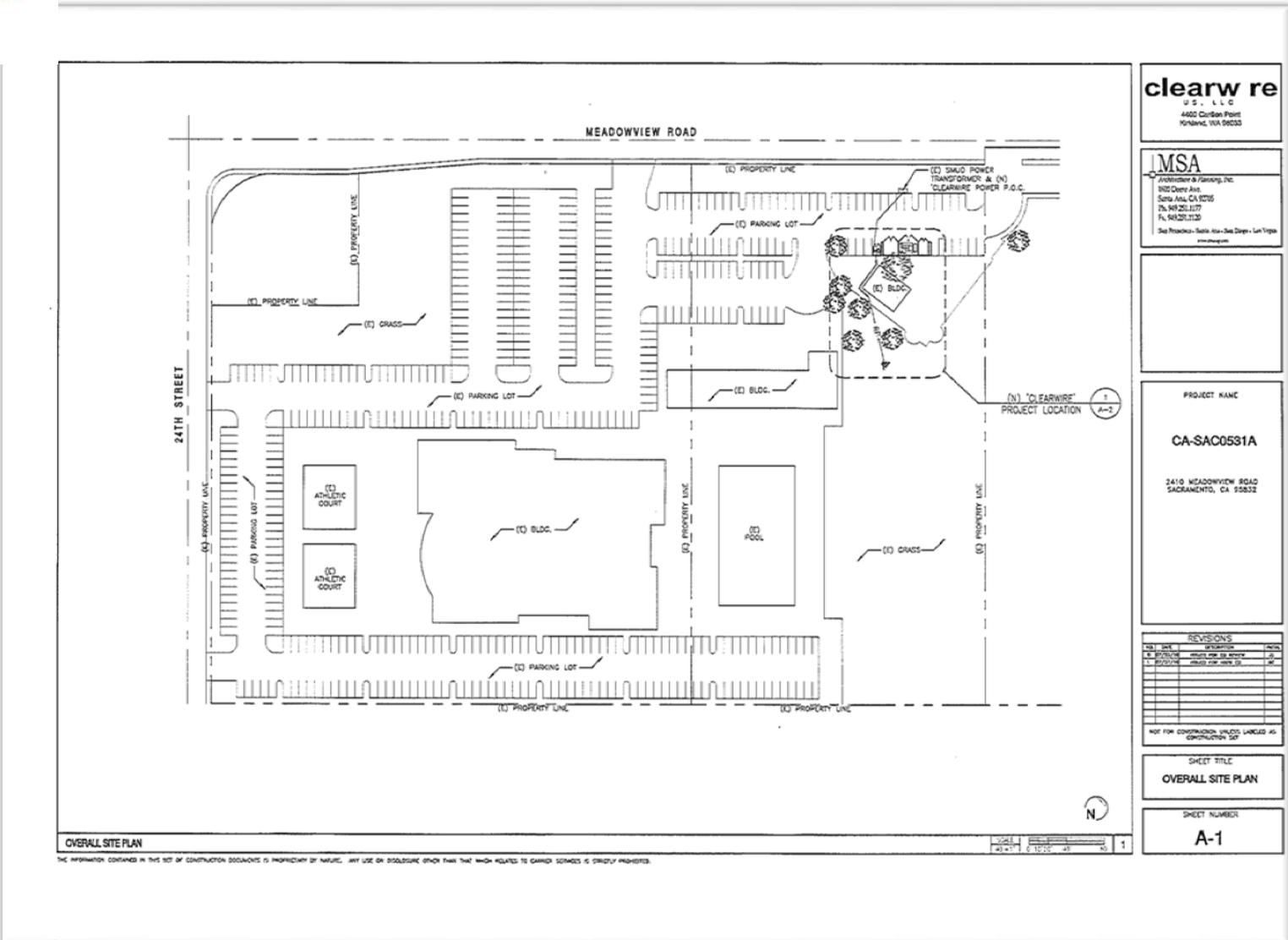




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Construction Drawings

Exhibit B



**clearw re**  
U.S. LLC  
4602 Carbon Point  
Kirkland, WA 98033

**MSA**  
Architect & Planning, Inc.  
3022 Sierra Ave.  
Santa Ana, CA 92705  
Tel: 949.251.1177  
Fax: 949.251.3132  
San Francisco - Santa Ana - San Diego - Los Angeles  
www.msa.com

PROJECT NAME  
**CA-SAC0531A**  
2410 MEADOWVIEW ROAD  
SACRAMENTO, CA 95832

| NO. | DATE     | DESCRIPTION      | BY  |
|-----|----------|------------------|-----|
| 1   | 02/27/10 | ISSUE FOR PERMIT | MSA |
| 2   | 03/22/10 | ISSUE FOR PERMIT | MSA |
|     |          |                  |     |
|     |          |                  |     |
|     |          |                  |     |
|     |          |                  |     |

NOT FOR CONSTRUCTION. UNLESS Labeled AS CONSTRUCTION SET

SHEET TITLE  
**OVERALL SITE PLAN**

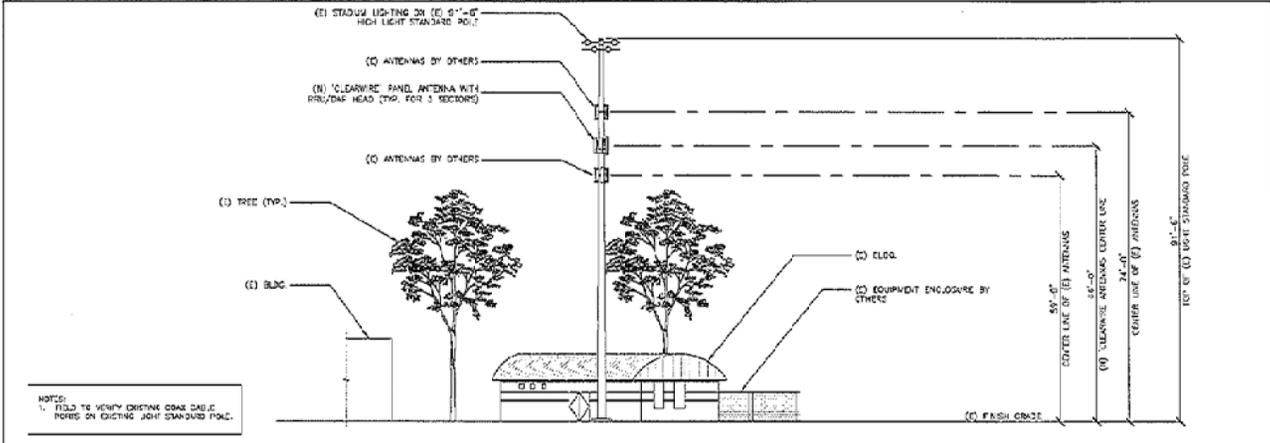
SHEET NUMBER  
**A-1**

OVERALL SITE PLAN  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF CLEARW RE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT SHOWN IS EXPRESSLY PROHIBITED.

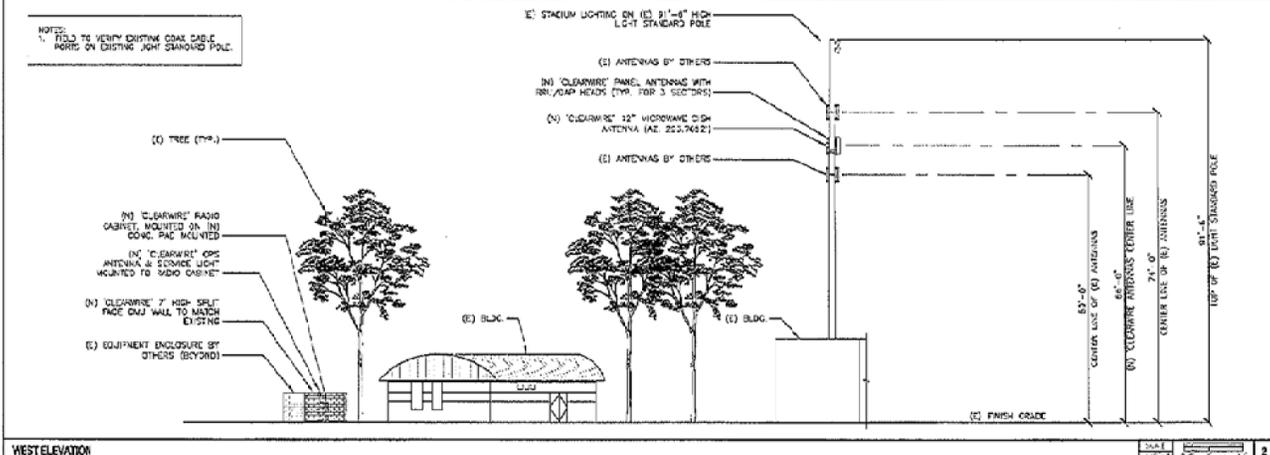
SCALE: 1/8" = 1'-0"  
DATE: 03/22/10  
SHEET: 1 OF 1







SOUTH ELEVATION



WEST ELEVATION

THE INFORMATION CONTAINED IN THIS SET OF ARCHITECTURAL DOCUMENTS IS PROPRIETARY TO CLEARWIRE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS RELATED TO THESE DOCUMENTS IS STRICTLY PROHIBITED.

**clearw re**  
L P L L C  
4400 CENTER POINT  
KINGMAN, NV 89020

**MSA**  
ARCHITECTURE & PLANNING, INC.  
1487 Center Ave.  
Santa Ana, CA 92705  
PH: 949.252.1177  
FX: 949.252.1120  
San Francisco - Santa Ana - Los Angeles - Las Vegas  
www.msa.com

PROJECT NAME

CA-SAC0531A

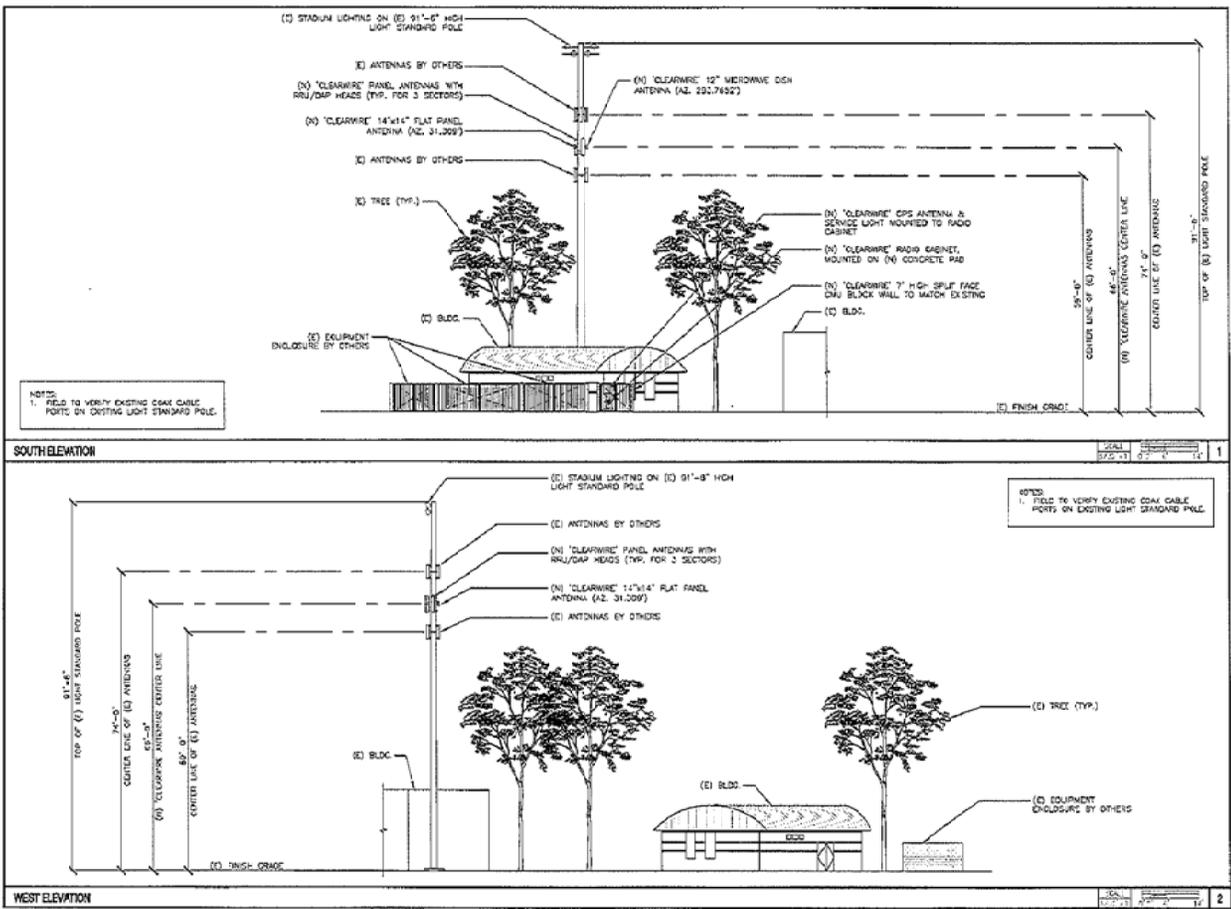
2410 MEADOWVIEW ELEV ROAD  
SACRAMENTO, CA 95832

REVISIONS

| NO. | DATE     | DESCRIPTION            | BY  | CHK |
|-----|----------|------------------------|-----|-----|
| 1   | 10/27/10 | ISSUE FOR CONSTRUCTION | MSA | MSA |
| 2   | 10/27/10 | ISSUE FOR CONSTRUCTION | MSA | MSA |
| 3   | 10/27/10 | ISSUE FOR CONSTRUCTION | MSA | MSA |

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A-4



**clearw re**  
U.S. LLC  
4400 Colton Pkwy  
Portland, OR 97223

**MSA**  
Masterton & Sorenson, Inc.  
1000 Shattuck Ave.  
San Francisco, CA 94109  
Tel: 415.775.1177  
Fax: 415.775.1130  
www.msa.com

PROJECT NAME  
**CA-SAC0551A**

2410 MIDCAMPION ROAD  
SACRAMENTO, CA 95812

| NO. | DATE     | DESCRIPTION      | BY  |
|-----|----------|------------------|-----|
| 1   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 2   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 3   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 4   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 5   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 6   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 7   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 8   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 9   | 11/09/10 | ISSUE FOR PERMIT | MSA |
| 10  | 11/09/10 | ISSUE FOR PERMIT | MSA |

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-5**

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