



City Council Staff Report

Subject: Johnson-Springview Park Cell Tower Collocation Project

Date: March 25, 2025

Submitted By: Jeramy Gillen, Parks and Recreation Manager
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Department: Parks and Recreation

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving a Notice of Exemption (T-Mobile – Johnson-Springview Park Cell Tower Collocation Project).
- B. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Amendment to the Communications Site License Agreement (T-Mobile – Johnson-Springview Park Cell Tower Collocation Project).

Background:

In 2001, the City Council approved a Communications Site License Agreement between the City and Pac Bell Wireless for the installation of a cell tower at Johnson-Springview Park (Resolution No. 2001-336). The cell tower is located in the main parking lot, directly adjacent to the baseball fields. It is now owned and operated by T-Mobile, through its Attorney-in-Fact, CCTMO LLC (Crown Castle).

At this time, Crown Castle would like to amend the current operating agreement to allow a collocation on the site and to lease an additional ninety-six (96) square feet of property adjacent to the existing premises to Dish Wireless L.L.C.

Staff has negotiated with Crown Castle for the ground lease and premises expansion requested at Johnson-Springview Park, consistent with the Rocklin Municipal Code Title 17 (Zoning Ordinance). Johnson-Springview Park, located at 5480 3rd Street, currently has two cell towers. The additional ground space will allow Crown Castle to install the requested concrete pad, Concrete Masonry Unit (CMU) block wall shelter, associated equipment, and the necessary telecommunications equipment for the additional collocation carrier. Staff and Crown Castle have prepared the First Amendment to the Communications Site License Agreement (Attachment 3) for City Council approval. The terms of the amendment include the following:

- Install wireless antennas, remote radio units, and associated telecommunications equipment on the existing monopole.
- Lease additional 96 square feet of ground space.

- Install CMU block wall shelter and associated equipment on additional expansion space.
- \$1,500 monthly lease payment increase, with a three percent (3%) annual lease increase.
- \$10,000 one-time capital improvement fee.

Environmental Analysis:

The City's Environmental Coordinator has reviewed the proposed project and has determined it is exempt from review under the California Environmental Act (CEQA) pursuant to California Code of Regulations Section 15301 – Existing Facilities and has prepared a Notice of Exemption (Attachment 1).

Fiscal Impact:

The City will receive an increase of \$18,000 in annual lease payment revenue, and a \$10,000 one-time capital improvement fee. The annual lease payment will increase 3% each year thereafter.

ATTACHMENTS:

1. Resolution A - Notice of Exemption
2. Resolution B - Johnson-Springview Cell Tower Amendment
3. Resolution B Exhibit - A First Amendment to Communications Site License Agreement
4. Resolution No. 2001-336 (Johnson-Springview Park Communications Site license Agreement)