



City Council Staff Report

Subject: Whitney Ranch Community Park Cell Tower Project

Date: September 12, 2023

Submitted By: Jeff Scanlon, Administrative Analyst

Department: Parks and Recreation

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving a Notice of Exemption (AT&T - Whitney Ranch Community Park Cell Tower Project).
- B. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Option and Tower Structure License Agreement (AT&T - Whitney Ranch Community Park Cell Tower Project).

Background:

Consistent with the City of Rocklin Zoning Ordinance, Rocklin Municipal Code Title 17, staff has negotiated with AT&T for the installation of a new cellular tower located at Whitney Ranch Community Park. Whitney Ranch Community Park is located at Whitney Ranch Parkway and Wildcat Boulevard and currently has two existing cell towers. Staff and AT&T have prepared an Option and Tower Structure License Agreement (Attachment 3) and Site Plans (Attachment 4) for City Council approval. The terms of the agreement include the following:

- Remove an existing 69'8" tall City stadium light pole and install a new 89'0" tall standard monopole tower, wireless antennas, remote radio units and associated telecommunications equipment.
- Reinstall relocated lights from the existing pole and work with MUSCO to maintain current lighting standards and specifications.
- Install a new 11'6" x 38'10" equipment shelter (446 sq. ft.), which matches existing park aesthetics and designs. The City will have access to the equipment shelter for storage.
- Provide own utilities (underground).
- Initial term of five years, with the option of four additional five-year extensions.
- \$3,000 monthly lease payment with a three percent (3%) annual lease increase.
- \$20,000 "one-time" capital improvement fee.

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 15303 – New Construction or Conversion of Small Structures. The Notice of Exemption and accompanying Resolution are also attached to this Staff Report

for approval (Attachment 1).

The proposed project will increase City revenue and could provide funding for future park enhancements.

Fiscal Impact:

In year one, the City will receive a \$20,000, one-time payment with an annual lease payment of \$36,000, totaling \$56,000. The annual lease payment will increase 3% each year thereafter. The estimated revenue for the first five-year term is \$211,130.

ATTACHMENTS:

1. [Resolution A - Notice of Exemption](#)
2. [Resolution B - Structure License Agreement](#)
3. [Option and Tower Structure License Agreement](#)
4. [Site Plans](#)