

STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL  
FROM: ROBERT PERRAULT, CITY MANAGER  
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR *BAB*  
SUBJECT: POTENTIAL AT&T LEASE OF CITY-OWNED PARKING LOT

**BACKGROUND**

The City owns the parking lot south of the Grand Junction development located at 170 West Grand Avenue (reference Attachment 1). AT&T has submitted a development application proposing to install an 80 foot tall faux monopine wireless communications antenna on the southern portion of the lot (reference Attachment 2). Since the proposed project is located on City-owned property, the Council must authorize staff to process the development application.

AT&T has submitted a Letter of Intent outlining proposed terms of the lease (reference Attachment 3). **However, this item is before the Council solely to authorize the processing of the development application. The Council should not engage in discussion of the proposed lease terms in the Letter of Intent or any possible counter that the City may consider. If the Council authorizes the application to proceed, the lease discussion will take place in closed session at an appropriate time, subject to the approval process by the Planning Commission.**

**DISCUSSION**

AT&T has been exploring potential sites for a wireless communications antenna in the vicinity of Highway 1 and West Grand Avenue. AT&T has determined that the City-owned parking lot site would meet their operational needs to further expand wireless service. As a result, AT&T has submitted a Use Permit and Coastal Development Permit application to the City for processing.

AT&T is seeking to lease approximately 540 square feet to place the antenna and related equipment at the southeast corner of the lot adjacent to existing Eucalyptus trees (reference Attachment 2). The proposed equipment would eliminate three existing parking spaces. AT&T is proposing an 80 foot tall faux monopine that would allow collocation for two additional wireless communication providers in the future. AT&T is proposing to trim the existing Eucalyptus trees to allow for line of sight to the proposed wireless antenna. AT&T has indicated that the adjacent property owner has granted permission to trim the trees to a height of approximately 40 feet.

**APPROVED FOR FORWARDING**



ROBERT PERRAULT  
CITY MANAGER

**Please Review for the Possibility of a Potential Conflict of Interest:**

- |   |  |
|---|--|
| <input type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Bright              |
| <input type="checkbox"/> Shoals                   | <input type="checkbox"/> Molnar              |
| <input type="checkbox"/> Nicolls                  | <input checked="" type="checkbox"/> Peterson |

Meeting Date: October 17, 2011

Agenda Item No. 6

Staff has received several inquiries from wireless providers about locating wireless communication antennas in the vicinity. Currently, staff is processing two wireless antenna applications. T-Mobile is proposing to locate an antenna in the existing cupola of the Grand Junction building located at 170 West Grand Avenue. The proposed project would increase the height of the existing cupola by two feet and the antenna would be housed completely inside the cupola so as to not be visible. The second application is from Verizon to install a 63 foot tall faux monopine located at 201 South 3<sup>rd</sup> Street. The proposed antenna would allow for collocation of two additional wireless providers.

If the Council authorizes the AT&T application to be processed, staff would review the project and have an Initial Study and Draft Negative Declaration prepared for the project. The Use Permit application would require a public hearing by the Planning Commission for consideration of approval. Staff would include a condition on the project that if the Planning Commission approved the project, the approval would be contingent upon the Council approval of a lease agreement. Therefore, final approval authority for the installation of the wireless communications antenna would rest with the Council and additional conditions could be added to the lease agreement.

### **ALTERNATIVES**

The City Council has the following alternatives to consider:

1. Authorize staff to process the development application; or
2. Provide alternative direction to staff.

### **RECOMMENDED ACTION**

It is recommended that the City Council authorize staff to process the development application.

### **FISCAL IMPACT**

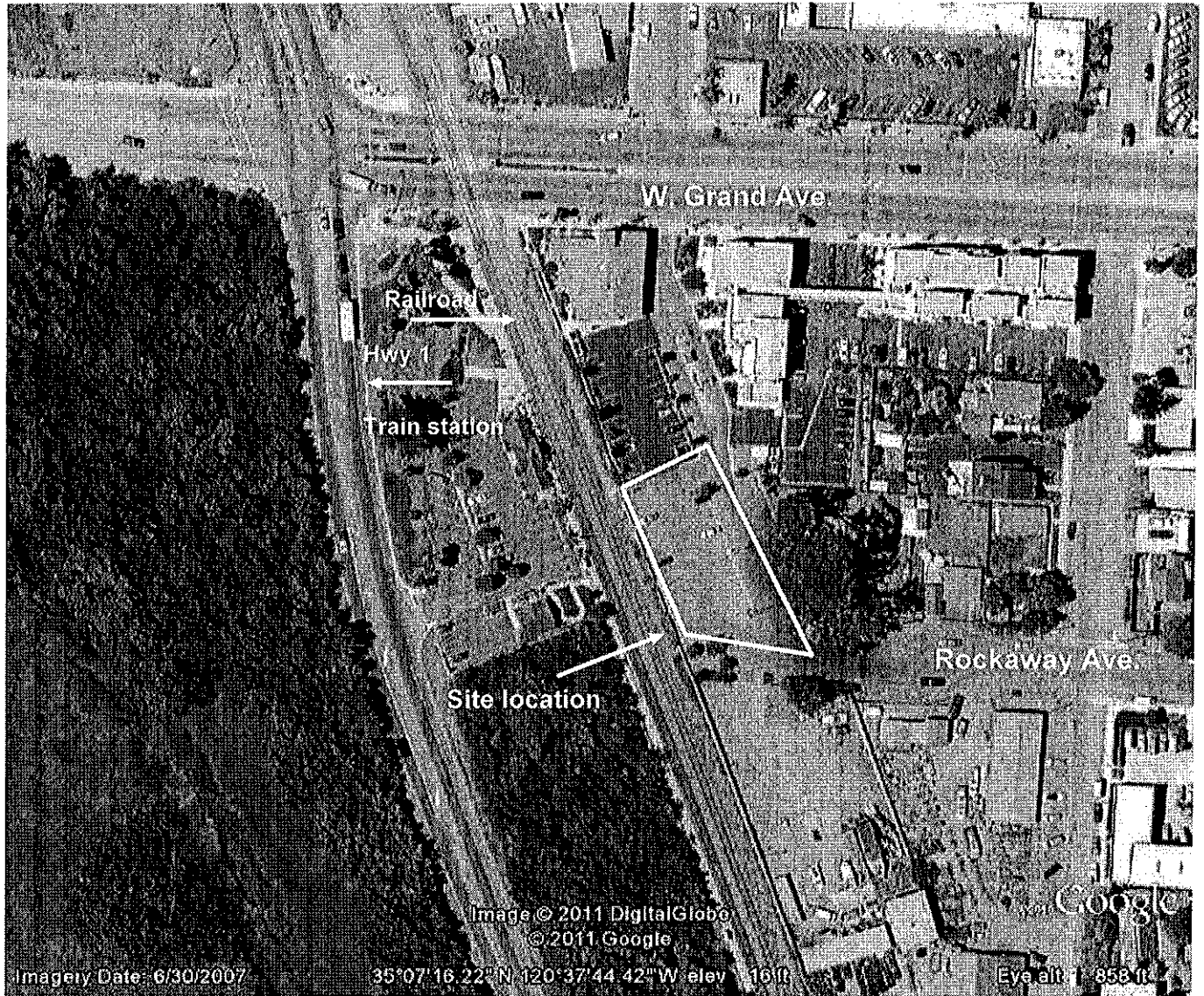
AT&T is proposing an annual lease payment of \$22,000. The Council would have the ability to negotiate the amount and terms of the lease. Additional lease revenue could be derived from the collocation of other wireless providers. Future consideration of potential collocation providers would be subject to Council approval.

### **PUBLIC NOTIFICATION**

This item was posted in accordance with the Brown Act.

### **ATTACHMENTS**

1. Vicinity Map
2. Proposed Site Plan & Visual Simulation
3. Letter of Interest



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12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703



12750 CENTER COURT DRIVE  
SUITE #330  
CERRITOS, CA 90703

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Surveying  
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PROJECT NO: 1015-185A

DRAWN BY: JNW

CHECKED BY: J. McALPIN

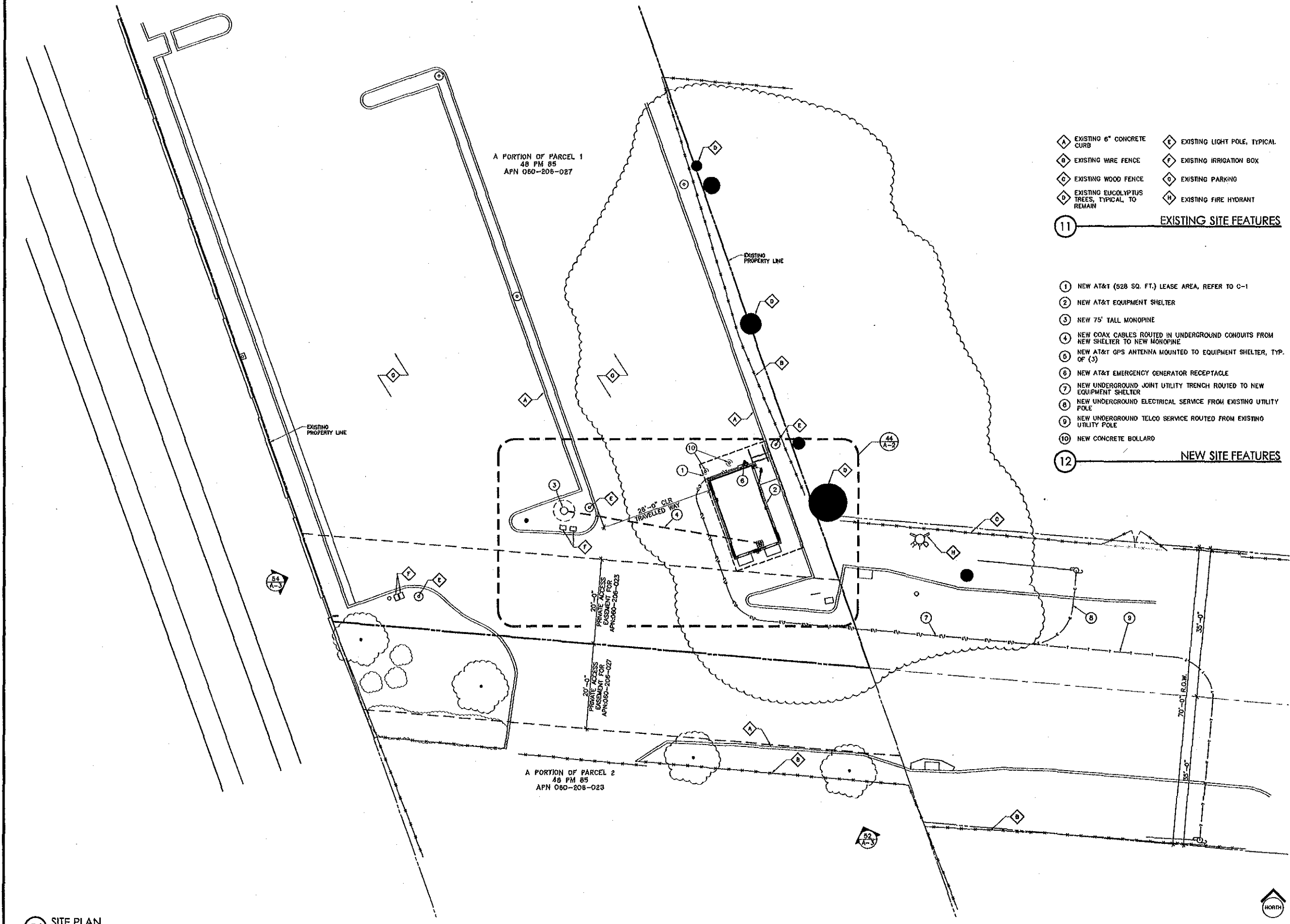
REV	DATE	DESCRIPTION
A	05/19/11	ISSUED FOR P&E DESIGN REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD.

SBL083-02  
CITY PARKING  
W. GRAND AVE. AT N. 2nd ST.  
GROVER BEACH, CA  
EQUIPMENT SHELTER

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A-1**



- 11** EXISTING SITE FEATURES
- A EXISTING 6" CONCRETE CURB
  - B EXISTING WIRE FENCE
  - C EXISTING WOOD FENCE
  - D EXISTING EUCALYPTUS TREES, TYPICAL, TO REMAIN
  - E EXISTING LIGHT POLE, TYPICAL
  - F EXISTING IRRIGATION BOX
  - G EXISTING PARKING
  - H EXISTING FIRE HYDRANT

- 12** NEW SITE FEATURES
- 1 NEW AT&T (528 SQ. FT.) LEASE AREA, REFER TO C-1
  - 2 NEW AT&T EQUIPMENT SHELTER
  - 3 NEW 75' TALL MONOPINE
  - 4 NEW COAX CABLES ROUTED IN UNDERGROUND CONDUITS FROM NEW SHELTER TO NEW MONOPINE
  - 5 NEW AT&T OPS ANTENNA MOUNTED TO EQUIPMENT SHELTER, TYP. OF (3)
  - 6 NEW AT&T EMERGENCY GENERATOR RECEPTACLE
  - 7 NEW UNDERGROUND JOINT UTILITY TRENCH ROUTED TO NEW EQUIPMENT SHELTER
  - 8 NEW UNDERGROUND ELECTRICAL SERVICE FROM EXISTING UTILITY POLE
  - 9 NEW UNDERGROUND TELCO SERVICE ROUTED FROM EXISTING UTILITY POLE
  - 10 NEW CONCRETE BOLLARD

54 SITE PLAN  
SCALE 1"=10'-0"



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NEW ANTENNA, COAXIAL, AND FIBER CABLES REQUIREMENT (FIELD VERIFY LENGTHS)									
ANTENNA POSITION	ANTENNA TYPE	ANTENNA SIZE	ANTENNA AZIMUTH	TILT		CENTERLINE ELEVATION	CABLE		
				ELEC.	MECH.		QTY.	LENGTH	TYPE
A1	PANEL ANTENNA (LTE)	8'-0"	90°	-	-	25'-0"	2	56'	FIBER
A2	PANEL ANTENNA (GSM/UMTS)	8'-0"	90°	-	-	25'-0"	2	56'	7/8" COAX
A3	PANEL ANTENNA (GSM/UMTS)	8'-0"	90°	-	-	25'-0"	2	56'	7/8" COAX
A4	PANEL ANTENNA (LTE)	8'-0"	90°	-	-	25'-0"	2	56'	FIBER
B1	PANEL ANTENNA (LTE)	8'-0"	210°	-	-	25'-0"	2	56'	FIBER
B2	PANEL ANTENNA (GSM/UMTS)	8'-0"	210°	-	-	25'-0"	2	56'	7/8" COAX
B3	PANEL ANTENNA (GSM/UMTS)	8'-0"	210°	-	-	25'-0"	2	56'	7/8" COAX
B4	PANEL ANTENNA (LTE)	8'-0"	210°	-	-	25'-0"	2	56'	FIBER
C1	PANEL ANTENNA (LTE)	8'-0"	330°	-	-	25'-0"	2	56'	FIBER
C2	PANEL ANTENNA (GSM/UMTS)	8'-0"	330°	-	-	25'-0"	2	56'	7/8" COAX
C3	PANEL ANTENNA (GSM/UMTS)	8'-0"	330°	-	-	25'-0"	2	56'	7/8" COAX
C4	PANEL ANTENNA (LTE)	8'-0"	330°	-	-	25'-0"	2	56'	FIBER
MW1	MICROWAVE ANTENNA	4'Ø	T&D	-	-	10'-0"	2	40'	WAVEGUIDE

REMOTE RADIO UNITS (RRU'S)							
ANTENNA POSITION	RRU TYPE	MINIMUM CLEARANCES			DC CABLES		
		ABOVE	BELOW	SIDES	QTY.	LENGTH	AWG
A1	ERICSSON RRU-11	16'	8'	0'	2	50'-0"	8
A4	ERICSSON RRU-11	16'	8'	0'	2	50'-0"	8
B1	ERICSSON RRU-11	16'	8'	0'	2	50'-0"	8
B4	ERICSSON RRU-11	16'	8'	0'	2	50'-0"	8
C1	ERICSSON RRU-11	16'	8'	0'	2	50'-0"	8
C4	ERICSSON RRU-11	16'	8'	0'	2	50'-0"	8

SURGE SUPPRESSION EQUIPMENT (POLE OR TOWER)			
MANUFACTURER	PART NUMBER	QTY.	LOCATION
RAYCAP	DC6-48-60-RH	2	MOUNTED ON LITERACK
RAYCAP	DC6-48-60-18-6F	6	MOUNTED ON POLE OR TOWER

- NOTES:**
- ALL AZIMUTHS REFERENCE TRUE NORTH. ALL ELEVATIONS REFERENCE ADJACENT GRADE.
  - AZIMUTH SHOWN IS PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNAS TO CONFORM TO THE SITE BUILD FORM PROVIDED BY AT&T WIRELESS.
  - CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER SHOULD ANY VARIATION IN AZIMUTH, BETWEEN THAT INDICATED HEREIN AND THAT SPECIFIED ON THE SITE BUILD FORM, CREATE POSSIBLE IMPACT OR DEGRADATION OF SITE PERFORMANCE.
  - VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  - LENGTHS AND GAUGE OF D.C. CONDUCTORS ARE ESTIMATED AND SHOULD NOT BE RELIED ON TO ORDER MATERIALS.
  - CONTRACTOR SHALL FIELD VERIFY ACTUAL LENGTH AND REQUIRED GAUGE OF ALL PRE-TERMINATED D.C. POWER CABLES PRIOR TO ORDERING.
  - CONTRACTOR SHALL FIELD VERIFY ACTUAL LENGTH OF PRE-TERMINATED FIBER OPTIC CABLE PRIOR TO ORDERING.

**54 RF DATA TABLES**  
SCALE: NONE

- EXISTING SITE FEATURES**
- A EXISTING 6" CONCRETE CURB
  - B EXISTING WIRE FENCE
  - C EXISTING WOOD FENCE
  - D EXISTING EUCALYPTUS TREES, TYPICAL, TO REMAIN
  - E EXISTING LIGHT POLE, TYPICAL
  - F EXISTING IRRIGATION BOX
  - G EXISTING PARKING
  - H EXISTING FIRE HYDRANT

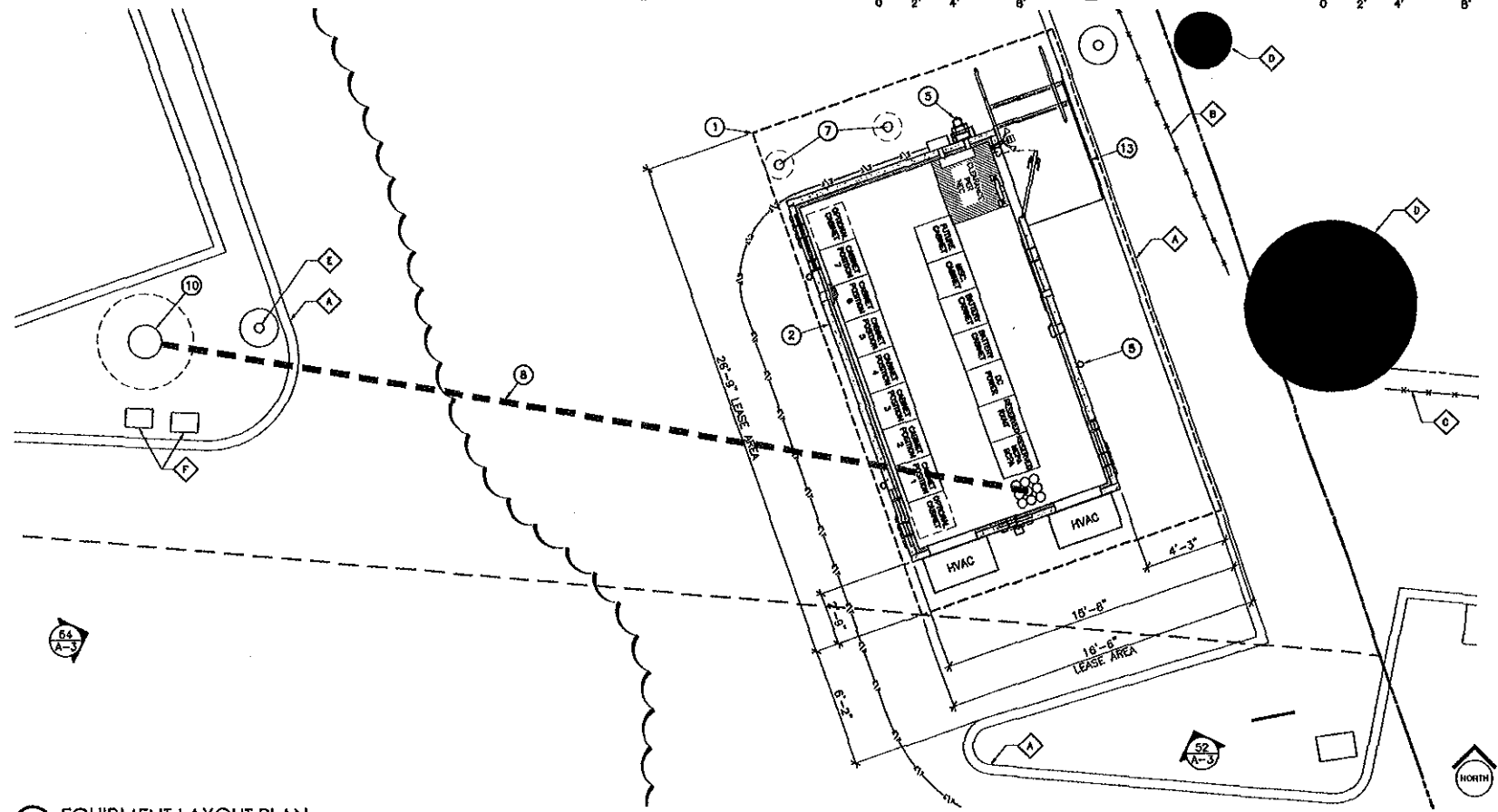
**31 EXISTING SITE FEATURES**

- NEW SITE FEATURES**
- NEW AT&T 16'-0" x 26'-9" (442 SQ. FT.) LEASE AREA, REFER TO C-1
  - NEW AT&T EQUIPMENT SHELTER
  - NEW AT&T RRU MOUNTED ON STANDOFF ARM, TYP. OF (12), (4) PER SECTOR
  - NEW AT&T PANEL ANTENNAS, TYP. OF (12), (4) PER SECTOR, MOUNTED ON NEW STAND OFF ARM
  - NEW AT&T GPS ANTENNA MOUNTED TO EQUIPMENT SHELTER, TYP. OF (3), MAINTAIN 10' MINIMUM SEPARATION BETWEEN GPS ANTENNAS
  - NEW AT&T EMERGENCY GENERATOR RECEPTACLE
  - NEW CONCRETE BOLLARD
  - NEW UNDERGROUND CONDUITS FOR COAX CABLES
  - NEW RAYCAP DC648-60-18-6F MOUNTED TO NEW MONOPINE
  - NEW 75' TALL MONOPINE
  - NEW STANDOFF ARM
  - NEW 4" MICROWAVE ANTENNA
  - NEW CONCRETE STOOP

**32 NEW SITE FEATURES**

**22 ANTENNA LAYOUT PLAN @ 15' AGL**  
SCALE: 1/4"=1'-0"

**12 ANTENNA LAYOUT PLAN @ 25' AGL**  
SCALE: 1/4"=1'-0"



**44 EQUIPMENT LAYOUT PLAN**  
SCALE: 1/4"=1'-0"

**at&t**  
12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

**BLACK & VEATCH**  
12750 CENTER COURT DRIVE  
SUITE #330  
CERRITOS, CA 90703

omni DESIGN GROUP  
689 Tank Farm Road, Suite 140  
San Luis Obispo, California 93401  
Phone: (805) 544-9700  
www.omnidesigngroup.com  
email: omni@odgso.com

PROJECT NO: 1015-185A  
DRAWN BY: JNW  
CHECKED BY: J. MCALPIN

REV	DATE	DESCRIPTION
A	05/18/11	ISSUED FOR PER. D.C. DESIGN REVIEW

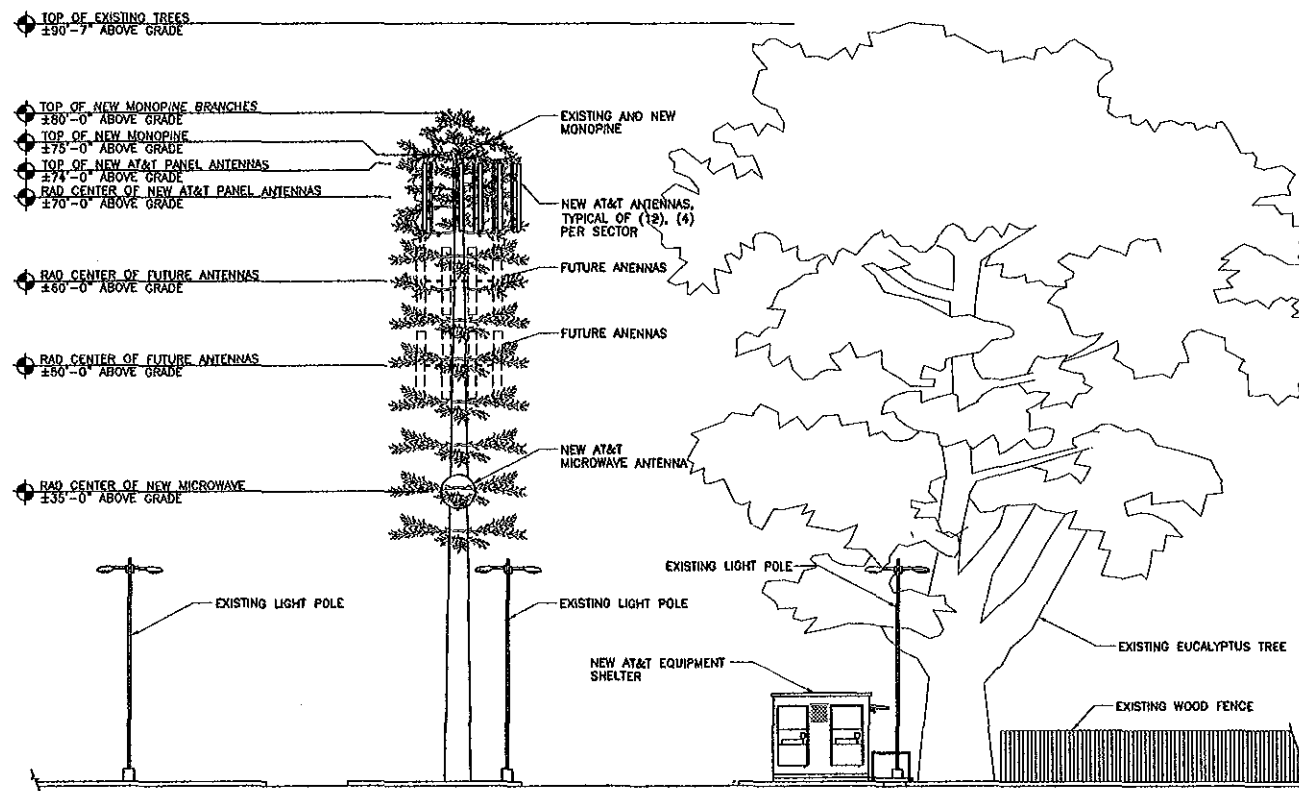
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GROVER BEACH, CA  
EQUIPMENT SHELTER

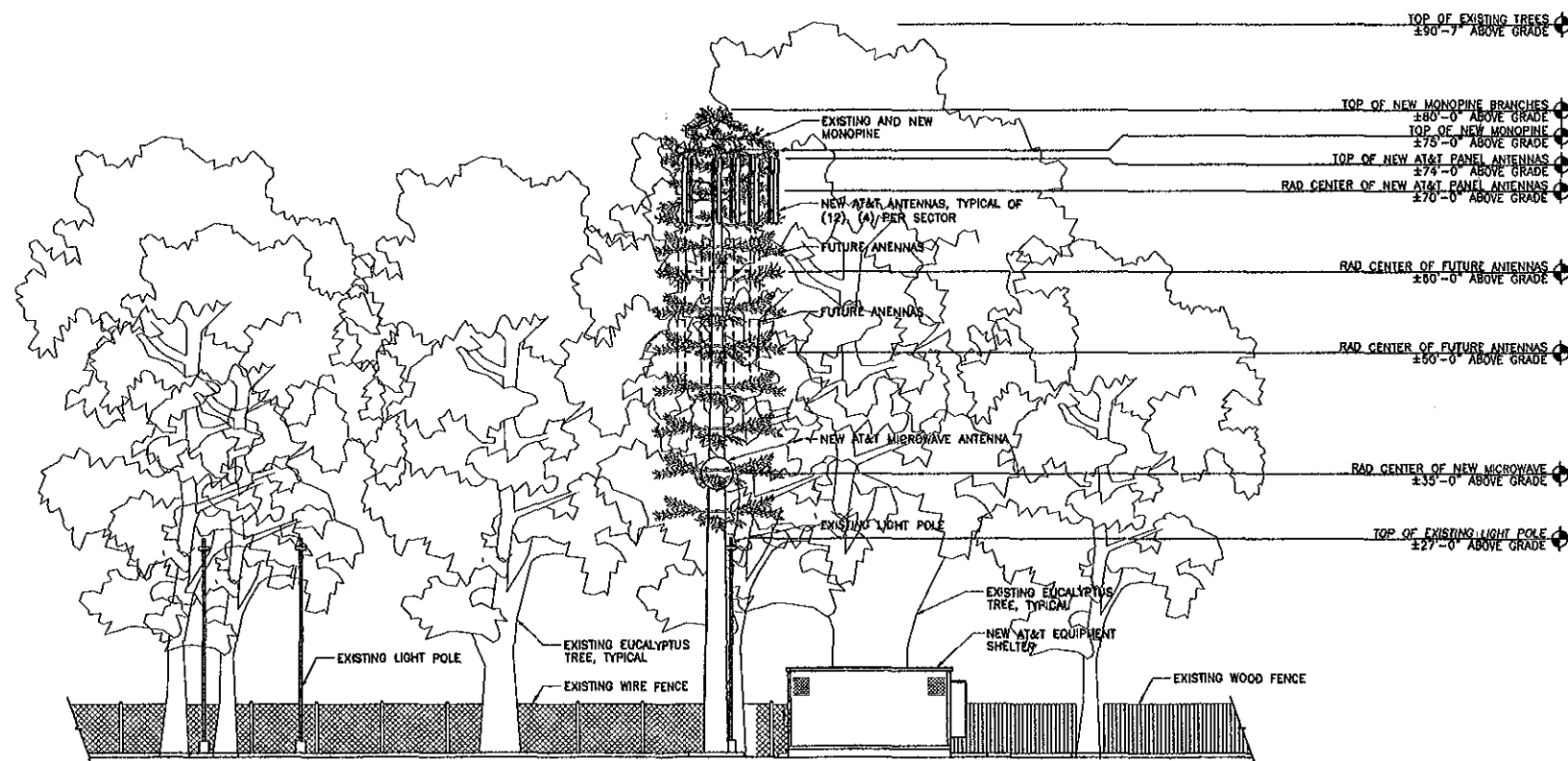
SHEET TITLE  
**EQUIPMENT PLAN  
ANTENNA PLANS**

SHEET NUMBER  
**A-2**

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52 SOUTH ELEVATION  
SCALE: 1"=10'-0"



54 WEST ELEVATION  
SCALE: 1"=10'-0"



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DRAWN BY:	JNW
CHECKED BY:	J. McALPIN

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SBL083-02  
CITY PARKING  
W. GRAND AVE. AT N. 2nd ST.  
GROVER BEACH, CA  
EQUIPMENT SHELTER

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-3**



# PHOTO SIMULATION

## PROPOSED WIRELESS COMMUNICATIONS FACILITY

### SITE LOCATION MAP



Image from GoogleMaps 2011©

**SITE NUMBER:** SBL083 (123242)

**SITE NAME:** CITY PARKING

**SITE ADDRESS:** WEST GRAND AVENUE  
AT NORTH 2<sup>ND</sup> STREET  
GROVER BEACH, CA 93433

**DATE:** 08/30/11

**APPLICANT:** AT&T WIRELESS

**CONTACT:** MINDY HARTSTEIN  
BV MARKET MANAGER - NSB  
(562) 229-8610





**EXISTING VIEW –  
LOOKING SOUTH**

**EXISTING SITE**

**(12) PROPOSED AT&T  
ANTENNAS AND (12)  
PROPOSED RRU'S LOCATED ON  
PROPOSED 75'-0" MONOPINE**

**PHOTO SIMULATION –  
LOOKING SOUTH**

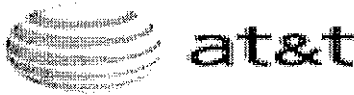


**(2) PROPOSED SURGE  
SUPPRESSORS MOUNTED TO  
PROPOSED MONOPINE**

**(1) PROPOSED 4'-0" DIAMETER  
MICROWAVE ANTENNA  
MOUNTED TO PROPOSED  
MONOPINE**

**PROPOSED AT&T EQUIPMENT  
SHELTER**





September 27, 2011

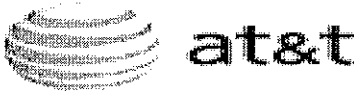
Bob Perrault  
City Manager- City of Grover Beach  
Grover Beach, CA

**Re: Letter of Interest & General Proposal  
AT&T Ring No.: SBL083**

Dear Mr. Perrault:

In conjunction with the submitted and pending zoning application (attached), this Letter of Interest is being submitted on behalf of AT&T Mobility as a general proposal to enter into a long-term lease under the following business points:

1. Premises: An area of approximately 540 square feet (30' x 18') of ground space in the existing Grover City parking to locate an equipment shelter and additional space to locate a 75'-0" Monopine that can accommodate up to three carriers.
2. Use: Construction, maintenance and operation of a wireless telecommunications facility (including supporting structures) for the transmission and reception of radio communications signals.
3. Cooperation: As required for AT&T Mobility's use of the property and for AT&T Mobility's authorization to submit applications/drawings to obtain approval from governmental authorities for such use, at no expense to the property owner.
4. Initial Term: Five (5) years commencing on the earlier of (a) issuance of a local governmental building permit to construct Lessee's Facilities or (b) twelve (12) months after a full execution of the lease.
5. Options: Four (4) options of five (5) years each
6. Rent: **\$22,000.00** per year paid in twelve (12) equal monthly payments, thirty (30) days after lease commencement; increased by fifteen percent (15%) per option period.



7. Testing: Prior to lease commencement, the City of Grover Beach shall provide access allowing AT&T Mobility and its contractors to conduct any necessary inspections, surveys and tests to determine the suitability of the property for AT&T Mobility's use.
8. Access: 24 hours a day / 7 days a week.
9. Improvements: Constructed at AT&T Mobility's expense.
10. Utilities: Installed at AT&T Mobility's expense, located on or across the property as necessary to serve the proposed communications facility, or install sub-metering equipment on Lessor's existing utility service should a separate meter not be permitted or cost prohibitive to install at Lessee's expense.
11. City Equipment: AT&T agrees to reserve a center line on the proposed Monopine for the City of Grover Beach at no additional cost to locate its required antenna. Any proposed City equipment/antenna will require review and approval by AT&T's radio frequency and structural engineers prior to installation.
12. Future: AT&T Mobility proposes to install a Monopine that can accommodate up to three carriers. AT&T Mobility agrees to allow the City of Grover Beach retain all ground rent from a future co-locator and AT&T Mobility will retain all future tower rent.

Landowner and AT&T Mobility acknowledge that this Letter of Interest does not address all the essential terms of the contemplated Communications Site Lease Agreement and that such essential terms will be subject to further negotiation. Until a formal agreement addressing all of the terms of the Lease at the above-referenced property has been developed and fully executed by all parties, neither party shall have any legal obligation or liability to the other with respect to the matters set forth above.

Please contact me at your earliest convenience to discuss this proposal in more detail. We appreciate your time and look forward to working with the City of Grover Beach.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeremy Siegel".

Jeremy Siegel  
Site Development Services  
For AT&T Mobility  
714-366-8047 Direct  
714-515-4242 Fax  
[jsiegel@velotera.com](mailto:jsiegel@velotera.com)