

**FAIR MARKET RENTAL RATES AND SCHEDULE OF INITIAL ONE-TIME FEES  
AS CALLED FOR IN SACRAMENTO CITY CODE SECTION 3.76.050.D.1 OF THE CITY  
ORDINANCE FOR TELECOMMUNICATIONS FACILITIES  
LOCATED ON CITY-OWNED PROPERTY**

1. An "Annual Fair Market Rental" will be calculated on the equipment and building space utilized at the site. The equipment and building space utilized will be divided into three categories: Macrocell, Minicell and Microcell. These are defined as follows:

Macrocell: Facility with 9 or more antennas and/or equipment building or concrete pad space and space required for the foundation of the monopole or tower when combined exceeds 500 square feet, not to exceed 19 antennas or 2,500 square feet. A standard telecommunications facility with a vault or enclosed building is an example of a macrocell site.

Minicell: A facility with 4 to 8 antennas and/or with equipment building or concrete pad space require for the foundation of the monopole or tower when combined is in excess of 300 square feet, but less than 500 square feet. A standard telecommunications facility with freestanding cabinets on a pad is an example of a minicell site.

Microcell: Facility with 1 or 3 antennas and/or equipment building or concrete equipment pad space and space required for the foundation of the monopole or tower when combined is less than 300 square feet. (Spread spectrum radio with a power level of one (1) watt or less that does not require a FCC license is exempt from this fee schedule.)

\*Annual fair market rental as of August 1997, for each is as follows:

<u>Category</u>	<u>Annual Rat</u>
Macrocell	\$21,000
Minicell	\$18,000
Microcell	\$15,000

Annual fair market rental shall be adjusted annually on the anniversary of the commencement date of the permit according to the Consumer Price Index (CPI) for all urban consumer: San Francisco, Oakland, San Jose (1967-1) index.

(\*From the California Department of Transportation Telecommunications Master License Agreement Cellular and PCS carriers May 16, 1997).

2. One-time fee schedules for Telecommunications Facilities located on City-owned Property.

In addition to fair market rental, an applicant will be charged a one-time fee where special benefits accrue to the applicant or adverse impacts are incurred by the City and/or the surrounding neighborhood at the site. Below are listed examples of such special benefits, adverse impacts and the one-time fees.

Location has special benefits for the applicant:

<b><u>Special Benefit</u></b>	<b><u>One-Time Fee</u></b>
• Unique location due to zoning, elevation, etc.	One year's rental
• Low cost construction, i.e. attached to Water reservoir or parking garage	One year's rental
• Other special benefits to applicant	One year's rental

Location has adverse impacts on City:

<b><u>Adverse Impacts</u></b>	<b><u>One-Time Fee</u></b>
• Reduces the ability to use City property for its intended purposes	One year's rental
• Reduces the esthetic quality of the City property and/or the surrounding neighborhood	One year's rental
• Other adverse impacts on the City and/or the surrounding neighborhood	One year's rental

A one-time fee of two or more years' rental may be charged if two or more special benefits and/or adverse impacts are incurred.

City provides applicant with additional contractual benefits:

<b><u>Contractual Benefit</u></b>	<b><u>One-Time Fee</u></b>
• Term extended from standard ten years	One half year's rental
• Minimum revocation permit extended beyond 270 days	One half year's rental
• Approval of multiple locations at one time	One half year's rental
• Agreement to simplify and expedite administrative approval of request to increase height and antenna area	One half year's rental
• Agreement to simplify and expedite administrative approval of co-location	One half year's rental
• Other unique benefits	One half year's rental

The amount of this one-time fee may be increased where additional contractual benefits are provided.

