

RESOLUTION NO. 2025-069

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DISPENSING WITH THE COMPETITIVE PROPOSAL PROCEDURE PURSUANT TO
ELK GROVE MUNICIPAL CODE SECTION 3.42.280(A) AND AUTHORIZING THE
CITY MANAGER TO EXECUTE A LAND LEASE AGREEMENT WITH
EIP HOLDINGS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO
CONSTRUCT AND OPERATE A WIRELESS TELECOMMUNICATIONS TOWER
ADJACENT TO THE SOLAR ARRAY AT DISTRICT56, LOCATED SOUTH OF CIVIC
CENTER DRIVE BETWEEN LOTZ PARKWAY AND BIG HORN BOULEVARD
[A PORTION OF APN 132-1990-029] (CEQA EXEMPT)**

WHEREAS, Verizon Wireless, working with EIP Holdings II, LLC, a Delaware limited liability company, desires to enter into a land lease agreement with the City of Elk Grove (City) to construct and operate a wireless communications facility on City-owned property adjacent to the solar array at District56, located south of Civic Center Drive between Lotz Parkway and Big Horn Boulevard [a portion of APN 132-1990-029] to improve cellular service and coverage in the area; and

WHEREAS, the cellular service at and around District 56 is poor and the proposed land lease with EIP Holdings II, LLC for a Verizon wireless communication tower will improve cellular service for Verizon customers and provide for the potential collocation of up to two other cellular providers on the tower; and

WHEREAS, in September of 2024, Verizon Wireless submitted an application for a Conditional Use Permit (CUP) that included the approximate 1,508 square-foot proposed lease area for the tower and associated equipment, adjacent to the solar array at District56; and

WHEREAS, on January 16, 2025, the Elk Grove Planning Commission reviewed the proposed wireless communication facility and found the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15303 and approved the Conditional Use Permit for the Verizon Wolfpack Wireless Facility Project No. PLNG24-035 (Project) (Planning Commission Resolution No. 2025-01); and

WHEREAS, for the reasons presented, dispensing with a competitive proposal process for the lease of the land for a wireless telecommunications tower is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that no further environmental review under the California Environmental Quality Act (CEQA) is necessary for the approval of the lease pursuant to the following finding.

Finding: On January 16, 2025, the Elk Grove Planning Commission found that construction of the Project was exempt, pursuant to CEQA Guidelines Section 15303 of Title 14 of the California Code of Regulations (New Construction or conversion of Small Structures).

Evidence: The approval of a lease for the Project will not have a further direct physical change in the environment, nor a reasonably foreseeable indirect physical change in the environment not already considered in the prior exemption determination. Therefore, no further environmental review is required for the approval of the lease, and the Project remains exempt from CEQA;

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby determines that entering into a land lease without a competitive proposal process is in the best interest of the City pursuant to Elk Grove Municipal Code Section 3.42.280(A).

Evidence: Staff has negotiated favorable terms with EIP Holdings II, LLC, for the lease of the land, and believes these favorable terms would not significantly improve with an open call for proposals. To confirm this, staff reviewed and was able to determine other lease rates and lease terms of other cities for similar leases. Based on that review and the City's commissioned Cell Site Lease Evaluation Assessment, staff has determined that the City is receiving a fair rate and fair terms for the proposed lease. In addition, the City's first responders are served by Verizon in their vehicles, and they may be negatively impacted by the poor service in the District56 area. Approving a land lease for a Verizon wireless telecommunications tower that is designed to allow the collocation of additional carriers will improve current connectivity and service.


AND BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute a Land Lease Agreement with EIP Holdings II, LLC, a Delaware limited liability company, in substantially the form presented, to construct and operate a wireless communications tower and associated equipment adjacent to the solar array at District56, for an initial term of five years with five five-year automatic extensions for a total 30-year term, at the rates set forth in the Agreement.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of April 2025




BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-069

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 23, 2025 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Robles, Brewer, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California