



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 10/21/2025

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz - SPI, 707-565-2550

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

Third Amendment to Telecom Sublease - 2885 Bay Hill Road, Bodega Bay

Recommended Action:

Authorize the Director of Public Infrastructure to execute a Sublease Amendment with Incline Partners LLC, a Nevada limited liability company, as Sublessor, for the telecommunications site located at 2885 Bay Hill Road, Bodega Bay, CA 94923 (Assessor's Parcel Number 100-190-009-000 and 103-070-003).

Executive Summary:

The Director of Public Infrastructure, in consultation with the Sonoma County Sheriff's Office, requests Board for authorization for the Director to execute an amendment to an existing sublease at a telecommunications site located at 2885 Bay Hill Road, Bodega Bay, CA 94923 (Assessor's Parcel Number 100-190-009-000 and 103-070-003), for an additional 220 square feet of ground space containing a generator and associated propane tanks, and to permit the installation of security cameras. The Rent for the premises including the additional ground lease area will increase by Five Hundred and 00/100 Dollars (\$500.00) per month to Nine Thousand Six Hundred Seventy-Three Dollars and 58/100 (\$9,673.58) per month, commencing October 1, 2025. The site is primarily utilized by the Sonoma County Sheriff's Office for emergency and public safety communication and related purposes. This amendment will enable the Sonoma County Sheriff's Office to maintain its ability to effectively run its operations and serve the public at its current location.

Discussion:

The Bay Hill Road telecommunications site is owned by a third party, and the County is a Sublessee under a Sublease for telecommunications purposes with Incline Partners LLC, as the Sublessor. The County's Sublease is subject to a prime lease between Incline Partners and said third party. The County initially executed a sublease with the Sublessor with an effective date and a commencement date of September 29, 2015, for an initial term of 10 years with three 5-year options to extend.

The site is primarily utilized by the Sheriff's Department for emergency and public safety communication and related purposes, and the County desires to increase their leased premises to include an area containing an existing generator and associated propane tanks for an additional \$500 per month. If approved, this amendment shall also allow the County to install security cameras at the site. Due to the long length of the lease term, this amendment is required to be approved by the Board of Supervisors. There is no change to the lease term, which term shall expire September 29, 2040, if all extensions are exercised. The Rent for the

premises including the additional 220 square feet of ground lease area containing the generator and associated propane tanks, will increase by Five Hundred and 00/100 Dollars (\$500.00) per month to Nine Thousand Six Hundred Seventy-Three Dollars and 58/100 (\$9,673.58) per month, commencing October 1, 2025, with 4% annual rent increase on August 1 of each remaining year of the term. The County has the right to terminate the lease at any time for any reason or no reason with 180 days' notice.

Lease Amendment. The proposed Third Lease Amendment between Incline Partners LLC, a Nevada limited liability company, as Sublessor and the County of Sonoma, as Sublessee, contains the following key provisions:

1. Increase the size of the premises by 220 square feet to include an existing generator and propane tanks.
2. Authorize the County to utilize an existing right of way to connect the generator to the County's existing vault.
3. Increase the rent for the premises by \$500 per month for said additional ground lease area, commencing October 1, 2025, for the balance of term.
4. Permit the County to have the beneficial use of the generator and propane tanks, and permit the County to install security cameras for the benefit of the county.

Project Costs. County will acquire and install the security cameras at County cost. The generator and propane tanks are existing and were previously acquired from a public agency which has since vacated the site.

Procedural Authority. Government Code Section 25350 requires publication of notice of the Board's intent to enter into a lease or lease amendment for three successive weeks prior to execution of the lease agreement where it is valued at more than \$50,000. At your Board's prior action on this matter, your Board authorized the County Department of Public Infrastructure to publish the Notice of Intent on or after October 7, 2025. This item has returned to your Board, to seek authorization for the Director to execute the proposed sublease amendment after expiration of the required publication period.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

10/7/25 – Declare Intent to execute sublease amendment and publish the notice of intent.

09/22/15 – Authorize General Services Director to execute the Sublease with Incline Partners, LLC

FISCAL SUMMARY

	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Expenditures			
Budgeted Expenses	\$114,583		

Additional Appropriation Requested			
Total Expenditures	\$114,583		
Funding Sources			
General Fund/WA GF	\$114,583		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	\$114,583		

Narrative Explanation of Fiscal Impacts:

Appropriations for the proposed amendment are available in the SPI Real Estate Division's Fiscal Year 2025-26 Adopted Budget (10005-21020300-51421) and future lease costs will be included in the Recommended Budget for future fiscal years.

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Third Amendment to Sublease between Incline Partners LLC, a Nevada limited liability company, as Sublessor and County as Sublessee

Related Items "On File" with the Clerk of the Board:

Bayhill Sublease and First and Second Amendments to Sublease between Incline Partners LLC, a Nevada limited liability company, as Sublessor and County as Sublessee