



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 12/9/2025

To: Board of Directors, Sonoma County Water Agency

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number: Grant Davis 707-547-1900, Kevin Booker 707-521-1865, Jennifer Willits 707-547-1921

Vote Requirement: Majority

Supervisory District(s): Fourth

Title:

Amend Ground Lease Agreement with Public Safety Towers Company, LLC

Recommended Action:

Delegate Authority to Sonoma County Water Agency's General Manager to amend the ground lease agreement with Public Safety Tower Company, LLC, in a form approved by County Counsel.

Executive Summary:

Approval of this item will delegate authority to the General Manager of the Sonoma County Water Agency (Sonoma Water), as Landlord, to amend the ground lease agreement at 10290 Westside Road, Healdsburg, with Public Safety Towers Company, LLC (PSTC) per the recommendation of the Board of Zoning Approvals, and execute permitting, utility agreements, and other documents, or take other actions needed to advance the project.

Discussion:

On November 7, 2023, Sonoma Water's Board approved the ground lease agreement for PSTC to build a FirstNet/AT&T public safety communication facility at Sonoma Water's 10290 Westside Road site (Mirabel). Communications coverage in this area is limited, and the surrounding community will benefit from a more reliable public communications network in the area. It is anticipated that Sonoma Water's water transmission facilities and water education facilities in the area will also benefit from enhanced coverage.

Key terms of the agreement provide that PSTC will lease a 35x35 foot area, together with access to the site, for \$2,250 per month with an annual increase of 2% per year for each year of the agreement term. The payment amount represents fair market value as determined by a February 2023 appraisal. Permitted use of the site includes "transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of communications fixtures and related equipment." Plans indicate new construction of a 115-foot high monopine tower and related infrastructure enclosed by a chain link fence.

During the permitting process, the Board of Zoning Adjustments advised at its January 23, 2025, meeting that the tower should be "sited closer to an existing stand of tall trees which more effectively screens the tower from the public roadway." Additionally, siting "the tower further away from designated flood zones will act to ensure the structure is not impacted by the base flood discharge in any given year" (Resolution UPE22-0067).

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Sonoma Water and PSTC have worked together to develop a new site plan exhibit including a new access route and utility corridor and to modify the corresponding terms of the agreement accordingly. PSTC will plant additional vegetation to camouflage the tower site.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:

Sonoma Water completed environmental documentation in accordance with CEQA for the lease agreement with PSTC to build a public safety communication facility at Sonoma Water's Mirabel facility. Sonoma Water filed a Notice of Exemption for the project on November 9, 2023, in accordance with CEQA, the State CEQA Guidelines, and Sonoma Water's Procedures for Implementation of CEQA. Pursuant to CEQA Guidelines Section 15162, the changes in the amended agreement do not involve any substantial changes to the project or the circumstances under which the project is undertaken. Therefore, the amended agreement is consistent with the previous analysis and no further environmental review is required.

County of Sonoma Strategic Plan:

N/A

Sonoma Water Strategic Plan Alignment:

N/A

Racial Equity:

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

No

Prior Board Actions:

11/7/2023: Board of Director's approved item #33: Ground Lease to Public Safety Towers Company, LLC, for a Public Safety Communication Facility at 10290 Westside Road. Authorizing Sonoma County Water Agency's General Manager to execute a ten-year ground lease agreement, in a form approved by County Counsel, with Public Safety Towers Company, LLC after providing notice pursuant to Government Code section 6060 and 6061.

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	\$0	\$0	\$0
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$11,250	\$24,975	\$25,475
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$11,250	\$24,975	\$25,475

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Narrative Explanation of Fiscal Impacts:

Budgeted revenues in the amount of \$11,250 are available from FY2025/2026 appropriations for the Water Transmission fund. Future fiscal year appropriations will be budgeted in those fiscal years.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Attachment 1 Draft First Amendment

Attachment 2 Exhibit B Amended Site Plan

Attachment 3 Exhibit B1 Utility Routes

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

None.