



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 8/9/2022

To: Sonoma County Board of Supervisors
Department or Agency Name(s): General Services
Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550
Vote Requirement: 4/5th
Supervisory District(s): All

Title:

Telecommunications Lease with USGS for Telemetry Equipment, Sonoma Mtn.

Recommended Action:

A) Delegate authority to the Director of General Services to execute a telecommunications site agreement and other federally-required associated documents, where County leases to the United States Geological Survey (USGS), premises at 2482 Sonoma Mtn. Rd., Petaluma, for installation, operation and maintenance of USGS seismic telemetry equipment for monitoring activities, on form approved by County Counsel and substantially in the form attached hereto, including a lease of ground space to USGS for its construction and installation of a new tower, for a 20 year initial term commencing October 1, 2020, at market rent with annual rent adjustments of 3%, and with payment by USGS to County of \$100,000 for use by County towards capital improvements at the site.

B) Delegate authority to the Director of General Services to execute future amendments and associated documents required for the operation of the aforementioned agreements, as reasonably requested by General Services staff, and in consultation with County Counsel, which are consistent with the essential terms of the original agreements and do not extend the terms of these agreements.

C) Find that the conveyance of interests under the above referenced lease are in the public interest as they enhance public safety and emergency communications for the improved health and welfare of the general public, and that the interests in land conveyed will not substantially conflict or interfere with the use of the property described in the lease by the County of Sonoma; further find that the property interests conveyed by County to USGS are not required for County use.

D) Publish a notice of intent to execute said site agreement and related documents pursuant to Gov. Code 6061 at least one week prior to execution thereof.

E) Direct the Clerk of the Board to post any notice of exemption under CEQA if and as recommended by Permit Sonoma.

F) Adopt a resolution approving budget adjustments to the FY 22-23 General Services Operations and Capital Project budgets in the amount of \$53,000 and \$100,000, respectively. (4/5th Vote Required)

Executive Summary:

The County's telecommunications system, which includes a network of communications towers and equipment, supports first responder agencies, public safety fire cameras, and other important county-wide radio services. This system is managed by the County's Sheriff's Office Telecommunications Bureau (T-Comm). The main county telecom facility is located at 2482 Sonoma Mountain Rd., Petaluma, CA (Assessor's Parcel No. APN 136-190-016) where the county owns land, has its own 40 ft. tall microwave tower, 185' tall main self-supporting tower and vault, and accommodates numerous other public agencies in connection with their respective public missions (the "Site"). The General Services Department (GSD) manages the leases and the capital investment projects necessary to support the communications tower infrastructure. County desires to enter into a long-term site lease agreement at the Site to permit USGS to operate its equipment for transmitting seismic data for rapid earthquake detection and as a reception point for seismic monitoring sensors and to permit USGS to install a new tower at the Site for said purposes, which are in the general public interest.

Discussion:

USGS has operated its equipment at Sonoma Mtn. for earthquake monitoring in the Northern California Seismic Network (NCSN), as part of the USGS mission to provide science to safeguard communities from natural hazards since 1997 without a site agreement. USGS has provided an important public service and County has waived collection of rent prior to the commencement of the new lease.

The Site is also a reception point for many seismic monitoring sensors in the surrounding area. All seismic data collected in the NCSN is publicly available and used for seismological research worldwide. County is willing to continue to lease space at Sonoma Mtn. to USGS based on the important public services it provides.

USGS has made an application to the County to review its proposed plans for construction and installation of new equipment including a new 40 ft. tall tower, new concrete pad and for the County to continue to host USGS antennas on the County owned Microwave Tower. USGS's use of the premises shall be for transmitting seismic data for rapid earthquake detection, and as a reception point for seismic monitoring sensors. The USGS equipment is one node on the USGS private microwave backbone, designed to transmit seismic data for rapid earthquake detection, including Earthquake Early Warning (see <https://www.shakealert.org/> for more details).

USGS proposes to remove an existing tower pad at the site and build a new 64 sq. ft. concrete pad and construct a new self-supporting 40 ft. tower on said pad. Upon completion of construction, USGS will move and consolidate its radios in the County's vault and USGS will migrate antennas from the County's Microwave Tower to the USGS Tower. USGS will also continue to operate two of its 4 ft. dish antennas from the County's Microwave Tower. USGS estimates it may take up to one year to construct the USGS Tower. USGS to pay market rent for use of premises.

County staff recommends continuing leasing premises at Sonoma Mtn. to USGS based on the important public services it provides.

Due to the significant investment USGS will make in the County's premises, USGS has requested a long term lease. Through negotiations, the parties have arrived at the following tentative terms which, upon the Board's approval of this item, will be incorporated into a site lease and related federally required agreements and documents:

1. Lease term to commence retroactively to October 1, 2020 and terminate September 30, 2040.
2. USGS to pay market rent to County for vault, ground and antenna spaces at the Site, with rent currently projected to be approximately \$4,000/mo. for existing equipment with annual increase of 3%; upon construction of the new tower and migration of its antennas USGS to pay rent currently projected to be approximately \$3,000/mo. with annual increase of 3%.
3. County to lease two racks in County Vault to USGS for radio equipment, approximately nine antennas on County microwave structure and pole on vault until new USGS tower is built, and space for seismic sensor on fence or other appropriate location, and/or submeter.
4. County to lease approximately 64 sq. ft. of ground space at the Site to USGS for construction of an approximate 40 ft. tall tower; USGS to remove existing tower pad at the Site prior to construction of new pad to support new USGS tower; and County to allow vault penetration to connect new USGS tower to County vault.
5. USGS to obtain at its cost and deliver to county's satisfaction, a structural analysis, interference study and geotechnical study.
6. Upon completion of construction, USGS to move antennas to new tower, at which time rent will be reduced to that payable for remaining antennas on county microwave structure, ground lease rent for new USGS tower and continued rent for vault space.
7. County reserves right to approve all plans for USGS improvements. USGS to obtain necessary permits from Permit Sonoma County. Improvements expected to be completed within twelve months of execution of the site agreement.
8. County reserves the right to relocate USGS equipment after the first 10-year term if it conflicts with other County uses, however concern of possible interference issues resulting from USGS's proposed installation is low.
9. USGS, at its sole cost, to be responsible for all maintenance, repair and replacement costs associated with its equipment and improvements.

10. Upon execution of lease, USGS to pay County \$100,000 towards future capital improvements at the Site to be completed by County, and if appropriate other agency users.
11. Site rent to include utility charges and road and site maintenance expenses to be performed by County.
12. USGS may access the premises directly upon submitting security clearance information to the County Sheriff Department.

The parties have substantially finalized the terms and conditions of the lease and said lease is attached to this board summary for reference.

Procedural Authority: This lease to be approved and executed under Govt Code Section 25365, with one board action required upon 4/5ths vote; County to publish a notice of intent to execute the lease at least seven days prior to the transfer. This lease is also authorized under Govt Code 25526.6. If and as required by PRMD, County shall post appropriate CEQA compliance documentation.

Strategic Plan:

N/A

Prior Board Actions:

Summary Report Item #11, Agenda date 1/14/2020

FISCAL SUMMARY

Expenditures	FY 22-23 Adopted	FY23-24 Projected	FY 24-25 Projected
Budgeted Expenses			
Additional Appropriation Requested	\$153,000		
Total Expenditures	\$153,000		
Funding Sources			
General Fund/WA GF			
State/Federal	\$100,000		
Fees/Other	\$53,000		
Use of Fund Balance			
Contingencies			
Total Sources	\$153,000		

Narrative Explanation of Fiscal Impacts:

Additional appropriations are required in the General Services Operations and Communication Towers Capital Projects budgets in the amount of \$53,000 and \$100,000 respectively. These appropriations will be offset by a combination of monthly site rental income, licensing fees, and a contribution from USGS towards the capital improvement. USGS submitted an application for review of its plans to construct, install and operate a new tower with concrete pad. USGS is obligated to pay the County a review and licensing fee of up to \$5,000 to compensate the Sheriff's T-Comm Bureau, Facilities Development and Management to review and process the proposed plans, and for staff costs to prepare a lease agreement, review and enter into associated federally-required procurement related agreements, and obtain board approval.

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:

- 1 – Draft Antenna Site Lease with USGS
- 2 – Budget Resolution
- 3 – Notice of Intent to Execute

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

- 1 – Notice of Categorical Exemption