



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 11/8/2022

To: Sonoma County Board of Supervisors

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

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

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

Telecommunications Site Lease – Geyser Peak

Recommended Action:

Authorize the Clerk of the Board to publish a Notice of Intent of the Board of Supervisors to authorize execution of a proposed lease with Communications & Control, Inc., in form approved by County Counsel, for County use of telecommunications vault and tower space at 8770 Geysers Road, Geyserville, CA, said lease to be for a term commencing on or about December 6, 2022, and expiring no later than December 31, 2034, with a monthly rental obligation at commencement not to exceed \$10,000, and then subject to annual increases not to exceed 4%, and payment of monthly road maintenance and utility costs estimated at \$500 per month, with up to four additional five-year options to extend subject to payment of then-current market rental rates contingent on availability of adequate funding for any such extension.

Executive Summary:

The General Services Department (currently, “Sonoma County Public Infrastructure”) manages the leases and telecommunications sites and related projects necessary to support the public safety and emergency communications including the Sonoma County Sheriff’s Office, Department of Emergency Management, Sonoma Water, and Sonoma Public Infrastructure. County currently leases premises at the Geyser Peak site and is under a holdover provision under the existing lease. County desires to enter into a new long-term site lease for the premises to continue operations for Sheriff’s Office Telecommunications purposes.

Discussion:

The subject telecommunications site is subject to a master lease between the property owner and Communications & Control, Inc. The County has subleased the space at this site since 1999 pursuant to agreement with Communications & Control under an original lease initially expiring December 31, 2008, and later amended and extended to December 31, 2018. Since the term expiration, County has been on holdover status, with the landlord’s consent.

The premises location is critical to emergency and safety communications. The County currently operates and maintains eight full equipment racks in the existing vault and nine antennas, one camera, and three microwave antennas on the towers at the site. The County has a fire watch camera at this site which is used in cooperation with Sonoma Water. Staff recommends continuing leasing the site since it is necessary for

continued operations in the area and there are no alternative sites that adequately provide the needed telecommunications and radio coverage.

The term of the proposed lease would commence on or about December 6, 2022, and expire on December 31, 2034, to coincide with the term of the underlying master lease from the site owner. The lease would include up to four successive options to extend the term for additional five-year periods at then-current market rents (subject to negotiation between lessor Communications & Control, Inc., and the County). Current rent at the premises during the holdover is approximately \$9,870/month, and initial rent under the proposed lease is expected to be negotiated at the same rate and also will include an annual increase not to exceed 4%; in any event, monthly rent at the commencement of the initial term will not exceed \$10,000 per month. In addition, under the lease County would pay tenant expenses estimated at under \$500 per month (currently, \$215 per month for electrical service, and \$125 per month for road maintenance charges). County may add Sonoma Public Infrastructure equipment to support its communications infrastructure efforts.

Government Code Section 25350 requires the Board to publish a notice of its intent to enter into a lease valued in excess of \$50,000, for three (3) consecutive weeks prior to consummation of the proposed lease agreement. The notice of intent will be published for the required period pursuant Govt Code 6063 and notice period completed prior to the Board's subsequent second consideration of this matter, which is expected on or after December 6, 2022.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Resilient Infrastructure

Goal: Goal 2: Invest in capital systems to ensure continuity of operations and disaster response.

Objective: Objective 1: Strengthen critical communications infrastructure, interoperability, and information technology tools relied upon during disasters.

Prior Board Actions:

Resolution 06-0789 dated September 12, 2006; Resolution 03-0358 dated April 8, 2003

FISCAL SUMMARY

	FY 22-23 Adopted	FY23-24 Projected	FY 24-25 Projected
Expenditures			
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			

General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Lease payments are included in the General Services FY 2022-23 Adopted Budget.

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:

Notice of Intent

Related Items “On File” with the Clerk of the Board:

None