



SUMMARY REPORT

Agenda Date: 10/6/2020

To: Sonoma County Board of Supervisors
Department or Agency Name(s): Regional Parks
Staff Name and Phone Number: Jim Piercy, (707) 565-3955
Vote Requirement: Majority
Supervisorial District(s): First

Title:

Verizon Wireless at Arnold Field

Recommended Action:

Authorize the Director of Regional Parks to execute a lease amendment with Verizon Wireless to increase the area included in a current lease and, the County as the landowner, authorize a Telecommunication Facility Maintenance and Removal Agreement required by the City as a condition of the construction permit (First District).

Executive Summary:

On September 1, 2002, the County of Sonoma executed a 25-year lease with Verizon Wireless for the use of 800 square feet of real estate at Arnold Field in the City of Sonoma for the operation of a telecommunications tower (Lease). Verizon Wireless is requesting an increase of the Leased area by 81 square feet to replace the current HVAC system and to install additional equipment including a generator and supporting infrastructure. The increase in the Lease area would be matched by an increase in rent at the same rate per square foot. The City of Sonoma Building Department requires the landowner to sign two documents as part of the permitting process; a Landowners Agreement authorizing the work and a permit fee Cost Recovery Agreement. Regional Parks currently operates Arnold Field in partnership with the Sonoma Valley Athletic Club and both parties are supportive of this amendment to the current Lease agreement.

Discussion:

The current Lease area sits at the meeting point of Arnold, Hughes and Teeter Fields. The proposed increase in the Leased area is adjacent to the current leased area and would have minimal impact on facility users. The current Lease generates \$22,435 per year and increases by 3% per year. The additional rent of \$178.50 per month would also increase at the 3% per year rate. The current Lease is being amended to provide for two more five year extensions and authorize the recordation of memorandum of lease.

As part of the normal construction process, Verizon Wireless applied to the City of Sonoma for a building permit for the project. The City of Sonoma requires the landowner (County) to be a co-signer on the building permit including by executing a Telecommunication Facility Maintenance and Removal Agreement that is recorded against the property. If Verizon fails to maintain or remove equipment per written request by the City of Sonoma, the Telecommunication Facility Maintenance and Removal Agreement obligates the County to remedy that default. The Lease agreement between Verizon Wireless and the County obligates Verizon Wireless to remedy any default related to the cell tower Lease and indemnifies the County for any and all

liability related to the Lease and improvements. The City of Sonoma also requires the landowner to be a co-signer on a Cost Recovery Agreement for permitting fees. Verizon will pay all permitting fees but the County will be liable for unpaid permitting fees per this agreement subject to Verizon's indemnity of the County under the Lease. Verizon's permit fees are \$1,500 and Verizon's estimated construction costs are \$40,000.

Prior Board Actions:

None.

FISCAL SUMMARY

| Expenditures | FY20-21 Adopted | FY21-22 Projected | FY22-23 Projected |
|------------------------------------|----------------------------|------------------------------|------------------------------|
| Budgeted Expenses | | | |
| Additional Appropriation Requested | | | |
| Total Expenditures | | | |
| Funding Sources | | | |
| General Fund/WA GF | | | |
| State/Federal | | | |
| Fees/Other | \$2,142.00 | \$2,206.26 | \$2,272.45 |
| Use of Fund Balance | | | |
| Contingencies | | | |
| Total Sources | \$1,785.00 | \$2,206.26 | \$2,272.45 |

Narrative Explanation of Fiscal Impacts:

Execution of the lease will increase lease revenue by \$178.50 per month in 2020, increasing by 3% each year until the termination of the lease.

| Staffing Impacts: | | | |
|--|--|-------------------------------|-------------------------------|
| Position Title (Payroll Classification) | Monthly Salary Range (A-I Step) | Additions (Number) | Deletions (Number) |
| | | | |
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Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Att. 1 - Second Amendment Verizon at Arnold Field

Agenda Date: 10/6/2020

Att. 2 - Telecommunication Facility Maintenance and Removal Agreement;
Att. 3 - Sonoma Cost Recovery Agreement

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

None.