



Midpeninsula Regional
Open Space District

R-15-169
Meeting 15-31
December 9, 2015

AGENDA ITEM 3

AGENDA ITEM

Communication Site Lease at Pulgas Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Determine that the recommend action is categorically exempt from the California Environmental Quality Act, as set forth in the staff report.
2. Adopt a Resolution authorizing the approval of a Communication Site Lease at Pulgas Ridge Open Space Preserve with GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless.

SUMMARY

The District has an opportunity to lease a vacant cellular space at the District's Pulgas Ridge Cellular Site near the PG&E tower above the park and ride lot at Edgewood Road and Highway 280 within Pulgas Ridge Open Space Preserve. Under the proposed lease, a Verizon Wireless ("Verizon") would pay rent in the amount of \$50,400 for the first year with 4% annual increases thereafter.

DISCUSSION (see attached map)

The District's Pulgas Ridge Cellular site provides excellent exposure to a rural section of Highway 280. The District controls and leases space under a high voltage PG&E tower for cellular equipment and cabinets. The cellular antennas are located on the PG&E tower under a separate agreement with PG&E. Several other major cellular carriers, including AT&T and Sprint also lease space from the District at this site. In early 2015, Nextel vacated and restored the site that they had leased from the District. With Nextel leaving, the District has an opportunity to re-lease the space. In January 2015, the District issued a Request for Proposals for the Pulgas Ridge Cellular Site, and Verizon was the only company that submitted a proposal. Over the past eight months, Verizon and the District have negotiated the terms of a lease agreement as described below.

TERMS AND CONDITIONS

Under the proposed lease, Verizon would construct a new 17'- 4'' x 13'- 4'' equipment pad that would be set 4 feet below grade with a three foot redwood fence surrounding the pad to prevent the equipment from being visible. The proposed lease terms are outlined below:

1. The initial lease term would be 10 years with three 5-year options to extend for a total term not to exceed 25 years.
2. Up to 250 square feet of leased premises.
3. First annual rent payment of \$50,400 with 4% annual increases thereafter. The rent commencement date shall begin when Verizon commences the installation of equipment on the premises.
4. Verizon would be responsible for all maintenance and repair to the premises.
5. Verizon would be responsible for restoring the lease area at the end of the lease.

FISCAL IMPACT

The District would receive \$605,108 in rent payments over the initial 10 year lease term.

BOARD COMMITTEE REVIEW

This item did not go before a Board Committee.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The District concludes that this project would not have a significant effect on the environment. It is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15302 Class 2(c) of the CEQA Guidelines as follows:

Section 15302 Class 2 exempts the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure to be replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (c) replacement or reconstruction of existing utility systems and /or facilities involving negligible or no expansion of capacity.

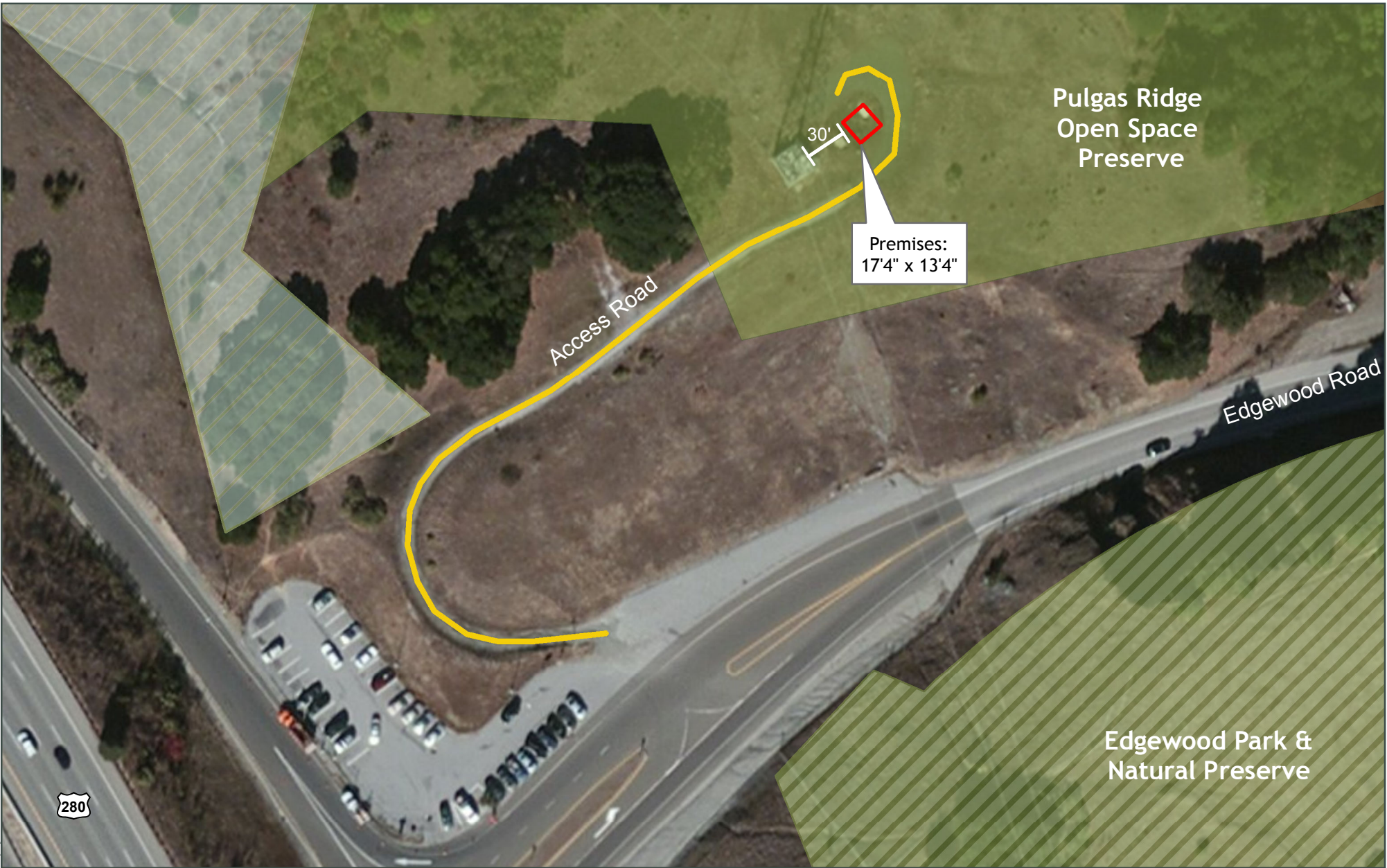
NEXT STEPS

If approved by the Board, the Lease would be fully executed and Verizon would prepare to install their improvements.

Attachment: Site Map

Responsible Department Head:
Michael Williams, Real Property Manager

Prepared by:
Allen Ishibashi, Senior Real Property Agent, Real Property Department



 **Verizon Lease Site**

- | | |
|---|---|
|  MROSD Preserves |  Non MROSD Conservation or Agricultural Easement |
|  Other Protected Open Space or Park Lands |  MROSD Conservation or Agricultural Easement |
|  Watershed Land | |

Midpeninsula Regional
Open Space District
(MROSD)



November, 2015
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