

LEASE AGREEMENT EXISTING TELECOMMUNICATION SITE MISSION PEAK REGIONAL PRESERVE



Healthy Parks Healthy People



Renee Patterson – Administrative Analyst
EBRPD Board Operations Committee
March 20, 2024

RECOMMENDATION



Approve a Telecommunications Site Agreement with Pinnacle Towers LLC, Crown Castle International for operation of a communications facility located in Mission Peak Regional Preserve for one (1) ten-year period an extension for one (1) ten-year period with revenue of \$15,121.16 per month and an annual increase based on the Consumer Price Index and five percent of the Gross Billings paid to Licensee for sublicense of the site.

Overview

- ▶ Location and Access
- ▶ EBRPD Communication Sites/ Policy
- ▶ Background
- ▶ Term
- ▶ Recommendation



EBRPD Communication Sites

EBRPD Communication Site Policy (1994)

- ▶ Part of land acquisitions
- ▶ Honor pre-existing lease terms
- ▶ At renewal/expiration align with CPI

14 communication sites (24 different lease agreements)

- ▶ Comprised of:
 - ▶ 1 EBRPD site
 - ▶ 2 public entity site (BAAQMD & CCC)
 - ▶ 11 private entity sites



Black Diamond
Mines
Communication
Site (PG&E)



Vasco Hills Communication Site (Sprint T-Mobile)

Types of Site

	# of Antennas	Size of Pad
Macrocell	9+ antennas	500+ sq feet
Minicell	4-8 antennas	300-500 sq feet
Microcell	1-3 antennas	Less than 300 sq feet

Public Benefits

► Communication



► Revenue Stream ~ \$806,167/year



South County Corporation Yard (Bay Area Air Quality Management District Site)

Background

- Tenant since 1963
- New low profile microwave antenna facility in 1995
- One acre Radio/Cell communications - Approx. 20 subtenants
- Responsible for maintenance of site
- 1999 Agreement will end May 31, 2024
- Previous payment = flat rate \$15,000 or 13% of gross receipts whichever is greater



Term/Rent

**Term for ten-years (10) with
renewal for an additional ten years
at Park District's sole discretion**

**\$15,121.16 per month
Annual CPI increase
& 5% of gross receipts**



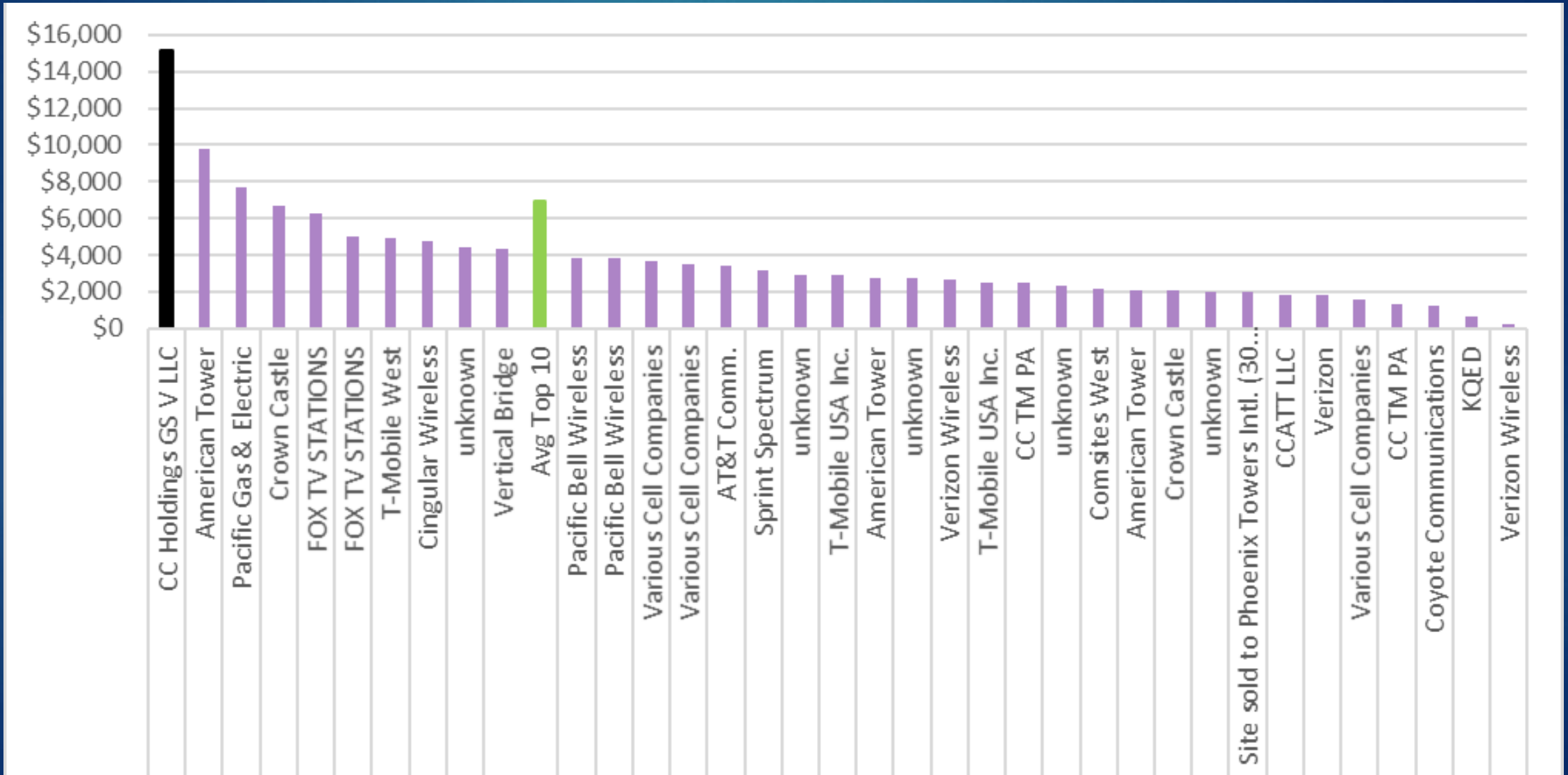
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Market Rates

- Factors:
 - Location
 - Size of site
 - Are services resold? – If resold, proximity to people
 - Public or private?
- 36 Comparisons – EBRPD/Other
- Including CA Department of General Services

Market Rates — as of Feb2024 (including EBRPD)



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QUESTIONS?

LEASE AGREEMENT

**EXISTING TELECOMMUNICATION SITE
MISSION PEAK REGIONAL PRESERVE**



AGM Operations – Lisa Goorjian
Business Services Manager – Ruby Tumber
Park Supervisor – Gordon Wiley
Unit Manager - Terry Noonan