



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 1/24/2017

Agenda Placement: 6N

## NAPA COUNTY BOARD OF SUPERVISORS

### Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Jon Gjestvang - Chief Information Officer  
Information Technology Services

**REPORT BY:** Wendi Agans, Staff Services Analyst I - (707) 253-6133

**SUBJECT:** Land and Tower Lease Agreement with GTE Mobilnet of California LP dba Verizon Wireless at Calistoga Fairgrounds

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#### **RECOMMENDATION**

Chief Information Officer requests approval of and authorization for the Chair to sign an agreement with GTE Mobilnet of California LP, doing business as (dba) Verizon Wireless, at no cost to the County for the term of January 24, 2017 through January 26, 2024 to lease a certain portion of the property at 1435 North Oak Street, Calistoga (Napa County Fairgrounds) for the placement of a new cellular wireless communication facility.

#### **EXECUTIVE SUMMARY**

GTE Mobilnet of California, LP dba Verizon Wireless, by Cellco Partnerships (hereafter "Verizon") has requested to use a portion of the Calistoga Fairgrounds to operate a wireless communications facility to improve the wireless communications network for the area. The County already has a similar agreement with New Cingular Wireless (also known as "new AT&T") for their wireless communications facilities at the Fairgrounds.

As with the previous agreement, this new agreement with Verizon assigns the revenue for the lease to go to the Napa County Fair Association, Inc. (hereafter "Fair Association"). The Calistoga Fairgrounds property is currently leased to the Fair Association by the County (Agreement No. 8025). This agreement with Verizon will provide the revenue of \$2,000 per month to the Fair Association and will increase by 7.5% every 5 years through the term of the agreement. This lease agreement has a term that coincides with the County's Agreement with the State of California, where the County committed to using the property to operate the Fair (Agreement No. 6243). In the event both Agreement No. 6243 and No. 8025 are extended beyond January 26, 2024, this agreement with Verizon includes a provision that will automatically renew for the same duration.

City of Calistoga's Planning Commission approved the use permit for this project at their February 11, 2015 meeting. Verizon is working on submitting the building permit to the County's Planning department.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

Verizon has requested to use a portion of the Calistoga Fairgrounds, Assessor's Parcel Number 001-140-007, located at 1435 North Oak Street, Calistoga, CA, to operate a cellular wireless communications facility to improve the wireless communications network for the area. The County already has a similar agreement with AT&T (Agreement No. 8238) for their wireless communications facilities at the Fairgrounds. The County has an agreement with the State of California (Agreement No. 6243), committing the property for Fair purposes, and also has an agreement with the Fair Association (Agreement No. 8025) to conduct the Fair.

As with the other cellular provider agreement, this new agreement with Verizon assigns the revenue for the lease to go to the Napa County Fair Association. The Calistoga Fairgrounds property is currently leased to the Fair Association. This agreement will provide the revenue of \$2,000 per month to the Fair Association and will increase by 7.5% every 5 years through the term of the agreement. This lease agreement has a term that coincides with the County's Agreement with the State of California, where the County committed to using the property to operate the Fair (Agreement No. 6243). In the event both Agreement No. 6243 and No. 8025 are extended beyond January 26, 2024, this agreement with Verizon includes a provision that will automatically renew for the same duration.

City of Calistoga's Planning Commission approved the use permit for this project at their February 11, 2015 meeting. Verizon is working on submitting the building permit to the County's Planning department.

County staff has been working closely with the Fair Association and they are in support of this agreement. The implementation schedule will be coordinated between Verizon and the Fair Association so that it does not interfere with any of the events that are scheduled at the Fairgrounds.

**SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan