



CITY OF SALINAS

CITY COUNCIL STAFF REPORT

DATE: **OCTOBER 24, 2017**

DEPARTMENT: **PUBLIC WORKS, AIRPORT DIVISION**

FROM: **BRETT J. GODOWN, AIRPORT MANAGER**

TITLE: **LAND LEASE BETWEEN THE CITY OF SALINAS AND GTE
MOBILNET OF CALIFORNIA LIMITED PARTNERSHIP, D/B/A
VERIZON WIRELESS**

RECOMMENDED MOTION:

It is recommended Council approve a resolution approving the land lease between the City of Salinas and GTE Mobilnet of California Limited Partnership, D/B/A Verizon Wireless to install a mono-pine Major Telecommunication Facility and accompanying enclosed equipment cabinets.

RECOMMENDATION:

City Staff has concluded that by City Council approving a resolution to approve a land lease between the City of Salinas and Verizon Wireless this action will support City Council's Strategic Plan goal of Effective, Sustainable Government and Economic Diversity and Prosperity.

BACKGROUND:

In late 2014, the airport was approached by Verizon Wireless to locate a Major Telecommunication Facility and equipment on the airport adjacent to Skyway Blvd between the golf course driving range and the airport maintenance storage shed. In the early discussions, it was determined a mono-pine could be compatible and feasible based on the following conditions:

- 1.) The tower did not create a hazard to air navigation and the use was compatible with airport operations;
- 2.) The land-use of the proposed location was currently identified as revenue support on the Airport Layout Plan;
- 3.) The terms were structured as short-term (5 years or less per term/option); and
- 4.) Verizon paid fair market value for the lease of the land.

Verizon has proposed erecting a 60' mono-pine (pine tree) and installing the necessary equipment to operate the Major Telecommunication Facility along with a back-up generator. The mono-pine will be approximately the same height as the driving range nets.

At the May Airport Commission meeting, the Airport Commission unanimously recommended City Council approve a resolution approving the land lease between the City of Salinas and GTE Mobilnet of California Limited Partnership, D/B/A Verizon Wireless.

ANALYSIS:

Lease Terms:

Leased Premises:

The development site is situated between the golf course driving range and the airport operations area as follows: the driving range is to the north, which is a land-use defined as aeronautical revenue support; Skyway Blvd is to the west; the airport maintenance storage shed is to the south; and hangar P-12 is to the east. The approximate parcel area is 44' x 24.5', which is equal to 1,078 square feet (per plans), and the leased area dimensions are 31' x 14', which is equal to 434 square feet.

Lease Duration:

Five-year initial term with four additional five-year options.

Lease Rate:

\$17,925.00 per year

Annual Adjustments:

Commencing on the first anniversary of the Commencement Date and on each anniversary of the Commencement Date thereafter, the annual rent due under this Agreement shall be increased by an amount equal to three percent (3%) of the annual rent in effect during the immediately preceding year.

ENVIRONMENTAL REVIEW:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. The attached Initial Study has been prepared for the above project in accordance with CEQA, with the procedures established in the CEQA Guidelines and California Government Code Section 65850.6. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project (see attached Initial Study and Mitigated Negative Declaration).

The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on August 2, 2017; the deadline for comments was August 29, 2017.

Agency Review

Correspondence was received from public agencies (see attached). Paraphrased comments from the agencies are shown below:

1. The following comments were received from the Monterey Bay Air Resources District (MBARD) dated August 29, 2017:

- a. The official name of our air district is Monterey Bay Air Resources District (MBARD), and no longer Monterey Bay Unified Air Pollution Control District (MBUAPCD).

Staff Response: Community Development Department staff has updated the Initial Study/Mitigated Negative Declaration to reflect the official name (see attached Revised Initial Study [Sections 3, 7, and Source List only]).

- b. Please provide quantifiable evidence referencing CalEEMod to support the claims that there will be no construction and operation emissions.

Staff Response: Community Development Department staff was unable to download the requested CalEEMod and notified MBARD of the issue. The development consists of a 60' tall monopole telecommunications facility, 425' of trenching (5' wide) to tie into existing power pole, ground installation of 4 cabinets and a generator, no grading, zero personnel operating it, and the relative short-term air quality impacts during construction will be required to comply with the most recent version of the City's Grading Standards and Stormwater Management Program, which will reduce impacts to air quality to a level of insignificance (see attached Revised Initial Study [Sections 3, 7, and Source List only]).

- c. The Air District recommends using cleaner construction equipment that conforms to ARB's Tier 3 and Tier 4 emission standards. We further recommend that, whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity, or biodiesel.

Staff Response: Community Development Department staff notes the recommendation and will forward recommendation to Verizon contractor.

- d. The Air District Board of Directors adopted the 2012-2015 Air Quality Management Plan in March 2017, which represents the latest edition of the 2012 Triennial Plan. Please note this change and reference the new update instead of the previous version throughout the document.

Staff Response: Community Development Department staff has updated the Initial Study/Mitigated Negative Declaration to reflect the new update (see attached Revised Initial Study [Sections 3, 7, and Source List only]).

- e. What impact may this project have on energy consumption, and therefore electricity production at its power source?

Staff Response: The site is designed for a 200 AMP service and there is no electricity production from the source, strictly consumption.

- f. The proposed UL 220 certified 30kW (40.21 HP) standby diesel generator will not require a permit because the stationary IC engine is less than 50 HP per Rule 201, Section 4.14.1(10/15/14 version of the rule).

Staff Response: Community Development Department staff has updated the Initial Study/Mitigated Negative Declaration to reflect MBARD's determination (see attached Revised Initial Study [Sections 3, 7, and Source List only]).

- g. Please note that AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020. Please edit this sentence to make corrections to the dates mentioned.

Staff Response: Community Development Department staff has updated the Initial Study/Mitigated Negative Declaration to reflect the correction (see attached Revised Initial Study [Sections 3, 7, and Source List only]).

2. The following comments were received from the Ohlone/Costanoan-Esselen Nation (OCEN) dated September 1, 2017:

- a. OCEN request consultation on all projects affecting our aboriginal homelands, which include ground disturbance.

Staff Response: Community Development Department staff sent a consultation Notification Pursuant to California Assembly Bill 52 and California Public Resources Code section 21080.3.1 to said tribe on June 9, 2016 and subsequently conducted a consultation meeting on September 20, 2016. As a result of the consultation, Mitigation Measures CR-1 and CR-2 were revised for the Cultural Resources Section of the Initial Study/Mitigated Negative Declaration prior to circulation.

STRATEGIC PLAN INITIATIVE:

In the Fiscal Years 2016-2019, Salinas City Council Strategic Plan, Council's goal statement for *Effective, Sustainable Government* in part reads, "Resources are allocated effectively and fiscal solvency and sustainability are achieved. This action complements the City Council's Goals for Effective, Sustainable Government.

FISCAL AND SUSTAINABILITY IMPACT:

The execution of this lease will result in a positive impact of \$17,925.00 for the first year with a

fixed 3% escalation every year thereafter.

ATTACHMENTS:

Mitigated Negative Declaration

Initial Study

Verizon Lease

Resolution

Revised Initial Study (Sections 3, 7, and Source List only)

Monterey Bay Air Resources District (MBARD letter, dated August 29, 2017

Ohlone/Costanoan-Esseen Nation (OCEN) letter, dated September 1, 2017