



**MEMORANDUM
FACILITIES MANAGEMENT
REAL ESTATE SERVICES DIVISION**
County of Placer

TO: Honorable Board of Supervisors **DATE:** August 29, 2023
FROM: Steve Newsom, Director of Facilities Management
BY: Eric Findlay, Real Estate Services Manager
SUBJECT: Real Estate Services Division / First Amendment to Radio/Communication Site License Agreement / EIP Holdings II, LLC / Martis Peak Radio/Communication Site, Placer County APN 110-020-012-000

ACTIONS REQUESTED

1. Approve and authorize the Director of Facilities Management, or designee, to execute a First Amendment to the Radio/Communication Site License Agreement with EIP Holdings II, LLC at the Martis Peak Radio/Communication Site APN 110-020-012-000 for the installation of additional equipment and equipment modifications, subject to County Counsel and Risk Management concurrence.
2. Determine the requested action is exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15301.

BACKGROUND

Martis Peak Tower is located at APN 110-020-012-000 in Placer County in close proximity to the City of Truckee, CA. The land is owned by Sierra Pacific Industries, a California Corporation (Entity No. C1994162), and a portion of the land was licensed (Master License) to ComSites West, LLC, a California limited liability company on March 1, 2018.

On March 13, 2019, the County of Placer (Licensee) entered into a Radio/Communication Site License Agreement (Agreement) with ComSites West, LLC to lease space on the Martis Peak Tower and in the equipment vault.

ComSites West, LLC, sold their Agreement interest to EIP Holdings II, LLC, a Delaware limited liability company (Licensor), in an Assignment dated September 29, 2021, and recorded in the official records of Placer County, CA as Document Number 2021-0126397-00 (Assignment).

Licensee and Licensor would like to amend the Agreement to add additional communication equipment to the tower and in the equipment vault (First Amendment). The monthly fee will increase the rent amount by \$350 per month with 3% annual increases. A one-time Administration Fee of \$1,850 will be paid to Licensor in connection with this First Amendment.

Staff is seeking the Placer County Board of Supervisor's approval for the Director of Facilities Management, or designee, to execute the attached First Amendment to the Radio/Communication Site License Agreement that is on file with the Clerk of the Board.

Honorable Board of Supervisors

August 29, 2023

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ENVIRONMENTAL IMPACT

The requested action is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This section provides for activities, including leasing of existing facilities, where there is no expansion of use beyond that previously existing.

FISCAL IMPACT

Monthly rent will increase in the amount of \$350 with 3% annual increases and a one-time administration fee of \$1,850 for the added equipment. The increased total monthly rent will be \$2,738. Funding for this Amendment is available in the FY 2023-24 budget for CC01010 – Information Technology. Facilities Management staffing costs incurred to manage this Amendment are funded in the FY 2023-24 budget for CC12017– Real Estate Services. There is no additional impact to the General Fund.

ATTACHMENTS

Attachment A – Site Map

Attachment B – First Amendment Radio/Communication Site License Agreement

On File with Clerk of the Board for review - Radio/Communication Site License Agreement



