



# STAFF REPORT

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**Meeting Type:** Board of Directors  
**Title:** Second Amendment to District Lease No. 61, VB Run LLC at Lucas Valley Road, San Rafael (APN 165-010-03)  
**From:** Alex Anaya, Director of Engineering  
**Through:** Ben Horenstein, General Manager  
**Meeting Date:** October 15, 2024

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**TYPE OF ACTION:**      X      Action                      Information                      Review and Refer

**RECOMMENDATION:** Approve and authorize the General Manager to execute Amendment No. 2 to Lease No. 61 with VB Run LLC at Lucas Valley Road, San Rafael to allow the upgrade of existing telecommunications equipment

**SUMMARY:** The District has received a request from VB Run LLC, to replace existing antenna equipment with new 5th generation (5G) technology along with ancillary equipment at their existing telecommunication facility at the Lucas Valley Tank site. VB Run LLC leases the area from the District under the terms of Lease No. 61. All new equipment will be installed within the area of the existing lease.

**DISCUSSION:**

***Summary of Proposed Lease Amendment***

- One-time administrative and construction oversight fee of \$14,875
- Change CPI based rent escalator to a fixed annual base rent escalator of 5%

Extensions of the lease term had been included in the original proposal however, the Lessee has requested they be removed from this amendment and addressed at a later date. The remaining terms were discussed with the Board in closed session on December 5, 2023.

**ENVIRONMENTAL REVIEW:** Staff finds that it can be seen with certainty that there is no possibility that the proposed lease amendment may have a significant effect on the environment and is exempt from further review under section 15061(b)(3) of the California Environmental Quality Act., as it is the upgrade of existing facilities on the site.

**FISCAL IMPACT:** None.

**ATTACHMENT(S):**

1. Second Amendment to Lease No. 61
2. Location Map

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
Engineering		
	<b>Alex Anaya</b> Engineering Director	<b>Ben Horenstein</b> General Manager