



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: August 18, 2020
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Contact Info: Skip Grey, Assistant Director of General Services (805) 568-3083
SUBJECT: Communications Sublease Agreement Between the County of Santa Barbara and Exxon Mobil Corporation, Third District (Real Property File # 002948)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions: That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the original and duplicate original Communications Sublease Agreement (“Agreement”) between the County of Santa Barbara (“County”) and Exxon Mobil Corporation, a New Jersey Corporation (“Operator”) to install, operate, repair, maintain and upgrade a new communication facility on an oil platform located in the Santa Barbara Channel (“Platform Heritage”), approximately 25 miles west of the City of Santa Barbara, rent free, for a total of twenty-five (25) years;
- b) Approve and authorize the Director of General Services to administer and enforce the Agreement for the County, including the right described in Section 3 of the Agreement to declare an emergency for the purposes of gaining immediate access to Platform Heritage; and
- c) Determine that the recommended actions involve the leasing of an existing private structure involving negligible expansion of use beyond that which presently exists, that the proposed action is therefore exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Existing Facilities, and approve and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

The Board’s action to approve and authorize the Chair to execute the Communications Sublease Agreement (Attachment 1) will permit the County to install and operate a new microwave radio link and associated equipment on Platform Heritage, owned and operated by the Operator, rent free for a period of twenty (20) years with one automatic extension of five (5) years. This sublease will help improve the

County's radio communication network for the provision of public safety services throughout the County.

Background:

The Information and Communication Technology Division of the General Services Department (ICT) operates a countywide wireless communications network for emergency response and public safety services. This network consists of communication sites located throughout the County and is designed to provide reliable and consistent two-way radio communications between 911 Dispatch and Santa Barbara County Fire and/or Sheriff portable radio users and incident commanders.

ICT has begun the work of upgrading the County network, which will eventually involve replacing the entire radio system and its supporting infrastructure as well as adding additional site(s) necessary to improve and enhance radio frequency coverage throughout the County. ICT has identified an area along the coastline, from Gaviota to the Point Conception peninsula, with inadequate radio frequency coverage and, after evaluating many sites in the region, determined that Platform Heritage is ideally situated to provide the best potential coverage improvements based upon preliminary and estimated field signal level measurements.

The proposal for Heritage is to house repeaters for Land Mobile Radio (LMR) and install a new microwave link that will connect into the existing south coast backhaul at Santa Ynez Peak (SYP). The new microwave radio link will be comprised of the next-generation Nokia 9500MPR Microwave Packet Radios (MPRs) and will have the capability of supporting both existing and future County radio systems. Specifically, ICT will install: two 8' antenna dishes, pointed towards SYP; two to four LMR antennas; 120VAC/30Amp utility power circuits; up to four standard 19" communication racks for transceivers, duplexers, routers and other equipment; and a waveguide run (7/8" feedlines) to route the antenna signal into the equipment room. This design will ensure space diversity to compensate for signal losses due to long distances and over-the-water operations and the two LMR antennas will receive and transmit radio communications for both Fire (VHF) and Sheriff (UHF).

The proposed Agreement will commence on the date it is executed by the County and continue for a period of twenty (20) years. At the end of the initial term, the Agreement will automatically renew for five (5) years unless either party provides notice of termination at least sixty (60) days prior to the expiration of the initial term. No rent will be paid and the County will provide and pay for all necessary equipment. The County will install, operate, repair and maintain its equipment in accordance with Operator's established policies and procedures, and will comply with Operator's security programs and/or procedures. Except in cases of emergency declared by the Director of General Services, the County will obtain prior written approval from Operator to access the site and will only allow those personnel onsite who have prior authorization from Operator.

Execution of the Agreement provides for the installation of communications equipment and will involve negligible expansion of use unlikely to have a significant environmental impact. Therefore, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Class 1, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. A Notice of Exemption ("NOE") has been prepared on this basis (Attachment 2).

Performance Measure: N/A

Contract Renewals and Performance Outcomes: N/A

Fiscal and Facilities Impacts:

The costs associated with the Execution of this Agreement will be accounted for in the Communication Internal Service Fund (ISF) 1919. One-time equipment costs will be included and funded through the Public Safety Radio Network (PSRN) Replacement Project. General Services will provide maintenance and support of the equipment and will recover these costs from the Sheriff and Fire Departments through annual rates budgeted to be received in the Communications ISF from 0001, Dept 032, LI 7894 (Sheriff) and 0001, Dept 031, LI 7894 (Fire).

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fund 1919 Rates		\$ 46,776.00	
Other: PSRN Project			\$ 164,000.00
Total	\$ -	\$ 46,776.00	\$ 164,000.00

Annualized on-going costs include monthly maintenance costs of \$2,653 for Fire and \$1,245 for Sheriff, recovered through the annual ISF rates to Fund 1919 in Line Item 7894. One-time PSRN project costs include \$102,000 for Fire and \$62,000 for Sheriff.

Key Contract Risks: N/A

Staffing Impacts: None

Special Instructions:

Clerk of the Board, please distribute as follows:

1. Return the original, fully-executed Communications Sublease Agreement to General Services Real Property Division, Attn. Susan Freebourn
2. Maintain the duplicate original, fully-executed Communications Sublease Agreement for the Official File.
3. Forward a copy of the Minute Order to General Services Real Property Division, Attn. Susan Freebourn

Attachments:

1. Original Communications Sublease Agreement
2. CEQA Notice of Exemption

Authored by:

Susan Freebourn