



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: October 20, 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 Lease Agreement Between the County of Santa Barbara and U.S. Forest Service, Third District (Real Property File # 002212)**

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 Use Lease Agreement (“Agreement”) between the County of Santa Barbara (“County”) and United States of America, acting through the United States Department of Agriculture, Forest Service (“USFS”) to install, operate, repair, maintain and upgrade existing communication sites located on Santa Ynez Peak (“SYP”), approximately 35 miles northwest of the City of Santa Barbara, rent free, expiring on December 31, 2048;
- b) Approve and authorize the Director of General Services to administer and enforce the Agreement for the County; and
- c) Determine that the recommended actions involve the continuation of a lease for use of a current communication site 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 Use Lease Agreement (Attachment 1) will permit the County to continue operations of its emergency communications network at the Santa Ynez Peak facility through December 31, 2048. This Lease will ensure that a critical site for the County’s radio communication network for the provision of public safety services remains in operation and will allow for the County to expand its facilities at this location.

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.

The proposal for Santa Ynez Peak is to house repeaters for Land Mobile Radio (LMR) and install new microwave links that will connect into the existing south coast backhaul at LaCumbre Peak and at the County Communications Center (Site TDB). The new microwave radio links will be comprised of next-generation Microwave Packet Radios (MPRs) and will have the capability of supporting both existing and future County radio systems. Specifically, ICT will install: antenna dishes, 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 waveguides 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 until its expiration date of December 31, 2048. At the end of this term, the USFS typically provides another renewal agreement. No rent will be paid and the County will provide and pay for all necessary equipment, maintenance and repair. The County will install, operate, repair and maintain its equipment in accordance with the USFS’s established policies and procedures, as further detailed on the approved Communications Site Management Plan attached hereto (Attachment 2).

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 3).

Performance Measure: N/A

Contract Renewals and Performance Outcomes: N/A

Fiscal and Facilities Impacts:

Currently, there are no costs to the County associated with the execution of this Agreement and the County has been informed by the USFS that no rent will be required as in previous agreements between the County and the USFS. Although the Agreement does provide for a possible rent assessment in the

future, this provision is standard in all USFS Agreements and this is very likely a remote risk to the County since historically the USFS has never charged the County rent at this location and has conveyed to the County that the Agreement will be rent free unless the County becomes a sub-lessor to a “for profit” communications carrier, which the County has no intention of doing.

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 Use Lease Agreement to General Services Real Property Division, Attn. Alanna Chumney
2. Maintain the duplicate original, fully-executed Communications Use Lease Agreement for the Official File.
3. Forward a copy of the Minute Order to General Services Real Property Division, Attn. Alanna Chumney

Attachments:

1. Original Communications Lease Agreement
2. Communications Site Management Plan
3. CEQA Notice of Exemption

Authored by:

Jason Sunukjian