



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/8/2016

Agenda Placement: 6I

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Julie Kirk, Staff Services Analyst I - 259-8603

SUBJECT: Telecommunications Space License Agreement with Pacific Gas and Electric Company

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chairman to sign a Telecommunications Space License Agreement with Pacific Gas and Electric Company for the term July 1, 2015 through June 30, 2019, with an option to extend the space license for three (3) additional five-year (5 year) terms, with an annual amount of \$3,551, subject to an annual increase, to use the County's Atlas Peak Telecommunications Facility and Tower.

EXECUTIVE SUMMARY

Pacific Gas & Electric (PG&E) has operated radio transmitting and receiving equipment on County leased property located on sections of Atlas Peak Road since 1999 under Agreement 4146. The County has since moved the Telecommunications Tower to a new site within Atlas Peak requiring a new agreement between PG&E and the County for PG&E to operate their radio transmitting equipment at this new County location.

This Telecommunication Space License Agreement allows PG&E to install two antennas, two radios, and a base station for backup power on the new Atlas Peak Telecommunications Site, located at the end of Atlas Peak Road with a term expiration date of June 30, 2019, with Three (3) Five-Year (5 Year) options to extend and an annual fee of \$3,551 in Fiscal Year 2015-2016. The annual fee shall increase by three percent (3%) at the beginning of each fiscal year.

Authorization of this space license agreement will update the terms and location of the license and allow for Pacific Gas and Electric's continued operation of its radio transmitting and receiving equipment.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Communications Division: Fund 1000 - Subdivision 4200010
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of this license will generate revenue for the County's Communications Division.
Is the general fund affected?	Yes
Future fiscal impact:	The Communications Division will continue to receive rental income with a three percent (3%) increase per fiscal year for the term of the agreement.
Consequences if not approved:	Pacific Gas & Electric will not be allowed to utilize this space, and the Communications Division will not be able to earn the additional revenue.
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Since March of 1999 under Agreement No. 4146 Pacific Gas & Electric has operated radio transmitting and receiving equipment on property the County of Napa leased from the John and Elizabeth Sutro 1992 Trust commonly known as the Atlas Peak Communication facility. On May 11, 2010, the Board of Supervisors approved a lease for a new location on the Sutro site, Assessor's Parcel No. 032-540-024 and the new Atlas Peak Telecommunications facility was built.

Agreement No. 4146 with Pacific Gas and Electric has become null due to the change in location of the Telecommunications Tower. This new Telecommunications Space License Agreement will update terms and conditions allowing Pacific Gas & Electric continued use of the vault and tower at the new site. The agreement updates the description of the premises identifying the equipment installed including: two antennas, two radios, and a base station for backup power for Supervisory Control and Data Acquisition (SCADA) for Napa Valley and Lake Berryessa areas.

Starting Fiscal Year 2013-2014 the annual fee was \$3,347 for the first year of this Agreement. The annual fee shall be increased at the beginning of each fiscal year by an amount equal to three percent (3%) of the amount of rent. For Fiscal Year 2015-2016 the annual rent will be \$3,551. This Space License also includes an option to extend the term of the Agreement with Three (3) Five-Year (5 Year) options to extend beyond its current expiration date of June 30, 2019.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula