NAPA COUNTY BOARD OF SUPERVISORS
Board Agenda Letter

TO: Board of Supervisors
FROM: Liz Habkirk for Steven Lederer - Director of Public Works
Public Works

REPORT BY: Andrea Salter, Staff Services Analyst I - 7072598603

SUBJECT: Approval of Lease Agreement for the Communications Vault at Mt. Vaca Solano County

RECOMMENDATION
Director of Public Works requests approval of and authorization for the Chair to sign a Lease Agreement with the State of California, Department of Forestry and Fire Protection and Department of General Services for the term commencing July 1, 2019 through June 30, 2024 with one (1) automatic successive five (5) year extension for an annual rental fee totaling $7,335.50 in FY 2019-20, with annual fixed increases of three and a half percent (3.5%) for use of a communications vault site to provide adequate radio coverage for fire and law enforcement agencies during emergency services. This site has been engineered to be a part of the County's Very High Frequency (VHF) Simulcast System.

EXECUTIVE SUMMARY
The State of California owns and operates a communications vault located in Solano County, commonly referred to as Mt. Vaca. The Napa County Communications Division of Information Technology Services is requesting permission to lease a portion of the vault for the purpose of installing, operating, and maintaining telecommunications equipment that will support emergency communications throughout Napa County. Board approval of a Lease Agreement with the State of California will allow the Communication Division to install and operate critical equipment for an annual rental fee totaling $7,335.50 in FY 2019-20, with annual fixed increases of three and a half percent (3.5%) during the term commencing July 1, 2019 through June 30, 2024.

FISCAL IMPACT
Is there a Fiscal Impact? Yes
Is it currently budgeted? Yes
Where is it budgeted? ITS-Radio (42000-13). Appropriation budgeted in Account 52605 - Rents and Leases - Bldg/Land. Under the terms of the lease agreement, Napa County pays the cost of the lease directly to Department of General Services and Department of Forestry and Fire Protection.

Is it Mandatory or Discretionary? Discretionary

Discretionary Justification: This agreement is discretionary in that there is no mandate to provide public safety radio coverage throughout the County. However, there is inadequate public safety radio coverage for the Fire Department in high hazard areas in the southeast part of the County. The Mt. Vaca site has been engineered to be a part of the VHF Simulcast System. This site will enhance both inbound and outbound traffic for Law and Fire agencies that support these areas and it is vital for the well being of the community.

Is the general fund affected? No

Future fiscal impact: This agreement terminates June 30, 2024 with an option to extend an additional 5 years. Sufficient funds each fiscal year will be budgeted accordingly.

Consequences if not approved: If the recommended agreement is not approved, Napa County Law and Fire agencies will not have adequate public safety radio coverage.

Additional Information:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Categorical Exemption Class 1: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 (“Existing Facilities”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

The Department of Forestry and Fire Protection (CAL FIRE) has property in Solano County commonly known as Mt. Vaca. The Communications Vault on the property is the last of seven transmitter sites for the new Public Safety Radio Network. These seven sites transmit and receive radio traffic for Law and Fire agencies. Over the past decade, the Communications Division has been expanding the capabilities of both leased and owned land, coupled with new technology, to expand radio coverage throughout Napa County. Due to Napa County’s extreme topography, acquiring acceptable sites to provide radio capture has proven difficult. Challenges still remain in the southeast portion of the County in the area of Wooden Valley and Gordon Valley and part of HWY 128. Mt. Vaca was chosen for its high altitude, visibility, and level of radio coverage for this specific area of the County. Authorization of this lease agreement will allow the Communications Division to complete the County wide coverage goal for Public Safety radio.

The State of California currently maintains a communications link to the site identified in this lease from the County Land Trust Site on Atlas Peak. This allows for a significant reduction in County investment in equipment in order to provide an additional site to the overall Radio Network. This site will enhance both inbound and outbound traffic for Law and Fire agencies that support these areas. Mt. Vaca is particularly ideal in that it will not carry with it
significant hardware costs due to existing microwave networks in operation and partnership with the State.

**SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve
Reviewed By: Leigh Sharp