



# County of Monterey

**Item No.**

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

**Legistar File Number: A 24-346****July 16, 2024****Introduced:** 6/27/2024**Current Status:** Agenda Ready**Version:** 1**Matter Type:** BoS Agreement

- a. Approve and authorize the Chief Information Officer to sign retroactively a non-standard Sublease Agreement with the Carmel Unified School District to provide radio tower communications vault space operated by the County, known as Mount Toro (Upper) from the term of July 1, 2024 to June 30, 2034; and
- b. Accept non-standard provisions as recommended by the Chief Information Officer; and
- c. Authorize the Chief Information Officer to sign up to two (2) renewals of one (1) year each, of the agreement, provided subject to County Counsel review and provided the terms of the agreement remain substantially the same.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Chief Information Officer to sign retroactively a non-standard Sublease Agreement with the Carmel Unified School District to provide radio tower communications vault space operated by the County, known as Mount Toro (Upper) from the term of July 1, 2024 to June 30, 2034; and
- b. Accept non-standard provisions as recommended by the Chief Information Officer; and
- c. Authorize the Chief Information Officer to sign up to two (2) renewals of one (1) year each, of the agreement, provided subject to County Counsel review and provided the terms of the agreement remain substantially the same.

### SUMMARY:

The Information Technology Department (ITD) leases property on Mount Toro, the Dorrance Ranch site from Dorrance Ranches, L.P. This Lease Agreement allows the County to maintain communication shelters located at 20600 Corral Del Cielo Rd, Salinas CA, known as Mount Toro, Upper Site. The County subleases communications vault space to Carmel Unified School District (CUSD). This Lease Agreement provides CUSD access to two-way radio connectivity for their school busses.

### DISCUSSION:

Since March 1990, the County of Monterey has leased property on the Dorrance Ranch site known as Mount Toro (Upper). This agreement allows ITD to operate, maintain, repair, and provide necessary upgrades of a fenced-in radio site that includes two communications shelters, a radio tower, a generator, and fuel tanks.

In addition to maintaining the radio site, the County is authorized to sublease vault space to Carmel Unified School District and other community-based organizations at its discretion.

Legistar File Number: A 24-346

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CUSD has subleased vault space from ITD on Mount Toro radio site since 2017. CUSD utilizes this radio site for two-way radio communications with their fleet of school busses and to provide campus radio communication. The proposed updated Sublease Agreement is for the term of ten years with a shared cost based on usage. It is estimated that for Fiscal Year 2024-2025, CUSD's rate will be two thousand one-hundred and eleven dollars (\$2111).

The radio communication facilities and equipment are crucial for the public safety of Monterey County stakeholders. Therefore, the Chief Information Officer recommends the approval of this Sublease Agreement to provide co-located radio site space in the Mount Toro shelter and on the tower.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed this Sublease Agreement and has approved as to form.

The Auditor-Controller's Office reviewed the contract and approves as to fiscal provisions.

FINANCING:

Anticipated Revenue has been included in the FY24-25 Adopted Budget for the Information Technology Department, ITD 1930, Appropriations Unit INF002. Transactions relating to future fiscal years will be included in each respective Recommended Budget based upon the anticipated utilization of the services.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This radio site provides critical radio communications to peninsula portion of Monterey County and enhance public safety for first responders, school districts, and the community.

☐ Economic Development  
☐ Administration  
☐ Health & Human Services  
☒ Infrastructure  
☒ Public Safety

Prepared by: Sandra Shaffer, Management Analyst III, 759-6957

Approved by:

DocuSigned by:

Eric Chatham

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Eric A. Chatham, Chief Information Officer, 759-6920

Attachments:

CUSD Sublease Agreement