



County of Monterey

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

Board Report

File #: A 17-417, Version: 1

Approve and authorize the Contracts/Purchasing Officer to execute Amendment No. 1 to the Site Lease Agreement with Weathertop Ranch LLC, authorizing the County to sublease the property and thereby enable other entities to install communications equipment at the County communications facility at the leased site, and increasing the amount of the lease fee to add \$500 annually per executed sublease, to be paid by sublessees.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Approve and authorize the Contracts/Purchasing Officer to execute Amendment No 1 to the Site Lease Agreement with Weathertop Ranch LLC, authorizing the County to sublease the property and thereby enable other entities to install communications equipment at the County communications facility at the leased site, and increasing the amount of the lease fee to add \$500 annually per executed sublease, to be paid by sublessees.

SUMMARY/DISCUSSION:

The existing Wireless Communications Site Lease agreement between the County and Weathertop Ranch LLC allows the County to construct a communications shelter to house radio and communications equipment on a site owned by Weathertop Ranch LLC. This equipment provides an effective communications system to public safety and other agencies operating in Monterey County.

The Amendment will allow the County to sub-lease portions of the site to other agencies and entities, so that they can install and operate communications equipment, with appropriate County management and oversight. This will enable improved communications throughout the County and will assist in recovery and emergency response, in the event of a natural disaster.

P.G.&E has expressed interest in sub-letting space at the County communications facility in question. If it enters into a sublease with the County, the annual lease payment due to Weathertop Ranch LLC will increase from five hundred dollars (\$500) to one thousand dollars (\$1000) to account for the anticipated P.G.&E sublease. This increase and similar increases of \$500 per sublease will be passed through to the sub-letting agency or entity, resulting in no additional cost to the County.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed Amendment No. 1 to the County of Monterey Wireless Communications Site Lease Agreement, with Weathertop Ranch LLC. as to form.

FINANCING:

This Amendment will result in no additional costs to the County as increases in site lease fees of \$500 per sublease will be passed on to sublessees.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The sub-lease to P.G.&E increases radio coverage for operations and maintenance crews throughout the Carmel Valley and some coastal areas. Co-location of facilities is an efficient land use case and results in higher levels of service response and availability for rapid deployment in emergency response.

☐ Economic Development
☐ Administration.
☐ Health and Human Services
☒ Infrastructure
☒ Public Safety

Prepared by: Lynnette Beardsall, Management Analyst, 759-6938

Approved by:

Eric A. Chatham, Director of Information Technology, 759-6920

Attachments:

Weathertop Ranch LLC Amendment No. 1
Weathertop Ranch LLC Communications Site Lease Agreement

Attachments on file with Clerk of the Board