

**COUNTY OF SONOMA
AGENDA ITEM
SUMMARY REPORT**

Clerk of the Board Use Only
Meeting Date **Held Until**
 / / / /
Agenda Item No: **Agenda Item No:**

Department: General Services and Information Systems

() **4/5 Vote Required**

Contact:
Mike Wagner

Phone:
(707) 565-2463

Board Date:
06/02/09

Deadline for Board Action:

AGENDA SHORT TITLE:
Salt Point Communications Facility

REQUESTED BOARD ACTION:

Resolution authorizing the General Services Director, or his deputy, to execute a Lease with the State of California, Department of Parks and Recreation ("State") for premises located at 24075 Highway 1, Jenner, California, commonly known as Salt Point State Park ("Salt Point").

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES

ADD'L FUNDS REQUIRING BOARD

Estimated Cost	\$	0	Contingencies	\$	0
			(Fund Name:)		
Amount Budgeted	\$	0	Unanticipated Revenue	\$	0
			(Source:)		
Other Avail Approp.	\$	0	Other Transfer(s)	\$	0
(Explain below)			(Source:)		
Additional Requested:	\$	0	Add'l Funds Requested:	\$	0

Explanation (if required): There are no expenditures anticipated.

Prior Board Action(s):
None.

Alternatives - Results of Non-Approval:

County will continue to operate Salt Point under the current right-of-entry permit which is on month-to-month terms. Without a lease, State may request that the County remove all radio equipment from the premises, resulting in substantial cost to County, probably in the range of \$25,000 for the first year of operation.

Background:

General. The County entered into a Right-of-Entry Permit in December 2004, for the purpose of installing and operating mobile data communications equipment for the Sheriff's department computer aided dispatch system. The Salt Point Communications Facility ("Facility") provides wireless mobile data communications coverage for the Sheriff deputies working in the coastal area of Sonoma County surrounding Salt Point State Park. The premises include approximately 4 square feet for one (1) rack space in the vault and one (1) antenna space on the tower through a State owned combiner. The Right-of-Entry Permit is currently on a month-to-month term. The County submitted a Radio Vault Space Application ("TD-311") to the State, and the application was approved by the State Department of General Services Telecom Division ("DGS-TD") effective September 10, 2008. Staff recommends that the County's rights to continue to use Salt Point are perfected with a Lease.

Proposed Lease. Staff has negotiated a Lease for premises at Salt Point, the proposed terms which follow:

Premises	4 square feet for one (1) rack space in State's vault and associated antenna space on State's tower, said antenna to be shared through a State owned combiner.
Term	5 years with one option to extend the Lease for an additional 5 years.
Consideration:	County has installed a transmitter/combiner within the State's vault for County and State's use. County provides reciprocal space at County's Seaview Ridge vault site at no cost to State.

Attachments: Resolution

On File With Clerk: Copy of the proposed lease.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background: (Continued)

Staff Recommendation. Staff recommends approval of the Resolution authorizing the General Services Director, or his deputy, to execute a lease with the State of California, Department of Parks and Recreation, for premises commonly known as Salt Point State Park. If the proposed lease is not approved, the State may request that County remove its equipment under the existing temporary Right-of-Entry and County may be forced to find an alternative communications site at substantial cost to the County including moving costs and rent at market value estimated at least \$25,000 in the first year of operation.