

Central Services  
Joan Araujo, Director

Engineering Services  
Anastasia Seims, Director

Roads & Transportation  
Anitha Balan, Director

Water & Sanitation  
Vacant, Director

Watershed Protection  
Jeff Palmer, Director

October 29, 2024

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**Subject: Approval of, and Authorization for the Public Works Agency Director (Director) or Designee to Sign, a Third Amendment to License Agreement (Third Amendment) with U4EA Ranch Enterprises, Inc., a California Corporation, to Add Equipment at a County of Ventura Communication Facility in Newbury Park for an Increased Monthly License Fee of \$225, for a Monthly total of \$3,770.44 and an Increased Monthly Utility Fee of \$15, for a Total Monthly Utility Fee of \$55; Find that the Third Amendment is Categorically Exempt from the California Environmental Quality Act; Authorize the Director to Make Minor Modifications to the Third Amendment; Supervisorial District No. 2.**

**Recommendations:**

1. Approve and authorize the Public Works Agency Director (Director) or designee to sign the attached Third Amendment to License Agreement (Third Amendment) between the County of Ventura (County) and U4EA Ranch Enterprises, Inc., a California corporation, to add equipment at a County communication facility located in the Newbury Park area for an increased monthly license fee of \$225, for a monthly total of \$3,770.44 and an increased monthly utility fee of \$15, for a total monthly utility fee of \$55.
2. Find that your Board's approval of the Third Amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, 15302 and 15303 and that no exceptions set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.
3. Authorize the Director to approve minor modifications to the Third Amendment provided that any such modification is consistent with the original purpose of the



Third Amendment, does not result in additional costs to the County of Ventura and is reviewed and approved as to form by the County Counsel's Office.

**Fiscal/Mandates Impact:**

Mandatory: No  
 Source of Funding: Information Technology Services Department, Network Services ISF (Fund I510, Unit 4850)  
 Funding Match Required: None  
 Impact on Other Department(s): Minimal rent and lease expenses have been included in the monthly Microwave Network Access rate to the Sheriff Department and the Fire District.

**Summary of Revenue and Total Costs:**

		<u>FY 2024-25</u>		<u>FY 2025-26</u>
Revenue:	\$	0	\$	0
Costs:				
Direct	\$	45,665	\$	47,150
Indirect – Agency/Dept.		0		0
Indirect – County CAP		0		0
Total Costs	\$	0	\$	0
Net Costs	\$	45,665	\$	47,150
Recovered Indirect Costs	\$	0	\$	0

Current Fiscal Year (FY) Budget Projections:

<b>FY 2024-25 Budget Projection for Network Services ISF – Division 4850</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Expenditures	\$18,095,348	\$18,095,348	\$18,095,348	\$ -0-
Revenue	\$31,201,211	\$31,201,211	\$31,201,211	\$ -0-
Net Operating Gain/(Loss)	\$ 13,105,863	\$ 13,105,863	\$ 13,105,863	\$-0-

Sufficient appropriations are included in the FY 2024-25 Adopted budget. Sufficient appropriations will be included in the FY 2025-26 budget as appropriate. FY25-26 cost includes the 3% annual increase agreed upon in the second amendment.



**Discussion:**

On August 1, 2007, U4EA Ranch Enterprises, Inc., a California corporation (U4EA), and the County of Ventura (County) entered into a License Agreement (Agreement) for the County to install, maintain and operate communications equipment on U4EA's property as part of the County's Public Safety Radio Upgrade Project to support public safety for local and regional agencies. The communication facility is located on Rasnow Peak, south of the 101 Freeway at the summit of South Ventu Park Road in Newbury Park; see Exhibits 1 and 2, Vicinity and Location maps. Your Board is asked to approve the proposed Third Amendment to the Agreement (Third Amendment) to allow the County to install, maintain and operate additional communications equipment at the site.

The salient terms of the proposed Third Amendment are as follows:

**LICENSOR:** U4EA Ranch Enterprises, Inc., a California corporation

**PREMISES:** The communication facility located on Rasnow Peak, south of the 101 Freeway at the summit of South Ventu Park Road in Newbury Park.

**RENT:** The monthly rental rate shall be \$3,770.44. This represents a \$225 increase in rent due to the County's installation of two (2) additional dish antennas at the facility as part of the County's Public Safety Radio Upgrade Project. The monthly utility fee shall be \$55. This represents a \$15 increase in the monthly utility fee.

**TERM:** The current term of the Agreement commenced on August 1, 2024 and terminates on July 31, 2028 and has two five-year renewal terms remaining under the Agreement.

The Third Amendment, the project, involves leasing existing facilities, replacing existing structures and facilities on the same site as the existing structures and facilities are currently located, will have substantially the same purpose and capacity, and involves negligible or no expansion of capacity. Therefore, staff has determined that your Board's approval of the proposed Third Amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, 15302, and 15303. Staff has also determined that no unusual circumstances or other factor set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.



**Integration of Strategic Plan Priorities:**

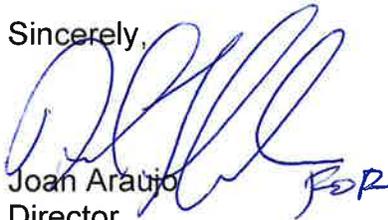
This item contributes to the Board of Supervisors (Board's) 2024-2027 strategic priority to provide:

- I. Healthy, safe, and resilient communities through
  1. Maintaining high-performing public safety services.
  2. Promoting community resilience and strengthen our ability to withstand and recover from disaster or adversity.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

If you have any questions concerning this item, please contact George Andrade at (805) 654-2402 or the undersigned at (805) 654-2084.

Sincerely,



Joan Araujo  
Director  
Central Services

Attachments:

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Location Map
- Exhibit 3 – Third Amendment to License Agreement

