



Midpeninsula Regional  
Open Space District

R-22-119  
Meeting 22-25  
October 26, 2022

## AGENDA ITEM 2

### AGENDA ITEM

License Agreement with Crown Castle for Use of the Redwood Radio Tower

### GENERAL MANAGER'S RECOMMENDATION *den*

Authorize the General Manager to execute a 10-year license agreement with Crown Castle, with four additional renewal periods of five years each, totaling 30 years, for use of the Redwood Radio Tower site located at 21450 Madrone Drive in Los Gatos starting at a cost of \$16,200, with an annual escalator of 3% effective each November 1, for a total 10-year and 30-year cost not-to-exceed \$185,964 and \$773,952 respectively.

### SUMMARY

In November 2020, the Board of Directors (Board) approved the General Manager's recommendations for a project to upgrade the Midpeninsula Regional Open Space District (District) radio system to address end-of-life equipment and coverage issues ([R-20-110, minutes](#)). This approval included the addition of the Redwood Radio Tower to the radio system. Crown Castle is the entity that manages the tower. The District proposes to enter into a license agreement with Crown Castle for use of the Redwood Radio Tower for a ten-year term with four additional renewal periods of five years each, for a maximum of thirty years. The first annual cost of the license agreement would be \$16,200 (November 1, 2022, to October 31, 2023), with an annual escalator of 3% effective each November 1<sup>st</sup>. The total cost for the first 10 years would be \$185,964. The four optional five-year extensions would each respectively total \$115,944, \$134,580, \$156,216, and \$181,248, for a total 30-year cost not-to-exceed \$773,952 if all extensions are executed. The Fiscal Year 2022-23 (FY23) budget includes sufficient funds for this fiscal year. Funds for FY24 and beyond would be requested in future fiscal year budgets as a part of the annual Budget and Action Plan process.

### DISCUSSION

The radio system is an essential tool to ensure public safety and effective internal communications. It must be functional and reliable. The District's current radio system covers a broad and diverse geographic area utilizing a set of five repeaters that are located based upon requirements for coverage area and proximity to other repeaters (Attachment 1).

As part of the Radio System Assessment and Upgrade project (project #65407), the consulting engineer determined that the Redwood Radio Tower would dramatically improve radio coverage in Bear Creek Open Space Preserve and Sierra Azul Open Space Preserve (see Attachment 2 for a coverage map of the Redwood Tower). The Board approved all the General Manager's

recommendations for the project, included adding the Redwood Radio Tower to the repeater system.

While radio coverage areas overlap, the Redwood Radio Tower repeater site will be essential to the upgraded system and provide coverage in high-fire severity zones not reached by any other repeater site. The addition of this repeater site will greatly improve response and communication in this area. Additionally, it will improve coverage in some of the District's busiest preserves:

- Bear Creek Redwoods Open Space Preserve
- St. Joseph's Hill Open Space Preserve
- Priest Rock and Limekiln areas of Sierra Azul Open Space Preserve

As part of the radio upgrade assessment, the District's radio system design consultant extensively interviewed staff to fully understand the gaps in coverage. Based on those interviews, various existing towers were modeled to determine which towers would provide the optimal coverage for each area. Based on this modeling, the Redwood Tower was determined to best address the issues in the southern reaches of the District. Crown Castle is the sole manager of the tower, hired by the site owner Bay Area Cellular. Therefore, Crown Castle is a sole-source provider for this site.

The recommended license agreement with Crown Castle for Redwood Radio Tower is for a 10-year term with four additional renewal periods of five years each, totaling a maximum of 30 years.

## **FISCAL IMPACT**

The FY23 budget includes sufficient funds for the recommendation. Funds for FY24 and beyond would be requested in future fiscal year budgets as a part of the annual Budget and Action Plan process.

The current monthly cost is \$1,350 for the first year. If the license agreement is executed on November 1, 2022, as anticipated, that rate will extend through October 31, 2023, for an annual cost of \$16,200. Annual costs thereafter would increase 3% each November 1 for all renewal terms.

## **BOARD COMMITTEE REVIEW**

The Board approved the General Manager's recommendations to upgrade the radio system on November 18, 2020 ([R-20-110](#), [minutes](#)).

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

## **CEQA COMPLIANCE**

This item is not a project subject to the California Environmental Quality Act because the District's decision to enter into a license agreement to use an existing radio tower will not result directly or indirectly in physical changes to the environment.

**NEXT STEPS**

If approved by the Board, the General Manager will enter into a license agreement with Crown Castle to provide a 10-year initial term with four additional renewal periods of five years each, totaling 30 years.

Attachment

1. Map of District Radio Towers
2. Redwood Radio Tower Coverage

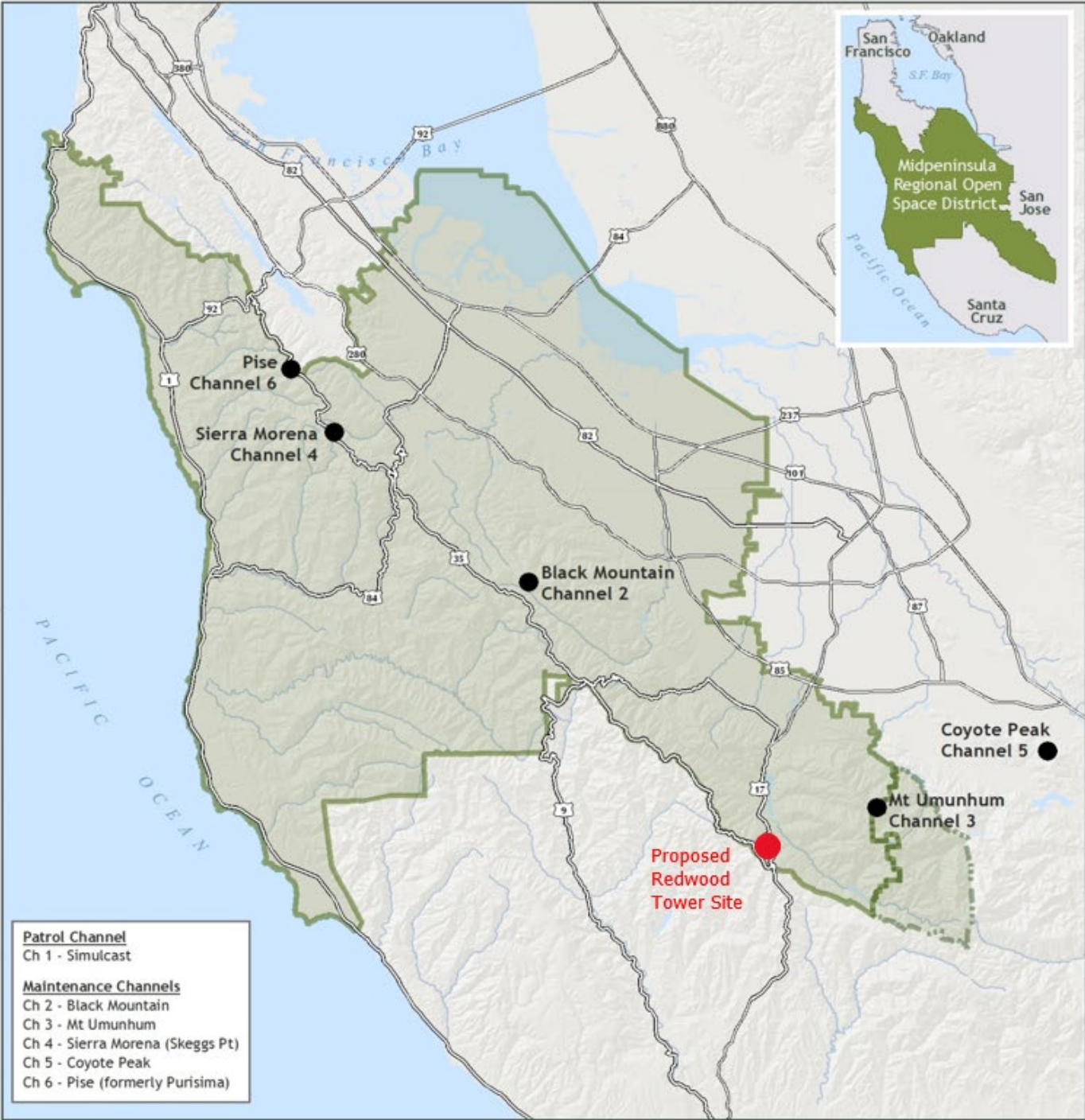
Responsible Department Head:

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# Map of District Repeater Locations



- Patrol Channel**  
Ch 1 - Simulcast
- Maintenance Channels**  
Ch 2 - Black Mountain  
Ch 3 - Mt Umunhum  
Ch 4 - Sierra Morena (Skeggs Pt)  
Ch 5 - Coyote Peak  
Ch 6 - Pise (formerly Purisima)

### Midpeninsula Regional Open Space District

*Distribution of District Radio Repeaters*

- District Radio Repeater
- MROSD Boundary
- - - MROSD Sphere of Influence

Midpeninsula Regional Open Space District (MROSD)



February, 2013



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.



## Attachment 2

Areas of improvement are shown in red. Blue is the current District coverage.

