



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Submitted on:**  
**(COB Stamp)**

**Department Name:** General Services and Information Technology  
**Department No.:** 063/067  
**Agenda Date:** April 7, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk A. Lagerquist, Director of General Services  
Chris Chirgwin, Chief Information Officer  
Contact Info: Ted Teyber, Assistant Director of General Services  
Andre Monostori, Deputy Chief Information Officer  
of Information Technology  
**SUBJECT:** Lease Agreement with Mathis Gaviota Ranch, L.P., at Cañada De Las Cruces, Santa Barbara County for Public Safety Radio Network in Supervisorial District 3 (APN 083-500-029), (RP Folio #004148)

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*Kirk Lagerquist*  
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DocuSigned by:  
*Chris Chirgwin*  
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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve, ratify and authorize the Chair to execute the original and duplicate Ground Lease Agreement (“Lease”), between the County of Santa Barbara and Mathis Gaviota Ranch, L.P., a California Limited Partnership (“Lessor”), for a term of nineteen years and nine months until June 30, 2045, for a total leased area of approximately 800 square foot area of land; and
- b) Determine that the recommended action of approving the Lease is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, *New Construction or Conversion of Small Structures*, and Section 15304, *Minor Alterations to Land*, and approve and direct staff to file and post the attached Notice of Exemption on that basis.

**Summary Text:**

The Board's approval of the Ground Lease with Mathis Gaviota Ranch, L.P will provide for the construction of a new radio tower and equipment structure, crucial components for the Public Safety Radio Network (PSRN) project approved by the Board of Supervisors on July 13, 2021. Approval of the Ground Lease will enable the County to proceed with the construction of the Gaviota Communications site project for operating and maintaining a PSRN system for 19-years and 9-months with two (2), five (5) year successive extensions

**Discussion:**

The County entering into the Ground Lease ("Lease") with Mathis Gaviota Ranch, L.P. will allow the County to development a new Public Safety Radio Network (PSRN) Site. This new PSRN Site at Cañada De Las Cruces will be constructed jointly by the County's General Service Capital Improvements Division and Information Technology Communication Division. The newly constructed site will be operated and maintained by the County's Communication Division.

The Lease with Mathis Gaviota Ranch, L.P (Attachment 1), will allow for the construction of a tower 75-feet in height, installation of underground conduit to the existing shared underground vault for communication equipment, for a newly installed back-up generator and other appurtenances, for operating and maintaining a PSRN communication system. The initial term of Lease is for close to 20-years, allowing the County to lease approximately 800 square feet until June 30, 2045. The Lease also provides for two (2), five (5) year successive extensions to be on the same covenants, terms, and conditions as those of the initial term.

Once the Gaviota Site is in operation, it will provide enhanced coverage for the County's Fire Department, its emergency medical services including the County's regional partners on the Highway 1 corridor from Gaviota to Lompoc area, as this area currently lacks radio coverage.

The monthly rental rate of \$1,125 (\$1.41 per square foot), which begins on October 1, 2025, will continue through September 30, 2026. Beginning October 1, 2026, until June 30, 2027, the amount of monthly rent shall be \$1,147.50, which is an increase of 2%. The second 2% increase will occur July 1, 2027 to June 30, 2028, for a total of twelve months, then a 2% increase for the remaining term of the Lease annually. Rent will be payable in annual installments in alignment with the County's fiscal year..

**Background:**

The County of Santa Barbara has a diverse radio communications environment, with several different land mobile radio systems deployed to meet specific operational needs of County departments. These systems, which make up the County's Public Safety Radio Network ("PSRN") are in different stages of their lifecycle, and each has varying technologies and capabilities. The County needs to replace the PSRN system as it is at the end of its useful life.

The Board of Supervisors (BOS) approved the PSRN project on July 13, 2021. The approval provided for the individual communication sites to be part of the greater PSRN project to improve the County's overall communications system, which supports the operations of Fire, Sheriff, Public Health, Probation, Parks, General Services, Information Technology, District Attorney, and contracted cities. The replacement system must meet public safety standards for performance and reliability and provide robust radio communications for the next 10 to 20 years.

The County’s Information Technology Department (ITD) Communications Division has been utilizing an existing underground vault since the 1990’s at no cost to County. The use of the vault is pursuant to a Site Sublease Agreement between Mathis Gaviota Ranch, L.P., (“Lessor”) and AT&T that is now the Lessee (RP Folio 003430). The County’s ITD Communication Division will continue to utilize the existing underground vault, at no cost, allowing the County’s ITD Communication Division to operate and maintain the new PSRN Equipment. Since the 1990’s the Gaviota Site has not had a generator to energize the site during power outages. As part of the newly constructed PSRN Tower and continuation of no monetary rental payment to AT&T, a generator is being installed in order for the PSRN and AT&T’S equipment at the Gaviota Site to be operational if a power outage were to occur.

**Fiscal and Facilities Impacts:**

**Budgeted:** Yes

**Fiscal Analysis:**

<b>Funding Source</b>	<b>FY 2025-26 Lease Payments</b>	<b>FY 2026-27 Lease Payments</b>	<b>Remaining Term (18 yrs)</b>	<b>Optional Term 1 (5 years)</b>	<b>Optional Term 2 (5 years)</b>	<b>Total with options</b>
Communications ISF 1919 Radio Rates	\$10,125	\$13,703	\$300,744	\$104,395	\$115,260	<b>\$544,227</b>

Appropriations for the lease payments are included in ITD’S Communications Internal Service Fund (ISF) 1919 Radio Program budget for the current fiscal year (2025-26) and in the proposed budget for next fiscal year (2026-27). These payments are funded through ISF rates charged to Radio Program users. Appropriations for the remaining lease term, including any optional extension periods that may be exercised, will be incorporated into future years’ budgets.

**Special Instructions:**

After the Board action, please distribute as follows:

- 1. Original Lease Clerk of the Board Files
- 2. Duplicate Original Leases and One (1) Copy of Minute Order Real Property Division, James Cleary
- 3. One (1) Copy of Lease and Minute Order ITD Finance, Kyle Slattery  
Email: knslattery@countyofsb.org
- 4. One (1) Copy of Lease and Minute Order Auditor-Controller, Attn: Betsy Schaffer  
Email: Auditor@countyofsb.org

**Attachments:**

Attachment 1 – Mathis Gaviota Ranch, L.P., PSRN Ground Lease Agreement

**Contact Information:**

J. Cleary  
Project Manager  
jcleary@countyofsb.org