



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

Department Name: General Services and Information Technology  
Department No.: 063, 067  
For Agenda Of: October 8, 2024  
Placement: Administrative  
Estimated Time: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services

Kirk A. Lagerquist, Director  
(805) 560-1011

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Kirk Lagerquist  
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Information Technology

Chris Chirgwin, Chief Information Officer (CIO)  
(805) 568-2608

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Contact Info:

Skip Grey, Assistant Director, General Services  
(805) 568-3083  
Andre Monostori, Deputy CIO  
(805) 568-2606

SUBJECT: Ground Lease for San Antonio Peak (Portion of APN: 113-280-010), Folio#4084

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence: Risk Manager**

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 Casmalia 1, 2, 3, 4, LLC, and Casmalia Land and Cattle Company, LLC ("Lessor"), for a term of twenty years until August 31, 2044, for a total leased area of approximately 4,200 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 Casmalia 1, 2, 3, 4, LLC, and Casmalia Land and Cattle Company, LLC will provide for the construction of a new radio tower and equipment structure, crucial

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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 San Antonio Peak Communications site project for operating and maintaining a PSRN system for 20-years with two (2), five (5) year successive extensions.

**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. These individual communication sites are 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 Board of Supervisors (BOS) approved the PSRN project on July 13, 2021. The San Antonio Peak Communications site has been identified as one of the sites that needs to be upgraded with a new tower including the construction of an equipment structure approximately 300 square feet for communication equipment and other appurtenances, for operating and maintaining a public safety radio network communication system. The Ground Lease with Casmalia 1, 2, 3, 4, LLC, and Casmalia Land and Cattle Company, LLC (Attachment 1), Lease will allow for the construction of a new radio tower and construction of a pre-fabricated equipment structure for communication equipment required for operating and maintaining the PSRN system. The Lease is for 20-years, allowing the County to lease approximately 4,200 square feet until August 31, 2044. 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 20-year term.

The monthly rental rate of \$5,000, (\$1.90 per square foot), which began on September 1, 2024, will continue through August 31, 2025. Beginning September 1, 2025, until August 31, 2044, the amount of monthly rent shall increase by 2% annually.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

Funding Source	FY 24-25 Annual Lease (\$)
ITD Fund 1919 ISF Rates	50,000

**Narrative:**

The new lease will be funded through the Communication Division Radio rates for the PSRN, utilizing the Internal Service Fund (ISF) allocated to County users. For FY 24-25, the cost is structured as a \$5,000 monthly lease payment, totaling \$50,000 annually. This lease incorporates a 2% annual increase, projecting a monthly lease of \$7,284 by FY 43-44, starting in September 2043 with an annual cost of \$87,123 by the end of the initial 20-year term.



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The County of Santa Barbara holds two 5-year extension options, each requiring a 90-day written notice, maintaining the same 2% annual increase. The first extension, from September 1, 2044, to August 31, 2049, will see payments ranging from \$88,865 to \$96,191 annually. The second extension, from September 1, 2049, to August 31, 2054, will range from \$98,919 to \$111,334 annually. Upon lease expiration, the County can opt for a month-to-month agreement with a 3% annual increase.

This structure ensures long-term fiscal predictability while providing flexibility through future extension options.

**Staffing Impacts:** None

**Special Instructions:** After 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                     | Auditor-Controller, Attn: Betsy Schaffer<br>Email: Auditor@countyofsb.org |
| 4. One (1) Copy of Lease and Minute Order                     | ITD Finance, Onelia A. Rodriguez  |

## **ATTACHMENT**

### **Attachments:**

1. San Antonio Peak PSRN Ground Lease Agreement
2. CEQA Notice of Exemption