



**BOARD OF SUPERVISORS
AGENDA LETTER**

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

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: General Services and
Information Technology
Department No.: 063/067
Agenda Date: December 16, 2025
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Director(s): Kirk A. Lagerquist, Director of General Services

Chris Chirgwin, Chief Information Officer
of Information Technology

Contact Info:

Ted Teyber, Assistant Director of General Services
Andre Monostori, Deputy Chief Information Officer
of Information Technology

SUBJECT: Lease Agreement with Rancho San Julian-Los Palos Colorados LLC. at White Hills,
Santa Barbara County for Public Safety Radio Network in Supervisorial District 3
(APN 093-111-019), (RP Folio #004100)

DocuSigned by:

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 and authorize the Chair to execute the original and duplicate Ground Lease Agreement ("Lease"), between the County of Santa Barbara and Rancho San Julian-Los Palos Colorados- LLC, a California limited liability company ("Lessor"), for a term of twenty years and six months until June 30, 2046, for a total leased area of approximately 3,250 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 Rancho San Julian-Los Palos Colorados- LLC 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 White Hills Communications site project for operating and maintaining a PSRN system for 20-years and 6-months with two (2), five (5) year successive extensions

Discussion:

The County entering into the Ground Lease ("Lease") with Rancho San Julian-Los Palos Colorados- LLC will allow the County to develop a new Public Safety Radio Network (PSRN) Site. This new PSRN Site at White Hills 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 County's Communication Division.

The Lease with Rancho San Julian-Los Palos Colorados- LLC (Attachment 1), will allow for the construction of a tower 60-feet in height, an equipment structure approximately 120 square feet for communication equipment, two 500-gallon propane tanks for a back-up generator and other appurtenances, for operating and maintaining a PSRN communication system. The Lease is for 20-years, allowing the County to lease approximately 3,250 square feet until June 30, 2046. 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.

Once the White Hills 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 \$3,500, (\$1.77 per square foot), which begins on January 1, 2026, will continue through December 31, 2026. Beginning January 1, 2027, until June 30, 2046, the amount of monthly rent shall increase by 2% annually.

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.

Fiscal and Facilities Impacts:

Budgeted: Yes

Funding Source	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
ITD Fund 1919 Communication Radio ISF Rates	\$28,233	\$42,420	\$43,697	\$44,571	\$45,462

Narrative:

The White Hills lease will be funded through the Communication Division Radio rates for the PSRN, utilizing the Radio rate methodology within the Internal Service Fund (ISF) allocated to County users. For FY 25-26, the cost is structured as a \$3,500 monthly lease payment, totaling \$21,000 for the fiscal year, plus a Pre-construction fee of \$7,233. This lease incorporates an initial 2% increase in January 2027 and then an annual increase of 2% each July for the life of the lease, projecting a lease agreement of \$1,061,479 for the life of the 20-year and 6-month lease ending FY 45-46.

The Lease provides two 5-year extension options, each requiring a 90-day written notice, maintaining the same 2% annual increase. The first extension, from July 1, 2046, to June 30, 2051, will see payments ranging from \$63,658 to \$68,905 annually. The second extension, from July 1, 2051, to June 30, 2056, will range from \$70,284 to \$76,077 annually.

Fiscal Analysis:

The new Premises and “County Access Road” to the Premises are to be constructed and maintained by the County’s Information Technology Department. Any costs for Information Technology to construct, operate, and maintain can be accommodated within the Information Technology Department’s budget.

Special Instructions:

After the Board action, please distribute as follows:

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| 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, Onelia A. Rodriguez
Email: OnRodriguez@countyofsb.org |
| 4. One (1) Copy of Lease and Minute Order | Auditor-Controller, Attn: Betsy Schaffer
Email: Auditor@countyofsb.org |

Attachments:

Attachment 1 – Rancho San Julian-Los Palos Colorados LLC PSRN Ground Lease Agreement

Contact Information:

J. Cleary
Project Manager
jcleary@countyofsb.org