



**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: March 10, 2026
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 Tyber, Assistant Director of General Services
Andre Monostori, Deputy Chief Information Officer
of Information Technology

SUBJECT: Amendment to a Lease Agreement with Sentinel Peak Resources California LLC., at Harris Grade, Santa Barbara County for Public Safety Radio Network in Supervisorial District 3 (APN 099-010-056), (RP Folio #000940)

Signed by:
Ted Tyber
F7C18012028A414...

DocuSigned by:
Chris Chirgwin
E97208A7A68A4A0...

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 original Eighth Amendment to Lease Agreement (“Amendment”), between the County of Santa Barbara and Sentinel Peak Resources California LLC, a Delaware limited liability company (“Lessor”), to extend the term of the existing Amendment Lease Agreement until August 31, 2045, that includes two five year options for a total leased area of approximately 1,811 square feet area of land; and

- b) Determine that there is no possibility that the recommended action may have a significant effect on the environment and is therefore exempt from further review under the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15061(b)(3), *Review for Exemption*.

Summary Text:

Approval of the Lease Amendment between the County of Santa Barbara and Sentinel Peak Resources California LLC, a Delaware limited liability company (“Lessor”) will allow the County Information Technology Department Communication Division to continue its communications operations at the site until the year of 2045. This extension is necessary for the continual operation of the Public Safety Radio Network (PSRN) project approved by the Board of Supervisors on July 13, 2021.

Discussion:

The Eighth Amendment to Lease Agreement (“Amendment”), between the County of Santa Barbara and Sentinel Peak Resources California LLC, a Delaware limited liability company (“Lessor”) is for 20-years, allowing the County to lease approximately 1,810 square feet until August 31, 2045, (Attachment 1). The initial term of the Amendment will extend the term of the existing Amendment Lease Agreement of the Public Safety Radio Network (PSRN) Site until August 31, 2035, with two renewal options to extend the initial term for an additional ten years. Renewal option one is from September 1, 2035, through August 31, 2040. While renewal option two is from September 1, 2040, through August 31, 2045. Approval of this Amendment will enable County’s Communication Division to continue maintaining, an area of approximately 1,811 square feet of land, and operating the PSRN from this location for another twenty years.

All previous amendments had an annual increase of five percent (5%). This Amendment has an annual increase of two percent (2%). Therefore, beginning on September 1, 2025, and ending August 31, 2026, the monthly rental rate will be \$3,782.66, (\$2.089 per square foot). Beginning September 1, 2026, until August 31, 2035, the amount of monthly rent will increase by 2% annually. If County, (Lessee) exercise renewal option one, from September 1, 2035, through August 31, 2040, rent will increase by 2% annually.

The rental rate for renewal option two, from September 1, 2040, through August 31, 2045, will be based on Lessor’s assessment of available data on rents for comparable transmitter sites/facilities similar in size and location, (renewal option two rent rate will be based on the value of the transmitter facility and not the land). Should the County, (Lessee) exercise renewal option two, the rent for the first year of the five-year term, September 1, 2040, through August 31, 2041, shall be adjusted to reflect Lessor’s proposed fair market rent and from September 1, 2041, through August 31, 2045, rent will be increased annually by 2%.

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

Fiscal Analysis:

Funding Source	FY 2025-26 Lease Payments	FY 2026-27 Lease Payments	Remaining Term (8 yrs 2 mos.)	Optional Term 1 (5 years)	Optional Term 2* (5 years)	Total with options
Communications						
ISF 1919	\$37,827	\$46,148	\$413,054	\$296,994	\$327,905	\$1,121,928
Radio Rates						

* Optional Term 2 lease payments are an estimate (assuming 2% annual increase from the last year of Option Term 1) as payments will adjust to Lessor’s “proposed fair market rent” at the beginning of Optional Term 2 and increase 2% annually thereafter.

Appropriations for the lease payments are included in the Information Technology Department’s (ITD) 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 – Rancho San Julian-Los Palos Colorados LLC PSRN Ground Lease Agreement

Contact Information:

J. Cleary
Project Manager
jcleary@countyofsb.org