



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

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**DATE:** June 27, 2017

**05**

**TO:** Board of Supervisors

**SUBJECT:**

**SHERIFF – NEW LEASE AGREEMENT FOR A REGIONAL COMMUNICATIONS SYSTEM RADIO FACILITY IN SANTEE (D. JIM PARSA) (DISTRICT: 2)**

**OVERVIEW**

The Regional Communications System (RCS) provides the County and numerous public safety agencies with day-to-day public safety and emergency responder communications. On February 11, 1997 (28), the Board of Supervisors approved a 20-year lease agreement for space in an existing communications facility known as “Parsa Peak” on Valley High Road in Santee. The County’s lease expired on December 31, 2016 and is currently on holdover. Today’s request is for approval of a new 20-year lease agreement at the existing facility with D. Jim Parsa, the property owner. The new lease allows the County to install additional and updated equipment, as necessary. It also grants the County a right of first refusal to purchase the site, if the owner decides to sell. Approval of this lease agreement ensures operation of critical communications equipment from the Parsa Peak facility, which is integral to the RCS.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find, in accordance with Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed actions are categorically exempt from CEQA review.
2. Approve and authorize the Director, Department of General Services, to execute two copies of the Lease agreement with D. Jim Parsa and take any other actions necessary to administer the Lease.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2017-19 CAO Recommended Operational Plan in the Sheriff’s Department. If approved, this request will result in a cost of \$84,000 for Fiscal Year 2017-18 and \$86,520 for Fiscal Year 2018-19. Under the new lease agreement the cost will increase by 3% annually. The funding source revenue from the Regional Communications System. There will be no change in net General Fund cost and no additional staff years.

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**BUSINESS IMPACT STATEMENT**

N/A

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

On June 21, 1994 (1, 1A), the Board of Supervisors authorized the Department of General Services to lease and develop sites needed to support the County's Regional Communications System. On February 11, 1997 (28), the Board approved a 20-year lease agreement with D. Jim Parsa for a public safety radio facility in Santee. The Department of General Services continues to provide site analysis, site acquisition and leasing services to obtain the most strategic and financially viable sites available to support the Regional Communication System. The RCS is dependent on maintaining geographically diverse radio sites in order to provide radio coverage throughout the County. The Sheriff has determined that facility on Parsa Peak is an integral component to the RCS. The previous lease expired in December and is currently on holdover. The new lease allows the County to continue to operate the RCS from this site and to install additional and updated equipment, as necessary. It also grants the County a right of first refusal to purchase the site, if the owner decides to sell. For these reasons, the Sheriff requests approval of a new 20-year lease at the existing site.

Details of the proposed Lease agreement are as follows:

<b><u>LEASE PROVISION</u></b>	<b><u>EXISTING LEASE</u></b>	<b><u>PROPOSED LEASE</u></b>
LESSOR:	D. Jim Parsa	D. Jim Parsa
PREMISES:	Rack and equipment space in the existing communications facility, on Valley High Road in Santee	Rack and equipment space in the existing communications facility and three additional antennae
TERM:	20 years, expired on December 31, 2016	20 years, commencing July 1, 2017
MONTHLY RENT:	\$5,996	\$7,000
RENT ADJUSTMENTS:	Annual CPI	Fixed 3% increase per year
UTILITIES:	Lessor pays for all utilities	No change

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<b><u>LEASE PROVISION</u></b>	<b><u>EXISTING LEASE</u></b>	<b><u>PROPOSED LEASE</u></b>
MAINTENANCE:	County maintains its equipment; Lessor maintains the communications facility	No change
OPTION TO EXTEND:	None	None
EARLY TERMINATION:	N/A	Anytime, after 3 years
RIGHT TO PURCHASE:	None	Right of first refusal if Lessor sells

**California Environmental Quality Act**

The proposed lease is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines, as it involves the leasing of space in an existing communications facility involving negligible or no expansion of the existing use.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today’s proposed actions support the Safe Communities Strategic Initiative in the County of San Diego’s 2017-2022 Strategic Plan by ensuring that the public and emergency responders are provided with critical communications support in the event of a regional disaster, such as a wildfire, earthquake, environmental hazard, public health threats and other emergencies.

Respectfully submitted,



HELEN N. ROBBINS-MEYER  
Chief Administrative Officer

**ATTACHMENT(S)**

A – Location Map

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**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:**            Yes                      No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**

     Yes                      No

**PREVIOUS RELEVANT BOARD ACTIONS:**

February 11, 1997 (28), approved a 20-year lease agreement with D. Jim Parsa for operation of a public safety radio facility. June 21, 1994 (1, 1A), directed the Director, Department of General Services, to proceed to lease and develop sites to support the County's Regional Communications System.

**BOARD POLICIES APPLICABLE:**

F-22 Lease of Real Property for County Use

**BOARD POLICY STATEMENTS:**

N/A

**MANDATORY COMPLIANCE:**

The proposed Lease complies with Section 67 of the San Diego County Administrative Code, which prohibits the County from contracting with persons employed by the County or businesses where persons employed by the County, either currently or within the past 12 months, serve as officers, principals, partners, or shareholders.

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):**

537364 – existing lease agreement

**ORIGINATING DEPARTMENT:** General Services

**OTHER CONCURRENCE(S):** Sheriff's Department

**CONTACT PERSON(S):**

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