



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

KRISTIN GASPAR
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: June 27, 2017

06

TO: Board of Supervisors

SUBJECT:

SHERIFF – NEW LEASE AGREEMENT FOR REGIONAL COMMUNICATIONS SYSTEM RADIO FACILITY ON SAN ONOFRE PEAK, MARINE CORPS BASE CAMP PENDLETON (DEPARTMENT OF THE NAVY) (DISTRICT: 5)

OVERVIEW

The Regional Communications System (RCS) provides the County and numerous public safety agencies with day-to-day public safety and emergency responder communications. The Sheriff's Department currently operates a radio facility at the Encina Power Station located in the City of Carlsbad. The Encina Power Station provides public safety radio coverage to the surrounding communities and north coastal areas and is scheduled to be decommissioned along with the 400' tall exhaust stack. On November 15, 2016 (14), the Board of Supervisors approved, in principle, the purchase and/or lease of three public safety sites in the north coastal areas of Carlsbad, Encinitas, and Camp Pendleton to replace the RCS radio coverage that will be lost when the Encina Power Station is decommissioned.

The County has negotiated with the Department of the Navy, Naval Facilities Engineering Command Southwest, the terms and conditions of a five-year lease agreement, with three five-year options to extend, that would allow the County to construct and operate a public safety radio site on San Onofre Peak, Marine Corps Base Camp Pendleton. The Board is now requested to approve this lease agreement.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15301 and 15303.
2. Approve and authorize the Director, Department of General Services, to execute three copies of the lease agreement with the Department of the Navy.
3. Authorize the Director, Department of General Services, to exercise the option(s) to extend the lease, prior to its expiration, if appropriate.

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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 \$12,000 for Fiscal Year 2017-18 and \$12,600 for Fiscal Year 2018-19. Under the lease agreement the cost will increase by 5% annually. The funding source is revenue from the Regional Communications System. There will be no change in net General Fund cost and no additional staff years.

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 Regional Communications System (RCS). The RCS is dependent on maintaining geographically diverse radio sites in order to provide radio coverage throughout the County. The decommissioning of the Cabrillo Power LLC, Encina Power Station will result in the termination of the existing RCS lease, and requires that the County identify and construct replacement sites. The Department of the Navy is allowing the County to construct a new RCS site on Marine Corps Base (MCB) Camp Pendleton to serve as one of the replacement sites to compensate for the loss of the RCS facility at the Encina Power Station. The RCS facility will be constructed by the County on a 40-foot by 40-foot leased area on San Onofre Peak within the U.S. Coast Guard radio communications compound. MCB Camp Pendleton will issue and approve construction permits. Staff will return to the Board to request approval to construct the new RCS facility on the leased site. When completed, the new facility will provide improved coverage along the coast in the northernmost areas of the County.

Details of the proposed Lease agreement are as follows:

PREMISES: 40-foot by 40-foot area off Skyline Road, adjacent to Coast Guard Rescue 21 Site in Camp Pendleton

TERM: Five (5) years

OPTIONS TO EXTEND: Three (3) five-year options

ANNUAL RENT: \$12,000

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RENT

ADJUSTMENTS: Annual 5% increase

UTILITIES: County pays for all utilities

MAINTENANCE: County maintains the facility

Environmental Statement

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 an area within the existing footprint of the United State Coast Guard (USCG) Rescue 21 Facility, involving negligible or no expansion of the existing use of the USCG existing facility. Additionally, the future construction of the San Onofre Peak Regional Communications System facility is categorically exempt from CEQA under Article 19, Section 15303 of the CEQA Guidelines as it consists of construction of two new small facilities, an equipment shelter and a tower, within the existing footprint of the USCG facility and adjacent to an existing U.S. Coast Guard communications equipment shelter and tower.

The project site does not support any environmentally sensitive resources such as habitat or historical resources. Furthermore, project implementation would not trigger any of the exceptions to the CEQA exemptions as outlined in section 15300.2. As such, the project is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303.

The project would be located within the footprint of the existing (USCG) Rescue 21 Facility. Projects that involve federal lands are also subject to review under the National Environmental Policy Act (NEPA). The United States Marine Corps determined that the project qualifies as a categorical exclusion in compliance with Section 775.6 (f) (34), which states (34) New construction that is similar to existing land use and, when completed the use or operation of which complies with existing regulatory requirements (e.g. a building within a cantonment area with associated discharges/runoff within the existing handling capacities).”


This project would result in a lease agreement followed by a request to construct a new RCS site on Marine Corps Base (MCB) Camp Pendleton to serve as one of the replacement sites to compensate for the loss of the RCS facility at the Encina Power Station. The RCS facility will be constructed by County on a 40-foot by 40-foot leased area on San Onofre Peak within the U.S. Coast Guard radio communications compound. The project would comply with the original Decision Memorandum (DM) (NEPA PE20150339), the amended DM (NEPA PE20150339A) and with other applicable federal environmental laws.

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LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today’s proposed action supports 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:

April 11, 2017 (8), approved license agreement with the City of Carlsbad for a Regional Communications System radio facility at Ellery Reservoir; November 15, 2016 (14), approved, in principle, the purchase and/or lease of public safety site(s) in support of the Regional Communications System; August 20, 1996 (9), approved 20-year license for new RCS site at Encina Power Plant; 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 at Encina Power Plant

ORIGINATING DEPARTMENT: General Services

OTHER CONCURRENCE(S): Sheriff’s Department

CONTACT PERSON(S):

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