



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

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Fourth District

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Fifth District

DATE: June 9, 2026

02

TO: Board of Supervisors

SUBJECT

GENERAL SERVICES – APPROVE AGREEMENTS FOR THE SAN DIEGO COUNTY SHERIFF’S OFFICE REGIONAL COMMUNICATIONS SYSTEM, AND CEQA NOTICES OF EXEMPTION (DISTRICT: 2)

OVERVIEW

The San Diego – Imperial County Regional Communications System (RCS), is managed and operated by the San Diego County Sheriff’s Office (SDSO) Wireless Services Division (WSD). It provides numerous public safety agencies with day-to-day public safety and emergency responder communication support.

Mount Woodson and Mount San Miguel are RCS communications sites that have been operated by the SDSO since 1997 and 1996, respectively. These sites require license and lease amendments, respectively, to clarify terms and conditions. Alpine RCS is a communications site that has been operated by the SDSO since 1996 and requires a license agreement for an adjacent property to ensure continued access to the site for site maintenance.

Staff from the Department of General Services have negotiated an eleventh amendment to the license agreement for the Mount Woodson communications site, a third amendment to lease agreement for the Mount San Miguel communications site, and a license agreement for access to the Alpine Heights RCS site. Today’s request is for Board of Supervisor’s approval of the amendments and license agreement.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find the proposed license amendment for the Mount Woodson Regional Communications System (RCS) site is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301.
2. Find the proposed lease amendment for the Mount San Miguel RCS site is exempt from CEQA pursuant to State CEQA Guidelines Section 15301.

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3. Find the proposed license for Alpine Heights RCS access is exempt from CEQA pursuant to State CEQA Guidelines Section 15301.
4. Approve and authorize the Director, Department of General Services, or designee, to execute the proposed license amendment with SpectraSite Communications, LLC for the Mount Woodson RCS site.
5. Approve and authorize the Director, Department of General Services, or designee, to execute the proposed lease amendment with ATC Watertown, LLC for the Mount San Miguel RCS site.
6. Approve and authorize the Director, Department of General Services, or designee, to execute the proposed license with the Wells family for the Alpine Heights RCS site access.

EQUITY IMPACT STATEMENT

The San Diego County Sheriff’s Office Wireless Services Division operates and maintains all public safety wireless communications systems used by the County of San Diego, including mobile and portable radios. The division also manages the San Diego County-Imperial County Regional Communications System (RCS) radio network that serves federal, state, and local law enforcement, fire, and public service including transportation and school users in this region. It is anticipated that the proposed amendments and license agreement for the RCS sites will have a positive impact on the community by ensuring continuation of community access to public safety services.

SUSTAINABILITY IMPACT STATEMENT

Implementing effective sustainability objectives is crucial to ensuring safe and healthy communities and contributing to the overall success of the region. The approval of these amendments and license agreement is appropriate as it supports the County of San Diego’s Strategic Initiative of Sustainability to ensure the capability to respond to the immediate needs for individuals, families, and the region.

FISCAL IMPACT

Mt. Woodson Regional Communications System (RCS) and Mount San Miguel RCS

There is no fiscal impact associated with these recommendations. There are no costs involved with clarifying terms and conditions of the amendments.

Alpine Heights RCS Access

Funds for this request are included in the Fiscal Year (FY) 2025-26 Operational Plan and FY 2026-27 Chief Administrative Officer Recommended Operational Plan in the San Diego County Sheriff’s Office (SDSO). If approved, this request will result in FY 2025-26 annual rent cost of \$750 based on an estimated commencement of May 1, 2026. In FY 2026-2027, annual rent costs are estimated at \$773 and include an annual 3% increase to rent to be effective on the anniversary of the commencement date. Funds for the remaining license term and each option year, if exercised, will be included in future years’ operational plan for the SDSO. The funding source is revenue from Network Operating Cost fees collected from public safety agencies participating in

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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

The San Diego – Imperial County Regional Communications System (RCS), managed and operated by the San Diego County Sheriff’s Office (SDSO) Wireless Services Division, provides public safety voice and data communications to over 116 local, state, and federal agencies in San Diego and Imperial counties. A high degree of coverage throughout both counties is provided through the RCS network of communications sites. Mount Woodson and Mount San Miguel are two sites in the RCS network that require amendments to clarify terms and conditions. In addition, the Alpine Heights RCS site requires a license agreement to ensure continued access to the site for site maintenance.

Mount Woodson RCS

On July 15, 1997 (12), a license agreement for portions of MCI’s Mount Woodson communication site was approved by the Board of Supervisors (Board). The license has since been assigned to SpectraSite Communications, LLC. The original term of the license was five years with the term extended through a series of license amendments. The license expires on December 31, 2032, and there are four five-year options to extend the term remaining. The license currently does not allow for the sublease of any portion of the premises. Staff have negotiated an eleventh license amendment that will grant Sheriff the right to sublicense the premises for public safety or academic purposes with lessor consent. This will allow Sheriff to grant access to other public agencies, such as Heartland Communications Facility Authority, that align with the objectives of the RCS.

Mount San Miguel RCS

On November 5, 1996 (26), the lease agreement for portions of NW Communications of San Diego’s Mount San Miguel communications site was approved by the Board. The lease has since been assigned to ATC Watertown, LLC. The original term of the lease was seven years with the term extended through a series of lease amendments. The lease expires on September 30, 2028, and there are two five-year options to extend the term remaining. The lease currently does not allow for the sublease of any portion of the premises. Staff have negotiated a third lease amendment that will grant Sheriff right to sublease or license the premises for public safety or academic purposes. This will allow Sheriff to grant access to other public agencies, such as Heartland Communications Facility Authority, that align with the objectives of the RCS. The lease amendment also includes two additional five-year options to extend the term with a potential expiration date of September 30, 2048.

Alpine Heights RCS Access

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On August 20, 1996 (9), a lease agreement with Padre Dam Municipal Water District (Padre Dam MWD) for vacant land for Sheriff to construct a communications site was approved by the Board. The first amendment to the lease extended the term to August 19, 2036. The lease required County to obtain access rights for ingress and egress to the site which was accomplished through a lease agreement with an adjacent private property owner. The lease for access has since expired. Staff from the Department of General Services continues to negotiate permanent access to the site via access easements. The proposed license agreement will allow site access, while negotiations for a permanent access easement continues.

ENVIRONMENTAL STATEMENT

Mount Woodson Regional Communication System (RCS)

The amendment to this license agreement is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities as it involves a license amendment to allow a sub-licensee to use an existing communication facility with no expansion of the existing facility or its use. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. See Attachment A for Notice of Exemption.

Mount San Miguel RCS

The amendment to this lease is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities as it involves a lease amendment to allow a lessee to sub-lease a portion of an existing communications facility with no expansion of the existing facility or its use. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. See Attachment B for Notice of Exemption.

Alpine Heights RCS Access

The proposed license for access to the Alpine RCS is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities as it consists of access easements over an existing road and licensing space at an existing communications tower with negligible or no expansion of the existing facility and its use. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. See Attachment C for Notice of Exemption.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

The mission of the County of San Diego’s (County) 2026-2031 Strategic Plan is to provide the residents of San Diego County with superior County services in terms of quality, timeliness, and value to improve the region’s quality of life. One of the required disciplines, or enablers, of operational excellence is "essential infrastructure." The proposed amendments and license agreement provides for the County’s continuing occupancy of “essential infrastructure.” Among the guiding principles of the Strategic Plan is to ensure the County's fiscal stability through periods of economic fluctuations and changing priorities and service demands. The proposed amendments and license agreement support this guiding principle by providing Regional Communications System with an extended lease at these sites at a fair and reasonable rent.

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Respectfully submitted,

Handwritten signature of Ebony N. Shelton, consisting of a stylized 'B' followed by a signature that appears to be 'ES' with a long horizontal stroke extending to the right. Below the signature, the word 'for' is written in a small, lowercase font.

EBONY N. SHELTON
Chief Administrative Officer

ATTACHMENTS

- Attachment A: Mount Woodson RCS Lease Amendment Notice of Exemption
- Attachment B: Mount San Miguel RCS Lease Amendment Notice of Exemption
- Attachment C: Alpine RCS Access License Notice of Exemption