



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: November 5, 2012
Board Meeting Date: December 11, 2012
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager

Subject: Ground Lease with Steve and Judy Wilson for a Communications Site in Unincorporated La Honda (No. 1299)

RECOMMENDATION:

Adopt a Resolution authorizing a Ground Lease with Steve and Judy Wilson for a Communications Site in unincorporated La Honda, for the initial term of January 1, 2013 through December 31, 2017, with 4 options to extend for an additional 5 years each, at an initial monthly base rent of \$1,400, which increases annually by 3%.

BACKGROUND:

Since 2002, the County Information Services Department (ISD) has operated a public safety communications site located at 8945 La Honda Rd in La Honda. ISD has identified a previously unavailable site in La Honda which provides superior coverage to the current site, and desires to enter into a new ground lease at 415 Sears Ranch Road in La Honda for the construction and operation of a new communications site. The lease at the current site may be terminated by the County on 3-days' notice.

DISCUSSION:

Real Property Services has negotiated a Ground Lease at 415 Sears Ranch Road in La Honda for a term of five years commencing January 1, 2013 and expiring December 31, 2017. The County shall have four options to extend the Term for an additional five years each, for a total term of twenty-five years. The initial monthly base rent of \$1,400 is subject to 3% annual increases each January 1.

County Counsel has reviewed and approved the Lease and Resolution as to form. The acting Chief Information Officer concurs in this recommendation.

Approval of the Ground Lease contributes to the Shared Vision 2025 outcome of a Collaborative Community by establishing an agreement that allows the County of San Mateo to provide emergency and communication services to personnel in the region.

FISCAL IMPACT:

The initial Monthly Base Rent of \$1,400 per month is included in the adopted FY 2012-13 budget of the Information Services Department.