



# General Services Agency

## COUNTY OF TULARE AGENDA ITEM

### BOARD OF SUPERVISORS

LARRY MICARI  
District One

PETE VANDER POEL  
District Two

AMY SHUKLIAN  
District Three

EDDIE VALERO  
District Four

DENNIS TOWNSEND  
District Five

**AGENDA DATE:** May 2, 2023

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	Yes

CONTACT PERSON: Maria Benavides-Lopez PHONE: 5592051124

**SUBJECT:** Communications Site Lease Agreement with Rocky Hill Cove, LP

**REQUEST(S):**

That the Board of Supervisors:

1. Approve a Communications Site Lease Agreement with Rocky Hill Cove, LP, a California limited partnership, as Lessor, for 1.14-acre portion of Assessor's Parcel No. 255-140-007, commonly known as Rocky Hill, Porterville, for a term of twenty (20) years with two (2), ten (10) year options to renew.
2. Authorize the Chair to sign the Lease.

**SUMMARY:**

The Tulare County Information & Communications Technology (TCiCT) department has identified a need for improved radio communications in the southern area of the County, including the Porterville area and mountain communities. Currently, the County has one repeater, located on Lewis Hill, which does not provide adequate line of site to other mountain communication centers.

TCiCT identified Rocky Hill in Porterville (Rocky Hill), Assessor's Parcel No. 255-140-007, located three miles east of the City of Porterville and accessed off Road 276 and Avenue 176, as the most ideal location to meet their needs for improved radio communications. A vicinity map of Rocky Hill in Porterville is attached as Exhibit 1 to this Agenda Item.

The proposed lease with Rocky Hill Cove, LP (Lessor) is for use of a 1.14 acre portion of Rocky Hill for a term of term of twenty (20) years, with two (2), ten (10) year options to renew, effective on the first day of the first month following completion of ground clearing and grading, to be completed by Lessor (the Work), with a monthly rental amount of \$1,100.00 beginning on the first day of the first month following County breaking ground. County is to reimburse Lessor \$29,920 for completion of the Work. TCiCT will be

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responsible for the maintenance of all communication devices and equipment, towers, solar panels, incidental buildings, fencing, and utilities.

The following terms deviate substantively from the County boiler plate:

1. The County waives any requirements by Rocky Hill Cove, LP to add County as an additional insured.
2. County to provide proof of and add Rocky Hill Cove, LP to its General Liability policy with limits of \$5,000,000.
3. Mutual indemnification by both parties.

**FISCAL IMPACT/FINANCING:**

The lease costs will be \$1,100 monthly (\$13,200 annually), commencing after County breaks ground, subject to a 2% annual increase. Upon completion of ground clearing and grading by Lessor, County will pay a lump sum reimbursement in the amount of \$29,920. County is responsible for all utilities, services, and maintenance to the communications site.

Lease costs and lump sum reimbursement are budgeted in TCICT's expense line 074-074-7400-7062. There is no Net County Cost to the General Fund.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's Strategic Business Plan includes the Safety and Security initiative to continuously improve communications to coordinate and provide proper and timely emergency responses. Board approval of this agreement will help fulfill this initiative by ensuring improved radio communications in the southern part of the County, including the Porterville area and mountain communities.

**ADMINISTRATIVE SIGN-OFF:**

**/s/Brooke Sisk**

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Brooke Sisk  
General Services Agency Director

Cc: County Administrative Office

Attachments: Exhibit 1 – Vicinity Map  
Communications Site Lease Agreement