



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-25-29
Meeting 25-08
March 12, 2025

AGENDA ITEM 4

AGENDA ITEM

Amendment to Site Rental Agreement with Communication & Control, Inc., for Tomita Hill and McQueen Ridge Tower

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to amend a communications lease exchange with Communication and Control, Inc. to add the McQueen Ridge Radio Tower site for a monthly rental cost of \$1,411 with an annual escalator of 3% effective each January 1st, plus an increase of \$150 per month for utilities, for a total 25-year, not-to-exceed amount of \$845,000, if all extensions are executed.

DISCUSSION

In November of 2018, the Board of Directors (Board) approved a new, long-term lease exchange between Communication & Control, Inc., (CCI) and the Midpeninsula Regional Open Space District (District) to lease a radio equipment site on private property near Sierra Azul Open Space Preserve (Tomita Hill) in exchange for a master communication lease at Rancho San Antonio Open Space Preserve (R-18-133). Given the higher value of the Rancho San Antonio site, this resulted in a net 10-year income to the District of \$508,000. The proposed amendment would add McQueen Ridge Tower as an additional lease site for District use to the existing radio equipment site near Sierra Azul Open Space Preserve (see map in Attachment 1). The McQueen Ridge Tower site (located at 37.155, -121.898) is owned and operated by CCI. The lease exchange will still result in a net payment to the District, though reduced by the rental cost of the new site.

In November 2020, the Board approved the implementation of the District's radio system improvement recommendations to enhance coverage, reliability, functionality, and compatibility with local emergency response agencies, as well as address end-of-life concerns that affect the ongoing maintenance and use of the current system (R-20-110). These recommendations include the addition of equipment at the McQueen Ridge Radio Tower to improve radio system performance. The proposed amendment modifies the allowed equipment at the Tomita Hill and McQueen Ridge sites and adjusts the monthly rent and utilities due as a result of the changes.

BUDGET / FISCAL IMPACT

With the proposed communication lease amendment, the District is expected to receive a net income of \$442,000 from the lease exchange over the next 10-year lease term. Adding the McQueen Ridge Radio Tower reduces the original lease exchange agreement income by \$66,000.

The current fiscal year budget contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other project budgets to cover for this expenditure.
- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

- **November 14, 2018:** Master communication lease approved ([R-18-133, minutes](#)).
- **November 18, 2020:** Radio System Assessment Report and Recommendations ([R-20-110, minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is not subject to the California Environmental Quality Act because the decision to enter into a lease agreement to use an existing radio tower will not result directly or indirectly in physical changes to the environment.

NEXT STEPS

Following Board approval, the General Manager will amend a contract with Communication & Control, Inc., to include the lease of the McQueen Ridge Radio Tower site.

Attachment

Attachment 1 – Map of Tomita Hill Radio Tower and McQueen Ridge Radio Tower

Responsible Department Head:
Matt Anderson, Visitor Services

Prepared by / Contact person:
Deborah Bazar, Management Analyst II, Visitor Services Department

Attachment 1 - Map of Tomita Hill Radio Tower and McQueen Ridge Radio Tower



Tomita Hill Radio Tower

37.160064,
-121.907792

McQueen Ridge Radio Tower

37.154727,
-121.897525

Sierra Azul
Open Space
Preserve

Mt Umunhum

Mt Umunhum
Radar Tower

Guadalupe
Creek Overlook

NEXRAD Weather
Radar (KMUX)

Google