



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: 01/20/2009
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Bob Nisbet, Director (560-1011)
Director(s) General Services Department
Contact Info: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

SUBJECT: Verizon Lease Agreement at Calle Real Campus, 4417 Calle Real, Santa Barbara;
Second Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form: Risk Management

Recommended Actions:

That the Board of Supervisors execute the attached original and duplicate original Lease Agreement between the County of Santa Barbara and GTE Mobilnet of Santa Barbara, L.P., d/b/a Verizon Wireless (hereinafter "Verizon") for the continued operation of an existing wireless communication facility on the northerly portion of the Santa Barbara Transfer Station property, which is located from Calle Real to Cathedral Oaks between El Sueno and Turnpike Streets in Santa Barbara for an initial period of five (5) years commencing as of August 1, 2008, and with three renewal options of five (5) years each for a total term to July 31, 2028 at a base annual rent of \$24,000.00 and an increase of four percent (4%) per year during the terms of the lease.

Summary Text:

This Lease Agreement will allow Verizon to continue operating a small wireless communication facility on the Calle Real Campus property in Santa Barbara. Execution of this Lease by the Board is the final action required in order for Verizon to continue to operate their facility and relocate their antennas. This lease will produce at least \$24,000.00 of revenue per year (this base rent is subject to annual increases as noted above).

Background:

On August 24, 1987, the County's Board of Supervisors executed a Lease to allow Verizon to construct a wireless telecommunications facility on the Calle Real Campus property. The Lease was for an initial

term of five (5) years plus three 5-year renewal terms, which expired on July 31, 2007. On July 20, 2007, the County Real Estate Office and Verizon entered into a Letter of Understanding to allow Verizon to remain on their Premises under holdover tenancy while the terms of a new lease were negotiated between the parties. Due to the fact this lease arrangement is a continuation of a previously expired lease, the commencement date of August 1, 2008 will ensure rental payments will be made by Verizon for their continued possession of the property during this extended negotiated period. If all the lease renewal terms are exercised, the total lease revenue will be approximately \$715,000.00. Additionally, Verizon agreed to secure a land use permit from Planning and Development to relocate their antennas from the shared AT&T Tower to reduce the antenna visibility from 50 feet by lowering them to an antenna ground-mounted height of 20 feet. AT&T will be the only wireless carrier to remain on the Tower. The Lease document being presented to the Board is similar to the one executed by the Board on June 27, 2006, between Verizon and the County to allow construction of Verizon's wireless facility at the Tucker's Grove County Park property.

The facility is an existing facility and is located on the hill above the operations of the Transfer Station and out of the general public view and access. It should be noted this facility is adjacent to the existing facilities of other wireless carriers. Verizon has obtained an Amended Conditional Use Permit to continue operations of their facility and to relocate the existing antennas from the existing Tower (monopole) to ground-mounted antennas (which will be shielded from public view). Included in Planning and Development's process was a review of CEQA, which resulted in a finding of "Exempt" by the County of Santa Barbara Planning and Development Department.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Narrative:

Verizon will pay base annual rent in the amount of \$24,000.00 (plus the 4% annual increase) and is responsible for all its utility charges and all costs associated with construction and maintenance of their facility and equipment. A \$5,000 security deposit is also being paid by Verizon to cover any damages to the Transfer Station property not repaired by Verizon. The rental revenue will help fund the Communication Fund, an Internal Service fund (ISF) that provides telephone service, 2-way radio service for Fire, Sheriff, and PW, and microwave communications systems. The rental revenue will be deposited to Dept:066, Fund:1919, Program:3100, Account:3409.

Staffing Impacts:

Legal Positions:

N/A

FTEs:

N/A

Special Instructions:

Upon Board approval and execution, the Clerk should distribute as follows:

1. Original executed document - Board's Official File
2. Duplicate original Lease & Minute Order - Attn: Ronn Carlentine, General Services
Office of Real Estate Services

Note: Upon receipt of the fully executed lease document, the Office of Real Estate Services will make copies of the Lease and Minute Order for their file and forward the duplicate original lease to Verizon.

Attachments: Lease Agreement

Authored by: Ronn Carlentine, Office of Real Estate Services