



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: September 10, 2019
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083
SUBJECT: Lease Agreement with Verizon Wireless at Kellogg Open Space, Goleta; Second District (R/P File No.: 003824)

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form:

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify and authorize the Chair to execute the attached Lease Agreement between the County and AirTouch Cellular, doing business as Verizon Wireless (hereinafter "Verizon Wireless"), to allow Verizon Wireless to construct, operate and maintain a telecommunications facility on a portion of the County-owned property known as Kellogg Open Space, located in the 600 block of North Kellogg Avenue, in Goleta, also known as Assessor's Parcel Number 069-350-031, for an initial term of five (5) years, with three (3) automatic renewal terms of five (5) years each, and an annual base rent of Thirty Thousand Dollars (\$30,000.00) (Second District); and
- b) Determine that the recommended action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, *New Construction or Conversion of Small Structures*, as the action consists of the construction and location of a small facility or structure and Section 15304, *Minor Alterations to Land*, as the action consists of minor alterations in the condition of land and/or vegetation and approve and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

This item is being brought to the Board of Supervisors to request the Board's approval and execution of the Lease Agreement with Verizon Wireless at Kellogg Open Space ("Lease") to allow Verizon Wireless to construct, operate and maintain a telecommunications facility on a portion of the County-owned property known as Kellogg Open Space, located in the 600 block of Kellogg Avenue, in Goleta ("Property"). The Lease will be for an initial term of five (5) years, with three (3) automatic renewal terms of five (5) years each, with an annual base rent of Thirty Thousand Dollars (\$30,000.00).

Background:

The Santa Barbara County Planning Commission reviewed Verizon's proposed project of constructing a cell site facility on December 5, 2018. The proposed wireless telecommunications facility would provide capacity, coverage, and high speed data in the residential area of Goleta north of Highway 101. The project was approved by the Planning Commission on December 5, 2018 as Case No. 17CUP-00000-00045.

The facility will consist of one 60-foot tall monopole designed to blend in with the adjacent SCE substation towers; and a 625 square foot lease area with all supporting equipment contained within an area enclosed by a 10-ft tall slatted chain link fence. The entire telecommunications facility will be located amongst an existing group of trees, near the rear property line of the parcel adjacent to industrial uses.

This Lease Agreement will allow Verizon to construct and operate this new telecommunications facility for an initial term of five (5) years, commencing as of August 1, 2019, and three (3) additional terms of five (5) years each. The annual base rent will be Thirty Thousand Dollars (\$30,000.00) with an annual cost of living adjustment of three percent (3%). If all renewal terms are extended, the total rent consideration paid during the term of the Lease will be \$806,111.23.

Approval of the Lease allowing Verizon Wireless to construct, operate and maintain a new telecommunications facility on the Property is exempt from environmental review pursuant to Sections 15303, *New Construction or Conversion of Small Structures* and 15304, *Minor Alterations to Land* of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes including grading on slopes of less than ten percent, landscaping, and minor trenching and backfilling where the surface is restored. See the attached Notice of Exemption for a more detailed discussion of the CEQA exemption.

Fiscal and Facilities Impacts:

Budgeted: Yes

Annual rent is budgeted into Fund 0001, Dept. 063, Program 1207, LIAcct 3409.

There will be no other fiscal or facilities impacts.

Special Instructions:

After Board action, please distribute as follows:

1. Original Lease agreement: Clerk of the Board files
2. Duplicate Original Lease Agreement and Copy of the Minute Order: General Services Real Property Division.

Attachments:

1. Original and Duplicate Original Lease Agreement
2. Notice of Exemption