

**SANTA BARBARA COUNTY  
AGENDA BOARD LETTER**



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

Agenda Number:

Prepared on: **August 22, 2003**  
Department: **General Services**  
Department No.: **063**  
Agenda Date: **September 9, 2003**  
Placement: **Administrative**  
Estimate Time:  
Continued Item: **NO**  
If Yes, date from:

---

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director  
General Services Department

STAFF  
CONTACT: Jason Sunukjian 568-3217  
Real Property Agent

SUBJECT: SB/Sprint PCS @ Transfer Station: Lease  
Second Supervisorial District  
Real Property Folio EU 3331

---

**Recommendations:**

That the Board of Supervisors execute the attached Lease Agreement between the County of Santa Barbara and Sprint PCS Assets, L.L.C. (hereinafter "Sprint") for the placement of a wireless communication facility, consisting of radio equipment cabinets and cellular antennas, on the hilltop adjacent to the other existing cellular sites at the Transfer Station, 4430 Calle Real, Santa Barbara.

The lease is for an initial period of approximately ten (10) years, commencing upon execution of this Lease by the Board. There are also two renewal periods of five (5) years each that may be exercised upon mutual agreement by the County and Sprint. If all the renewal periods are exercised, the lease will expire on May 31, 2023. Sprint will pay to the County a base annual rent of \$19,200.00. There will be a rent increase of three percent (3%) during the first ten (10) years of the lease and a five percent (5%) rent increase during years 10-20 of the lease. If all the lease renewal terms are exercised, the total lease revenue will be approximately \$550,000.00.

**Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with Goal No. 1.: An efficient government able to respond effectively to the needs of the community.

Subject: SB/Sprint PCS @ Transfer Station: Lease

Agenda Date: September 9, 2003

Page 2

### **Executive Summary and Discussion:**

This Lease Agreement will allow Sprint to construct and operate a small wireless communication facility on the hilltop overlooking the Transfer Station. Sprint's site will be located amongst the existing cellular sites on the hilltop, which now number four total. Due to the sensitivity of this project in relation to the surrounding neighborhoods, there have been several meetings between Sprint, County Planning and Development Staff, and the neighboring Homeowner's Associations concerning this project. Sprint has also been through the entire permitting process, which included a public hearing in front of the Zoning Administrator (along with some of the neighbors). By the time of the hearing, Sprint had adequately addressed the concerns of both the neighbors and the Zoning Administrator so that they were able to receive approval of this project. To that extent, it is noted that Sprint has already obtained all the required permits to allow construction of this facility; these permits are attached to the Lease as Exhibits F and G. Included in Sprint's permit process was a review of CEQA, which resulted in a finding of "Exempt" by the County Zoning Administrator. Execution of this Lease by the Board is the final action required in order for Sprint to begin construction of their facility. This lease will produce at least \$19,200.00 of revenue per year (this base rent is subject to annual increases as noted above) to the County, all of which will help fund the Employee University.

On February 4, 2003, the Board executed a similar lease between Sprint PCS and the County (COB File No. 03-00131; RP Folio No. EU 3336) to allow construction of Sprint's wireless facility on the roof of the Betteravia Government Center building in Santa Maria. Additionally, on July 22, 2003, the Board executed another lease between Sprint PCS and the County (COB File No. 03-00732; RP Folio No. EU 3331) to allow construction of Sprint's wireless facility on the Tucker's Grove County Park property.

### **Mandates and Service Levels:**

There is no change in programs. Wireless communication services will be improved for use by the general public.

### **Fiscal and Facilities Impacts:**

Sprint will pay base annual rent in the amount of \$19,200.00 (paid on an annual basis) and is responsible for all costs associated with construction and maintenance of their facility and equipment. If all the renewal terms are exercised, the total lease revenue will be approximately \$550,000.00. The rental revenue will help fund the Employee University. The rent will be deposited to Non-Departmental Revenue 990, Fund 0001, Program 7300, Account 3409.

### **Special Instructions:**

After Board action, distribute as follows:

- |  |  |
|--|--|
| 1. Original Lease                            | Clerk of the Board Files                   |
| 2. Duplicate Original Lease and Minute Order | Facilities Services, Attn: Jason Sunukjian |